

The following comments are made in relation to questions raised to Gonville and Caius as interested party regarding Specific Plots

8.10 - In respect of Plot 021b, the applicant had suggested that the land was not in use and was of minimal value. The tenants pay the same rent to the landlord over this area as they do the rest of the farm but they have opted to use it for environmental purposes i.e. a wild bird seed mix rather than traditional cultivation. Currently, the tenants claim Basic Payment Scheme over the land which is a form of Government Subsidy. The land is also eligible for Countryside Stewardship Schemes and Sustainable Farming Incentive payments.

8.11 - In respect of the temporary shaft reinstatement, we appreciate the applicant confirming that the land will be returned so that agricultural use can continue. However, freehold acquisition of these c.5mx5m plots remains an issue unless there is a contractual requirement on the applicant to grant permanent access rights to Gonville and Caius (and its tenants and successors) over the plots, otherwise the College cannot farm over the plots without technically trespassing.

To avoid trespassing over the plots, the large agricultural machinery would have to divert around, creating a much larger area of unfarmable land. The applicant has suggested a lease would be offered - however, there is no contractual guarantee for this, and we are concerned that this creates unnecessary white space within the College's registered title. We continue negotiations with the applicant to agree heads of terms and have agreed an easement basis - we see no reason why the freehold at surface level is necessary for the applicant and believe the land should be returned to the College. We propose that the applicant takes the subterranean freehold (as they are proposing for the rest of the length of the tunnel) and then reserve access rights to the restored shaft areas under easement as required for monitoring etc. at the surface level.