

Postal address:
Planning Services
Environment Department
PO Box 700
Cambridge
CB1 0JH

Customer enquiries:
Customer Service Centre
Mandela House, 4 Regent Street
Cambridge, CB2 1BY
T: (01223) 457200
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Application for Outline Planning Permission with all matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Beehive Centre
Address Line 1	Coldhams Lane
Address Line 2	
Address Line 3	
Town/city	Cambridge
Postcode	CB1 3ET

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
546665	258513

Description

Beehive Centre

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Guy

Surname

Kaddish

Company Name

Bidwells

Address

Address line 1

Bidwell House

Address line 2

Address line 3

Trumpington Road

Town/City

Cambridge

County

Country

Postcode

CB2 9LD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

Outline Application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the Site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

Has the work already been started without planning permission?

- ☐ Yes
☒ No

Site Area

What is the measurement of the site area? (numeric characters only).

7.58

Unit

Hectares

Existing Use

Please describe the current use of the site

The site is formed of an existing retail park with some supporting uses and associated ground-level car parking.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☒ Yes
☐ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Class E

Existing gross internal floorspace (square metres):

20689

Gross internal floorspace to be lost by change of use or demolition (square metres):

20689

Total gross new internal floorspace proposed (including changes of use) (square metres):

91080

Net additional gross internal floorspace following development (square metres):

70391

Use Class:

Other (Please specify)

Other (Please specify):

Class F

Existing gross internal floorspace (square metres):

1948

Gross internal floorspace to be lost by change of use or demolition (square metres):

1948

Total gross new internal floorspace proposed (including changes of use) (square metres):

3744

Net additional gross internal floorspace following development (square metres):

1796

Use Class:

Other (Please specify)

Other (Please specify):

Ancillary (Basements, Plant, Cycle Parking within Buildings)

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

45137

Net additional gross internal floorspace following development (square metres):

45137

Use Class:

Other (Please specify)

Other (Please specify):

Sui Generis - Multi-storey Car Parking and Cycle Parking Barns

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

18165

Net additional gross internal floorspace following development (square metres):

18165

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	22637	22637	158126	135489

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

390

Part-time

465

Total full-time equivalent

670.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5230

Part-time

1480

Total full-time equivalent

6050.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Life Sciences, related R&D and local centre uses.

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

21/50136/PREAPP

Date (must be pre-application submission)

17/02/2022

Details of the pre-application advice received

Please see Planning Statement

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
- ☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

A legal search was undertaken by the Applicant's legal advisors.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

The Guildhall

Address Line 2:

Market Square

Town/City:

Cambridge

Postcode:

CB2 3QJ

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

New Shire Hall, Emery Crescent, Enterprise Campus

Address Line 2:

Alconbury Weald

Town/City:

Huntingdon

Postcode:

PE28 4YE

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Gate House

Address Line 2:

Turnpike Road

Town/City:

High Wycombe

Postcode:

HP12 3NR

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Knaves Beech Business Centre, 14 Davies Way

Address Line 2:

Loudwater

Town/City:

High Wycombe

Postcode:

HP10 9YU

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

THE VAULT, DAKOTA DRIVE, ESTUARY COMMERCE PARK,

Address Line 2:

LIVERPOOL,

Town/City:

MERSEYSIDE

Postcode:

L24 8RJ

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

7

Suffix:

Address line 1:

Enterprise Way, Aviation Park,

Address Line 2:

Bournemouth International Airport, Hurn,

Town/City:

Christchurch

Postcode:

BH23 6HG

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Epsom Avenue

Address Line 2:

Stanley Green Trading Estate

Town/City:

Handforth

Postcode:

SK9 3RN

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

59

Suffix:

Address line 1:

Magdalene Close

Address Line 2:

Longstanton

Town/City:

Cambridge

Postcode:

CB24 3EQ

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

6

Suffix:

Address line 1:

Damson Close

Address Line 2:

Red Lodge

Town/City:

Bury St. Edmunds

Postcode:

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Regus, Woburn Place,

Address Line 2:

16 Upper Woburn Place,

Town/City:

London,

Postcode:

WC1H 0BS

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Waterside House

Address Line 2:

35 North Wharf Road

Town/City:

London

Postcode:

W2 1NW

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Asda House, South Bank

Address Line 2:

Great Wilson Street

Town/City:

Leeds

Postcode:

LS11 5AD

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

73

Suffix:

Address line 1:

Clarendon Road

Address Line 2:

Town/City:

Watford

Postcode:

WD17 1TX

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

The Nest

Address Line 2:

Falkland Way

Town/City:

Barton-Upon-Humber

Postcode:

DN18 5RL

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Units 1-6, Otterspool Way

Address Line 2:

Bushey

Town/City:

Watford

Postcode:

WD25 8HL

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Newington House

Address Line 2:

237 Southwark Bridge Road

Town/City:

London

Postcode:

SE1 6NP

Date notice served (DD/MM/YYYY):

14/08/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Cambridge News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

10/08/2023

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Guy

Surname

Kaddish

Declaration Date

14/08/2023

☒ Declaration made

Declaration

I/We hereby apply for Outline planning permission: All matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Catrin Stephens

Date

14/08/2023