

25 January 2022

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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 – Deadline 9

We write on behalf of the Church Commissioners for England (CCE) 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 Eltisley, as identified within our Written Representation.

This correspondence relates to '**Deadline 9**'. As an Interested Party the following update is provided on behalf of the CCE in advance of Deadline 9 today.

Charles Russell Speechlys (CRS – lawyers for CCE) have confirmed as below.

Document TR010044/EXAM/9.4 notes the agreed timetable (the section headed "Status of objection" is out of date). The timetable contemplated the return by Eversheds (lawyers for National Highways) of the second revision documentation on 7 January 2022. Unfortunately, the option agreement was only returned on 19 January 2022. The borrow pit lease still has not been returned (as at 24 January 2022). On 14 January, CRS asked for a call with representatives of NH which was declined by Eversheds as the documents had not been returned due to the lawyer being tied up on other pressing matters.

On return of the documents on 19 January, Eversheds confirmed that they were content to have a call, but needed to understand negotiations on land value. CRS responded on 20 January asking for dates / times of a meeting and indicating that NH's position as to value was not agreed, but that this need not hold up documentation given any dispute could be resolved by the Tribunal in the usual way (a point already raised with NH and not disputed). A response is awaited on this and a number of other matters.

CCE remains frustrated with NH's failure to commit resources to this negotiation and to meet agreed deadlines. CCE has itself committed significant resource in good faith that NH is willing to reach agreement. So far as CCE is concerned, no "show stoppers" have arisen. CCE would wish to provide full final representations on the position to the Examining Authority before the examination closes.

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

[REDACTED]

Yours sincerely,

[REDACTED]

Deloitte LLP