

27<sup>th</sup> August 2021

The Planning Inspectorate  
Menaka Sahai  
Lead Member of the Examining Authority  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN



Dear Menaka Sahai,

## **A428 Black Cat to Caxton Gibbet Road Improvement Scheme – Procedural Deadline C**

We write on behalf of the Church Commissioners for England (CCfE) in connection with land it has an interest in, which will be impacted by the A428 improvement scheme. The land is located broadly between the settlements of Cambourne and Eltisbury, as identified within our Written Representation.

This correspondence relates to '**Procedural Deadline C**' as identified within the Rule 8 letter dated 20<sup>th</sup> August 2021. Correspondence submitted in relation to '**Deadline 1**' will be issued separately.

As an Interested Party, there are four matters which we wish to raise on behalf of CCfE in advance of Procedural Deadline C on 31<sup>st</sup> August:

- **Notification of wish to participate in Compulsory Acquisition Hearing in September (CAH1)**

CCfE is concerned as to the impact of the DCO on its landholdings (see the Written Representation submitted on behalf of CCfE in response to Deadline 1 for further information). Key issues identified include: (a) the extent of permanent land acquisition; (b) the impact of the stopping up of the unregistered former carriageway; (c) the impact / extent of permanent rights being acquired; and (d) the impact of temporary access rights.

CCfE has commenced and continues discussions with Highways England as Applicant, with a view to reaching agreement on a way forward. On behalf of CCfE, Charles Russell Speechlys is currently in the process of drafting heads of terms for a Framework Agreement, which is to be shortly shared with the Applicant. However, CCfE wishes to reserve the right to make representations and be heard in relation to the following CAH1 agenda items (as identified within the Rule 8 letter), should discussions be unsuccessful:

- The case for compulsory acquisition and temporary possession;
- Site specific matters; and
- Draft DCO provisions.

In light of the ongoing discussions with the Applicant, we request that CHA1 is re-scheduled later on in the Examination process, to allow discussions regarding the Framework Agreement to progress.

- **Notification of wish to participate in Issue Specific Hearing 2 in September (ISH2)**

As detailed above, discussions are currently ongoing with the Applicant to come to agreement on a way forward to address CCfE's concerns regarding the DCO. However, CCfE wishes to reserve the right to make representations and be heard in relation to the following ISH2 agenda items (as identified within the Rule 8 letter), should discussions be unsuccessful:

- Outline Construction Traffic Management Plan (particularly in relation to the impact on existing farming practices taking place on CCfE land, during construction); and
  - The draft DCO.
- **Notification of wish to participate in Issue Specific Hearing 3 in September (ISH3)**

Again, as detailed above, discussions are currently ongoing with the Applicant to come to agreement on a way forward to and address CCfE's concerns regarding the DCO. However, CCfE wishes to reserve the right to make representations and be heard in relation to the following ISH3 agenda items (as identified within the Rule 8 letter), should discussions be unsuccessful:

- Wider construction effects, including borrow pits (particularly in relation to the proposed permanent acquisition of CCfE land to be used as borrow pits);
  - Sustainability effects, in particular economic effects (particularly in relation to the impact on existing farming practices taking place on CCfE land, during construction); and
  - The draft DCO.
- **Notification of wish to attend the Accompanied Site Inspection in September (ASI)**

As detailed within the representation submitted on behalf of CCfE in response to Procedural Deadline A, a request for an ASI in relation to CCfE's land was made. The concerned plots were also identified. Subsequently, a plan has been submitted to the Applicant identifying specific areas within the landholding, having regard for the matters raised within the representation submitted in response to Deadline 1. A copy of the plan is appended for information.

