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	Matthew Barron	Matthew Barron
Organisation (where relevant)	East West Railway Company Limited (EWR Co)	Adams Hendry Consulting Ltd.
Job Title (where relevant)		Associate
Address, including Post Code		Chernocke House, 1 St Thomas Mews, St Thomas Street, Winchester, SO23 9HG
Telephone		[redacted]
Email address		[redacted]

* 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/DS: Development Strategy (Section 2) & paragraph 2.82
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

As highlighted in its response to the Regulation 18 consultation, EWR Co strongly supports the Councils' overarching growth strategy for Greater Cambridge that underpins the draft Plan (Policy S/DS: Development Strategy, Section 2), which is 'heavily informed' by the location of existing and proposed public transport schemes, including EWR (para 2.82, p. 56 of the draft Local Plan). EWR Co also continues to support the Plan's focus on promoting patterns of development that enable low carbon transport modes, shifting away from a reliance on private cars, which is reflected in the Climate Change and Connectivity and Infrastructure strategic priorities (Section 1 and throughout the draft Plan) and draft Policy I/ST: Sustainable Transport and Connectivity (Section 10). The EWR project will play a major role in helping the Councils achieve their ambitions for Greater Cambridge by 2045.

Please provide a 100 word summary of your representation.

EWR Co strongly supports the Councils' overarching growth strategy for Greater Cambridge that underpins the draft Plan, which is 'heavily informed' by the location of existing and proposed public transport schemes, including EWR. EWR Co also continues to support the Plan's focus on promoting patterns of development that enable low carbon transport modes, shifting away from a reliance on private cars. The EWR project will play a major role in helping the Councils achieve their ambitions for Greater Cambridge by 2045.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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	Paragraph 2.64 (Section 2) and paragraph 3.3.2 (Section 3)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

Section 3: Your representation

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The proposed EWR station at Cambourne will help to unlock significant development within the Cambourne North site allocated under draft Policy S/CBN. EWR Co welcomes the draft Plan's recognition of the 'significant benefits' that will be provided by the proposed EWR Cambourne station, which the proposed strategic development at Cambourne will take advantage of (Section 2, para 2.64, p. 52). EWR Co agrees that the EWR project will make the town one of the 'best-connected places in the region' (Section 3, para 3.3.2, p. 277), providing an opportunity to grow and enhance the town and increase the critical mass of population, employment and services available to the existing and future communities in the area (para 2.64).

Please provide a 100 word summary of your representation.

The proposed EWR station at Cambourne will help to unlock significant development within the Cambourne North site allocated under draft Policy S/CBN. EWR Co welcomes the draft Plan's recognition of the 'significant benefits' that will be provided by the proposed EWR Cambourne station and agrees that the EWR project will make the town one of the 'best-connected places in the region', providing an opportunity to grow and enhance the town and increase the critical mass of population, employment and services available to the existing and future communities in the area.

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.

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N/A

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Examination	**Yes / No**
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If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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Informed of adoption of the Local Plan	Yes

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	Section 3.2 Edge of Cambridge & Policy S/CE: Cambridge East supporting text
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

Section 3: Your representation

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The Councils' recognition of the strategic opportunity presented by the proposed Cambridge East station, and support for its delivery set out in draft Policy S/AMC/SCL, is welcomed. EWR Co's proposed Cambridge East station will provide a step change in public transport connectivity for the Cambridge East development site, the South of Coldham's Lane sites within the Area of Major Change, and eastern Cambridge more widely. EWR Co would welcome recognition of this in the Local Plan, as was included in the Regulation 18 version.

Please provide a 100 word summary of your representation.

The Councils' recognition of the strategic opportunity presented by the proposed Cambridge East station, and support for its delivery set out in draft Policy S/AMC/SCL, is welcomed. EWR Co's proposed Cambridge East station will provide a step change in public transport connectivity for the Cambridge East development site, the South of Coldham's Lane sites within the Area of Major Change, and eastern Cambridge more widely. EWR Co would welcome recognition of this in the Local Plan, as was included in the Regulation 18 version.

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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.

EWR Co would welcome recognition that the proposed Cambridge East station will provide a step change in public transport connectivity for the Cambridge East development site, the South of Coldham's Lane sites within the Area of Major Change, and eastern Cambridge more widely.

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.

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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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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Part B: Your Representation

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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/C/LCR: Land at Clifton Road – paragraph 3.1.11 (Section 3.1)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

With regard to a new eastern entrance to Cambridge station, EWR Co agrees that its delivery would be a significant factor in unlocking development of the Clifton Road site, that it would bring benefits to people using the railway, including those at Hills Road Sixth Form, and that it presents a significant opportunity to enhance the regional transport interchange capabilities around Cambridge railway station (Section 3.1, Policy S/C/LCR, paragraph 3.1.11, p. 90). As highlighted above and in its response to the Regulation 18 consultation, EWR Co has included a new eastern entrance to Cambridge station in its proposals, to realise this long-held ambition and deliver the significant benefits associated with it. EWR Co's comments regarding the provisions included in the draft Local Plan for a new eastern entrance are set out further in its representation on draft Policy S/C/LCR.

Please provide a 100 word summary of your representation.

EWR Co agrees that delivery of a new eastern entrance to Cambridge station would be a significant factor in unlocking development of the Clifton Road site, that it would bring benefits to people using the railway, including those at Hills Road Sixth Form, and that it presents a significant opportunity to enhance the regional transport interchange capabilities around Cambridge railway station. EWR Co has included a new eastern entrance to Cambridge station in its proposals and further comments are provided in its representation on draft Policy S/C/LCR.

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.

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N/A

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

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Part B: Your Representation

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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 I/SI: Safeguarding important infrastructure (Section 10)
Proposed Submission Policies Map	Safeguarded Area
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

Section 3: Your representation

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Policy I/SI: Safeguarding important infrastructure (Section 10) - policies map

As set out in paragraph 24 of the EWR safeguarding guidance, the area safeguarded by the Safeguarding Directions should be represented on the policies map (in accordance with regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The draft Local Plan policies map includes the land identified as being required for EWR which was presented at 2026 consultation. In order to reflect the wording of Policy I/SI, which indicates that land subject to safeguarding directions is identified on the policies map, EWR Co recommends that the policies map is updated to show the current safeguarded land included in the Safeguarding Directions given in June 2026. The Councils should continue to update the policies map to reflect any further directions, or revisions to the directions, prior to submission of the Plan.

Showing the area safeguarded by the current EWR Safeguarding Directions will help those considering development in the area, as it will facilitate early engagement between developers and EWR Co, thus allowing EWR Co to consider how proposals interact with EWR and how they might be accommodated with the proposed railway project at an early stage. This will help to avoid the possibility of a recommendation for refusal being made to the LPA by EWR Co at the planning application stage.

Please provide a 100 word summary of your representation.

In line with paragraph 24 of the EWR safeguarding guidance, the Policies Map should identify land safeguarded by the Safeguarding Directions. It should be updated to reflect the current safeguarded land set out in the June 2026 Directions, with further updates made before Plan submission to reflect any subsequent revisions. This will facilitate early engagement between developers and the EWR Co, enabling potential interactions with EWR to be identified and addressed at an early stage and reducing the risk of EWR Co recommendations for refusal at planning application stage.

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.

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The draft Local Plan policies map includes the land identified as being required for EWR which was presented at 2026 consultation. In order to reflect the wording of Policy I/SI, which indicates that land subject to safeguarding directions is identified on the policies map, EWR Co recommends that the policies map is updated to show the current safeguarded land included in the Safeguarding Directions given in June 2026. The Councils should continue to update the policies map to reflect any further directions, or revisions to the directions, prior to submission of the Plan.

