The Cambridge South East Transport Order

Transport And Works Act 1992

Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006

Applicant's Statement of Common Ground with The Wellcome Genome Campus

Document Reference	CD-XX-XX
Revision Number	00
Applicant	Cambridgeshire County Council
Date	O4 November 2026

Version History	Date
First Issue	04/11/2026
Rev 1	
Rev 2	

1. Introduction

1.1. Purpose of this document

1.1.1. This Statement of Common Ground (SoCG) has been prepared in respect of the Cambridge South East Transport Scheme (the “Scheme”) as part of the application made by Cambridgeshire County Council (the “Applicant”) to the Secretary of State for Transport, for a Transport and Works Act Order (TWAO) under sections 1, 3 and 6 of the Transport and Works Act 1992 (the “1992 Act").

1.1.2. A detailed description of the Cambridge South East Transport scheme ("The Scheme") can be found in Chapter [2] of the Applicant's Environmental Statement (Doc Ref [CD1-10.02])

1.1.3. This SoCG does not seek to replicate information which is available elsewhere with the application documents. All application documents referred to are available on the Inquiry website.

1.1.4. This SoCG has been produced to confirm to the Inquiry and Secretary of State where agreement has been reached between the parties to it, and where agreement has (not) yet been reached. SoCGs are an established means in the planning process of allowing parties to identify and focus on specific issues that may need to be addressed during the Inquiry.

1.2. Parties to this Statement of Common Ground

1.2.1. This SoCG has been prepared between (1) the Applicant and (2) the Wellcome Genome Campus.

1.2.2. The Applicant is the Local Highway Authority for its administrative area for the strategic road network and has the necessary powers and duties to operate, manage, maintain, and enhance the local transport network.

1.2.3. The Wellcome Genome Campus is a scientific research campus built in the grounds of Hinxton Hall, Hinxton in Cambridgeshire. Campus is located to the south of Cambridge in the Southern Cluster and is one of the world’s leading genetic research centres for genomics and biodata research.

1.3. Terminology

1.3.1. Within the table in Section 3, Issues of this SoCG, the terminology is as follows:

- “Agreed” indicates area(s) of agreement.
- “Under Discussion” indicates area(s) of current disagreement where resolution remains possible, and where parties continue discussing the issue(s) to determine whether they can reach agreement by the end of the Inquiry; and
- “Not Agreed” indicates a final position for area(s) of disagreement where the resolution of the divergent positions will not be possible, and parties agree on this point.

1.3.2. It can be assumed that any matters not specifically referred to in Section 3, Issues of this SoCG are not of material interest or relevant to The Wellcome Genome Campus and therefore have not been subject of any discussions between the parties. As such, those matters can be read as agreed, only to the extent that they are either not of material interest or relevance to The Wellcome Genome Campus.

2. Record of Engagement

A summary of the meetings and correspondence that has taken place between the Applicant and the Wellcome Genome Campus in relation to the application is outlined in **Table 2-1** below.

Table 2-1 - Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
20 June 2024	Meeting	**Key Topics:** - A meeting convened by GCP with senior representatives across the research sites, including WGCL, to present an update on the CSET2 proposals, the approval process and timeframes.
31 October 2025	Email	**Key Topics:** - Notification of the publication of the CSET2 Statement of Case (SoC) on 19 September 2025. - Acknowledgement of receipt of the Wellcome Genome Campus representation and SoC. - Acknowledgement of extended time to prepare for the public inquiry and request to discuss further the issues that the Campus raises. - Acknowledgement of the broad support for the scheme and appreciation of the concerns around future enhancement of the busway and connectivity to the Southern Cluster. - Request for a further meeting to continue discussions. **Key Outcomes:** - Email acknowledged and response summarised below.
17 November 2025	Email	**Key Topics:** - Confirmation that the Campus representatives (David Lock Associates) have been reviewing the CSET2 Statement of Case with their client team and would welcome further discussions. - Recognising the importance of the Campus and the important location for investment, growth and employment south of the City. - Request for clarification on two points relating to bus service provision to the Campus and the ability to utilise the travel hub for private bus shuttle services to the Campus. - Acknowledgment that if firm commitment can be made to the two points above then it