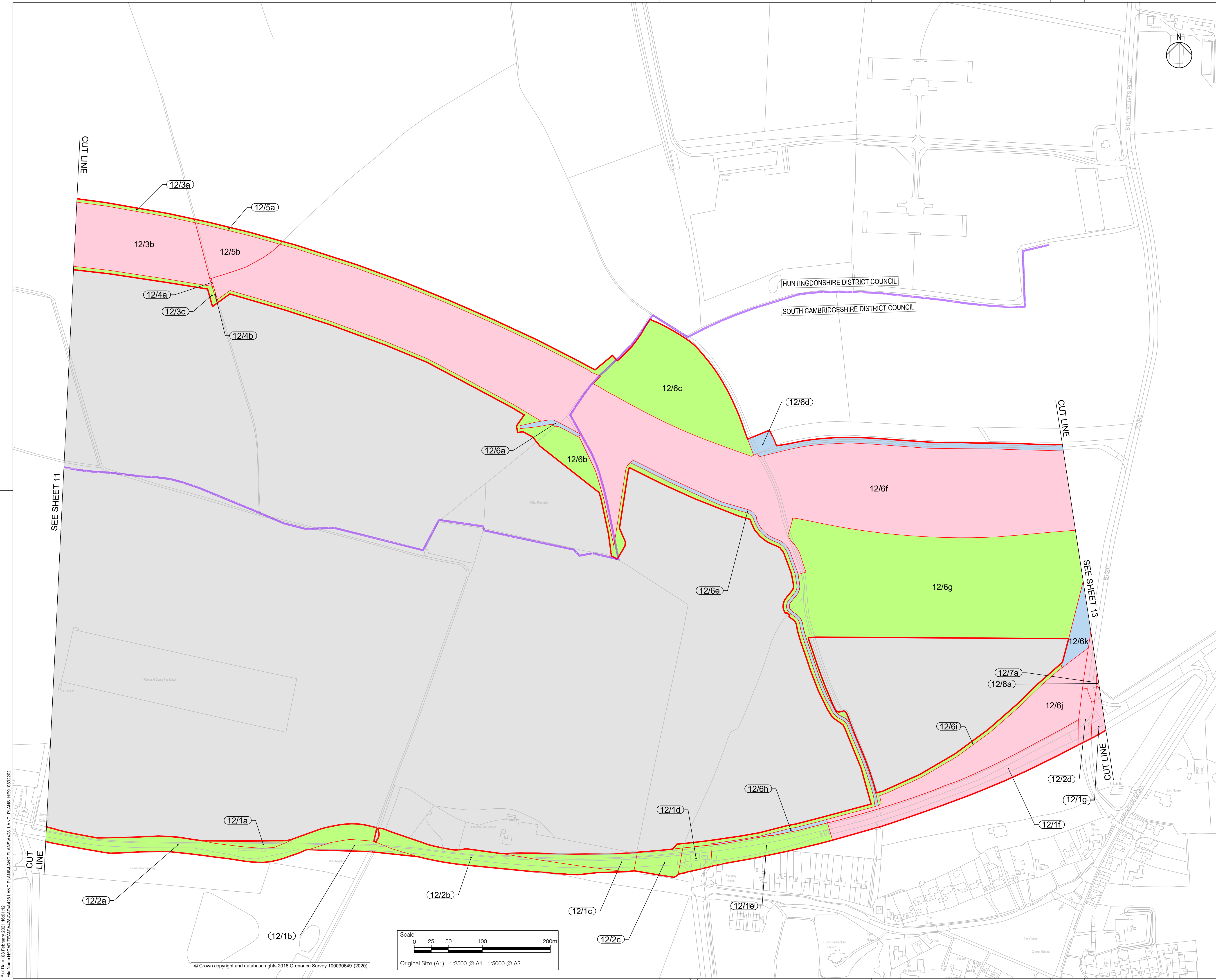
If you would like to discuss any aspect, please do not hesitate to contact my colleague, Nolan Tucker