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.

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

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EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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Informed of adoption of the Local Plan	Yes

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 I/SI: Safeguarding important infrastructure & paragraphs 10.46 and 10.47 (Section 10)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy I/SI: Safeguarding important infrastructure (Section 10) – policy and supporting text

EWR Co strongly supports the provisions of draft Policy I/SI setting out that planning permission will not be granted for development that would prejudice the construction or effective operation of East West Rail proposals within the safeguarded area, and that consultation will be required with EWR Co. Inclusion of this criterion is necessary for the Plan to be positively prepared, effective and consistent with national policy including the Written Ministerial Statement for EWR, and therefore to be sound.

EWR Co welcomes the amendments to the supporting text under paragraphs 10.46 and 10.47 which reflects its comments made at the Regulation 18 consultation and provide clarity regarding the current safeguarding directions and align with paragraph 26 of the safeguarding guidance. Should any further revisions or updates be made to the EWR Safeguarding Directions prior to the submission of the Local Plan, EWR Co recommends that paragraph 10.46 is amended to reference the latest directions, in order to provide clarity to developers, landowners and other stakeholders reading the Plan.

EWR Co notes that criterion 5 of Policy I/SI may be prohibitive to early development proposals in the vicinity of the proposed Cambridge East Railway Station including within the Area of

Major Change (site S/AMC/SCL). EWR Co recommends the following amendments to link the safeguarding policy to the operations of the airport and thus allow for development proposals to progress seamlessly (additions bolded and underlined).

> *5. Development, including changes of use, which is likely to lead to an increase in the number of people living, working or congregating on land within Cambridge Airport Public Safety Zone, as identified on the Policies Map, will not be permitted* ***unless development would be occupied only following the permanent cessation of flight operations at Cambridge Airport.***

EWR Co notes that draft Policy I/SI safeguards Mullard Radio Astronomy Observatory (MRAO) at Lord's Bridge, in line with the adopted Local Plans. The EWR route will pass through the Lord's Bridge Restricted and Consultation Areas, as shown on the policies map. EWR Co is continuing to work with the University of Cambridge to determine the extent which electromagnetic interference and vibrations caused by the proposed railway would impact the MRAO, and how any impacts would be appropriately mitigated.

Please provide a 100 word summary of your representation.

EWR Co supports the provisions of Policy I/SI relating to EWR, which are considered necessary for the Plan to be sound and consistent with national policy. EWR Co welcomes amendments to paragraphs 10.46 – 10.47 and recommends updating paragraph 10.46 if EWR safeguarding directions change before submission. It also recommends amending criterion 5 to ensure safeguarding does not unnecessarily restrict development near Cambridge East Railway Station and the Area of Major Change. The policy also safeguards MRAO with EWR Co assessing potential electromagnetic interference and vibration impacts.

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EWR Co recommends the following amendments to link the safeguarding policy to the operations of the airport and thus allow for development proposals to progress seamlessly (additions bolded and underlined).

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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 GP/HD: Housing Density (Section 7)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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Test	**Yes / No**
Legally compliant	Yes
Sound	No

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Policy GP/HD: Housing Density (Section 7)

EWR Co supports draft Policy GP/HD, which sets out that subject to satisfactorily demonstrating compliance with criterion 1, higher density development that exceeds local prevailing densities will be supported provided the site is well served by existing or proposed high quality public transport, including railway stations (criterion 5). In line with the Written Ministerial Statement for EWR and the revised NPPF, EWR Co continues to support maximising densities on those sites which will be best served by EWR's high quality rail service, including at Cambourne and Cambourne North, Cambridge Biomedical Campus, Clifton Road, and Cambridge East as development in these areas would benefit from being in highly sustainable locations with excellent access to jobs and services.

In line with the Written Ministerial Statement for EWR and the revised NPPF, EWR Co considers that the policy could more clearly recognise the role that existing and proposed railway stations can play in supporting sustainable higher density development. Improved rail accessibility can create opportunities for additional homes, employment floorspace and mixed-use development in locations where dependence on private vehicles can be reduced and access to services, jobs and public transport can be maximised.

EWR Co suggests the following additional policy text which would reflect best practice and support the Plan at examination by aligning it with national policy (suggested additions bolded and underlined):

High density development in sustainable locations:
2. Subject to satisfactorily demonstrating the above, higher density development that exceeds local prevailing densities will be supported provided the site is:
…
d. Within walking distance (800m) of existing and proposed railway stations. These areas should be planned as accessible, mixed-use and transit-oriented locations. Development proposals should optimise opportunities for higher-density growth and efficient use of land arising from investment in rail infrastructure where consistent with place-making, infrastructure capacity and other policy requirements.

Please provide a 100 word summary of your representation.

EWR Co supports draft Policy GP/HD and maximising densities at sites which will be best served by EWR, including Cambourne, Cambourne North, Cambridge Biomedical Campus, Clifton Road and Cambridge East. EWR Co recommends strengthening the policy to recognise the role of existing and proposed railway stations in enabling sustainable, higher-density development, in line with the Written Ministerial Statement for EWR and the revised NPPF.

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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.

EWR Co suggests the following additional policy text which would reflect best practice and support the Plan at examination by aligning it with national policy (suggested additions bolded and underlined):

High density development in sustainable locations:

2. Subject to satisfactorily demonstrating the above, higher density development that exceeds local prevailing densities will be supported provided the site is:

…

d. Within walking distance (800m) of existing and proposed railway stations. These areas should be planned as accessible, mixed-use and transit-oriented locations. Development proposals should optimise opportunities for higher-density growth and efficient use of land arising from investment in rail infrastructure where consistent with place-making, infrastructure capacity and other policy requirements.

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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 I/ST: Sustainable transport and connectivity (Section 10)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy I/ST: Sustainable transport and connectivity (Section 10)

Whilst EWR Co are supportive of draft Policy I/ST and consider it to be suitable for the achievement of the Councils' ambitions, the Plan should go further to recognise the role of station locations as potential higher density, transit-oriented growth nodes and avoid inadvertently constraining opportunities for additional homes, employment floorspace and mixed-use development that may be demonstrated to be sustainable through future masterplanning and technical assessment. EWR Co suggests that the following amendment is made to draft Policy I/ST to ensure consistency with the national policy including the Written Ministerial Statement for EWR and revised NPPF (suggested additions bolded and underlined):

> ***5. Where public transport infrastructure proposals will substantially enhance connectivity, development proposals which will be well-served by new infrastructure (within 800m radius) must be masterplan led and respond positively to the future context, following a Transit Oriented Development approach where density and land-use take advantage of future enhanced connectivity. However, proposals must be phased appropriately using an infrastructure first approach where the delivery of housing or other types of development corresponds with enhanced transport connectivity.***

Please provide a 100 word summary of your representation.

EWR Co supports Policy I/ST but recommends recognising railway station locations as potential higher-density, transit-oriented growth nodes, avoiding constraints on sustainable future development. It proposes an amendment to draft Policy I/ST to ensure consistency with national policy including the Written Ministerial Statement for EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

EWR Co suggests that the following amendment is made to draft Policy I/ST to ensure consistency with the national policy including the Written Ministerial Statement for EWR and revised NPPF (suggested additions bolded and underlined):

> ***5. Where public transport infrastructure proposals will substantially enhance connectivity, development proposals which will be well-served by new infrastructure (within 800m radius) must be masterplan led and respond positively to the future context, following a Transit Oriented Development approach where density and land-use take advantage of future enhanced connectivity. However, proposals must be phased appropriately using an infrastructure first approach where the delivery of housing or other types of development corresponds with enhanced transport connectivity.***

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/CBN: Cambourne North (Section 3.3)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy S/CBN: Cambourne North (Section 3.3)

Draft Policy S/CBN allocates an area north of Cambourne for strategic development including approximately 13,000 homes and 108,000m^2 gross internal area of employment floorspace, with a range of supporting facilities. EWR Co strongly supports the proposed allocation and spatial framework (Figure 66 of the draft Plan), which aligns with its proposals for an EWR station at Cambourne and which will maximise the benefits of this highly sustainable location served by the new station and EWR services.

