



Statement of Community Involvement

Railway Pension Nominees Limited

The Redevelopment of the Beehive Centre

August 2023

Appendix 1

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Appendix 1: Pre-Submission Public Consultation

1a. Consultation Mailing Area

6,571 Addresses (6,260 residential, 311 Business)



1b. Community Newsletter - Phase 1, June 2022

Sent by Royal Mail to residents and businesses, June 2022.

THE BEEHIVE CENTRE CAMBRIDGE

YOUR INVITATION TO A PUBLIC EXHIBITION AND DIGITAL CONSULTATION

Railpen would like to invite you to a public exhibition and digital consultation on proposals for the redevelopment of The Beehive Centre and the land surrounding the site. Railpen is the site owner, and Ridgelifit is the development manager for the project.

We want to work with the local community to release the potential of an under-accomplished site in one of the most deprived wards of the country. This public exhibition and digital consultation webinar will provide the opportunity for local partners and the community to input into our plans, provide feedback and ask questions of the project team.

ABOUT RAILPEN

The Railways Pension Scheme is one of the UK's largest and longest established pension funds. Railpen is responsible for the safekeeping and investment of pensions on behalf of the scheme's 350,000 members who are connected to the railway industry.

RAILPEN

PUBLIC EXHIBITION AND DIGITAL CONSULTATION DETAILS

The exhibition and digital consultation reflect our aspirations to work with you in order to shape proposals for the site. The public exhibitions will be held at St Barnabas Church, Mill Road, Cambridge, CB1 2BD on the following dates:

- Thursday 16 June from 2:30pm-5:30pm
- Saturday 18 June from 11am-4pm

The digital consultation webinars will take place on:

- Tuesday 21 June at 2pm
- Thursday 23 June at 6pm

GETTING IN TOUCH

If you are unable to attend the exhibition or webinar but still want to learn more, please email projecttotter@fourcommunications.com or contact us by phone on 01223 960001.

EVENT LOCATION

The exhibition will be held at St Barnabas Church, Mill Road, Cambridge CB1 2BD. The venue will be fully wheelchair accessible.



Tuesday 21 June at 2pm
To register your interest for the digital consultation please visit rbgy/casqcx or use the QR code to the left



Thursday 23 June at 6pm
To register your interest for the digital consultation please visit rbgy/jr2tv8 or use the QR code to the left



1c. Newspaper Advertisement. June 2022

Appeared in the Cambridge Times and the Cambridge Independent

THE BEEHIVE CENTRE CAMBRIDGE

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Railpen is delighted to bring forward our vision for the redevelopment of the Beehive Centre.

Our ambition is to work with local residents and businesses to release the potential of an under-accomplished site in one of the most deprived wards of the country.

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RAILPEN

1d. Exhibition Banners – Phase 1 of Public Consultation, June 2022

WELCOME TO THE BEEHIVE CENTRE PUBLIC EXHIBITION

Public is designed to bring the public into the heart of the development of the Beehive Centre.

The exhibition is a public consultation that will allow the public to see the plans for the Beehive Centre and to give their views on the plans. The exhibition will be held at the Beehive Centre, which is the site of the proposed development. The exhibition will be open from 10am to 4pm, Monday to Friday, from 14th to 18th June 2022.

Our vision is to create a vibrant, sustainable, and inclusive community that will be a model for the future of urban development.

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RAILPEN



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THE TEAM

RAILPEN

RAILPEN is a leading urban planning and design firm. We have a proven track record of delivering high-quality, sustainable, and inclusive communities. We are proud to be part of the Beehive Centre team.

136 Design

136 Design is a leading landscape architecture firm. We have a proven track record of delivering high-quality, sustainable, and inclusive landscapes. We are proud to be part of the Beehive Centre team.

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THE BEEHIVE CENTRE PRINCIPLES OF DEVELOPMENT

The principles of development are the guiding principles that will shape the development of the Beehive Centre. These principles are designed to ensure that the development is sustainable, inclusive, and vibrant.

- Defining a highly sustainable development that is fit for the future.**
- Investing in landscapes and green spaces that are accessible to all.**
- Creating and supporting healthy communities.**
- Providing secure and innovative housing that delivers value and social investment.**
- Ensuring a thriving local economy that delivers jobs and local investment.**
- Creating new opportunities for young people both in work and in the wider community.**
- Providing a design that draws on the character of Cambridge and the local area.**

RAILPEN

SITE CONTEXT

The site is located in the heart of the city, surrounded by a mix of residential and commercial buildings. The site is well-served by public transport and has easy access to local amenities.

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RAILPEN

COMMUNITY CONTEXT

Cambridge's Redevelopment of Abbey, St Andrew's and Trinity sites, alongside the Cambridge City Centre and the surrounding area, is a well connected location with meaningful change and improvement.

The strategic vision for the area is to create a vibrant, sustainable and inclusive community, with a mix of uses, including residential, commercial, cultural, educational, and recreational. The vision is to create a place that is a mix of the best of the city and the best of the world.



Map showing the location of the Redevelopment of Abbey, St Andrew's and Trinity sites in Cambridge.

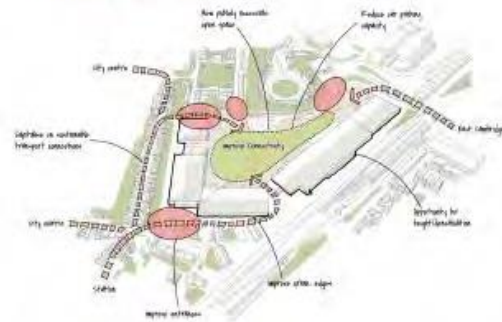
WHAT IS NEEDED IN THE AREA

- More green spaces/trees
- Social space, café
- More community spaces
- Independent shops, cafés and restaurants
- Community action groups/volunteering
- Mental health support and services
- Public toilets
- Sports facilities
- More children's facilities
- Places for young people

Our initial vision is to create a vibrant, sustainable and inclusive community, with a mix of uses, including residential, commercial, cultural, educational, and recreational. The vision is to create a place that is a mix of the best of the city and the best of the world.

RAILPEN

A well connected location with and more potential for meaningful change and improvement



ISSUES AND OPPORTUNITIES

Issues

- The Redevelopment of Abbey, St Andrew's and Trinity sites is a well connected location with and more potential for meaningful change and improvement.
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Opportunities

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RAILPEN

PLACEMAKING VISION

Placemaking is central to our approach, and we seek to deliver a vision that benefits the whole community, often a mix of opportunities and in the future. With this in mind, our proposals will:

PLACEMAKING VISION

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RAILPEN

HEALTHY COMMUNITIES

As part of the proposals we are committed to promoting healthy living and supporting healthy communities. Through delivering open spaces, parks, and cycling facilities and landscaping, we hope to create an environment that enables social value creation.

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RAILPEN

ACCESS TO GREEN SPACES

We want to ensure that the overall character of the site is welcoming and inclusive to local residents and the wider public.

Central to our approach will be ensuring the proposed scheme delivers high quality green space. This will incorporate beautiful landscaping, a community garden, flexible event space, active landscaping as well as priority for pedestrians and cycle-friendly routes.

INITIAL IDEAS

1 The Common



2 The Garage



3 Green Wall



4 The Woodland



5 Community Garden



6 The Woodland



7 Flexible Space

RAI PEN

LANDSCAPING PRINCIPLES



Welcoming to all

Our landscaping will be designed to be welcoming to all, ensuring that the overall character of the site is inclusive and accessible to all. This will be achieved through the use of a variety of plants and materials, ensuring that the site is welcoming to all.



Use a good mix of plants

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Production of plants

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RAI PEN

SUSTAINABILITY



BIODIVERSITY

We will achieve at least 20% biodiversity net gain



BREEAM

Achieve BREEAM Excellent as a minimum, with an aspiration for Outstanding for each plot on the site



DRAINAGE

Implement SUDs strategy to enable 30% reduction in surface water run off site



LOW CARBON SITE

New buildings would be all-electric to reduce emissions from fossil fuels, an approach to assess the whole life-cycle carbon of the development



RAI PEN



DESIGN AND QUALITY OF DEVELOPMENT

WORKPLACES FIT FOR THE FUTURE

Our workplaces will be designed to be fit for the future, ensuring that the overall character of the site is inclusive and accessible to all. This will be achieved through the use of a variety of plants and materials, ensuring that the site is welcoming to all.

- 1 Create a high quality workspace and office environment
- 2 Include a variety of workspace options for different types of work
- 3 Create a workspace that is flexible and adaptable to different types of work

IMPROVED ACCESS AND GREEN SPACES

Our workplaces will be designed to be fit for the future, ensuring that the overall character of the site is inclusive and accessible to all. This will be achieved through the use of a variety of plants and materials, ensuring that the site is welcoming to all.

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CAMBRIDGE SKYLINE AND DEVELOPMENT CONTEXT

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RAI PEN

GOOD GROWTH AND ANTI-POVERTY STRATEGY

We want to bring increasing opportunity to Albany Ward and Cambridge as a whole, with a real opportunity to tackle poverty. We are committed to improving the standards of living in the region through:

- Local wealth – the successful delivery of plans of all kinds across all scales is critical to make sure that the benefits of the new jobs that this development will create
- Apprenticeships – we are committed to creating further opportunities and professional skills opportunities
- Millennial housing – we will continue to build new homes to meet the needs of a generation developing their skills
- Equality – we are committed to ensuring people from across all communities benefit from the new jobs
- People – we will be supporting our local community by encouraging them to use our spaces for more
- Collaboration – we want to build a network of organisations in the life science corridor

2020-2025: Core Strategy	2025-2030: Core Strategy
Health An NHS that provides world-class services that are accessible to all, and that is sustainable for the future. Local Enterprise A vibrant and growing local economy that provides high-quality jobs and opportunities for all. Skills and Training A skilled workforce that is able to meet the needs of the local economy and the wider region.	Health A world-class NHS that provides world-class services that are accessible to all, and that is sustainable for the future. Local Enterprise A vibrant and growing local economy that provides high-quality jobs and opportunities for all. Skills and Training A skilled workforce that is able to meet the needs of the local economy and the wider region.



NEXT STEPS AND FEEDBACK

Our next consultation events will take place over the summer and autumn of 2022 as our proposals develop with your input.

Please provide your feedback by completing one of the postcards and telling us which principles detailed at today's exhibition are important to you.