Yours sincerely

Deloitte LLP

Appendix 1 – Proposed Accompanied Site Inspection Locations

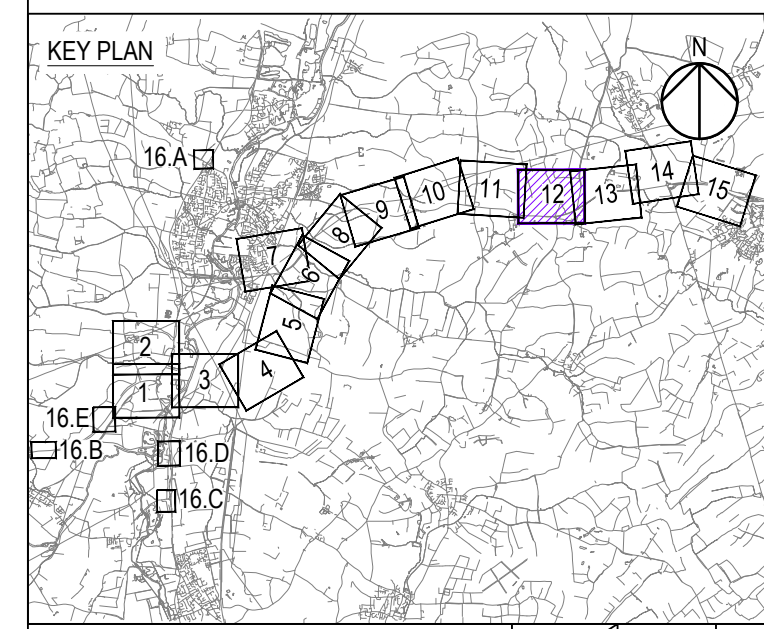




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**LEGEND**

- ORDER LIMITS
- PERMANENT ACQUISITION
- TEMPORARY POSSESSION
- TEMPORARY POSSESSION AND ACQUISITION OF NEW RIGHTS
- EXCLUSION FROM ORDER LIMITS
- PARCEL NUMBERS
- ADMINISTRATIVE BOUNDARY



Final for DCO Application	GJ	02/02/21	POS
Revision Details	By	Date	Suffix