EWR Co agrees with the Councils' vision for the site, including that the new station will serve as a focal point and gateway to the town and provide a range of facilities (criterion 7).

As set out in criterion 10, integration of Cambourne North with the existing town will be critical to its success. EWR Co considers that its proposals for the new station to be located north-east of the A428/Cambourne Road double roundabout, with a new footbridge over the A428 and St Neots Road, will help to facilitate connectivity between the existing and new communities.

EWR Co supports criterion 2, which sets out that a site-wide masterplan will be prepared by the landowners/promoters in conjunction with the Council and in consultation with the local community and stakeholders including EWR Co.

EWR Co furthermore supports criterion 12, which sets out the uses the site is allocated for, including a 'range of housing sizes, types, and tenures based on identified existing and future local needs, including affordable housing and homes to accommodate people at all stages of life'.

The requirements for the new development as set out in the policy are also welcomed by EWR Co, including that:

- the development delivers a new 'Station Quarter and Town Centre, anchored by a new railway station, that will become the 'heart of the town extension' (criterion 16);
- highest densities (circa 90 dwellings per hectare) should be focused at the Station Quarter and Town Centre quarter (criterion 17(a));
- higher densities should be delivered in employment locations that are within walking and cycling distance of the new station (criterion 17(b));
- mitigation of any impacts from the new railway and station should be embedded in the design (criterion 22);
- a comprehensive movement and connectivity network for the town should be delivered, which prioritises sustainable and active travel modes and connects key locations including the new EWR station (criterion 37):
    - setting aside land and/or directly delivering transport measures including:
        - enhanced and new walking and cycling links across the East West Rail route (with the reprovision of existing road connections affected by the new railway) (criterion 37 (b)(i));
        - the new high quality and appropriately facilitated EWR station with suitable access arrangements by all modes, facilitated by a mobility hub and high-quality active travel infrastructure connecting the station to centres, neighbourhoods and surrounding villages (criterion 37 (b)(ii));
        - Public transport corridors providing connectivity across the development to the new railway station and towards Papworth Everard and the existing Cambourne town, integrating with the Cambourne to Cambridge high quality public transport corridor (HQPT) (criterion 37 (b)(iii));
    - directly delivering, or where this is not possible, making financial contributions towards
        - new and enhanced north-south connections, including a landmark 'landbridge' (criterion 37 (c)(i));
        - high quality and safe active travel connections to surrounding villages, pedestrian and cycle improvements at existing junctions on the A428 and strategic active travel improvements (criterion 37 (c)(ii), (iv) and (v));
        - a new public transport and active travel bridge to the west of the A428 dumbbell roundabout to link with the emerging Cambourne West development (criterion 37 (c)(iii));

- improved local bus connections to coincide with the opening of the station, including between Cambourne North and nearby villages as well as other settlements and key employment areas where required (criterion 37 (d)(ii));
- highway improvements and mitigation, including additional enhancements to the 'dumbbell roundabout' A428 junction to coincide with and supplement measures implemented as part of EWR, and capacity enhancements at the junctions and on local roads where demonstrated necessary through transport modelling (criterion 37 (e)(i) and (ii)).

EWR Co has been working closely with the Councils to explore the opportunity for the enhancement of Cambourne station with facilities over and above those provided by its high quality baseline station option; including, for example, a road link under the station connecting the A428 and the proposed Station Quarter. EWR Co's baseline station option, served by its fast, frequent rail services across the Oxford-Cambridge Growth Corridor, will help to unlock significant sustainable development at Cambourne North. The enhanced station option would build on this, helping to maximise the opportunity presented by EWR.

Provision of the enhanced station option is subject to third-party funding, without which EWR Co will only be able to provide the baseline station proposals. EWR Co therefore supports criterion 16(b) requiring developers to pay a financial contribution to the delivery of an enhanced station, through a future Community Infrastructure Levy (CIL) tariff.

As set out in the Station Enhancement Study, EWR Co will be seeking consent for the baseline station option as part of its application for development consent. The baseline option integrates the high-quality placemaking principles set out in the Rail Integration and Station Enhancement studies, so far as these can be delivered by EWR Co. It is important that criterion 16(a) of the Plan is not a requirement for EWR Co to provide this enhanced station as part of its Development Consent Order proposals and is instead linked to third-party developers financial contributions necessary for its delivery. As otherwise, this would risk undermining EWR Co's application for development consent, which will not include the enhanced station option, and in turn delivery of Cambourne station, the wider project and the proposed Cambourne North allocation. To ensure that this outcome is avoided and Plan meets the tests of soundness of being positively prepared, effective and consistent with national policy including the Written Ministerial Statement for EWR, EWR Co requests that the following amendments are made to Policy S/CBN:

The development of Cambourne North must do the following:

...

16. Deliver a new Station Quarter and Town Centre, anchored by a new railway station and multi-modal transport interchange, that will become the heart of the town extension. The design must:

a. Include a landmark railway station, ~~based on high-quality placemaking principles outlined in the indicative Spatial Framework, Rail Integration Study and Station Enhancement Study,~~ forming a key component of the Station Quarter, Cambourne North and the overall town and serving the needs of the wider area;

b. Developers will be required to pay a financial contribution to the delivery of an enhanced EWR Station, ***based on high-quality placemaking principles outlined in the indicative Spatial Framework, Rail Integration Study and Station Enhancement Study,*** *to support the new station interchange that will be a focal point for Cambourne North, providing a range of facilities and acting as a new gateway to the town and strategic Cambourne expansion. This will include a direct link under the proposed station for both active travel and public transport and will be secured through a future Community Infrastructure Levy (CIL) tariff;*

EWR Co strongly supports the Councils' leadership and collaborative working to bring forward draft Policy S/CBN and looks forward to continuing to engage closely to deliver a high quality new station at Cambourne, integrated seamlessly with new development to the north and existing communities to the south.

Land within the S/CBN allocation site identified as being required for the delivery of EWR is shown on **Figure 5 of EWR Co's response letter**, and includes land needed for the new railway, Cambourne station, and associated development. This land is included in the EWR safeguarded area. EWR Co supports criterion 15 which requires that the development makes provision for and does not preclude the delivery of EWR and associated rail infrastructure. EWR Co furthermore notes that Policy I/SI and the Safeguarding Directions will also be relevant to future applications for the development of the site.

Please provide a 100 word summary of your representation.

EWR Co strongly supports the Cambourne North allocation, including its strategic scale, spatial framework and integration with the proposed EWR station. It supports a Station Quarter and Town Centre focused on the station, higher densities near the station, sustainable transport connections, active travel and integration with existing communities. EWR Co supports safeguarding land required for EWR and ensuring development does not prejudice its delivery. It requests amendments clarifying that developers' financial contributions will fund any enhance station facilities through a future CIL, while EWR Co's Development Consent Order will provide the baseline station. Continued collaborative planning is supported.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

As set out in the Station Enhancement Study, EWR Co will be seeking consent for the baseline station option as part of its application for development consent. The baseline option integrates the high-quality placemaking principles set out in the Rail Integration and Station Enhancement studies, so far as these can be delivered by EWR Co. It is important that criterion 16(a) of the Plan is not a requirement for EWR Co to provide this enhanced station as part of its Development Consent Order proposals and is instead linked to third-party developers financial contributions necessary for its delivery. As otherwise, this would risk undermining EWR Co's application for development consent, which will not include the enhanced station option, and in turn delivery of Cambourne station, the wider project and the proposed Cambourne North allocation. To ensure that this outcome is avoided and Plan meets the tests of soundness of being positively prepared, effective and consistent with national policy including the Written Ministerial Statement for EWR, EWR Co requests that the following amendments are made to Policy S/CBN:

The development of Cambourne North must do the following:

...