TIMELINE



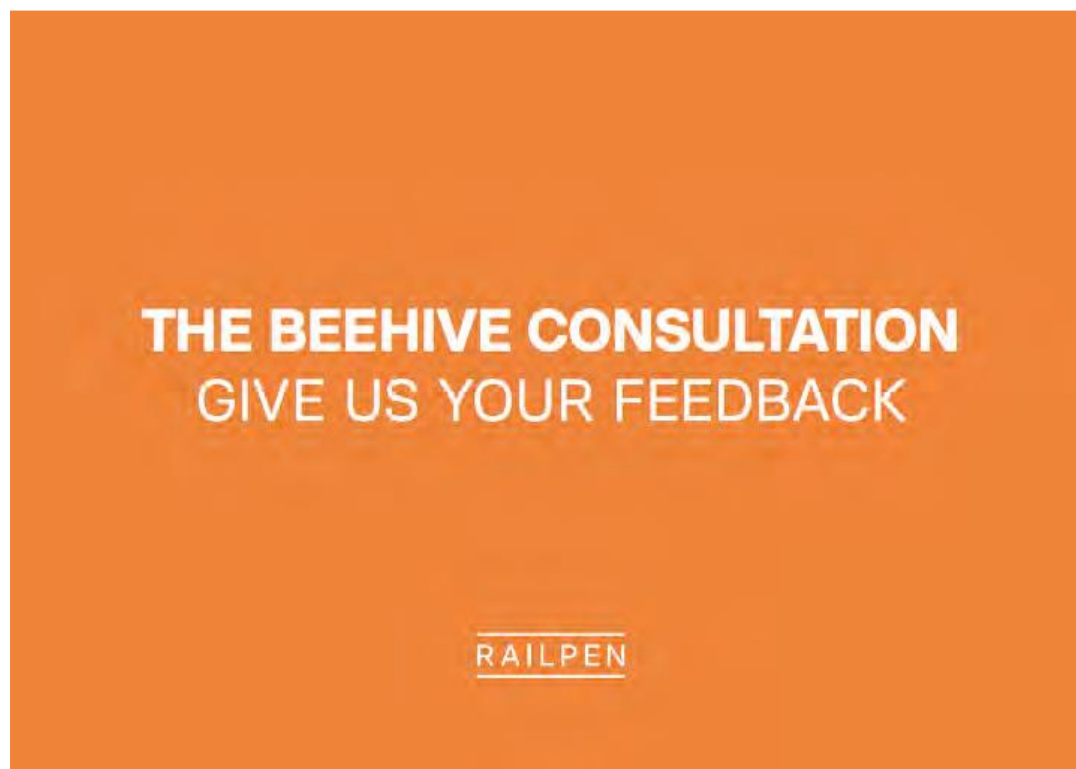
OUR PRINCIPLES

Please use this sheet and the activities provided to explore what your think are the most important principles of development. You may also use the postcards provided to give us your detailed feedback on the ideas that we have shared with you today.

1. Creating a highly sustainable development that is fit for the future.
2. Working in partnership and ensuring that all are heard for all.
3. Creating healthy communities.
4. Promoting innovation and knowledge, helping businesses for the benefit of local communities and the wider population.
5. Ensuring that the development is fit for the future and the needs of the future.
6. Creating new opportunities for young people.
7. Promoting design that is fit for the future and the needs of the future.

RAILPEN

1e. Feedback Form – Phase 1 of Public Consultation, June 2022



Please give us your feedback on the exhibition today and any ideas that you have for the future of the site.	Name _____ Organisation _____ Email _____ Tel _____ Address _____ _____ Postcode _____ If you would like to receive updates and be kept informed on this development please tick here ☐ Four Communications Ltd will retain the information you provide only for the purposes of keeping you updated about this development. This information will be shared with Railpen as they may wish to provide you these updates directly. You can view our privacy policies on the websites: www.fourcommunications.com and www.railpen.com.
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1f. Community Newsletter - Phase 2, November 2022

Sent by Royal Mail to residents and businesses, November 2022.

THE BEEHIVE CENTRE

PUBLIC EXHIBITION & DIGITAL CONSULTATION



Railpen would like to invite you to a public exhibition and digital consultation on our updated proposals for the redevelopment of The Beehive Centre.

ABOUT THE BEEHIVE CENTRE CONSULTATION

In June 2022 we held our first stage consultation on our proposals for The Beehive Centre at which we outlined our principles for development and asked for the local communities input to create a scheme that brings social value and tangible benefits to the local area and Cambridge.

The consultation was well attended and we heard and captured a wealth of insights and ideas from local people about what you value about The Beehive Centre today, and what you would like to see in the future. This feedback has informed our updated proposals which we are ready to show you at our upcoming consultation.

ABOUT RAILPEN

The Railways Pension Scheme (Railpen) is one of the UK's largest and longest established pension funds. We are responsible for the safekeeping and investment of circa £35 billion on behalf of the scheme's 350,000 members who are connected to the railway industry. Our mission is to pay our members' pensions securely, affordably and sustainably. To achieve this we invest the scheme's assets to generate strong investment returns.

We strive to work with the people of Cambridge to re-imagine a key strategic site, embracing sustainable and inclusive design through a vision to the creation of a new local centre with accessible, green and useable spaces to strengthen Cambridge's status at the forefront of the science, technology and innovation sector.

EXHIBITION AND DIGITAL CONSULTATION DETAILS

The public exhibition and digital consultation reflects our aspiration to work with you to deliver our proposals for a key site in Cambridge and to answer any questions on the proposals you may have.

The digital consultation webinar will take place:
Wednesday 23 November – 6:00pm to 7:00pm

To register your interest to the digital consultation please use the QR code to the right.

The public exhibition will take place on the following dates:
Thursday 24 November – 2:30pm to 6:30pm
Friday 25 November – 2:30pm to 7:30pm

EVENT LOCATION

The exhibition will be held at The St Barnabas Centre, St Barnabas Church, Mill Road, Cambridge CB1 2BD. The venue will be fully wheelchair accessible.

GETTING IN TOUCH

If you are unable to attend our consultation but want to learn more please contact us:
E thebeehivecentre@fourcommunications.com
T 01223 960001





1g. Newspaper Advertisement. November 2022

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RAILPEN

1h. Press Release, November 2022

THE BEEHIVE CENTRE – UPDATE ON PROPOSALS

Over the summer, Railpen – the investment manager of the railways pensions schemes, consulted on the emerging proposals for the future of The Beehive Centre site. The vision for the site is for a new mixed-use development that creates a place where local people feel welcome, and a space that brings really useful amenities, as well as commercial development that can contribute to the strength of Cambridge's science, technology and innovation sector.

Two public consultation events, were held, plus a webinar, engagement events with local groups and stakeholders and a series of workshops. These were attended by hundreds of local people, giving the Railpen team a chance to meet local residents and stakeholders and hear, in person what matters most to them.

Matthew Howard, Head of Property Asset Management at Railpen, said: *"The feedback we received has been really useful in shaping and developing our proposals. People have told us that the redevelopment of the site could be beneficial for the local area, including providing much more green space, more jobs and opportunities, as well as achieving an increasingly sustainable development. We are keen for the development to reflect local needs and ambitions and as such have been developing our plans in line with feedback received over the last few months. In particular we have been looking at how the site can provide additional green spaces for the area that meet people's needs; provides really useful community facilities; and addresses issues around the provision of youth facilities in the area."*

"The redevelopment of The Beehive Centre into a new destination and hub for science, technology and innovation, underscores our commitment to this part of Cambridge. It will provide a wide range of benefits for the local community and we want to ensure these are what local people want and need. It has been great to hear feedback so far and we hope people continue to engage with the consultation process and feed in to proposals as they develop."

The team at Railpen has also taken action on reports of residents feeling unsafe accessing the current site and made improvements to access points to improve the look and feel and enhance resident's sense of security. The Railpen team is aware there is more to do, and will be sharing advanced proposals with local people once again to show how they have developed in line with your feedback. Two more drop in exhibitions and a digital webinar are planned where local people can give feedback on plans as they have developed. These will take place on 24 & 25 November, 2.30-6.30pm at St Barnabas Church on Mill Road. For more information and to keep in touch with plans for The Beehive Centre as they develop visit www.beehivecentre-future.co.uk or contact TheBeehiveCentre@fourcommunications.com



Notes to editors

- Railpen (formerly known as RPMI and RPMI Railpen) is authorised and regulated by the Financial Conduct Authority (FCA).
- Railpen acts as the investment manager of the railways pensions schemes and is responsible for the management of around £37bn.
- Railpen runs the railways pensions schemes on behalf of its parent, the Railways Pension Trustee Company Limited (RPTCL).

Follow Railpen on [LinkedIn](#) and [Twitter](#)

Visit the Railpen [website](#)



Key contacts

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1i. News article, November 2022

CAMBSTIMES

Railpen is holding a consultation on the Beehive Centre in Cambridge

16th November 2022



Railpen, the railway workers' pension scheme, would like to invite you to a public exhibition and digital consultation on its updated proposals for the redevelopment of The Beehive Centre in Coldhams Lane.

A spokesperson from Railpen has updated the Camb Times about the consultation with the following statement:

"In June 2022 we held our first stage consultation on our proposals for The Beehive Centre at which we outlined our principles for development and asked for the local communities input to create a scheme that brings social value and tangible benefits to the local area and Cambridge.

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E: thebeehivecentre@fourcommunications.com

T: 01223 960001

Link: <https://www.cambstimes.co.uk/news/23128275.railpen-holding-consultation-beehive-centre-cambridge/>

1j. Exhibition Banners - Phase 2 of Public Consultation, November 2022

WELCOME TO THE BEEHIVE CENTRE PUBLIC EXHIBITION

Thank you for attending this public exhibition for Railpen's proposals for The Beehive Centre.

Today we show further detail on Railpen's proposals for our key site in Cambridge. This exhibition follows a consultation event held in June 2022 where we outlined our principles of development at which we received lots of useful feedback that we have incorporated into today's exhibition.

The feedback we receive from this programme of consultation events is being collected and will inform our further plans for the site.

Our project team is on hand to answer any questions you may have. When you have finished looking around we would be grateful if you could fill out our feedback forms.



CAMBRIDGE

THE BEEHIVE CENTRE

RAILPEN

THE TEAM

RAILPEN

The Railways Pension Scheme is one of the UK's largest and longest established pension funds. Railpen is responsible for the safekeeping and investment of circa £35 billion on behalf of the scheme's 350,000 members who are connected to the railway industry.

