

From: [Kathryn Taylor](#)
To: [A14 Cambridge to Huntingdon](#)
Subject: A14 Huntingdon to Cambridge Improvement Scheme - A14 - AFP396
Date: 24 July 2015 15:49:08
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[150724 - UofC - PINS- Open Floor Hearing 14th July 2015.pdf](#)

Dear Sir,

I write on behalf of The University of Cambridge (reference A14 - AFP396) regarding the A14 Huntingdon to Cambridge Improvement Scheme.

Please find attached a record of the representation made by John Hopkins from Peter Brett Associates LLP on behalf of the University at the Open Floor Hearing on 14th July 2015.

Should you need any further assistance, please do not hesitate to contact me

Regards,

Katie Taylor
Principal Engineer

For and on behalf of [Peter Brett Associates LLP](#)
11 Prospect Court, Courteenhall Road, Blisworth, Northampton, NN7 3DG



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Your ref: TR010018
Our ref: A14 – AFP396

24th July 2015

The Planning Inspectorate,
3 / 18 Eagle Wing,
Temple Quay House,
2 The Square,
Bristol.
BS1 6PN



Peter Brett Associates LLP
11 Prospect Court
Courteenhall Road, Blisworth
Northampton NN7 3DG
T: +44 (0)1604 878 300
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Dear Sir,

RE: APPLICATION BY HIGHWAYS ENGLAND FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE A14 HUNTINGDON TO CAMBRIDGE IMPROVEMENT SCHEME

SUMMARY OF REPRESENTATION FROM THE UNIVERSITY OF CAMBRIDGE

1. Introduction

This is a record of the representation made by John Hopkins from Peter Brett Associates LLP at the Open Floor Hearing on July 14th 2015.

Peter Brett Associates LLP has been instructed by The Estates Management Department of the University of Cambridge (referred to as 'the University') to support them during the examination for the A14 Huntingdon to Cambridge Improvement Scheme application for Development Consent (referred to as 'the Scheme') promoted by Highways England (referred to as 'the Applicant').

2. Future communication

All aspects affecting the University of Cambridge's interests should be dealt with by the Estate Management Department. This Department will involve other Schools, Departments and Faculties as required to coordinate the response from the University – as the timescales may allow. It is requested that all future correspondence with the University be channelled via the Estate Management Department.

Contrary to the comments in the Applicant's Deadline 4 Response, no liaison has occurred with the University's Estate Management since the examination Deadline 1, nor any meeting on the quoted date of July 2nd 2015 (paragraph 16.7.3 – 16.7.4 of Report 6 – Non Statutory Organisations and Businesses).

The University seeks that all future correspondence with the University regarding the University's interests should be with:

The University of Cambridge,
Estate Management,
74, Trumpington Street,
Cambridge,
CB2 1RW

For the attention of Richard Griffin

Email: richard.griffin@admin.cam.ac.uk

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3. Contents of this representation

This representation covers the following areas:

- a. The University's interests affected by this scheme;
- b. The University's representations made to date; and
- c. The University's outstanding concerns.

It should be noted that the University recognises the need to improve the stretch of the A14 between Huntingdon to Cambridge and has long-supported the principles of the Scheme. However it is essential to the University that a series of matters affecting University land are clarified so the University may understand the implications of these proposals.

The University is concerned at the short timescales with this process. Being a confederation of over 100 Schools, Faculties and Departments - many of whom need to be consulted - these timescales are not providing the necessary time for any discussion within The University.

4. The University's interests affected by the scheme

The University is the freehold owner or tenant of substantial areas of land required to deliver the eastern end of the Scheme. These areas include:

- a. Cambridge University Farm (Catch Hall Farm) – which is land around the Cambridge City Crematorium;
- b. St John's Land – University leasehold land – which is land to the south of Girton between Huntingdon Road and the A14; and
- c. Trinity College, Ladysmith Farm – University leasehold land – which is land around the A14 Girton Interchange.

In addition to the above developments, the University owns a wide portfolio of further land interests across the City and the area, and remains one of the major employers within the region. As such, the University has a significant interest in the Scheme.

5. The University's representations made to date

The University has presented their detailed representations to the Applicant and the Planning Inspectorate when requested prior to submission, and during the examination.

These representations include:

- a. a detailed response to the preliminary consultation on 19th June 2014;
- b. a summary of the outstanding issues for Deadline 1 on June 1st 2015; and
- c. a detailed response for Deadline 2 on 12th June 2015.

As the owner of significant tracts of land required to deliver the Scheme the University is concerned at paucity of consultation and liaison undertaken to date.



6. The University's outstanding concerns

Having reviewed the latest submission by the Applicant, the University still has the following concerns.

A. Transport Assessment

1. The Applicant has confirmed that 6,700 jobs in total have been assumed for the University's developments at North West Cambridge and West Cambridge, based on discussions with the local planning authorities (paragraph 16.4.3¹). This level of employment seems to be derived from the expected employment numbers arising from development at North West Cambridge (4,350 FTE), together with an estimate of the existing employment on the West Cambridge site (approximately 2,400 FTE). However, this 6,700 figure ignores the likely numbers of jobs to be sought in the intensification of development at West Cambridge (still subject to assessment and agreement, but which could give rise to in excess of 10,000 additional jobs over existing employment on site. Confirmation is sought that this difference, perhaps 10,000 higher than the current 6,800 figure across North West Cambridge and West Cambridge, is not significant, nor would objections be made by the Applicant to the University's proposals.