16. Deliver a new Station Quarter and Town Centre, anchored by a new railway station and multi-modal transport interchange, that will become the heart of the town extension. The design must:

a. Include a landmark railway station, ~~based on high quality placemaking principles outlined in the indicative Spatial Framework, Rail Integration Study and Station Enhancement Study,~~ forming a key component of the Station Quarter, Cambourne North and the overall town and serving the needs of the wider area;

b. Developers will be required to pay a financial contribution to the delivery of an enhanced EWR Station, ***based on high-quality placemaking principles outlined in the indicative Spatial Framework, Rail Integration Study and Station Enhancement Study,*** *to support the new station interchange that will be a focal point for Cambourne North, providing a range of facilities and acting as a new gateway to the town and strategic Cambourne expansion. This will include a direct link under the proposed station for both active travel and public transport and will be secured through a future Community Infrastructure Levy (CIL) tariff;*

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/CB: Cambourne (Section 3.3)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/CB: Cambourne (Section 3.3)

Draft Policy S/CB provides the planning framework for managing new applications for development within the existing Cambourne town, in the context of the new strategic allocation for expansion of the settlement to the north and the proposed EWR station at Cambourne.

EWR will provide significant benefits to the existing community and businesses at Cambourne and support further development within the town, with the EWR station to the north forming a new sustainable transport hub which will place Cambourne at the heart of the Oxford-Cambridge Growth Corridor. To ensure that these benefits are maximised, EWR Co agrees that seamlessly integrating Cambourne with the new railway station to the north of the A428 and the EWR route will be critical (criterion 61). To this end, it supports criteria 60-63 of draft Policy S/CB, which sets out that Cambourne and Cambourne North (draft S/CBN) will be planned as one town and the requirements to achieve effective integration and address potential barriers to movement including the A428 and the new railway.

In order to integrate the new station with Cambourne, EWR Co is proposing a new footbridge over the A428 to the north of Cambourne Sports Centre. The land required to deliver this new crossing within the S/CB allocation site is shown on **Figure 6 of EWR Co's response letter**. This land is included in the EWR safeguarded area. EWR Co supports the requirement in

criterion 62 that other new or enhanced connections must not conflict with, or prejudice the delivery of EWR proposals, and notes that Policy I/SI would also apply where development is proposed on land required by EWR.

Please provide a 100 word summary of your representation.

EWR Co supports draft Policy S/CB and the proposed integrated planning approach for Cambourne and Cambourne North. The proposed EWR station will provide a sustainable transport hub, support existing communities and businesses and strengthening Cambourne's role within the Oxford-Cambridge Growth Corridor. EWR Co supports criteria 60–63, including the requirement to plan both areas as one integrated town and address movement barriers. It also supports the requirement in criterion 62 that new or enhanced connections must not conflict with, or prejudice the delivery of EWR proposals, with Policy I/SI also applying where relevant.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

EWR Co supports the requirement in criterion 62 that other new or enhanced connections must not conflict with, or prejudice the delivery of EWR proposals, and notes that Policy I/SI would also apply where development is proposed on land required by EWR.

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/BA: Bourn Airfield New Village (Section 3.3) & paragraph 3.3.97
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy S/BA: Bourn Airfield New Village (Section 3.3)

Policy S/BA carries forward the allocation of the Bourn Airfield site included in the South Cambridgeshire Local Plan 2018, for a new village of up to 3,500 homes, together with associated community facilities and infrastructure improvements.

As previously highlighted, EWR Co is proposing to route the new railway through a mined tunnel under the A428 and the Bourn Airfield site. Land within the site which is within the safeguarded area, including the land required for the mined tunnel, is shown in **Figure 7 of EWR Co's response letter.**

Much of the length of the new tunnel is within land identified for open space in the approved parameter plans under planning permission ref. S/3440/18/OL and the Spatial Framework for the site (Figure 72 of the draft Plan). However, part of the tunnel may be located under land identified for mixed use/residential led development in the land use parameter plan and Spatial Framework. It is important that proposals for any built development above or near to the tunnel are suitable for such a location and would not conflict with or prejudice the delivery of EWR, or its operation, including through prejudicing the long-term integrity of the mined tunnel. There may also be a requirement for EWR to utilise land within the site in order to construct the proposed tunnel, mitigate impacts on A428, and/or undertake utilities diversions.

EWR Co notes that Policy I/SI would apply where development is proposed on land required by EWR. EWR Co supports the text in paragraph 3.3.97 highlighting that it will be important that construction is coordinated between EWR and the Bourn Airfield development to minimise disruption and avoid either project conflicting with or prejudicing the delivery of the other. Nonetheless, EWR Co considers that paragraph 3.3.97 should make clear that any built development above or near to the proposed EWR tunnel is suitable for such a location, in order to ensure the Plan is consistent with national policy and thus meets the tests of soundness. It therefore requests that paragraph 3.3.97 is amended as follows (additions bolded and underlined):

> *…The East West Railway (EWR) project proposes to go under this new settlement* ***via a mined tunnel****. It will be important that* ***any built development above or near to the tunnel is suitable for such a location, and that*** *phases of construction between the two proposals, as well as the high quality transport scheme linking the new village with Cambourne and Cambridge, are coordinated to minimise disruption as much as possible and do not conflict or prejudice the delivery of either project.*

Please provide a 100 word summary of your representation.

EWR Co supports the continued allocation of Bourn Airfield for up to 3,500 homes and associated facilities. The proposed EWR route would pass through the site via a mined tunnel. EWR Co highlights the need for any development above or near the tunnel to be suitable for such a location and requests that paragraph 3.3.97 is amended to reflect this. Land within the site may also be required for construction, A428 mitigation and utilities diversions, with Policy I/SI applying where relevant.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

EWR Co considers that paragraph 3.3.97 should make clear that any built development above or near to the proposed EWR tunnel is suitable for such a location, in order to ensure the Plan is consistent with national policy and thus meets the tests of soundness. It therefore requests that paragraph 3.3.97 is amended as follows (additions bolded and underlined):

> *…The East West Railway (EWR) project proposes to go under this new settlement* ***via a mined tunnel****. It will be important that* ***any built development above or near to the tunnel is suitable for such a location, and that*** *phases of construction between the two proposals, as well as the high quality transport scheme linking the new village with Cambourne and Cambridge, are coordinated to minimise disruption as much as possible and do not conflict or prejudice the delivery of either project.*

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/RRA/SNR: Land to the North of St Neots Road, Dry Drayton (Section 3.5)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton (Section 3.5)

Draft Policy S/RRA/SNR allocates a site north of St Neots Road for approximately 5,000m2 of employment development. The land within the site which EWR Co has identified as being required to deliver its proposals is included within the EWR safeguarded area and shown on **Figure 8 of EWR Co's response letter.**

EWR Co supports the requirements of draft Policy S/RRA/SNR, including that development must demonstrate how it implements measures necessary to provide good public transport and active travel access to the site from surrounding existing and planned developments (criterion 1 (b)) and that landscape proposals must take into account landscape enhancements associated with EWR (criterion 1 (a)).