Our mission is to pay our members' pensions securely, affordably and sustainably. To achieve this we invest the scheme's assets to generate strong investment returns. We strive to work with the people of Cambridge to re-imagine a key strategic site, embracing sustainable and inclusive design through a vision to the creation of a new local centre with accessible, green and usable spaces and to strengthen Cambridge's status at the forefront of the science, technology and innovation sector.

Our vision at this stage is for a new mixed-use development that creates a place where local people feel they belong, brings really useful amenities, as well as commercial development that can

contribute to the site's long employment history and the strength of Cambridge's science, technology and innovation sector. A new sustainable innovation district will nurture cutting-edge technology and life sciences, generating jobs and training opportunities as we support growth in Abbey Ward and the City of Cambridge. Sustainability and well-being are central to our approach, ensuring that our design incorporates natural spaces and high quality cycle routes through the site.

At this public consultation event, we hope you are able to find out more and report into our plans, provide feedback and ask questions of the project team. We will work with Cambridge and Abbey ward to establish a project that the city can be proud of.

Matt Howard
Head of Property Asset Management



RIDGELLIFT



Ridgellift are an award and development management company with an objective to deliver from the market delivering mixed use property throughout the UK, Europe and Africa. With a particular focus on future proofing and repurposing town and city centres.



leonard
design architects



Leonard Design Architects are an AECOM practice with 13 years experience in delivering high quality urban design, master planning and architecture globally and across the UK. Our regeneration and placemaking projects focus on the creation of new active places with strong links to context, sustainability and the identity of their locations.



BIDWELLS



Bidwells is a multi-disciplinary property consultancy providing planning, development, economics, heritage and commercial agency services on the project. Much of our work is concentrated in the urban landscape encompassed by Oxford, Cambridge and London. Key activity in this area is focused on the science and technology sectors.



GT GASOMETER
ATHEGOLD



Project Management is one of GT's core services. Our project managers bring rigour and our own best practice approach to ensure we develop world-class projects that embody our client's culture, values and goals, working within complex stakeholder environments.



LD&DESIGN



LD&Design is an independent consultancy of urban designers, landscape architects and planners working together to connect people and place through landscape. By leading with landscape and by putting people first, we create better connected, healthier and happier places where lives can overlap.



Waterman



Waterman Group is a leading multidisciplinary consultancy providing sustainable solutions to meet the planning, engineering, design and project delivery needs of the property, infrastructure, water, transport and energy markets. With offices throughout the UK, Australia and Europe, Waterman works with public and private sector clients to provide innovative, sustainable and economic solutions across a wide spectrum of business activities.



HOARE LEA



Hoare Lea is an award-winning engineering consultancy with a creative team of engineers, designers and technical specialists. We provide innovative solutions to complex engineering and design challenges for clients. We provide a full range of MEP, environmental and sustainability services, bringing buildings to life and ensuring that they perform in operation as well as they look.

RAILPEN

THE STORY SO FAR

PHOTOS FROM OUR PREVIOUS EXHIBITION AND DESIGN WORKSHOP





6,000 newsletters



Two newspaper adverts



First stage exhibition and digital consultation held June 2022



295 members of the local community attended the exhibition over two days



58 members of the local community attended the digital consultation events



120 feedback forms were filled out by the local community



90 online feedback forms were filled out by the local community



576 votes on priorities



87 postcard comments



165 post-visit comments



Three workshops were held following the exhibition attended 40 participants

RAILPEN

YOUR FEEDBACK

We were pleased to speak to hundreds of local people and many organisations and stakeholders during a comprehensive round of engagement during phase one of the consultation. The below points are a summary of the key themes that were fed back to us from that first round of consultation. We have taken on board these themes to guide the design as it has evolved. Do you agree with these? Let us know what you think by filling out a feedback form or participating in one of the workshop activities.



Recognition that this is a key opportunity site for Cambridge



Support for independents and start ups to create a vibrant mix of facilities



Want to see good growth and local well-paid jobs



Support for an active ground floor that provides affordable retail and creative or cultural uses site for Cambridge



Want to see development that knits in with the surrounding area - complementing the existing offer



Strong need for an affordable, flexible mixed use community space



Support for green public spaces - want them to be useful and activity filled



Need for facilities for children and young people



Buildings of three to five storeys generally felt to be appropriate, with greater height by the railway line supported



Want to feel safer - addressing drug dealing, anti-social behaviour and unsafe access points



Improvements to walking and cycling infrastructure and public transport is key for mode shift



Additional secure parking for bikes and cargo bikes is important

RAILPEN

GROUND FLOOR COMMUNITY USES

We have received lots of feedback and comments regarding potential ground floor uses at The Beehive Centre.

The ground floor will comprise a new local centre set within an expansive series of new open spaces that are attractive, usable and inclusive.

The local centre could comprise:

- up to 30 units
- support of small and commercial uses
- 800 metres of active street fronts

The local centre would generate activity and life during the day and the week, continuing into the evenings and weekends as well. The uses within the local centre could comprise:

- 1 Convenience retail
- 2 Local services
- 3 Health and wellness
- 4 Caffe
- 5 Casual dining
- 6 Grab-and-go food offer
- 7 Tap room/micro brewery
- 8 Event space
- 9 Culture and community space
- 10 Leisure

A permanent pavilion within the heart of the development will provide space for some of these activities, in particular culture and community and will be a focal point for events and the people that live and work locally. We are developing a strategy for how the community spaces could be accessed and how they are delivered and their long-term upkeep secured through private sector funding to enable even wider community benefit and maintain such facilities without public or community subsidy.

We have started to zone uses in to four distinct character areas as shown in the diagram below.

1 DESTINATIONS

A key entry space where visitors will be immersed in a vibrant, densely planted environment with pockets for outdoor activities, seating and recreation.

2 HIGH STREET

A dynamic place of movement, connecting the surrounding public spaces to St Matthew's Gardens and the Mill Road Conservation Area.

3 SQUARE

A versatile heart of the site that provides adaptability and flexibility in use throughout the days and seasons.

4 WATERFRONT CAFES

An exciting destination that celebrates the relationship with nature.

5 COMMUNITY PAVILION

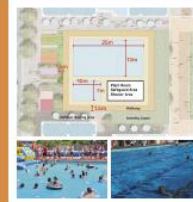
A stand alone pavilion with cafe and flexible community space.



RAILPEN

COMMUNITY AND YOUTH FACILITIES

These ideas are formed from what we have heard to date. If you have other ideas, please do make suggestions.



LIDO

A formal swimming facility with a 25m x 10m pool and a 10m children's pool. There would be changing and shower facilities and a sunny lawn area for sitting and relaxing.



WATER FEATURE

This would be a more informal and playful water feature. There could be a natural pond in the centre, with splash spaces or even a children's pool around the edge. There could be bleacher seating or decking around the edge.



WETLAND

An urban wetland area creating a tranquil space in the heart of the development. This would change during the seasons and a play facility could be incorporated for use during summer months. There would be decking across the facility and seating around it.

RAILPEN

COMMUNITY AND YOUTH FACILITIES

These ideas are formed from what we have heard to date. If you have other ideas, please do make suggestions.



SKATEABLE SPACE

This could be a sculptural element can have multiple uses:
➤ It could be used as a place to display local artist exhibitions
➤ It could be used as a frame setting for local outdoor theatre events
➤ It could be used by the skate local community



PERFORMANCE SPACE

This space could be used for an outdoor performance space. Shows and activities could take place here. It could have informal seating.



OUTDOOR CINEMA

This space could be used for an outdoor cinema. This could have an 8x3m cinema screen and capacity for over 300 viewers.

RAILPEN

DESIGN



RAILPEN

MATERIALS



CONSERVATION AREA BUILDINGS

These buildings have the strongest relationship to the Mill Road Conservation Area and their architecture should be created as a direct response to the character of the Conservation Area in terms of materiality and articulation.

RAILWAY CORRIDOR BUILDINGS

These buildings are the most visible in long distance views across the city, particularly those from the west. The buildings should be designed such that they are architecturally distinct from their neighbours and make a positive contribution to the skyline of the city.

LANDSCAPE BUILDINGS

These buildings play a major part in defining the urban character at the heart of the site. They may be designed as a pair of buildings with architecture that differs from the other typology zones and responds to their position within the landscape of the site.



RAILPEN

TRANSPORT

Our aim is to prioritise sustainable travel to and from the site and reduce congestion arising from private vehicle use. We will reduce the parking provision on the site but increase and improve public transport, walking and cycling options.

We will incentivise people to use sustainable methods by making driving more expensive than sustainable travel. We will develop a strong travel plan and enforce this through a monitoring regime. We aim for 80% of journeys to and from the site to be through sustainable modes of transport.

Key Priorities

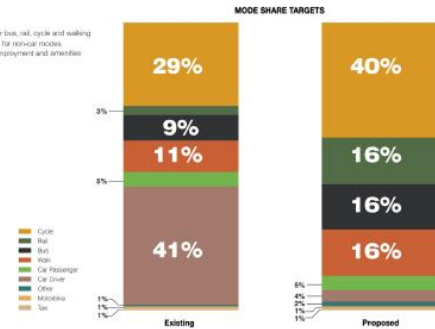
Higher target mode shares for bus, rail, cycle and walking
Improve movement corridors for non-car modes
Improve access to services, employment and amenities

+36%
Increase in Sustainable Modes of travel

-37%
Car Driver use

+11%
Increase in Cycling

+5%
Increase in Walking



This strategy will reduce vehicle flows across the network. This will be most marked during the weekday PM peak as shown in the images below:



RAILPEN

SUSTAINABILITY

The scheme has set ambitious energy and carbon targets and is following industry leading sustainability standards. By setting our goals now, we are ensuring that they can be incorporated holistically to really add benefit. To ensure best practice, from the start of the design right through to completion, we will be comparing our design

against industry benchmarks for the building type. This will include embodied carbon in construction, carbon dioxide emissions from operating the building, and the energy use of the buildings. We can then certify we are outperforming the industry norm. In addition, we will be tracking a breadth of sustainability metrics through BRE Green certification which

goes further than carbon and energy targets, with credits arising from how the contractor works on site, through to enhancing biodiversity. These measures will result in the best possible levels of functionality, user/visitor wellbeing and building performance.