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
		would be possible to take a more positive view of the proposals subject to the Order. Key Outcomes: - Email acknowledged and response summarised below.
05 December 2025	Email	**Key Topics:** - Acknowledgment of the two specific points raised in the previous email with a response provided to both (outlined in the issues table below). - Further request to arrange a meeting to discuss the Campus's concerns and points raised **Key Outcomes:** - Meeting arranged for 13 May 2026 following client instruction to proceed with a meeting.
7 April 2026	Meeting	**Key Topics:** - Informal meeting held between Great Cambridge Partnership and KMC Transport Planners, representing the Campus. - Discussion on the Campus holding their current objections within their representation until further discussions resolve the concerns. - KMC reiterated the desire of the Campus to see more public transport provision whilst accepting CSET as a starting point. **Key Outcomes:** - Further discussion to take place at the next meeting
11 May 2026	Email	Circulation of the draft SoCG prior to meeting on 13 May 2026
13 May 2026	Meeting	**Key Topics:** - Focused on three primary issues: the strategic position/business case with regard to a route that does little for WGC; the degree to which the travel hub will support coach access; and the degree to which the scheme facilitates multi-modal journeys beyond the Travel Hub (bus services and possibly a CSET extension in the future). **Key Outcomes:**

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
		- GCP indicated that evidence will be given that is forward looking with regard to the way CSET can facilitate growth south of the city and prospective growth allocations. WGCL representatives stressed that delivering what is already consented and in prospect at the WGCL demands the same attention. Transport is key to ongoing delivery. - GCP expect that Cambridge Growth Company will give evidence on the bigger picture growth scenarios and how CSET can play a role in that narrative. - GCP stressed that firm commitments around integration of bus services/coach access is impossible at this point given franchising etc, but stated that there are a range of possibilities. WGC representatives stated that what matters is not that all things are possible, but that there is positive and explicit commitment from CCC/CA to find solutions that deliver outcomes for the WGCL specifically, and back up the Local Plan ambition. - In conclusion, it was agreed that a SoCG would be prepared to highlight respective positions.
10 July 2026	Email	Comments received from WGCL regarding the Draft SoCG. To be discussed at a meeting on 25 August 2026
25 August 2026	Meeting	Meeting held between WGCL and GCP to discuss suggested additions and amendments to the draft SoCG to better reflect each party's position on the issues raised.
25 August 2026	Email	Updated Draft SoCG circulated following the above meeting. Further comments requested.
21 September 2026	Email	Comments and further amends to the Draft SoCG received from WGCL
23 September 2026	Email	Final Draft SoCG circulated
9 October 2026	Email	Further comments received from WGC requesting additonal wording against issue 4
9 October 2026	Email	GCP agree to reinstate wording for issue 4 to state that *CCC will, as infrastructure owner continue to engage and advocate for solutions that support the emerging Greater Cambridge Local Plan, the related Greater Cambridge Transport Strategy including the investment and development of the Southern Cluster including the WGC*
16 October 2026	Email	WGC agree with the above reinstatement and will proceed to signing the SoCG

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
27 October 2026	Email	Final SoCG document circulated and request for WGC signature
04November 2026	Email	Final SoCG document circulated with GCP counter signature

2.1.2. It is agreed that this is an accurate record of key meetings and other forms of consultation and engagement undertaken between the Applicant and The Wellcome Genome Campus in relation to issues addressed in this SoCG.

3. Issues

3.1. Issues agreed, not agreed or under discussion

Table 3.1.1 below details the issues which have been agreed, not agreed or are under discussion between the Applicant and the Wellcome Genome Campus.