Criterion 1 (c) requires that 'development must not prejudice the preferred East-West Rail route alignment or its delivery'. EWR Co also notes that Policy I/SI would apply where development is proposed on land required by EWR.

Please provide a 100 word summary of your representation.

EWR Co supports the requirements of draft Policy S/RRA/SNR. Land required for EWR is within the EWR safeguarded area and Policy I/SI will apply where development is proposed on land required for EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/RRA/H: Land at Highfields (Phase 2) (Section 3.5)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/RRA/H: Land at Highfields (Phase 2) (Section 3.5)

Draft Policy S/RRA/H proposes to allocate land at Highfields for 65 dwellings. The site is in close proximity to the proposed EWR route. EWR Co is currently developing its proposals for environmental mitigation and temporary Public Rights of Way (PRoW) in this area, which have the potential to interface with the eastern boundary of this allocation site. Since its comments on the Regulation 18 consultation, EWR Co has refined its proposals in this area and no longer requires land within this allocation site to deliver EWR.

Please provide a 100 word summary of your representation.

Since its comments on the Regulation 18 consultation, EWR Co has refined its proposals in this area and no longer requires land within this allocation site to deliver EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) (Section 3.2)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) (Section 3.2)

The draft Local Plan allocates Cambridge Biomedical Campus (including Addenbrooke's Hospital) ('the Campus') for continued development and expansion through the release of Green Belt, under draft Policy S/CBC. EWR Co continues to support the principle of the development and expansion of the Campus, as this aligns with EWR Co's objective to facilitate economic growth within the Oxford–Cambridge Growth Corridor.

As EWR services will stop at Cambridge South station, the project will support fast and easy travel to the Campus, reducing travel times from Cambourne and Bedford significantly, expanding the number of people within commuting distance of the Campus, and therefore will help it to attract and retain the best talent. EWR will thus contribute to the Councils' vision for the Campus as a place which continues to 'evolve as a globally significant centre of healthcare, research and innovation, where clinical, academic and commercial activities collaborate seamlessly to improve lives' (criterion 2). Given that EWR will support the continued development and expansion of the Campus, EWR Co would welcome recognition of this in the supporting text to draft Policy S/CBC.

EWR Co has identified that small areas of land within the Campus, along the existing West Anglia Main Line, are required to deliver its proposals in the area. This land is included in the safeguarded area and is shown in **Figure 9 of EWR Co's response letter**. EWR Co's proposals in the area include the installation of two new tracks on the west side of the existing West Anglia Main Line between Shepreth Junction and south of Cambridge station; integration of the new tracks with Cambridge South station; and works to widen the bridge at Long Road to allow four tracks to pass under it. EWR Co notes that Policy I/SI would apply where development is proposed on land required by EWR.

Please provide a 100 word summary of your representation.

EWR Co supports the principle of the development and expansion of the Campus. Given that EWR will support the continued development and expansion of the Campus, EWR Co would welcome recognition of this in the supporting text to draft Policy S/CBC. EWR Co has identified that small areas of land within the Campus are required to deliver its proposals in the area and these areas are included within the EWR safeguarded area. EWR Co notes that Policy I/SI would apply where development is proposed on land required by EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) (Section 3.1)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) (Section 3.1)

Draft Policy S/C/LCR proposes to allocate the Clifton Road and Cambridge Junction and Leisure areas or approximately 300 homes, a hotel, concert and performance spaces, and employment and leisure uses. The draft policy requires a site-wide masterplan to be prepared by the landowners/promoters in conjunction with the Council and in consultation with the local community and other stakeholders including EWR Co (criterion 3). The masterplan must furthermore demonstrate that it 'makes provision for and positively responds to the proposed future eastern entrance to Cambridge railway station, providing seamless connections between active travel infrastructure and public transport serves both within and beyond the site' (criterion 4(d)). Criterion 26(a) requires the safeguarding and delivery of the new eastern entrance, including space for essential infrastructure and security features required to deliver the new station entrance, which should include evidence of the possibility and feasibility of providing an unpaid pedestrian link over the railway as part of the station design.

As previously highlighted, EWR Co is proposing a new eastern entrance to Cambridge station. The proposals currently included in EWR Co's plans comprise the minimum development and land-take needed to deliver a functional station building with the necessary key facilities to meet forecast passenger demand. This is the 'baseline' option, which includes a new station building with key facilities such as: paid and unpaid concourse; ticketing area; drivers' facilities; a small area of retail; an active travel hub; and car parking. Outside of the station building footprint, the baseline option includes a railway crossing for station users only; cycle parking; and a minimal

station frontage to support pick-up-and-drop-off (PUDO) and station access. The baseline station will be included in EWR Co's application for development consent.

Land identified as being required for EWR Co's baseline option is shown in **Figure 10 of EWR Co's response letter** and included in the safeguarded area. EWR Co supports criterion 17 of Policy S/C/LCR which requires that development proposals must not prejudice the delivery of the preferred EWR alignment and associated rail infrastructure, including any eastern entrance to Cambridge railway station. EWR Co also notes that Policy I/SI and the Safeguarding Directions will be relevant to future applications for the development of land included within the safeguarded area.

Whilst EWR Co's baseline option will comprise a high quality station and facilities providing excellent connectivity, in order to maximise the benefits of EWR, it has undertaken work to explore other options for the station, including considering over-station and adjacent site development and urban integration opportunities. Further to its Regulation 18 response, EWR Co's view is that there is a once-in-a-generation opportunity for a landmark new station building, including the key functional features of the baseline option, together with over-station development including residential, hotel and employment uses; a new station square and approach with active travel playing a central role; and an 'unpaid' pedestrian footbridge allowing members of the public, including those living and working in the area, to cross the railway line without a ticket. This potential enhanced eastern entrance would form the core of a transformed Clifton Road, Cambridge Junction and Leisure area, unlocking significant additional mixed-use development, maximising the benefits of EWR, and both contribute to and justify the substantial investment which would be needed to provide a new station entrance.

Although the baseline station will form part of EWR Co's application for development consent and bring significant benefits, EWR Co is exploring how it could bring forward the enhanced station entrance described above to fully capitalise on the opportunity presented. Delivery of the enhanced station entrance option, including the unpaid pedestrian link, is dependent on third-party funding to be secured via over station development and viable adjacent development. Without this additional funding, EWR Co would only be able to provide the baseline eastern entrance option, and the masterplan for the site required under criterion 4 would need to reflect this. In light of this, EWR Co welcomes the flexibility included indraft Policy S/C/LCR, noting that the Spatial Framework Diagram (Figure 13 of the Plan) is indicative.

EWR Co's view is that development of an enhanced station entrance, including the unpaid link, over station development and redevelopment of the wider site, as described above, will make the most of the once-in-a-generation opportunity which EWR presents for the area. EWR Co welcomes the changes to Policy S/C/LCR relating to Clifton Road and the new station entrance, which have been informed by close collaboration with the Councils and landowners since the Regulation 18 consultation, and provide the flexibility needed at this stage. EWR Co looks forward to continuing to work collaboratively with the Councils, landowners and the Greater Cambridge Development Corporation to build upon the strong policy basis set out in the Local Plan and maximise the opportunities presented by EWR in line with the Written Ministerial Statement for EWR and the revised NPPF.

Please provide a 100 word summary of your representation.