ENERGY EFFICIENCY AND LOW CARBON DESIGN

The design includes for an enhanced building envelope to reduce energy demand for heating the buildings, with energy efficiency forward through specifying high performance heating hot water and ventilation systems. We will incorporate opportunities to generate renewable energy on site and purchase green energy to supply the buildings.

To reduce carbon dioxide emissions, new buildings will be served by an all-electric system, with reductions continuing as the grid decarbonises. In addition, the embodied carbon of the proposed scheme will be significantly reduced through informed material specification and design. To further this, we are surveying the current site to ensure we can make best use of recyclable content that can be retained and re-used within the design.



WATER

The existing site extensive hard-landscaping creates significant surface water runoff with negligible Sustainable Drainage System to control flows and enhance water quality. This proposed responds to local and national policies and guidance, providing a robust surface water management scheme which will harvest and re-use rainwater.



BIODIVERSITY

The proposal will maintain and significantly improve the number of trees on site to provide amenity and improve wellbeing whilst reducing pollution and increasing biodiversity habitats. The existing site has a relatively low level of biodiversity and as we look to target a net increase in biodiversity of more than 25% with a target to reach 35%. The uplift in biodiversity will be achieved by reintroducing growing of the site.



BREEAM

The Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990. It is the world's longest established method of assessing, rating, and certifying the sustainability of buildings.

This scheme will achieve a minimum BREEAM score of 70% which corresponds to an 'Excellent' rating. A target of 'Outstanding' has been set which will be reviewed and local protected as the design evolves.

RAILPEN

NEXT STEPS AND FEEDBACK

Our next consultation events will take place over early 2023 as our proposals develop with your input.

Please provide your feedback, by completing one of the postcards provided and telling us what is important to you for the future of The Beehive Centre.

TIMELINE



RAILPEN

1k. Community Newsletter - Phase 3, July 2023

THE BEEHIVE CENTRE



Your invitation to a public exhibition and digital consultation

Railpen would like to invite you to view updated plans to transform the Beehive Centre into an exciting new destination that will provide more than 5,000 job opportunities. We are proposing a mix of new retail, leisure, and community spaces, as well as laboratory and office space for companies in the science and technology industry – all surrounded by new green public spaces, a public community square and wetlands.

RAILPEN

BENEFITS TO CAMBRIDGE

More jobs, community facilities and open space. Reduced congestion and investment in public transport.

**Retained retailers**

The re-location of ASDA and other retailers to Cambridge Retail Park.

**Job opportunities for all**

Over 5,000 new jobs, from entry level to senior positions.

**iGlu Powered by Cambs Youth Panel**

A new indoor and outdoor facility designed by young people for young people.

**Inclusive open space**

New inclusive open space designed by local secondary schools and Make Space for Girls.

**A High Street for all budgets**

New local High Street designed with Indie Cambridge.

**Investing in public transport**

New local bus services and improved frequency.

**The 'Makers Lab' powered by Cambridge Science Centre**

A new Science Centre to foster a love of science in children and young people.

**Beehive Careers Academy**

Working with Form the Future to provide free careers and employability training to Cambridge school students.

Get in touch

If you have any questions about the consultation or the proposals, we want to hear from you.

Call us:
0800 689 5209

Email us:
info@beehivecentreconsultation.co.uk

Visit:
www.beehivecentreconsultation.co.uk

RAILPEN

About Railpen

Railpen are trusted with the safekeeping, investment, and administration of several pension schemes supporting over half a million people connected to the railway industry.

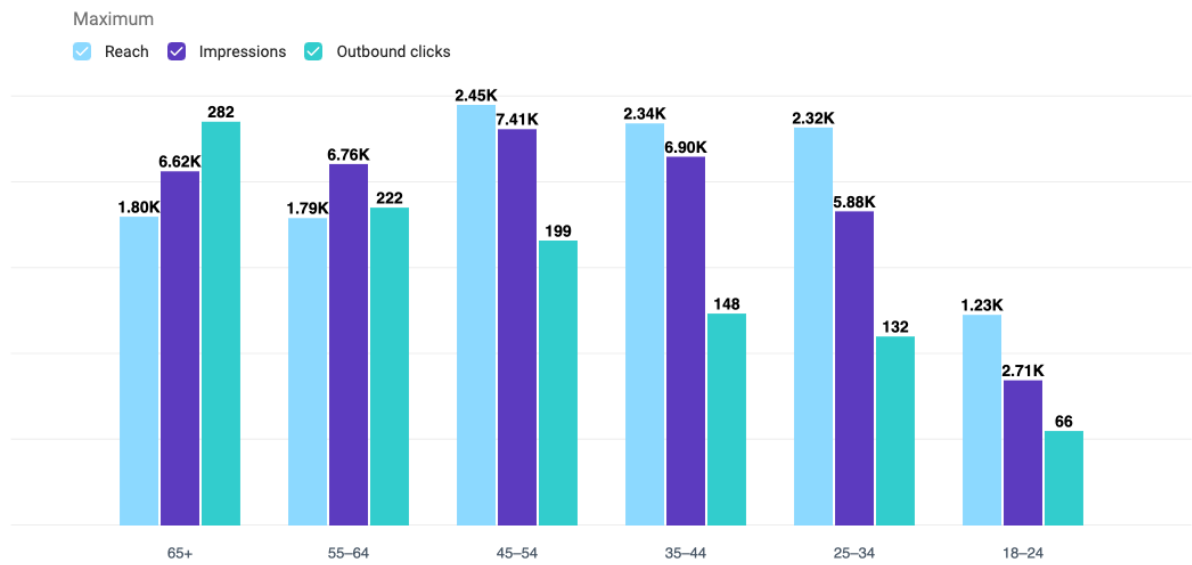
As a pension fund, we focus on delivering long-term social value and, unlike many developers, we do not face the same pressure to generate short-term profits for shareholders or outside investors.

19

11. Social Media Advertising – Phase 3 of Public Consultation, July 2023



A breakdown of engagement by age group



1m. News Articles, July 2023

Cambridge Independent July 5 – July 11

6 NEWS

July 5 - July 11, 2023

www.cambridgeindependent.co.uk

Transformation of Beehive site 'would

Editor PAUL BRACKLEY explores the ambitious proposals for the retail park from Railpen, which aims to create a lively new

A bold vision for the future of the Beehive Centre in Cambridge has been unveiled, with a promise that it will put the community at its heart.

Railpen, one of the largest pension funds in the UK, now owns the site and Cambridge Retail Park next door.

It is beginning a third and final consultation on its plans for the Beehive, which it hopes to transform from a car-dominated retail park into a thriving new site that is home to both workplaces for science and innovation businesses and a host of amenities, including independent shops, green space and a wetland area, waterfront cafés and restaurants, a community pavilion, an events square and growers' garden.

A dedicated space for teenagers is proposed, along with a Makers' Lab run by Cambridge Science Centre and it is hoped a GP surgery and affordable gym will form part of the proposals, which could create around 5,000 jobs.

Matt Howard, head of property asset management, tells the *Cambridge Independent*: "I understand there will be a lot of change and I understand that change can be uncomfortable at times, but I'm super excited about what we are going to be doing on the Beehive. It's going to be world-leading. It's going to be for the community."

"Railpen's goal is that anyone walking up to our multiple access points is not going to feel this is some sterile business park. This is not a business park. This is a community-led scheme."

"If anyone walking up has any hesitation to go into the scheme, then we'll have failed."

"It doesn't matter who you are, what your background is, what your interests are, how much money you have in your pocket, you can come in and have a really enjoyable, fun experience."

"We want to create a scheme and environment where the innovation and science community merges with the local community."

When proposals to change the Beehive Centre, off Newmarket Road, were first mooted, there was alarm at the potential loss of much-valued

Vera's Garden

A community growing space called Vera's Garden is proposed, with talks under way with local groups to help run it.

"It's 80m-plus long," says Lewis. "We are looking at partnering with someone for community gardening or community farming. It's named after Vera's Way, which is named after a lady who used the route to come into the site to pick up her shopping. It's the first step in from York Street and the Petersfield end. The two entrances off York Street are primary entrances for everyone who isn't entering by car or bus."

Garden Square

With a wetland area, outdoor screen, waterside cafés and the community pavilion, the Garden Square is a central feature of the plans.

Architect Lewis Kirk says: "This view is looking north, with our back to York Street, over the main largest continuous open space in the scheme, which we're calling Garden Square. There is a new wetland feature in there, which is a new habitat that we are excited about. To sit alongside that in Cambridge is quite unique. This space is roughly equivalent to the market square in Cambridge."

"We are looking at all sorts of ways to occupy this. It's really important that this is not just occupied 9-5, but this goes into the evening and through the weekends as well."

"A lot of that is supported by activities inside the buildings too, but also it is to do with the landscape and what events we can hold. We have a few spaces for that."

"We found space to sit outside in a café which is not on a street, which is actually quite a rare thing in Cambridge. There are a lot of streets and a lot of parks, but this is in that interesting middle space."

Matt Howard, from Railpen, says: "A lot of people have said, we'd like a café, but we'd also like somewhere really nice for breakfast. There is a lack of that in this location."

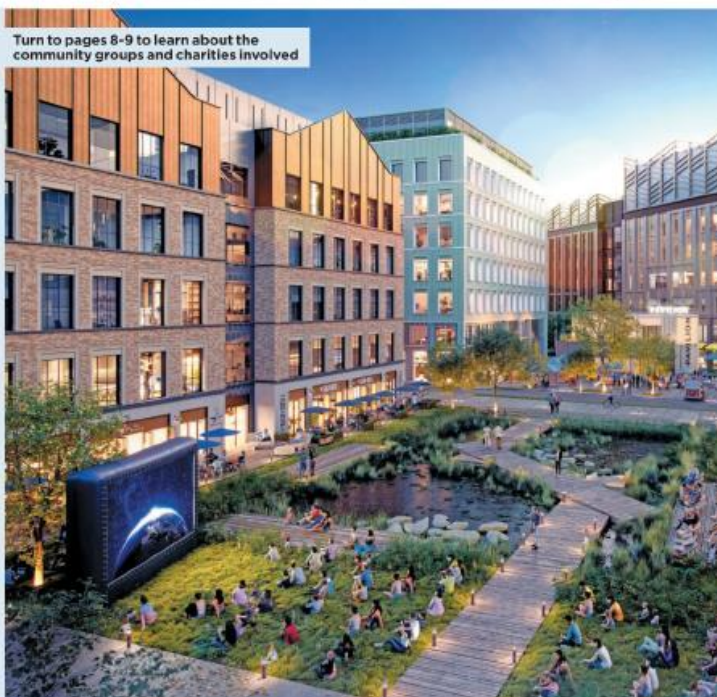
shops for the area.