	Check		

**DCO APPLICATION**

Client: Highways England  
 Woodlands  
 Manton Industrial Estate  
 Bedford  
 MK41 7LW

Development Consent Order Number: **TR010044**

Project Title: **A428 BLACK CAT TO CAXTON GIBBET IMPROVEMENTS**

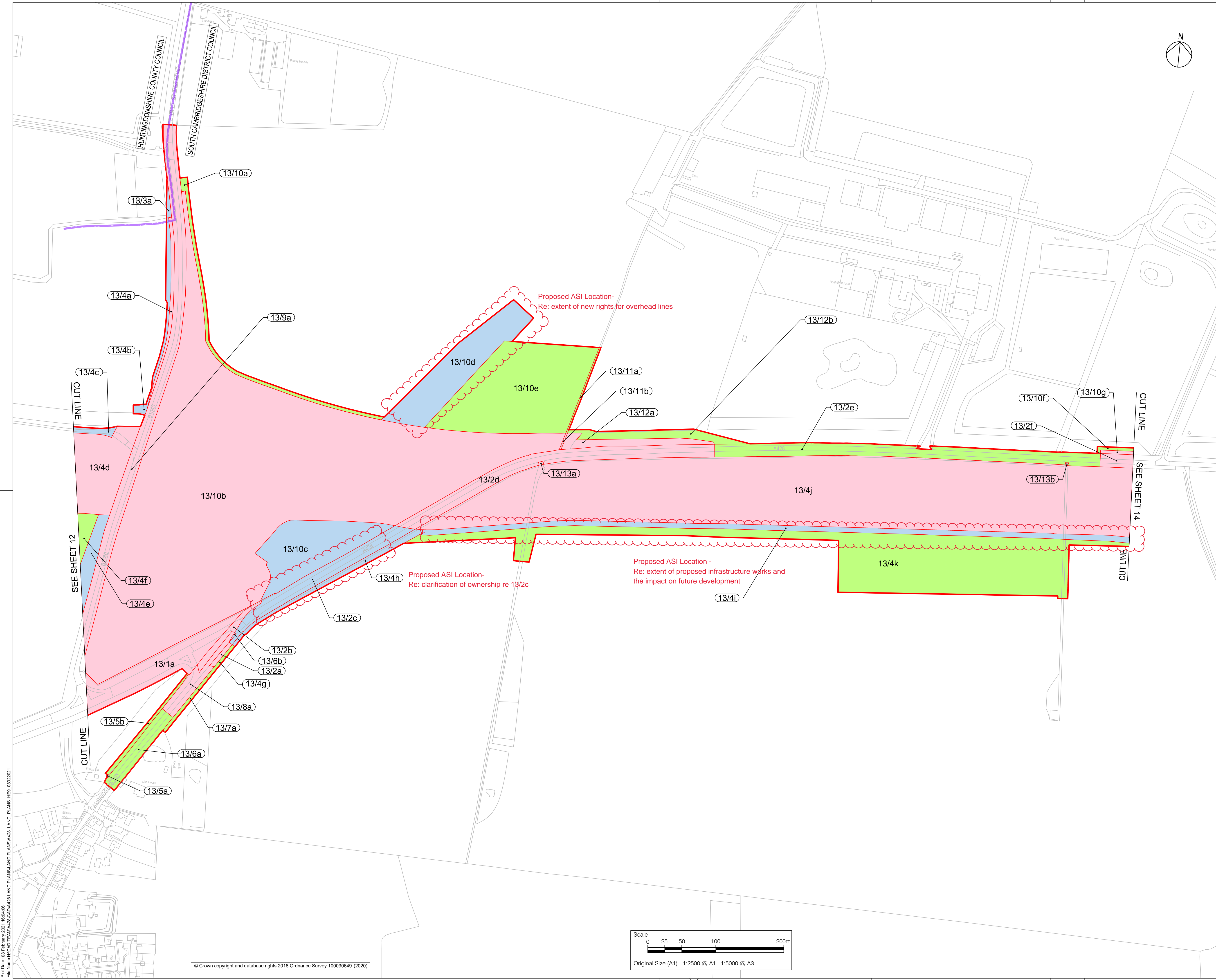
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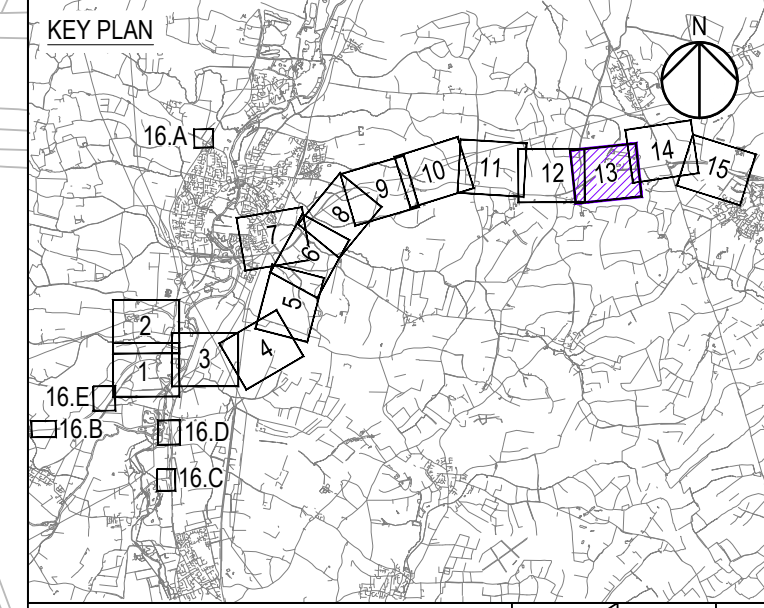
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Working on behalf of **highways england**