EWR Co supports Policy S/C/LCR and its requirement for a masterplan integrating the proposed eastern Cambridge station entrance with active travel and public transport. The baseline station, included in EWR Co's DCO application, will provide essential facilities and connectivity, with required land safeguarded. EWR Co supports exploring an enhanced entrance incorporating over-station development, a station square, active travel facilities and an unpaid pedestrian link across the railway. Delivery of these enhancements depends on third-party funding. The policy's flexibility is welcomed, allowing the masterplan to reflect the funding and delivery position.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/C/SRW: Station Road West, Cambridge (Section 3.1)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/C/SRW: Station Road West, Cambridge (Section 3.1)

The Station Road West site is allocated for approximately 11,300 square metres of office and research and development floorspace, and reprovision of station car parking.

Land within the allocation site identified as being required for the delivery of EWR is shown on **Figure 11 of EWR Co's response letter**, and includes land needed for new railway infrastructure, utilities diversions, and construction access routes. This land is included in the EWR safeguarded area.

It is acknowledged that part of the allocation site has full planning permission for office and research and development floorspace, an apart-hotel and multistorey station parking. EWR Co is collaborating with the applicant to manage the interactions between the development and EWR. Policy I/SI and the EWR safeguarding directions will be important to ensuring that any forthcoming proposals for development of the site do not prejudice the delivery of EWR.

Please provide a 100 word summary of your representation.

Land within the allocation site has been identified as being required for the delivery of EWR, and includes land needed for new railway infrastructure, utilities diversions, and construction access routes. EWR Co is collaborating with the applicant to manage the interactions between the development and EWR. Policy I/SI and the EWR safeguarding directions will be important to ensuring that any forthcoming proposals for development of the site do not prejudice the delivery of EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/BC: Beehive Centre (Section 3.1)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/AMC/BC: Beehive Centre (Section 3.1)

Policy S/AMC/BC allocates the Beehive Centre site as an AMC, setting out the requirements for any reconfiguration of the retail park.

EWR Co has identified that a small area of land within the Beehive Centre site is required for access to the railway to facilitate construction and operation of EWR. This land is shown on **Figure 12 of EWR Co's response letter** and is included in the safeguarded area.

EWR Co acknowledges that redevelopment of the site, for a new local centre, employment floorspace, open space and supporting infrastructure, has outline permission granted by the Secretary of State for Housing, Communities and Local Government on 9th December 2025. EWR Co is working with the applicant to manage the interaction between the development and EWR. Policy I/SI will be important to ensuring that the detailed design of the development does not prejudice the delivery of EWR.

Please provide a 100 word summary of your representation.

EWR Co has identified that a small area of land within the Beehive Centre site is required for access to the railway to facilitate construction and operation of EWR, and this is included in the EWR safeguarded area. EWR Co is working with the applicant to manage the interaction between the development and EWR. Policy I/SI will be important to ensuring that the detailed design of the development does not prejudice the delivery of EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/SCL: South of Coldham's Lane (Section 3.1)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy S/AMC/SCL: South of Coldham's Lane (Section 3.1)

Draft Policy S/AMC/SCL allocates land south of Coldham's Lane as an AMC, divided into four separate parcels, for employment uses with complementary ancillary uses and car and cycle parking in the northeast; outdoor recreational uses and ecological enhancements and a safeguarded pedestrian and cycle link in the south-west; residential-led mixed use and green infrastructure in the north, and the new Cambridge East station in the north-west.

EWR Co welcomes the support for, and safeguarding of, the new Cambridge East station and associated infrastructure set out in draft Policy S/AMC/SCL (criterion 2 (e)), together with the changes made to the Policy to promote higher density residential-led mixed use development on Area 3 of the site (criterion 2(d)) and locate ecological enhancement and recreation on Area 2 (criterion 2(b)). The changes to the draft Policy support the delivery of Cambridge East station on the site and high density mixed-use development in a highly sustainable location, in line with the strategic priorities of the draft Plan, the Written Ministerial Statement for EWR and revised NPPF.

Land identified as currently being required for EWR, including the new Cambridge East station, is included within the EWR safeguarded area and shown in **Figure 13 of EWR Co's response letter**. As highlighted in EWR Co's Regulation 18 response, EWR Co is investigating potential land contamination issues relating to the land it has currently identified for Cambridge East station, which is included within the Policy S/AMC/SCL site. As such, EWR Co is exploring whether the station would need to be located on the Cambridge East site allocated under Policy

S/CE. The new station, development of the South of Coldham's Lane AMC and Cambridge East are closely related and will need to be planned comprehensively to capitalise on the transformational growth opportunity presented by the new station. To account for the uncertainty regarding the new station location, the importance of comprehensive planning and its comments on draft Policy I/SI regarding the airport safeguarding areas, EWR Co requests the following changes to draft Policy S/AMC/SCL in the interests of meeting the tests of soundness of being positivity prepared and consistent with national policy including the Written Ministerial Statement for EWR (additions bolded and underlined):

> *…*
> ***Comprehensive masterplanning and infrastructure delivery***
>
> *3. Development proposals must be supported by a comprehensive masterplan for the allocation to be approved by the Local Planning Authority. The masterplan must demonstrate:*
> *…*
> *h. Phasing and delivery arrangements, including how development would support and integrate with Cambridge East railway station* ***and the new city district planned at Cambridge East (Policy S/CE).***
>
> *4. Development proposals must:*
> *…*
> *d. Respond appropriately to site constraints, including the contamination, former landfill conditions, surface water drainage, groundwater, chalk stream environments, existing lakes, and operational and safeguarding requirements associated with Cambridge Airport and related height and use restrictions within the Air Safety Zone and Air Safeguarding Zones* ***until the permanent cessation of flight operations at Cambridge Airport; and***
>
> ***e. Demonstrate how they will contribute towards the coordinated planning and delivery of the wider Cambridge East area, including integration with the Cambridge East allocation (Policy S/CE) and Cambridge East railway station, ensuring a comprehensive approach to movement, public realm, land use, infrastructure and placemaking and avoiding the creation of physical or functional barriers between adjacent development parcels and policy areas.***

Please provide a 100 word summary of your representation.

EWR Co supports the allocation and safeguarding of Cambridge East station and associated infrastructure, alongside higher-density residential-led mixed-use development and ecological enhancements. Due to potential land contamination, EWR Co is assessing whether the station may instead need to be located within the Cambridge East allocation (Policy S/CE). EWR Co requests changes to draft Policy S/AMC/SCL to account for the uncertainty regarding the new station location, the importance of comprehensive planning and its comments on draft Policy I/SI regarding the airport safeguarding areas.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

To account for the uncertainty regarding the new station location, the importance of comprehensive planning and its comments on draft Policy I/SI regarding the airport safeguarding areas, EWR Co requests the following changes to draft Policy S/AMC/SCL in the interests of meeting the tests of soundness of being positivity prepared and consistent with national policy including the Written Ministerial Statement for EWR (additions bolded and underlined):

…
Comprehensive masterplanning and infrastructure delivery

3. Development proposals must be supported by a comprehensive masterplan for the allocation to be approved by the Local Planning Authority. The masterplan must demonstrate:
…
h. Phasing and delivery arrangements, including how development would support and integrate with Cambridge East railway station ***and the new city district planned at Cambridge East (Policy S/CE).***

4. Development proposals must:
…
d. Respond appropriately to site constraints, including the contamination, former landfill conditions, surface water drainage, groundwater, chalk stream environments, existing lakes, and operational and safeguarding requirements associated with Cambridge Airport and related height and use restrictions within the Air Safety Zone and Air Safeguarding Zones ***until the permanent cessation of flight operations at Cambridge Airport; and***

e. Demonstrate how they will contribute towards the coordinated planning and delivery of the wider Cambridge East area, including integration with the Cambridge East allocation (Policy S/CE) and Cambridge East railway station, ensuring a comprehensive approach to movement, public realm, land use, infrastructure and placemaking and avoiding the creation of physical or functional barriers between adjacent development parcels and policy areas.