But Railpen has confirmed it is committed to a significant relocation scheme.

Nick Vose, a communications director working on the scheme, says: "There's always been a commitment from Railpen - from day one - to relocate retailers from the Beehive to Cambridge Retail Park and to relocate Asda, which is a particularly important retailer."

This will involve changes to

Turn to pages 8-9 to learn about the community groups and charities involved



Cambridge Retail Park too, although there will not be room for everyone to relocate. However, not all the space on the two retail parks is currently occupied, and some retailers are on short-term leases.

Railpen has been gauging feedback from the community. It attended an 'Abbey Lunch' and has been talking to councillors to learn what stores residents find most valuable.

Matt says: "We have made significant progress. There are two

sides to every transaction but we are confident we can create, subject to planning, the necessary space to rehouse. Not all of it will require planning as not all of it will be new space."

The Beehive currently features 260,000 sq ft of retail, which in addition to Asda, is home to the likes of TK Maxx, Pets at Home, Hobbycraft, Dreams, B&M, Next, M&S Foodhall, Home Sense, Wren Kitchens and others.

"We're not going to do deals with new retailers - we'll give priority to maintaining retailers that people really want to see stay in Cambridge, subject to them having a sensible commercial discussion with us," promises Matt.

Meanwhile, Railpen plans to put back around 70,000-80,000 sq ft of retail space on the ground floor.

"All of the ground floor plane will be activated," says Matt. "And that will largely be subsidised by the wider development - we won't make money out of that."

This includes proposals for a small high street, to be curated by the independent business group Indie Cambridge.

"We allocated an area for an old-fashioned high street," explains Matt. "There were concerns for Mill Road,

so we went to Indie Cambridge and said we don't want to harm that in any way, so they said 'Why don't we curate it?'"

Meanwhile, Railpen aims to create attractive offices and labs for Cambridge's burgeoning science and technology sectors.

Matt envisages it will cater for everything from "tech companies, gaming and AI to cutting-edge genomics and science".

"We are creating an innovation community," he says. "It will range from major corporations to start-ups, and we are looking at creating accelerator space to encourage the next generation of businesses growing in Cambridge. That has been a problem historically, with companies leaving Cambridge because the facilities are not there."

Railpen says it is in a unique position to take a long-term view, unencumbered by the demands of banks or joint ventures.

"There are a lot of people investing in Cambridge at the moment because there is a serious shortage of available, good quality space. There will come a point when that supply and demand imbalance no longer exists. So it's crucial that we create the right platform now to continue to generate the companies of the



create innovation and community space'

area for all, with an independent high street, pavilion, wetland area, cafés and new workspaces for science and tech businesses.



The Pavilion

The building seen at the far end of the image to the right, is the Pavilion.

Lewis says: "The Pavilion is a two-storey community pavilion and we are seeing that as a cafe space on the ground floor that looks out on to the square. Then there is a square set behind the building with its own dedicated address, with a lobby that takes you up to a community hall space at the upper level, which would have access to a roof terrace as well. We see that being made available for local groups, classes, events and performances. There is a strategy in place to manage the cost. It could be subsidised by the office tenants within the scheme as well. None of the architecture is set in stone, but this will be a shining star in the middle of the masterplan."

Matt adds: "It's a substantial community space."

The pension fund is keen to avoid the 'tokenism' seen on some developments and create a space that is genuinely useful.

"We're not going to spend a load of money on a status. If we're going to do art, let's have an art class," he says.

Pictured right is the south of the garden square.



The consultation

With its updated plans, Railpen is now embarking on its third and final consultation before submitting an outline application to Cambridge City Council.

In-person consultation meetings will take place on:
■ Friday, July 14, from 4-7.30pm, at The Old School Hall, St Barnabas Centre, Mill Road, CB1 2BD.

■ Saturday, July 15, from 10am-2pm, at East Barnwell Community Centre, Newmarket Road, CB5 8RS

Webinars will be held on

■ Monday, July 17, at 6pm
■ Thursday, July 20, at 12.30pm.

For details, visit the newly-launched Beehive consultation website at beehivecentreconsultation.co.uk.

even cater for skaters, thanks to work with community groups and charities.

"We want to create a scheme and environment where the innovation and science community merges with the local community," explains Matt.

"The idea of a sterile isolated business park is a very outdated one. Bringing everyone together to create a really busy environment that works throughout the day is how we see the development. Covid has accelerated the thinking around that in the property world."

"People need a reason not to work from home. People like community. They like the buzz of lots of people around them. They don't like being isolated on a business park."

A net gain of 100 per cent in biodiversity is envisaged with around 200 new trees planned, along with the new wetland habitat.

And sustainability has been put at the top of the agenda, with all 11 workplace buildings set to achieve a BREEAM score of at least 35 per cent, and an Outstanding or Excellent rating.

Prof John French, from the Cambridge Institute of Sustainability Leadership, is advising Railpen on minimising carbon in the development and off-setting residual carbon to make the scheme net zero at completion.

With sustainable drainage, there will be a 30 per cent reduction in surface water run-off and the team are working on achieving water credits from BREEAM by using measures such as water harvesting.

"A key mantra is 'enhancing the communities we invest into'," says Matt. "We hope that differentiates us and reassures people that we're not taking this responsibility lightly."

Following its upcoming consultation, Railpen hopes to submit an outline planning application in August or September. It expects it could take a year for the planning process, with no changes expected on the Beehive before 2025.

future," he says, suggesting the site could house companies throughout their lifecycle.

Some 4,000 sq ft will be provided at an 80 per cent discount for a minimum of 15 years to foster new innovative businesses, in addition to the start-up and accelerator space.

"What the US has done very well is create an ecosystem where they grow businesses through and develop great relationships with them. One advantage of great relationships is you can then leverage that to help them partner with you on community issues," says Matt.

"The potential tenants are going to have some real firepower from a social perspective."

"We hope to engage with them with a mission statement."

Key to that thinking is that the jobs on site must create genuine opportunities for local people, and Railpen says it is working with the social enterprise Form the Future to create a careers academy, and is engaged with the likes of Cambridge Ahead, Cambridge and local authorities as it develops a "pioneering employment and skills programme" (ESP).

The success of the park, it is hoped, would then aid the social and economic development in the area.



The Beehive redevelopment will create 2.7 hectares of public realm, including 2.1 hectares of streets, squares and spaces with a use other than transport or access. The total area of landscape is similar to that provided by Romsey Recreation Ground. High-quality cycle paths - 4.5 metres wide - will run through the site, and 200 trees will be planted



Images: Railpen/Leonard Design Architects

Nick said: "The work we're doing with the likes of Abbey People and Form the Future is about trying to put in place a mechanism for tenants of the future who have significant ESP goals of the own, and significant funding, to make sure Railpen can direct that where it is needed and to areas around the Beehive."

"As the park becomes more successful, the more ability Railpen has to do that."

"We'll have community managers and employment and skills leads and their purpose will be to work with these partners and the local

community, particularly around skills."

"We know there's a huge amount of growth around the life science sector and that's creating a huge number of job opportunities."

"We want to take an active role. It's not enough just to create jobs. We need to make sure there are opportunities for local people. And these are opportunities not just in retail, but across the masterplan."

Railpen expects much of the site to be "largely car-free". The number of car parking spaces on site will be significantly reduced to 460, with 428

of these in a multi-storey car park and a third of spaces will feature rapid EV charging. There will be a focus on supporting buses, and aiding cycling and walking.

Lewis Kirk, senior project architect at Leonard Design Architects, explains: "The cycle paths will be super high quality, 4.5 metres wide, and capable of plugging into the city infrastructure like the Chisholm Trail, should that route come through the site."

Meanwhile, the scheme is being designed to aid the safety of girls, support neurodiversity needs and

Inspiring next generation of scientists



A new STEM education facility is proposed for the Beehive in consultation with the Cambridge Science Centre.

The Makers Lab at the Beehive, which will be run by a team of 'makers', will offer open-ended, hands-on learning experiences that go beyond traditional workshops.

"This isn't just a classroom. It's quite large, it's quite significant. The idea is to activate the Beehive for the community," explained Nick Vose, communications director.

He continued: "It's also about bringing in schools and bringing in

groups around the day from 9am through to 8pm."

Mr Vose explained that a local teacher had welcomed the idea, as she wanted the site to offer a space for her students. Cambridge Science Centre is an educational charity delivering inspirational hands-on STEM experiences in schools and communities throughout the East of England, visiting schools and community events.

Its mission is to provide young people with positive engagements with STEM, leading to raised aspirations and improved opportunities.

Community partners help develop concept for new Beehive

News editor GEMMA GARDNER explores how Railpen has engaged groups to inform the designs for the development.



Welcoming to girls and neurodiversity

Two charities are working with developers to create a safe and accessible masterplan for the Beehive that is "welcoming to all".

As part of the design process, Railpen is working with the organisations Make Space for Girls and Red2Green.

Make Space for Girls is a charity which campaigns for parks and public spaces to be designed with teenage girls in mind.

"Above all, we place teenage girls at the centre of all our work - they are the experts on their local spaces and understand how to make things better. And there is no 'one size fits everyone'; all their voices need to be heard for change to happen," the charity says.

Railpen will be holding a workshop with a group of young women at Parkside Community College later this month to find out what they would like at the Beehive and "identify specific interventions". A further three or four workshops will follow.

Nick Vose, communications director, said: "This all came about because when councils and developers look at open spaces they tend to think about BMX tracks, football pitches and monkey bars, which are very male-orientated and not necessarily geared towards young women."

Tailored interventions will help create safe spaces for all and the work could even influence details such as how seating is laid out.

Red2Green, which has locations in Swaffham Bulbeck and Bottisham, supports people aged 16 and over with learning disabilities and autism to achieve independence, education and employment. Railpen has held workshops with Red2Green to learn how to help cater for those with neurodiversity.

Railpen's Matt Howard said: "There has been a White Paper published on this."

"But what we discovered was that you can have an enormous impact without anything of substantial scale. Getting your signage right, using the right colours, having rounded edges instead of sharp edges in certain places, monitoring the echo in car parks and sound insulation - many of these things are so deliverable, but I think there's an education piece with contractors and developers generally to show you can do a lot here. It's something we're really focused on."