Table 3-1 – Issues

Issue No.	Issue	Document Reference	Wellcome Genome Campus Ltd's Position	Applicant's Position	Status
1.	Benefit to the wider context	Statement of Case (CD3-15 REP-09SoC)	The scheme offers limited benefit within the wider context of growth and ambition across the Southern Cluster. Extension of the route to the WGC, as a critical anchor location within the Southern Cluster, and early connectivity to the nearby Whittlesford Parkway Station, would yield very significant benefit. WGCL's representation and Statement of Case detail the importance of the WGC as a world-recognised and established community of institutes, organisations and experts in genomics, biodata, health data and data science, increasingly using machine learning, AI and other 'tech' to discover new science. WGC is key science and technology infrastructure for the UK and undertaking nationally important growth. It is vital that all stakeholders engaged in supporting and delivering Cambridge's growth potential recognise the nature and importance of this location. WGCL is seeking to be fully engaged with those bodies responsible for transport planning including CCC to prioritise and accelerate forward planning to support the integration of approved development and future growth potential with transport (including reviving studies that are paused) and shape detailed proposals in the context of the emerging *Transport Strategy*. WGC are accelerating efforts for better public transport connectivity to the WGC and are frustrated by the pausing of the Royston to Granta Park Multi Modal Study (CPCA) and the Whittlesford Parkway Masterplan (GCP). Both studies would have helped identify strategic investment priorities in the area and without them WGC are, again, left unsighted on the future solutions needed. The CSET Scheme provides welcome investment but does little for WGC or other parts of the Southern Cluster. Without confidence in the likelihood of expansion and integration of public transport services to WGC, significant frustrations remain that this important location has been overlooked. The WGC position is consistent with the Draft Greater Cambridge Transport Strategy which proposes a potential Mass Rapid Transit extension to WGC which would connect into to CSET corridor and A11 Travel Hub (noting that the Business Case and commitments will emerge through the Cambridge Growth Company MRT Study). WGC assert that the granting outline planning permission for significant scale development does not provide any assurance of investment or delivery. Addressing local impacts, through Conditions and Section 106 Agreement, takes a prospective development to a place where it can be acceptable in planning terms. It does not on its own create the conditions for viability or afford a location a competitive position. Realising the opportunity to expand WGC needs collective effort to attract investment within an international context – exceptional transport connectivity is of the greatest priority.	The Scheme focuses on improving connectivity to employment sites, Cambridge city centre and the CBC from south-east Cambridge, and improving connectivity for settlements such as Sawston, Stapleford and Great Shelford and beyond into West Suffolk. CCC acknowledge the current proposal tackles a particular challenge on the network, as outlined above, reflecting the priorities at the time the scheme was conceived. In the context of the emerging Greater Cambridge Local Plan, it also offers potential to deliver connectivity to support substantial allocations of homes and jobs within the Southern Cluster. CSET, as proposed, provides the basis for a more strategic solution to address the needs of the Local Plan, aligned to the Greater Cambridge Transport Strategy and Mass Rapid Transit Study, as these develop. The full potential is beyond the scope of the Scheme and would depend on future extension and network integration.	Agreed