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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 J/PB: Protecting existing business space (site J/PB 5(e)) (Section 8)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy J/PB: Protecting existing business space (site J/PB 5(e)) (Section 8)

Draft Policy J/PB seeks to protect existing Strategic Industrial Estates, which are identified on the policies map. The draft policy in its current form may be prohibitive to a comprehensive masterplan for the area around the proposed Cambridge East railway station, including the Area of Major Change (draft Policy S/AMC/SCL) which it overlaps, due to the protection of site e. Coldham's Lane Business Park, for its current Industrial Estate use. This use may not be most appropriate for the future condition of the site when Transport Orientated Development, linked to the opportunities created by EWR proposals, should be prioritised. To ensure consistency with national policy, including the Written Ministerial Statement for EWR, EWR Co considers that a fallback position should allow the site's safeguarded status to be reconsidered in this event, and recommends the following amendment (additions bolded and underlined):

> *1. Proposals for industrial and storage uses will be acceptable in principle on the Strategic Industrial Estates listed below. Development, including changes of use, which results in the loss of industrial and storage floorspace on Strategic Industrial Estates will be permitted only where there is compelling evidence that circumstances have changed to the extent that there is no reasonable prospect of floorspace, or land being used for these purposes, or where the strategic context of the site has materially changed, by reference to:*
>
> *…*
>
> ***e. Whether changes in accessibility arising from existing or proposed strategic transport infrastructure have materially altered the strategic context of the site such that***

alternative forms of development would represent a more sustainable and efficient use of land.

Please provide a 100 word summary of your representation.

EWR Co considers that Policy J/PB could constrain comprehensive masterplanning around the proposed Cambridge East station, particularly the Area of Major Change (S/AMC/SCL), by protecting Coldham's Lane Business Park for its existing industrial use. EWR Co recommends allowing the site's safeguarded status to be reconsidered where proposed strategic transport infrastructure has materially changed accessibility and the strategic context, enabling alternative development that represents a more sustainable and efficient use of land.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

To ensure consistency with national policy, including the Written Ministerial Statement for EWR, EWR Co considers that a fallback position should allow the site's safeguarded status to be reconsidered in this event, and recommends the following amendment (additions bolded and underlined):

1. Proposals for industrial and storage uses will be acceptable in principle on the Strategic Industrial Estates listed below. Development, including changes of use, which results in the loss of industrial and storage floorspace on Strategic Industrial Estates will be permitted only where there is compelling evidence that circumstances have changed to the extent that there is no reasonable prospect of floorspace, or land being used for these purposes, or where the strategic context of the site has materially changed, by reference to:

…

e. Whether changes in accessibility arising from existing or proposed strategic transport infrastructure have materially altered the strategic context of the site such that alternative forms of development would represent a more sustainable and efficient use of land.

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/CE: Cambridge East (Section 3.2) & paragraphs 3.2.13 & 3.2.17
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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.

Policy S/CE: Cambridge East (Section 3.2)

Draft Policy S/CE proposes to allocate Cambridge East for a new city district comprising a mixed-use development of 8,000 dwellings delivered from 2032, a wide range of supporting services and facilities, and significant employment floorspace. **Figure 14 of EWR Co's response letter** shows the allocation site in relation to the EWR safeguarded area. EWR Co strongly supports the principle of a new strategic development on this site, which aligns with its proposals for a potential new EWR station at Cambridge East.

EWR Co supports the amendments to draft Policy S/CE, including under criterion 20 which reflects the need to realise the strategic opportunities presented by Cambridge East station by:

- not prejudicing the accessibility of the station or its delivery or operation or that of associated rail infrastructure (criterion 20(a));
- establishing a movement network, land use pattern and development density capable of supporting and benefiting from the new station (criterion 20(b)); aligning the district centre and surrounding high-density mixed-use development to achieve high levels of accessibility to a potential station location (criterion 20(c));
- prioritising direct, safe and legible walking, wheeling, cycling and public transport connections between neighbourhoods, the district centre and mobility hubs, including the new station (criterion 20(d)); and

• enabling early phases of development to function effectively in advance of station delivery whilst remaining capable of integration with future rail services (criterion 20(e)).

EWR Co furthermore welcomes the clarification in the supporting text, that the boundaries of the Green Belt in the site are expected to be the output of a masterplanning exercise, and that following the Completion of this exercise, the precise boundary will be confirmed via a review of the Local Plan (paragraph 3.2.13). As part of this masterplanning process, EWR Co would support consideration regarding whether land within the site could be released from Green Belt, in order to maximise the benefits of the proposed EWR station and support the draft Plan's vision and strategic priorities, whilst also aligning with national Green Belt policy.

Whilst the changes made to the draft Policy are welcomed, EWR Co considers that in the interests of ensuring consistency with national policy including the Written Ministerial Statement for EWR, to capitalise on the step-change in sustainable connectivity presented by the new EWR Cambridge East station and improve connectivity to jobs and services, the Policy should allow for additional development beyond the proposed approximate 8,000 homes, where masterplanning demonstrates that additional growth would optimise the benefits of the station and remain sustainable. To ensure that the policy remains flexible and responsive to the opportunities provided by the future railway station, with potential for an uplift in final quantum of housing or employment floorspace in support of national policy, EWR Co requests the following changes to draft Policy S/CE (additions bolded and underlined):

Lifespan

24. In addition to the requirements of the validation checklist, the following will be required at the submission of an outline or major planning application:

a. An overall masterplan, setting out the final capacity and mix of uses on site and demonstrating how the proposed development meets the requirements set out in this policy;. ***The final capacity and mix of uses may exceed the indicative development quantum identified in this policy where it can be demonstrated through the masterplanning process that additional development would optimise the benefits of Cambridge East railway station, support transit-oriented development principles, make efficient use of land and satisfy all other policy requirements*;**

As highlighted in its comments on draft Policy S/AMC/SCL set out above, EWR Co is investigating potential land contamination issues relating to the site it has currently identified for Cambridge East station, which is included within the Policy S/AMC/SCL site and within the safeguarded area shown on **Figures 13 and 14 of EWR's response letter**. EWR Co therefore is exploring whether the station should be located on the Cambridge East site instead, and this is not currently reflected in the safeguarded area shown on **Figure 14**. Furthermore, the new station, development of the South of Coldham's Lane AMC and Cambridge East are closely related and will need to be planned comprehensively to capitalise on the transformational growth opportunity presented by the new station and ensure seamless connectivity. To account for the uncertainty regarding the new station location and importance of comprehensive planning, EWR Co requests the following changes to draft Policy S/CE in the interests of meeting the tests of soundness of being

positivity prepared and consistent with national policy, including the Written Ministerial Statement for EWR (additions bolded and underlined):

> **Cambridge East station <u>and South of Coldham's Lane</u>**
>
> 20. Masterplanning and development delivery must realise the strategic opportunity presented by Cambridge East railway station by ensuring that it:
> ...
> *d. Prioritises direct, safe and legible walking, wheeling, cycling and public transport connections between neighbourhoods, the district centre, and mobility hubs including the railway station; ~~and~~*
> *e. Enables early phases of development to function effectively in advance of station delivery whilst remaining capable of integration with future rail services;*
> f. ***<u>Makes provision of land available for the new railway station, if land contamination assessments demonstrates that the preferred site for the station on land south of Coldham's Lane is not suitable for the station development; and</u>***
> ***<u>g. Is comprehensively planned and integrated with the new railway station and the South of Coldham's Lane Area of Major Change (Policy S/AMC/SCL).</u>***

EWR Co considers that with the above proposed changes and those requested to draft Policy S/AMC/SCL, the Plan will have sufficient flexibility to respond to the significant opportunity presented by the station, and avoid inadvertently constraining its delivery or that of station-related growth, thus helping to maximise the sustainable development benefits of EWR and realise the full potential of the Oxford to Cambridge Growth Corridor in line with national policy set out in the Written Ministerial Statement for EWR.