Railpen says the work with both organisations will influence the design of the landscape and buildings, the location and mix of the local shops and retail spaces at ground floor, and also the detailed design of the workplaces within the buildings.

As part of the planning process, Railpen will submit a lighting and wayfinding strategy as part of its application to create a safe environment that is easily navigable by all.



iGlu hub aims to be 'heart of the community of young people'

An innovative iGlu concept from Cambs Youth Panel will be integrated into the proposals to offer a space for young people.

The space, pictured above, will host a variety of youth activities and workshops - and will be the first iGlu facility.

The iGlu, which is currently planned to sit in Abbey Walk, will be a modern meeting place for young people, designed by young people. The space is proposed to provide a robust, weather-proof and technology-enabled space that would be safe place for young people to meet and socialise throughout the year.

Early designs for the iGlu include a modern building which will encourage renewable and carbon net zero principles on the outside. Inside the space will offer features like free phone charging, Bluetooth speakers, information screens, and CCTV security.

Communications director Nick Vose explained: "We know that in this part of the city there's a real shortage of youth facilities, and we know anecdotally, that people's view of young people within their community is do anything you can to move them along and that's partly why Cambs Youth Panel was created in the first place."

"We think Cambs Youth Panel is a brilliant group and we've already run a workshop with them and we're looking to run another."

The panel was offered the choice of six locations on the Beehive site before they selected Abbey Walk with a poll.

Nick added: "It's about creating a safe place for young people to come to hang out with their friends or find a quiet place to study, or there is perhaps somebody that the youth panel has asked to come along from a local youth service or GP to provide drop-in sessions."

"It becomes the heart of the community of young people."



How the outside of the iGlu could look
Images: Railpen / Leonard Casson Architects

Skate-friendly spaces will help create sense of fun

A dedicated workshop around the provision of spaces suitable for skating has led to ideas for landscape areas to suit all ages and abilities.

The workshop with Cam Skate came up with a hierarchy of skate-able features, which will help shape the plans.

Nick Vose, communications director, said: "We learned a lot through that journey as well."

"I didn't know that skating is a hugely growing sport – skating and rollerblading have grown particularly since the Olympics."

The first priority is to create a safe place for skating at all times, the second is a place for young skaters and finally, incidental skate areas and features.

The developer says a space will be found and agreed upon within the masterplan where skating can take place at any time without interrupting the flow and activity of the wider masterplan. This would be instead of a dedicated skate 'park', which could exclude other site users.

The space would take the form of a designed and integrated part of the landscape with attention given to providing skate-able ledges, rails and features.

During the workshop the location

between Plots F and G was highlighted as a good location due to "its centrality and visibility but also its ability to operate independently to the main central spaces of the masterplan, minimising the chance for conflict between skaters and other site users".

Young skaters have different needs than older, or more skilful, skaters and so it was suggested that a smaller space may be dedicated to them featuring smaller features.

It was suggested that a location near the Cambs Youth Panel iGlu Pavilion could be beneficial with both facilities being able to support each other.

In addition to specially designed dedicated landscape areas, it was suggested that a small number of specialist areas or features may be beneficial for more advanced skaters.

Matt Howard, from Railpen, said: "People love watching people do tricks on skateboards. It's really cool – and seeing people having fun and enjoying themselves, makes you feel good."

"This conception of separation, it's an old way of doing commercial developments. The way to do it is to bring everyone together and you create a community – a fun place to work and hang out."

Pension fund takes a 'long-term view'

The pension fund behind the Beehive plans says it is in a unique position to take a long-term view of the site.

"Railpen is one of the largest pension funds in the UK," explains Matt Howard, Railpen's head of property asset management.

"We have a long-term focus. We are heavily invested in Cambridge and we try to deliver long-term, sustainable pensions for our members."

The fund invests more than £37bn on behalf of more than 500,000 members connected to the railways.

"An important point is that everything we do on our developments, and particularly in relation to the Beehive, is with the focus of creating an asset that is not just world-leading now, but continues to be for the next five, 10, 20 years."

"We are not a developer looking to create a product and then turn it very quickly to capitalise on that profit."

"We're an investor that develops to create the right product to hold long-term."

"We are here to pay pensions. The average person in our pension fund takes home about £150 a week."

"We are trying to provide a



A section of the development called Abbey Walk, which would feature about 50 new trees planted for long-term growth

development that enhances the community around it. One of our key goals is to create communities that our retirees are happy to retire into.

"We are held to account by our membership and our trustees that represent them."

"A number of our members live in Cambridge. We have to produce a very good quality product for our pensioners and for the communities they are retiring into."

Matt adds: "We run a number of surveys with membership about what

matters. The things that consistently come up are fair pay, fair working conditions, climate change, biodiversity, sustainability – all the things that people in local communities care about as well. Our members want their pensions invested in that fashion."

In addition to the Beehive and neighbouring Cambridge Retail Park, Railpen is involved in delivering the plans for Botanic Garden, the office development in Hills Road.

CAMBRIDGE EAST

Help shape an extraordinary new urban quarter for Cambridge



Marshall is in the very early stages of developing a vision for land at Cambridge Airport and we want you to help shape our thinking about what this could deliver for local people.

This is the start of a conversation and collaboration with the community about the future of the site. Although we do not have any proposals to share at this stage, we would like to hear from people living and working in Cambridge about what you would like to see as part of the development.

Come along to our public events to find out more!

Saturday 8th July 10.00am - 3.00pm

Tuesday 11th July 2.00pm - 7.00pm

Wednesday 12th July 3.00pm - 8.00pm

Tuesday 18th July 2.00pm - 7.00pm

Venue:

Concorde House

Green House Farm, Newmarket Rd

Cambridge, CB5 8AA

(Behind the Ice Arena)



Please register online

Due to limits on venue capacity, please help us manage numbers by registering for the date and time you would like to attend through cambridgeeast.eventbrite.co.uk

Can't make the events? Find out about other ways to get involved and access information from the events on our website: cambridgeeast.com

MARSHALL

Cambridge Beehive Centre proposals include moving shops and building space for teenagers

17:01, 15 JUL 2023

Railpen's proposals would see the Beehive Centre and Cambridge Retail Park completely change into a mix of offices, laboratories, retail, and leisure space.



CGI image of proposed development at the Beehive Centre (Image: Railpen/Leonard Design Architects)

Proposals for Cambridge's Beehive Centre could see the site become a mix of offices, laboratories, retail, and leisure space. Railpen, a railway pensions fund which owns the Beehive and Cambridge Retail Park, says the site could create over 5,000 job opportunities, including in the science and technology industries.

Railpen is consulting on the proposals and aims to submit an outline planning application in the next few months. Development on the site could start in 2026 subject to planning approval.

The company has worked with partners including Cambridge Youth Panel, Abbey People, Cam Skate, and Cambridge Science Centre. Matthew Howard, head of property asset management at Railpen, described the company as 'investor-developers' rather than 'developers'.

Mr Howard said the proposals were 'in alignment' with reporting from The Sunday Times that suggested the government plans to identify land in [Cambridgeshire](#) to build new science hubs and business parks - [plans dubbed 'Cambridge 2040'](#). However, Railpen did not know about the plans before they were reported in The Sunday Times.

Nick Vose, a communications director working on the scheme, said: "Everyone was surprised, we didn't know that was coming - I don't think anyone did. There's a huge amount of development happening in life science in the city and that is the Cambridge success story."

1n. Abbey People Social Media Advert, July 2023

ABBEY PEOPLE

WORKING TOGETHER FOR A BETTER COMMUNITY

- One of our key objectives for July was to highlight the Railpen Beehive Centre Redevelopment public consultation.
- This was the our most popular post this month with 2,228 impressions, reaching 1,746 people and achieving 278 engagements.
- Of these engagements, 179 were link clicks.

Top post

Last 28 days

Boost this post to reach up to 2150 more people with every £14 you spend.

The Beehive Centre Redevelopment Railpen would like to invite you to view the updated plans for the redevelopment of the Beehive Centre at ...

Published by Gemma Dorling · July 7 at 9:17 AM ·

Post Impressions

2,228

Post reach

1,746

Post Engagement

278

See all

Abbey in Cambridge

Published by Gemma Dorling · July 7 at 9:17 AM ·

The Beehive Centre Redevelopment

Railpen would like to invite you to view the updated plans for the redevelopment of the Beehive Centre at a forthcoming public consultation.

As you will be aware, in 2022 Railpen set out a vision to reimagine the Beehive Centre as a place of community and opportunity. Since then, Railpen have carried out over a year of engagement at local community events and through its own consultation events and workshops.

Railpen will be holding two drop-in events on Friday 14th July from 4pm – 7.30pm at the St Barnabas Centre and Saturday 15th July from 10am – 2pm at East Barnwell Community Centre; along with two online Webinars on the Monday 17th July at 6pm and Thursday 20th July at 12.30pm. Railpen and members of the project team will be on hand to listen to your feedback and any questions you may have.

For more information visit: <https://beehivecentreconsultation.co.uk/>



View the latest plans

for

THE BEEHIVE CENTRE

at one of our consultation events

Please do come along:

Drop-in events

Friday 14 July, 4pm - 7.30pm

St Barnabas Centre, 100 Barnwell Road, Cambridge CB2 3PL

Saturday 15 July, 10am - 2pm

East Barnwell Community Centre, Barnwell Road, Cambridge CB2 3PL

Webinars

Monday 17 July at 6pm

Thursday 20 July at 12.30pm

Register at: www.beehivecentreconsultation.co.uk/

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Call us: 0800 559 5208

Email us: info@beehivecentreconsultation.co.uk

Visit: www.beehivecentreconsultation.co.uk

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10. Indie Cambridge Email Advert, July 2023

[Web Version](#) | [Update preferences](#) | [Unsubscribe](#) | [Like](#) | [Tweet](#) | [Forward](#)

An indie buzz in The Beehive



Find out about the latest buzz from the Beehive!

The new owner of the Beehive Centre – Railpen – has partnered with Indie Cambridge to help rejuvenate the centre into a vibrant and popular destination for local people that caters for all budgets and provides opportunities for independent businesses.

Following on from previous work with us and other local organisations, there have been some updates, and Railpen have set up some events to share details.

