Greater Cambridge Local Plan

Proposed Submission (Regulation 19) Consultation - Response Form

Please submit your comments (known as representations) by **5pm** on **Friday 25 September 2026**.

Data Protection and Freedom of Information

We will treat your data in accordance with our Privacy Notice. All personal information that you provide will be used solely in relation to the Greater Cambridge Local Plan.

Please note that each representation and the name of the person or organisation who made the representation, and the name and organisation of the agent (where used), will be published on our website - representations cannot be treated as confidential.

Additionally, respondent details and representation(s) will be made available to the Planning Inspectorate and to the Inspector appointed by the Secretary of State to conduct the examination.

By submitting this response form you are agreeing to these conditions.

About this Response Form

This response form has two parts:

- Part A – Your details. We cannot formally register your comments without your details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. If you need more space to provide your answers, please expand the boxes or continue on an attached separate sheet.

We strongly encourage the submission of representations via our consultation platform at https://consultations.greatercambridgeplanning.org/proposed-submission-greater-cambridge-local-plan If you are unable to submit your representation using our online system, this response form is available to downloaded to complete electronically from www.greatercambridgeplanning.org/local-plan.

Your completed response form should be:

- emailed to localplan@greatercambridgeplanning.org, or
- posted to: Greater Cambridge Shared Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

If you are having difficulty submitting your comments, please contact localplan@greatercambridgeplanning.org or call 01954 713694.

Part A: Your Details

Information required	Personal details *	Agent's details (if applicable)
Name	Matt Nicholson	Julia Foster
Organisation (where relevant)	Wellcome Genome Campus Limited	David Lock Associates Limited
Job Title (where relevant)	N/A	Managing Partner
Address, including Post Code	Wellcoem Genome Campus Biodata Innovation Centre Wellcome Genome Campus Hinxton Cambridge CB10 1RQ	50 North Thirteenth Street Central Milton Keynes Milton Keynes Buckinghamshire United Kingdom MK9 3BP
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* If you have appointed an agent to represent you, you only need to complete the Name and Organisation (if applicable) under Personal Details, but you do need to complete the full details of the agent. All correspondence will be sent to the agent.

Part B: Your Representation

Please fill in a separate sheet for each representation.

Section 1: Which document, and section of that document, does your representation relate to?

Document	**Policy / Paragraph / Site / Map** (please identify)
Proposed Submission Greater Cambridge Local Plan	Policy S/AMC/WHD: Whittlesford Parkway Station
Proposed Submission Policies Map	N/A
Sustainability Appraisal	N/A
Habitats Regulations Assessment	N/A

Section 2: Do you consider that the Greater Cambridge Local Plan is sound and legally compliant?

Test	Yes / No
Legally compliant	Yes
Sound	No

Section 3: Your representation

Please set out and explain your comments. Please be as precise as possible, and please do not just refer to an attached supporting document(s). For your representation (comments) to be considered, your representation must be set out here. Wherever possible, set out precisely any changes you think should be made to the plan and its policies.

These representations are made on behalf of Wellcome Genome Campus Limited (WGCL). WGCL is the Wellcome owner-developer-operator charged with leading the Wellcome Genome Campus and delivering its ongoing transformation and expansion as a globally significant **science ecosystem and community.** This ambition is intrinsic to both the substantial scale of development now underway on the 'expansion land', to the east of the A1301, and in priority WGCL is now directing towards modernising the existing Campus, west of the A1301. WGCL's vision is to bring these areas together as an open, diverse and connected place that puts people first, supports collaboration and innovation using digital technology and delivers a shift to active travel. WGCL is evolving the Campus from a closed, gated workplace into a place and destination. Increasingly, the Campus will have the characteristics of a small town, one with a clear purpose derived from its science mission. The Local Plan represents an opportunity to guide this change and secure wide benefits.

WGCL want to assert the important role of the expanding Campus and the part it can play in the growth and success of Cambridge, as a location for life sciences of national and global significance. Realising this potential is dependent upon achieving an effective and sustainable movement network across the communities and investment locations within the Southern Cluster, and integrated back into the City.

WGCL is working hard to:

- externalise and promote the activity which underpins the work undertaken at the Campus and ensure this vital activity can be sustained;
- accelerate the benefits arising amongst common interests within the Southern Cluster; and
- open up the Campus to the wider community.

With Policy support, the enormous investment that has underpinned the operation of the Campus to date, and that which is planned, could yield far greater economic and social benefit while furthering the science mission.

WGCL is greatly encouraged by the recent response of officers and members to its ambitious proposals, and efforts to evolve the Local Plan Policy to facilitate next steps and embody flexibility to allow the Campus to change and adapt over the period ahead. Good progress has been made between the Regulation 18 and Regulation 19 versions of the Plan in this regard. There was insufficient progress at Regulation 18 to fully engage with and consider the implications of the wider Plan Policies, in terms of cumulative demands, infrastructure needs, viability and delivery. These are now central to the question of soundness and this further representation on behalf of WGCL.

There are three principal elements to this Regulation 19 submission:

1. The Wellcome Genome Campus Policies are now, for the most part, well formed to provide the basis for decision making in relation to both continued implementation of the extant planning permissions for expansion and to evolve the existing Campus over time. There are a number of relatively minor modifications that would ensure the Policy is as clear and effective as it needs to be. WGCL is hopeful that these can be resolved through further engagement with officers in advance of Examination.

2. Creating the conditions necessary to realise the investment potential enshrined in the Wellcome Genome Campus Policies requires that the Local Plan is aspirational but is also deliverable. For WGCL, focused upon delivery at Wellcome Genome Campus, the Local Plan is more than a development management tool. The Plan needs to be a positive signal to investors, underpinning, not detracting from the competitive advantage of the location. As it stands, the forward plan for infrastructure delivery that underpins the Plan is uncertain and incomplete. Certainty around strategic transport infrastructure is WGCL's greatest concern. Without commitment on this front, the Local Plan signals a high level of risk to investors.