Development Consent Order Number: **TR010044**

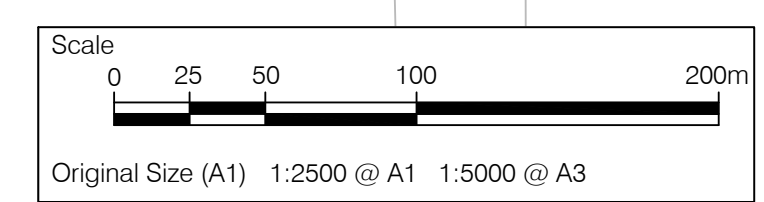
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Drawing Title: **LAND PLANS REGULATION 5(2)(i) SHEET 13**

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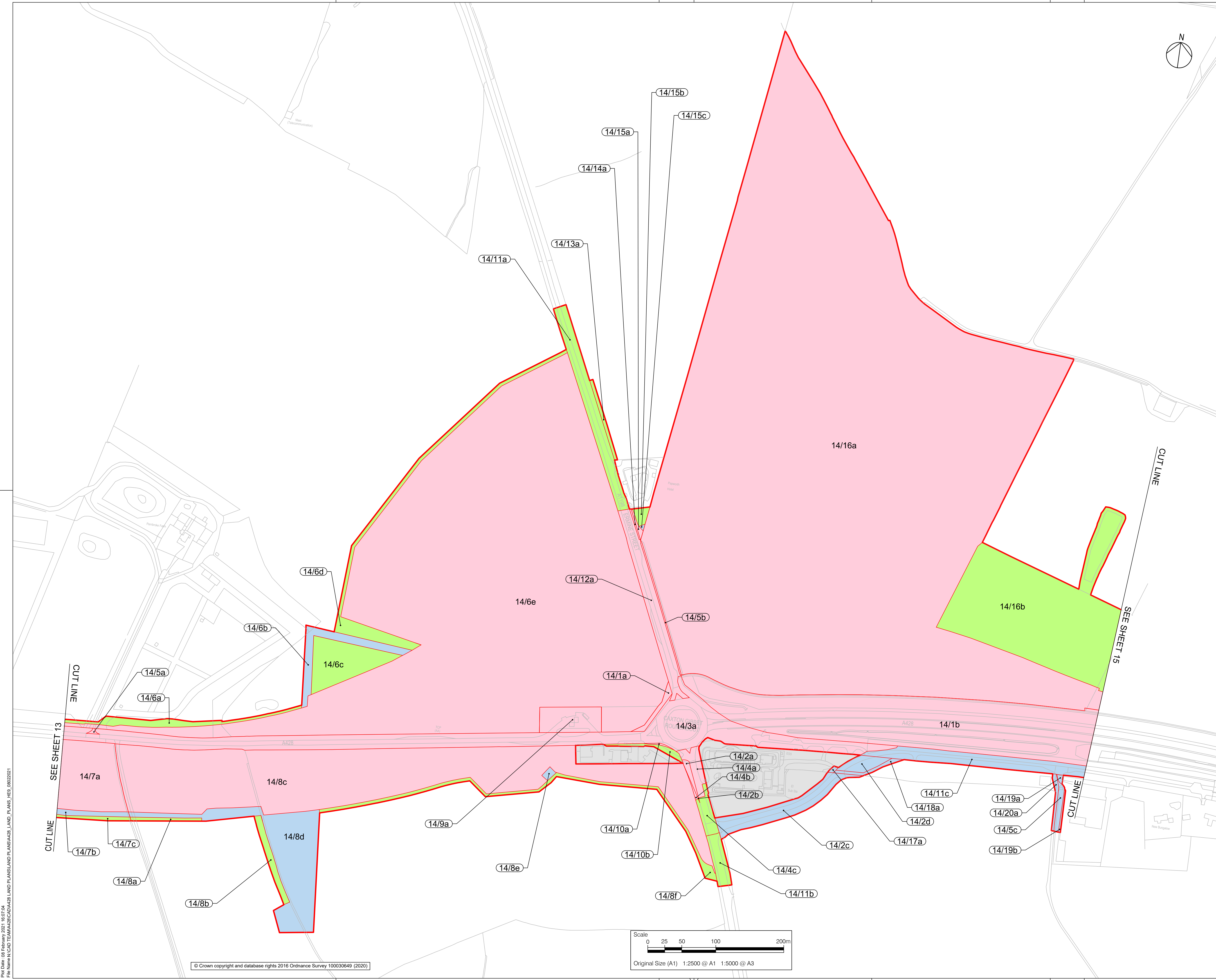
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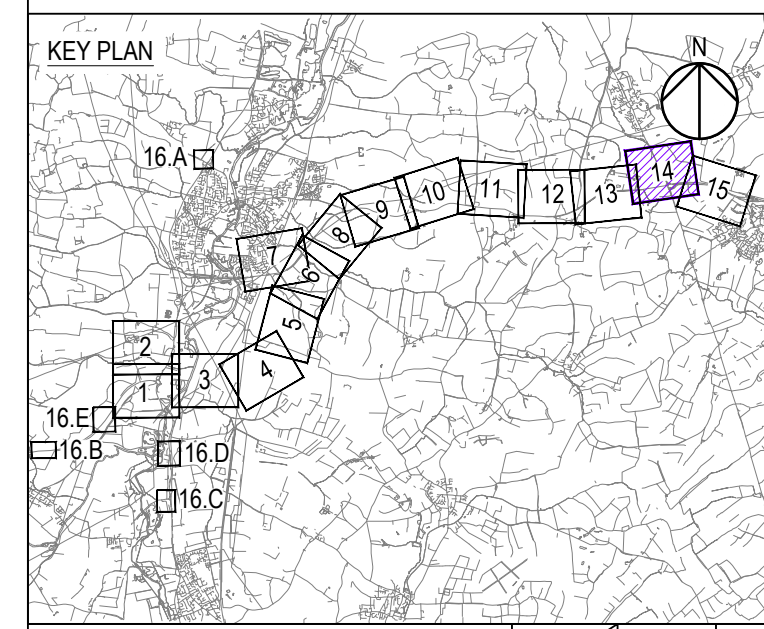




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