You can also find out more about the project by visiting the new website
www.beehivecentreconsultation.co.uk

Consultation events

Drop-in events:

- Friday 14 July 4pm-7.30pm The Old School Hall, St Barnabas Centre, Mill Road CB1 2BD
- Saturday 15 July 10am-2pm East Barnwell Community Centre, Newmarket Rd CB5 5RS

Webinars:

- Monday 17 July at 6pm
- Thursday 20 July at 12.30pm

Register at: www.bit.ly/42GQLY5

All the best

Anne & Steve
Proudly Indie

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www.indiecambridge.com

[Edit your subscription](#) | [Unsubscribe](#)

1p. Exhibition Banners – Phase 3 of Public Consultation, July 2023

WELCOME

THE BEEHIVE CENTRE



Thank you for taking the time to attend our consultation event today to view our proposals for the rejuvenation of the Beehive Centre.

The Beehive Centre design team are here today to answer any questions you might have.

The Beehive Centre redevelopment is one of the largest regeneration projects in the UK right now. It will be a new part of Cambridge and a community for future generations. This is a rare and exciting opportunity and we have been working hard to make sure that everyone benefits from the investment planned.

ABOUT RAILPEN

Railpen are trusted with the safekeeping, investment, and administration of around £35 billion on behalf of pension schemes, supporting half a million people connected to the railway industry.

Our heritage of looking after the pension needs of the rail industry and its employees gives Railpen a unique outlook and enables us to take a holistic and long-term view towards investment – focussing on how we serve members today and how we can positively impact the communities and world members will retire into.

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SITE LOCATION AND CONTEXT



The site today is home to a car-dominated retail park with over 50% of the site area currently car parking, and most people access the site via car.

Around 10,000 cars visit the Beehive Centre during the week and 12,000 at weekends and this has led to congestion issues locally. There is a single point of access for cars and the site is not friendly for pedestrians or cyclists, with poor links to the surrounding neighbourhood.

We believe there is an opportunity to create many more jobs and bring new amenities to the local area, through the rejuvenation of the Beehive Centre and the relocation of existing retailers to Cambridge Retail Park, which Railpen also own. Improvements to Cambridge Retail Park have already started, with planning consent granted this year for a new café pavilion and garden.

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THE BEEHIVE IS FOR EVERYONE

Our vision for the Beehive Centre is to create a place of community and opportunity that will support the health, happiness and wellbeing of local people and play a central role in community life.



Retained retailers

The re-location of ASDA and other retailers to an improved Cambridge Retail Park.



Job opportunities for all

Over 5,000 new jobs, from entry level to senior positions.



A High Street for all budgets

New local High Street designed with Indie Cambridge.



Beehive Careers Academy

Working with Form the Future to provide local school students with work experience opportunities & free access to employment & careers advice.



Investing in public transport

15 new buses an hour with new local bus services and improved frequency.



Inclusive open space

New inclusive open space designed by local secondary schools and Make Space for Girls.



Accessible, safe and welcoming to all

Working with young adults with learning disabilities to create a place that is accessible to people with different sensory profiles and neurodivergent conditions.



The 'Makers Lab' powered by Cambridge Science Centre

A new science centre to foster a love of science in children and young people.



Greening up tarmacked land

New public spaces free to enjoy all year round.



iGlu Powered by Cambridge Youth Panel

A new indoor and outdoor youth facility designed by young people for young people.



Community pavilion

A community space to host events and support local initiatives.



Reduced congestion

Removing 10,000 cars from the local road network.

SOCIAL IMPACT

The vision for the Beehive Centre is underpinned by our values as a long-term investor and the enduring relationships that we are developing with charities, schools, local businesses and community organisations to collaboratively address local priorities.



Today you can find out more about how we are working with our community partners. These partnerships will be central to the new place that we create here, and the basis for the way that we will approach our role within the community.

If you are a local organisation, charity, business or individual who would like to help us shape our approach to addressing local priorities, please speak to Nick or Simon from our community consultation team.

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THE MASTERPLAN



Workplace	Convenience Retail
Co-Working	Casual Dining
Leisure	Cafe
Health and Wellness	Community
Retail	Key Pedestrian Connectivity
Retail Services	Key Cyclist Connectivity

COMMUNITY

We are committed to making sure that all those who live and work locally, both now and in the future, can benefit from the development and the opportunities it will create.



The Community Pavilion

The Community Pavilion will offer a range of programmes and activities for all ages.

The space itself will be extremely flexible, with room for 150 people seated. We know the space will need to be actively managed and a community manager will be appointed to arrange a programme of regular and one-off events, such as:

- Coding clubs
- An under 5's drop-in
- Homework support clubs
- Art and craft classes
- Tai Chi, line dancing, and yoga
- A repair café

The Community Pavilion will be available for hire, with discounted rates for local residents and community groups.



Illustrative view of the Community Pavilion

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COMMUNITY

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iGlu powered by Cambs Youth Panel

The iGlu has been designed by the Cambs Youth Panel to create an indoor and outdoor space that is ideal for young people. It will be managed by Cambs Youth Panel and open to all young people offering somewhere to meet friends, to relax and get advice and support in a safe place.



9am

5pm

7.30pm

The Beehive 'Makers Lab' Powered by Cambridge Science Centre

The 'Makers Lab' at the Beehive will be an energetic hub of activity throughout the day. It will serve as an exceptional and distinctive STEM educational resource nestled in the heart of the vibrant Beehive community.

The first of the day's school groups arrive. They take seats at the making tables and are briefed by the 'Makers'.

Today, they will be creating solar-powered gadgets from reclaimed materials. They will stay until 12 noon, at which point the second and final school of the day arrives for their session.

Youth members of the 'Makers Lab' arrive after school to work with our staff on their ongoing projects.

One is working on an automated coffee machine that she will be submitting for her A-Level in Design Technology. Another is creating an ethical mousetrap to use in their garage.

The evening event starts. Adults working across the Beehive and wider Cambridge arrive to listen to a speaker demonstrating the potential of AI in the creation of contemporary art.

An enjoyable discussion is helped along with drinks from the temporary bar.

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COMMUNITY

We are committed to making sure that all those who live and work locally, both now and in the future, can benefit from the development and the opportunities it will create.

Skate the Streets Powered by Cam Skate



Railpen has partnered with Cam Skate to incorporate skateboarding and roller skating within the heart of the Beehive Centre redevelopment through the integration of skatable features into the built environment.

Red2Green

Railpen has created a focus group with Red2Green to look closely at how to make the site more accessible to neurodiverse people. Red2Green are a Cambridgeshire charity for young adults and adults with learning disabilities and autism.

Inclusive Open Space Powered by Make Space for Girls



Railpen has partnered with Make Space for Girls and Julia King Associates to work with local young women and girls to co-design part of the external space in the Beehive Centre redevelopment.

Indie Cambridge



Railpen has partnered with Indie Cambridge to help create a vibrant and popular destination for local people that caters for all budgets, provides independent retail to complement existing facilities and contributes to the success of the city.

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[illegible]

We want everyone to enjoy the space and to feel welcome. To achieve this, we will offer flexible lease and rental terms to shape the best mix of businesses that will add to the local community and neighbourhood. ,

A PLACE FOR
NEW IDEAS

An architectural rendering of a modern urban development. The scene features a large, multi-story building with a prominent wooden facade and a large, open public space with greenery and people. The building has a mix of wood and light-colored panels, with many windows. The public space is filled with trees, grass, and people walking and sitting. In the background, other buildings and a blue sky with birds are visible.

PROVIDING JOB OPPORTUNITIES FOR ALL

The Beehive Centre redevelopment will create over 5,000 new jobs, with 2,260 entry-level to mid-level jobs that will require no specialist qualification and would provide on the job training.

It is important to us that as many of these jobs as possible go to the local community. That is why we are working with Form the Future and a wide network of other community organisations to co-create a pioneering employment and skills programme that will help residents overcome barriers to employment and gain sustainable, well-paid work.



We will also use our own investment and work with future employers to:



Establish local employment and skills programmes

By employing an employment and skills coordinator who will work with the Council and local partners, like Abbey People, to advertise jobs locally and establish pathways for young and older workers looking to enter the labour market, re-train or develop new skills.



Secure pathways into higher-paid roles

The research and development sector can provide training and skills development to access new higher-paying roles in fast-growing industries.



Support education outreach

Programmes of careers insight, STEM workshops and work placements will be offered to local schools, colleges and universities.



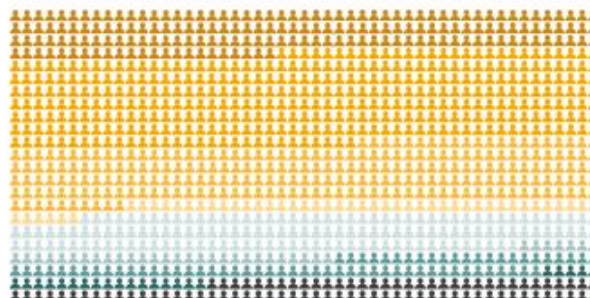
Create higher-paid jobs for all

The salary profile for lower-skilled employees in the Research and Development sector is 12% higher than those in the retail sector.



Commit to the Cambridge Living Wage

This will help to reverse an increase in the number of roles paying below the Living Wage in Cambridge.



Number of jobs by occupation level for the Proposed Development



Number of jobs by occupation level for the Existing Site



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A PLACE FOR PEOPLE AND NATURE



We have the great privilege through the Beehive Centre redevelopment to create a new part of Cambridge from what is currently a car-dominated space with over 50% of the site hardstanding.

A variety of spaces will be provided throughout the Beehive Centre, ranging from the Beehive Greenway, Abbey Walk, Vera's Garden, and Garden Square at the centre of the site. Combined, these spaces will provide a range of places for people to meet, relax and spend time. We are also thinking carefully about how nature can be enhanced on site, through

the incorporation of a central wetlands area, extensive tree planting and other native planting with wildflowers, fruit trees and native scrub. Combined, these improvements will deliver a net gain in biodiversity of 100% above the existing value and add 200 new trees, including oaks and maples with an ultimate height of 12 metres.

The Beehive Centre redevelopment will enhance green space locally with:



350m long
Central urban and green space
The Beehive Greenway



1,800m²
Community garden
Named Vera's Garden



1.1 hectares
Soft landscaping
Within 2.9 hectares of public realm



500m²
Wetland habitat
A similar size to Cambridge's Market Square

The next exhibition banner takes you through the new spaces in more detail.

