

Your ref: GCLP Reg18
Our ref: JB83997 (JB)
DD: [REDACTED]
E: [REDACTED]
Date: 30/01/2026

Greater Cambridge Local Plan
Regulation 18 Consultation
By Email Only

Dear Sir/ Madam

REPRESENTATIONS TO THE GREATER CAMBRIDGE LOCAL PLAN (REG 19) ON BEHALF OF RAILPEN IN RESPECT OF BOTANIC PLACE

Bidwells LLP is instructed by Pioneer Group Ltd [‘Railpen’] to submit representations to the Draft Greater Cambridge Local Plan (Regulation 18) Consultation [‘the draft Plan’]. These representations are specific to Botanic Place.

Railpen

Railpen was established in 1965 as the pensions office for the British Rail Pension Scheme and it exists to drive better retirement outcomes for rail workers.

Today, Railpen is responsible for over £34bn in assets. It is one of the largest, most established, and intricate funds in the UK. Using its experience and expertise, combined with dedication to deliver on its pension promises to members, Railpen invests in their financial futures. But not only that; Railpen invests in the world we live in and will retire into. With a long-term mindset and means Railpen is able to access investment opportunities over multiple decades. Incorporating and acting upon environmental, social and governance factors is a significant driver of investment returns and fundamental to our duties.

For decades, Railpen has invested in UK community developments and it is extremely proud of the contributions it is now making in Cambridge; including delivering one of the city’s most sustainable and innovative workplaces at Botanic Place.

This project is a case study for Railpen’s hand-in-hand approach with its partners and those who rely on us to deliver great places and spaces for businesses and local communities to thrive. Railpen seeks to enrich communities and the environment, set new standards for innovation, contribute to a resilient UK economy and seek to have a lasting impact on the world around us.

Ambition

Reflecting the synergy with Railpen’s purposes, it expresses support the Councils’ recognition throughout the draft Plan’s preamble and supporting text that the region makes a substantial contribution to national economic health. However, we suggest that the growth of the Cambridgeshire economy should be specifically mentioned within the Council’s ‘Vision for Greater Cambridge’. We would encourage the Council to be bold, and to recognise that the region’s continued growth – fuelled by both housing and jobs – is critical to delivering the environment in which future generations can flourish.



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Botanic Place

Further to Call for Site's submissions, Railpen considers that the draft Plan should make specific reference to the planning permission which is currently in the process of being delivered at 104-112 Hills Road, currently referred to as Betjeman House within the current Cambridge City Local Plan.

Whilst we support the continuation of the site's allocation, it must be recognised that the approved development will now be implemented in full. Accordingly, as Betjeman House no longer exists, and the site is not available for residential development, we recommend the allocation be renamed as "Botanic Place" and be made consistent with that permission.

Our suggested revisions to the policy are as follows:

S/C/~~BJH~~ BPL: ~~Betjeman House, Hills Road~~ Botanic Place, Hills Road

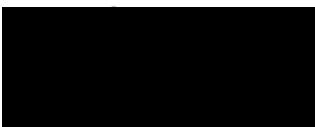
- Site area of 1.17 hectares.
- Capacity for approximately ~~37,000~~ 54,000 square metres gross internal area of **Commercial, Business & Service (Class E) employment uses (offices (E(g)(i)), research and development (E(g)(ii)), and supporting residential uses, and retail (E(a, b, c))** floorspace, and ~~retention~~ restoration of the existing ~~public house Flying Pig~~

Next Steps

Thank you for the opportunity to contribute to the emerging policies at this stage. We look forward to working with the Councils as the emerging Local Plan develops.

Please do not hesitate to get in touch if it would help to discuss any of the comments raised in greater detail.

Yours faithfully,



Jonathan Bainbridge
Partner, Planning

For and on behalf of Bidwells LLP