Paragraph 3.2.17 of the supporting text states that 'The delivery of any new station and associated rail infrastructure will be subject to a separate statutory consent process outside the control of the Local Planning Authority. Accordingly, the allocation does not depend upon delivery of the station in order for development to proceed or function effectively.' EWR Co's view is that, whilst early phases of development could proceed in advance of station delivery, the new Cambridge East station will provide significant benefits to the development in terms of sustainable connectivity and access to jobs and services, and that delivery of a sustainable high density district quarter in the south of the development will require the step change in connectivity provided by the new EWR station. EWR Co would therefore welcome further recognition of the benefits of the new station to the proposed development in the supporting text. The Government has reiterated its commitment to EWR and EWR Co's growth mission of realising the full potential of the Oxford to Cambridge growth corridor by supporting jobs, housing and economic growth. Nonetheless, it is important to note that EWR Co would need to secure funding from a third-party to be able to build the station at Cambridge East.

Building on the partnership working to-date, EWR Co wishes to collaborate closely with the Councils, the Greater Cambridge Development Corporation, landowners and developers regarding proposals for the new station and the wider Cambridge East and South of Coldham's Lane developments, to discuss how the station can be integrated with development to maximise local growth and opportunities for communities to the east of Cambridge.

Please provide a 100 word summary of your representation.

EWR Co supports the amendments made to draft Policy S/CE. EWR Co considers that the policy should allow development beyond the indicative 8,000 homes where masterplanning demonstrates sustainable growth that maximises station benefits and efficient land use. To account for the uncertainty regarding the new station location and importance of comprehensive planning, EWR Co also requests additional changes to draft Policy S/CE. EWR Co would welcome further recognition of the benefits of the new station to the proposed development in the supporting text, but notes that delivery is subject to third-party funding.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

To ensure that the policy remains flexible and responsive to the opportunities provided by the future railway station, with potential for an uplift in final quantum of housing or employment floorspace in support of national policy, EWR Co requests the following changes to draft Policy S/CE (additions bolded and underlined):

> **Lifespan**
>
> 24. In addition to the requirements of the validation checklist, the following will be required at the submission of an outline or major planning application:
>
> *a. An overall masterplan, setting out the final capacity and mix of uses on site and demonstrating how the proposed development meets the requirements set out in this policy;*. ***The final capacity and mix of uses may exceed the indicative development quantum identified in this policy where it can be demonstrated through the masterplanning process that additional development would optimise the benefits of Cambridge East railway station, support transit-oriented development principles, make efficient use of land and satisfy all other policy requirements*;**

To account for the uncertainty regarding the new station location and importance of comprehensive planning, EWR Co requests the following changes to draft Policy S/CE in the interests of meeting the tests of soundness of being positivity prepared and consistent with national policy, including the Written Ministerial Statement for EWR (additions bolded and underlined):

Cambridge East station and South of Coldham's Lane

20. Masterplanning and development delivery must realise the strategic opportunity presented by Cambridge East railway station by ensuring that it:

...

d. Prioritises direct, safe and legible walking, wheeling, cycling and public transport connections between neighbourhoods, the district centre, and mobility hubs including the railway station; ~~and~~

e. Enables early phases of development to function effectively in advance of station delivery whilst remaining capable of integration with future rail services;

f. ***Makes provision of land available for the new railway station, if land contamination assessments demonstrates that the preferred site for the station on land south of Coldham's Lane is not suitable for the station development; and***

g. Is comprehensively planned and integrated with the new railway station and the South of Coldham's Lane Area of Major Change (Policy S/AMC/SCL).

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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	Figure 4 Development Strategy Key Diagram (Section 2)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Development strategy – Key Diagram (Figure 4 of the Plan) (Section 2)

EWR Co suggests that the proposed key diagram is revised to include the proposed Cambridge East station in both the main diagram and the inset to make clear that this new railway station is proposed and would support the overarching development strategy for Greater Cambridge.

Please provide a 100 word summary of your representation.

EWR Co suggests that the proposed key diagram is revised to include the proposed Cambridge East station in both the main diagram and the inset to make clear that this new railway station is proposed and would support the overarching development strategy for Greater Cambridge.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

EWR Co suggests that the proposed key diagram is revised to include the proposed Cambridge East station in both the main diagram and the inset to make clear that this new railway station is proposed and would support the overarching development strategy for Greater Cambridge.

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/GT: Optimisation of Gypsy and Traveller Sites (Section 3.5)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/AMC/GT: Optimisation of Gypsy and Traveller Sites (Section 3.5)

The draft Plan highlights the need to provide additional Gypsy and Traveller pitches within Greater Cambridge. Policy S/AMC/GT sets out requirements for the optimise the use of land for Gypsy and Traveller pitches at Chesterton Fen Road (Milton).

EWR Co has identified that a small area of land within the Chesterton Fen Road site is required for railway infrastructure works for EWR. This land is shown on **Figure 15 of EWR Co's response letter** and is included in the safeguarded area. Policy I/SI and the EWR safeguarding directions will be important to ensuring that any forthcoming proposals for development on the site do not prejudice the delivery of EWR.

Please provide a 100 word summary of your representation.

EWR Co has identified that a small area of land within the Chesterton Fen Road site is required for railway infrastructure works for EWR. This land is included the safeguarded area. Policy I/SI and the EWR safeguarding directions will be important to ensuring that any forthcoming proposals for development on the site do not prejudice the delivery of EWR.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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

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/NEC: North East Cambridge (Section 3.1)
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

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

Test	**Yes / No**
Legally compliant	Yes
Sound	Yes

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.

Policy S/AMC/NEC: North East Cambridge (Section 3.1)

North East Cambridge is identified as an Area of Major Change proposed for a mixed-use innovation district. As highlighted above and in its previous Regulation 18 response, EWR Co has identified the requirement for land within the North East Cambridge site for new railway infrastructure and a Maintenance Delivery Unit (MDU). The MDU is required for Network Rail maintenance teams to enable efficient responses to maintenance incidents on the railway and will support the delivery of EWR. Land required for the new railway infrastructure and the MDU for NR within the North East Cambridge site is shown on **Figure 16 of EWR Co's response letter** and is included in the EWR safeguarded area. EWR Co wishes to collaborate closely with the Councils, landowners and developers regarding masterplanning of the North East Cambridge site, taking into account the EWR requirements in this location. EWR Co furthermore notes that Policy I/SI and the Safeguarding Directions will also be relevant to future applications for the development of the site.

Please provide a 100 word summary of your representation.

EWR Co has identified the requirement for land within the site for new railway infrastructure and a Maintenance Delivery Unit (MDU). The MDU is required for Network Rail maintenance teams to enable efficient responses to maintenance incidents on the railway and will support the delivery of EWR. EWR Co wishes to collaborate closely with the Councils, landowners and developers regarding masterplanning of the North East Cambridge site, taking into account the EWR requirements in this location. EWR Co notes that Policy I/SI and the Safeguarding Directions will also be relevant to future applications for the development of the site.

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.

Please see EWR Co's Regulation 19 consultation response letter, dated 25th September 2026 and submitted by Adams Hendry, which sets out EWR Co's representation including background and figures.

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.

N/A

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.

EWR Co wishes to reserve the right to participate in the examination hearing sessions relating to the growth strategy and the specific policies it has provided representations on, as these are relevant to the EWR project.

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