3. The challenges around infrastructure investment layer into a multitude of onerous and costly policy obligations across the Plan, the cumulative impact of which in any specific location (especially where the transport infrastructure deficit is considerable) is not tested, or is masked by a broad, whole plan viability assessment. WGCL is not convinced that the deliverability of the Plan is sufficiently secure.

In these representations, '**The Wellcome Genome Campus'** or '**Campus**' refers to the full extent of the WGCL interest, including both the existing Campus, associated parkland and wetlands, and the expansion land to the east of the A1301.

WGCL attach great priority to the redevelopment of Parkway Station area to deliver a functional transport interchange that can better support investment and development across the Southern Cluster including at Wellcome Genome Campus. Realising opportunity around stations has long been an important priority in support of sustainable development, now given new impetus by the latest NPPF.

The Policy is not, however, the firm commitment that is necessary to lead and progress a master exercise towards deliverable outcomes. A programme is needed that aligns with delivery of immediate and committed development and anticipates emerging development proposals including those in the Local Plan.

Vague support for a masterplan does not represent an effective Policy to achieve delivery. Through the Policy, the relevant stakeholders need to confirm commitment to a timeframe for the master planning and then articulate the further steps to progress to implementation. It is not the role of the Local Plan to simply record the Council's support for an exercise that is essential to the Development Strategy. The role of Local Plan is to make Policy that is effective in delivering outcomes.

Completed studies on the future of the Whittlesford Parkway Station have already languished on shelves since 2018 and 2020, demonstrating very well the potential risk of not being positive and proactive in gearing towards implementation of solutions.

Failure to tackle transport interchange at Whittlesford puts substantial investment at risk, including the raft of Local Plan Policies across the Southern Cluster and at Wellcome Genome Campus.

WGCL are one of the critical stakeholders in this process and stand ready to participate in a master planning exercise. WGCL are already part-funding a study, in progress to examine the potential of Autonomous Vehicle connections between Wellcome Genome Campus and Whittlesford Parkway Station. WGCL also has Section 106 commitments to investment in transport improvements that need to be finalised in the context of comprehensive, coordinated proposals for the Parkway Station and the A505 Corridor.

The ability to interchange effectively at the Station will very soon become a critical question to answer in taking committed development forward. This further underlines the importance of this exercise and the potential for the Policy to unlock Wellcome investment.

Modification of the Policy is also suggested to widen the study area (or, if preferred, allow the stakeholders scope to expand the study area), recognising that the opportunity the station presents will not be realised unless connection from south of the A505 is addressed.

For the Policy to be effective, sufficient certainty on the commitment to deliverability and implementation of the Whittlesford Parkway Station masterplan is needed.

Please provide a 100 word summary of your representation.

WGCL considers the proposed policy for Whittlesford Parkway Station not effective in securing the timely delivery of the strategic transport improvements required to support growth across the Southern Cluster, including the Wellcome Genome Campus. The representation seeks stronger policy commitments, clear timescales for masterplanning, and a defined route to implementation. It warns that continued uncertainty around the station's redevelopment risks undermining investment, infrastructure delivery and Local Plan objectives. WGCL also advocates widening the study area to address connections south of the A505 and emphasises its willingness to contribute to coordinated transport solutions.

Section 4: Supporting Documents

If you are submitting any supporting documents with your representation, such as maps or further evidence documents, please provide a list.

N/A

Section 5: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Greater Cambridge Local Plan legally compliant and sound.

You will need to say why each modification will make the Greater Cambridge Local Plan legally compliant or sound. Please put forward your suggested revised wording of any policy or paragraph, being as precise as possible.

While the scope of the Master planning exercise is not disputed. The Policy needs to start with clear articulation of how a process which starts with a masterplan will be carried forward into 'projects' that can be defined as commitments and an essential component of the Infrastructure Delivery Plan. At this point, insufficient engagement and scoping have been undertaken to indicate in Policy (backed up by the IDP) what the purpose and objective of the Policy is and what is required from those that will be engaged in taking this exercise forward. WGCL is not, therefore, in a position to suggest improved drafting.

Reflecting on the work that has been undertaken already, there is also merit in extending the Study Area across the A505 so that the potential to overcome the barrier to connectivity that the road represents, as well as development opportunities in close proximity to the station, can be considered as part of the exercise.

WGCL is willing to engage with landowners and stakeholders to scope this exercise, so a more effective Policy can be put before the Inspector.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to justify your representation and any proposed modification(s), as there will not be a subsequent opportunity to make further representations other than at the invitation of the Inspector during the Examination process.

Section 6: Participation at the Examination

If you are proposing a modification to the Greater Cambridge Local Plan, do you consider it necessary to participate at the examination hearings?

Examination	**Yes / No**
Participate at the hearing sessions	Yes

If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

WGCL is the entity responsible for bringing forward ambitious development proposals across the Wellcome Genome Campus. WGCL has detailed knowledge of the Campus, its operation, opportunities and constraints, as well as a wider interest in delivering significant investment across the Southern Cluster**.** It is therefore important that WGCL is able to participate in the Examination Hearing Sessions to assist the Inspector in considering whether the policies are effective, justified and capable of supporting the future growth and success of the science sector in Cambridge.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in Examination hearing sessions. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Greater Cambridge Local Plan through to adoption?

Notifications	**Yes / No**
Informed of submission of the Local Plan to the Secretary of State for independent Examination	Yes
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	Yes
Informed of adoption of the Local Plan	Yes