Issue No.	Issue	Document Reference	Wellcome Genome Campus Ltd's Position	Applicant's Position	Status
			WGCL restate their position as a representation, rather than an outright objection acknowledging: That while The CSET Scheme reflects priority at a point in time it could deliver a potential foundation piece for better transport connections south of Cambridge. WGCL is looking for some commitment to advance or facilitate those better connections, to move beyond theoretical possibilities. WGCL can play a constructive role in bringing forward effective transport solutions, working with partners across the Southern Cluster including CCC and the Growth Company, Urban Development Corporation and Government. In an effort to see more urgent progress, WGCL is undertaking a design study examining potential for an autonomous vehicle (AV) connection between WGC and Whittlesford Staton. This might in time form part of a more comprehensive, integrated rapid transit solution for the Southern Cluster. WGCL cannot deliver these wider more comprehensive solutions on its own and so is looking for some positive commitment from others.		
2.	Onward extension	Statement of Case (CD3-15 REP-09SoC)	The CSET Scheme objectives would be more fully realised, particularly those related to supporting economic development in the Southern Cluster, if the scheme were extended beyond the proposed Travel Hub to WGC and onward to Whittlesford Parkway Station. This extension would effectively create a Southern Cluster loop linking all of key employment hubs, including Cambridge Biomedical Campus, Babraham Research Park, Granta Park, and WGC, the scheme would achieve greater connectivity and economic impact. WGCL has prepared and submitted a *CSET Extension Transport Options Report* to CCC, setting out possible approaches to a future extension. This Appraisal examines how a future CSET extension might be integrated into the expansion of WGC.	The opportunity to connect the Guided Busway and WGC would have the potential to further provide future growth potential across the South of Cambridge however this will need to be reviewed separately and subsequent to the delivery of the Scheme under the Order. CCC acknowledge receipt of the *CSET Extension Options Appraisal* and will have regard to this in forward planning.	Agreed
3.	Futureproofing CSET for Extension	Statement of Case (CD3-15 REP-09SoC)	WGCL are seeking clear commitment that stakeholders, particularly those responsible for delivering development allocations in the Southern Cluster, will be advised of and engaged in the further stages of design of the Travel Hub, so that opportunity for potential onward extension is maximised.	The Scheme design does not preclude any potential spur connection in the future. At detailed design, the Scheme design would need to review the maintenance and access track and consider potential spur connection locations and if appropriate add specific design requirements to the works scope to minimise any disruptive or abortive works to the Busway & track, should a spur be built in future.	Agreed
4.	Future bus services	Email dated 17.11.2025	WGCL comments: Firm commitment to bus services to WGC would be a significant step forward. Who is committing to fund and deliver these services and on what basis (service level/timeframe). This commitment, if confirmed, would represent a very substantial improvement in public bus service provision to WGC and support the expansion of the WGC.	At present the Cambridge & Peterborough Combined Authority is committed to implementing bus service franchising. Under franchising, the CPCA will specify bus services, including we understand those using CSET Phase 2. As franchising proposals are under development, it is not possible for any commitment to deliver bus services on the Busway to be given at this time. However, as shown in Figure 2-1 of the Transport Assessment, it is envisaged that local bus services from Saffron Walden and WGC will be able to use the CSET2 infrastructure. CCC will, as infrastructure owner continue to engage and advocate for solutions that support the emerging *Greater Cambridge Local Plan*, the related	Agreed

Issue No.	Issue	Document Reference	Wellcome Genome Campus Ltd's Position	Applicant's Position	Status
				Greater Cambridge Transport Strategy including the investment and development of the Southern Cluster including the WGC.	
5.	Provision of private coaches in the Travel Hub	Email dated 17.11.2025	WGCL comments: The Travel Hub is being designed with coach parking. In the absence of public bus services now, the Institutes at WGC fund provision of private coaches to deliver their workforce to the site and deter private car use. Will it be possible for these private coaches to pick up and drop off employees within the Travel Hub, in the same way as public bus services? The WGC Conference function attracts visitors from across the world and, for key events, coaches provide an efficient mode of transport to deliver large numbers of people to and from WGC.	The Travel Hub is intended to create Interchange opportunity including the connectivity envisaged. The details of such arrangements will be a matter for CCC as infrastructure owner and operator and will reflect any prevailing policy with regards to standards for permitted vehicles and access charges etc, but the principle of this point is accepted. This includes facilitating access by coaches serving WGC	Agreed

Signed on behalf of Cambridgeshire County Council:

Name:..... (Peter Blake)

Authorised Signatory

Dated: 04.11.26

Signed on behalf of Wellcome Genome Campus Limited

Name:..... (MATTHEW NICHOLSON).

Authorised Signatory

Dated: 3/11/26