B. General Matters: attenuation ponds and floodplain compensation

2. There are a series of attenuation ponds proposed to be built on various University farms which will permanently remove farmland from productive use: further design details are sought (page 8 Sheet 20 onwards²). Whilst the Applicant has provided some general information about the design (paragraph 16.6.1 onwards¹) for each pond to understand the impact upon its holdings, the University seeks details of:
 - a. the design principles including confirmation of the methodology for assessment and design;
 - b. pond construction details – indication of side slopes, stored water depths, freeboards etc;
 - c. outfall and control details, including key levels and how these compare to the modelled flood levels in the receiving watercourse;
 - d. confirmation of the body responsible for these assets and details of the proposed access routes for maintenance and inspection regimes;
 - e. copies of the EA and Lead Local Flood Authority approvals or other confirmation including the Flood Defence Consent; and
 - f. any water quality requirements.
3. There are a series of floodplain compensation areas proposed to be built on various University farms which will permanently affect productive farmland: further design details are sought (page 8 Sheet 20 onwards²). Whilst the Applicant has provided a general response about the need for such features (paragraph 16.6.3 onwards¹) to understand the impact upon their holdings, for each compensation area the University seeks details of:
 - a. the design principles;

¹ The Applicant's Deadline 4 Response to Written Representations (Report 6 – Non-Statutory Organisations and Businesses) dated July 2015

² The Appendices to the Deadline 2 representations provided by The University to the Planning Inspectorate dated 12th June 2015, the sheet references are to the Scheme's General Arrangement Regulation Sheets.



- b. compensation area details – return periods, depths etc; and
- c. copies of the EA and Lead Local Flood Authority approvals.

C. Site Specific Matters: M11/A14 Interchange

- 4. The plan of the proposed M11 / A14 Interchange shows the internal areas within the interchange arrangement as being left in the ownership of the University. Following construction, access to this area by modern agricultural equipment will be highly constrained and its agricultural use will be restricted. This would affect the value of the land to the University. The University prefers that this land is compulsorily acquired (Page 12, Sheet 212).

D. Site Specific Matters: Yarmouth Farm

- 5. Two attenuation ponds are shown as being outside of the trunk road boundary within Yarmouth Farm on the Rights of Way & Access Plans Regulations 5(2)(k) & 5(2)(o) Sheet 19. As these are operational facilities serving the drainage function of the A14 trunk road, the University does not accept that these should be within its ownership, and therefore seeks that the limits of land to be acquired should be amended accordingly (page 5, Sheet 162).
- 6. The University seeks that the existing direct access routes from the A14 to Yarmouth Farm be maintained (page 4, Sheet 162).

E. Site Specific Matters: Grange Farm

- 7. An attenuation pond is shown as being outside of the limits of land to be acquired within Grange Farm on the Rights of Way & Access Plans Regulations 5(2)(k) & 5(2)(o) Sheet 19. As this is an operational facility serving the drainage function of the A14 trunk road, the University does not accept that it should be within its ownership, and seeks that the trunk road boundary should be amended accordingly (page 6, Sheet 162).

F. Site Specific Matters: Catch Hall Farm

- 8. Large areas are shown within the Catch Hall Farm within the limits of land to be acquired, for a site construction compound and a Soil Storage Area. The University seeks that this be taken on a temporary basis to allow the land to be re-used for agriculture at the end of the construction phase. It also seeks clarification on the specification for the remediation that will take place to prepare the land for cultivation (page 9, Sheet 202).
- 9. Attenuation ponds are shown as being outside of the limits of land to be acquired within Catch Hall Farm on the Rights of Way & Access Plans Regulations 5(2)(k) & 5(2)(o) Sheet 19. As these are operational facilities serving the drainage function of the A14 trunk road, the University does not accept that these should be within its ownership, and seeks that the limits of land to be acquired should be amended accordingly (page 9, Sheet 202).

G. Site Specific Matters: Ladysmith Farm

- 10. Large areas are shown within the Ladysmith Farm, within the limits of land to be acquired, for a Soil Storage Area. The University seeks that this be taken on a temporary basis to allow the land to be re-used for agriculture at the end of construction phase. The University also seeks clarification on the specification for the remediation that will take place to prepare the land for cultivation (page 12, Sheet 212).



11. Four attenuation ponds are shown as being outside of the limits of land to be acquired within Ladysmith Farm and the St. John's Land on the Rights of Way & Access Plans Regulations 5(2)(k) & 5(2)(o) Sheet 23. As these are operational facilities serving the drainage function of the A14 trunk road, the University does not accept that these should be within its ownership, and seeks that the limits of land to be acquired should be amended accordingly (page 13, Sheet 212).

H. Site Specific Matters: Robin's Lane

12. The existing Robin's Lane is shown as being stopped up. Confirmation is sought that this would be returned to the University (as riparian owner) to form a new private means of access (page 6 Sheet 162). Prior to returning this to the University, the Applicant should seek written agreement from the University that the both the condition of the road and security arrangements are acceptable.

The University would welcome the opportunity to meet with the Applicant to discuss these matters.

Should you need any further assistance, please do not hesitate to contact me.

Yours faithfully,



PP

John Hopkins
For and on behalf of
PETER BRETT ASSOCIATES LLP

cc: P Milliner - University of Cambridge
R Griffin - University of Cambridge
R Simpson - University of Cambridge
H Topel - University of Cambridge
I Nott - Savills
G Callaghan - Peter Brett Associates