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A PLACE FOR PEOPLE AND NATURE

LANDSCAPE CHARACTER AREAS



Above: Garden Square North



Above: Garden Square South

Garden Square

Garden Square is the main central focus and the largest open space in the Beehive redevelopment.



Vera's Garden

Vera's Garden will include a community growing space and educational facility, with the option of a teaching kitchen being explored with local groups.



Creative Exchange

The Creative Exchange is the heart of the site where five streets converge upon the Garden Square and Community Pavilion. The Creative Exchange is a space for smaller events, food trucks, stalls and outdoor dining.



Hive Lane

Hive Lane will connect York Street to the centre of the Beehive. It will be a new local High Street which will have a continuous run of local shops and services to meet the everyday needs of local residents and people working on the site.



Abbey Walk

Abbey Walk is an important space for all visitors arriving via Coldham's Lane and is the most open aspect of the Beehive Greenway, with plenty of space for pop-up events and performances.

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A VIBRANT NEW PART OF CAMBRIDGE

Our approach to place can be simply defined as a desire to bring as much joy and opportunity as possible to everyday life.

Each area of the Beehive Centre redevelopment will contribute to a sense of belonging, which we hope will create a popular destination for locals and visitors from further afield.



1. Abbey Walk



2. The Creative Exchange



3. Garden Square (North)



4. Garden Square (South)



5. Hive Lane



6. Vera's Garden & Vera's Way

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HOW HAVE WE SHAPED THE SCHEME?

We have worked with the city council and local community to test ideas and develop the Beehive Centre redevelopment for the last two years.

As the plans below show, the Masterplan has changed over time to respond to its immediate context and the wider city skyline.

TWO YEARS OF CONSULTATION



DESIGN PRINCIPLES

All through the design process the team has tested its ideas against four key principles:

A three-storey residential boundary

The closest buildings to residential boundaries will be restricted to three storeys, with any taller elements set away from the boundary. In two locations, this principle has been relaxed to allow four storeys due to increased distance between new and existing buildings.

Distinct taller areas

Feedback received during the public consultation process indicated that it is important to make sure the development did not appear as a single mass on the skyline. In response, the Masterplan has taller buildings in two locations, separated by a stretch of lower buildings to create a skyline with distinct features amongst lower buildings.

Centering of mass

We have moved taller buildings towards the centre of the site to lessen the impact on immediate to intermediate distance local views and to allow lower building elements to sit alongside residential boundaries.

WHAT'S CHANGED?



A varied skyline

We will create a varied skyline through a series of buildings which will gently rise and fall along the length of the railway. This brings particular benefit to views from Coldham's Common and Castle Hill Mound.

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OUR APPROACH TO TRANSPORT AND MOVEMENT

Today, the Beehive Centre generates significant congestion locally: over 10,000 cars access the site daily during the week, with this increasing to 12,000 at weekends.

In the future, private car use will be limited to essential use only for those who need it, with an increase in people cycling, walking and using public transport.

The result would be much less traffic on surrounding streets with only 550 car trips per day to the site expected during the week and 250 at weekends.



Investing in cycling and walking

Local cycle parking standards have been surpassed, with over 4,200 cycle parking spaces which will be located within the different buildings and separate cycle barns. Additional short-stay visitor cycle parking will be available across the site, with a staffed cycle hub provided to assist with bike maintenance.



Investing in public transport

An additional 15 buses per hour. This will include an increase in frequency to the Newmarket Park & Ride, with a service extension to the train station, a new service to Milton Park & Ride, as well as new direct services to Cambourne and St Neots, Huntingdon and St Ives, Ely and Waterbeach.



Offsite infrastructure improvements

We will invest in cycle and pedestrian improvements, including connections towards the train station and along Coldham's Lane and support the council lead scheme of Newmarket Road improvements. The site access roundabout will also be improved to make it safer for both pedestrians and cyclists.



Car parking

The number of parking spaces on site will be reduced to ensure sustainable travel and introduce more green spaces. 460 car parking spaces will be provided with 428 of these in a multi-storey car park. A third of the car parking spaces will be provided with rapid EV charging points and the infrastructure put in place to transform the remaining spaces in the future to meet demand.



Servicing

All delivery and servicing for the development will continue to take place on-site. The existing service yard along the eastern boundary of the site will be retained but no longer extend to border Sleaford Street.

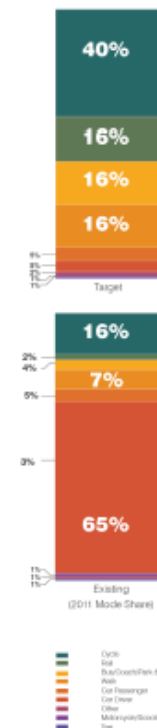
The service yard will directly serve adjacent buildings, while buildings in the southwest will be serviced from loading bays along the internal road network. Heavy goods vehicles will be restricted from accessing the one-way loop to ensure pedestrian and cyclist safety.

+74%
increase in
sustainable
modes of travel

-60%
reduction in
car driver
mode share

+24%
increase in
cycling mode
share

+9%
increase in
walking mode
share



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OUR APPROACH TO SUSTAINABILITY

Long-term sustainability has been factored into everything, from promoting energy efficiency to encouraging green transport, sustainable building design and supporting social and cultural diversity.



BREEAM Outstanding
BREEAM "Outstanding" is the highest global sustainability rating for commercial buildings. At least seven workplace buildings will achieve BREEAM Outstanding with the remainder achieving a minimum of Excellent.



Net Zero carbon
We are working with Professor John French from the Cambridge Institute for Sustainability Leadership to minimise carbon in development (embodied carbon) and only then to offset residual carbon, making the development net zero carbon at completion.



Greywater and Rainwater Harvesting
To significantly reduce potable water usage.



Air Source Heat Pumps
To provide heating, cooling and hot water.



Solar Panels
Located on all the buildings to provide heating, cooling and hot water.



Low energy buildings
The buildings will use less than 55kWh/m²/yr of energy in operation – a significant reduction compared to the average current commercial building usage.



Circular Economy
Produce a circular economy strategy for the masterplan.



30%
Reduction in surface water run-off rate.



100%
Target for Biodiversity Net Gain.



200 New Trees
Planting 200 new trees across the site.

The combination of these efforts will create one of the most sustainable major developments in the UK.

THANK YOU



Thank you for taking the time to view our plans. We would love to hear what you think of these plans, and what else you would like to see here.

You can share your thoughts by:

Speaking to a member of our team during one of our consultation drop-in sessions

Filling out a feedback form

Emailing us at info@beehivecentreconsultation.co.uk

Visiting our website at www.beehivecentreconsultation.co.uk

Please let us have your feedback by Monday 31st July 2023.

Next Steps

Whilst we are nearing the end of the pre-application consultation on the Outline Planning Application, our engagement work will be ongoing throughout the planning process.

Timeline of activity

- June 2022**
OUR VISION
We shared and explored our vision and principles with the local community
- August 2022**
COMMUNITY WORKSHOPS
We held three thematic workshops to explore different aspects of the vision: landscape, youth facilities and community
- November 2022**
INITIAL PROPOSAL
We shared our initial plans and received feedback from the local community
- July 2023**
DEVELOPED PROPOSALS
Reporting back and sharing latest proposals
- August 2023**
OUTLINE PLANNING APPLICATION
Submission of outline planning application
- August 2023**
COMMUNITY ENGAGEMENT
Continued community engagement

RAILPEN

0800 689 5209
info@beehivecentreconsultation.co.uk
beehivecentreconsultation.co.uk

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1q. Feedback Form – Phase 3 of Public Consultation, July 2023

FEEDBACK FORM PHASE 3 CONSULTATION We are very interested to hear your views as it will help us to further refine our proposals. Please take a few minutes to complete the following questionnaire and share your thoughts. Your Contact Details By providing your details you agree to be contacted by Railpen about the Beehive Centre redevelopment. We will keep your information on file until the development is complete. We will not pass your details to any third party. You can be removed from the mailing list at any time by contacting: info@beehivecentreconsultation.co.uk First Name Last Name Address Postcode Email ☐ Please keep me updated as the application progresses What is your connection to the area? ☐ Local resident ☐ Work locally ☐ Local business owner ☐ Part of a local community group ☐ Other (please tell us) If you are part of a local community group, please tell us which group you belong to? 	THE BEEHIVE CENTRE
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RAILPEN

Have you contributed to our previous consultations?

☐ Yes ☐ No ☐ Unsure / don't know

We know how important it is for us to play an active role in the local community, but do you support our decision to work with Cambridge Science Centre, Cambs Youth Panel, Make Space for Girls, Indie Cambridge, Red 2 Green, Form the Future and Cam Skate?

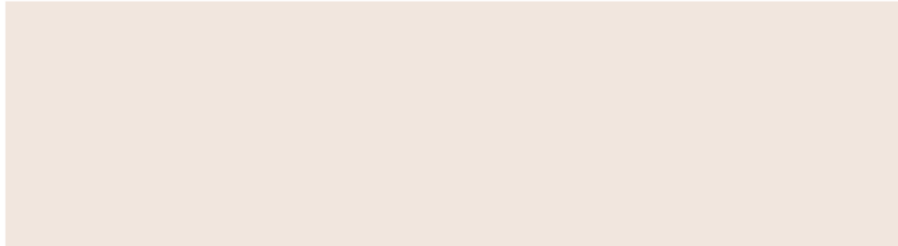
☐ Yes – you have the right mix of organisations.
☐ No – it is not the right mix of organisations.
☐ Unsure / don't know.

Are there any other local groups or community groups you think we should be engaging with about the future of the area? If so, please provide details.

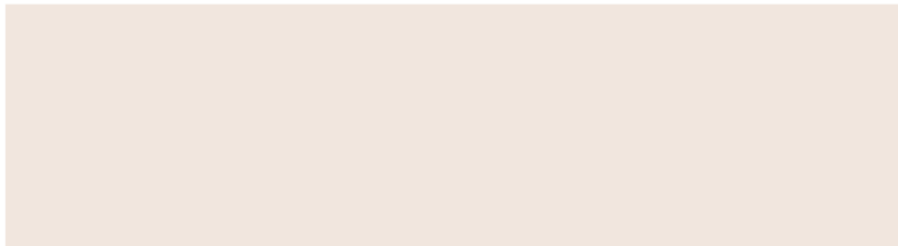
At street-level we have trying hard to create the right balance between the mix of shops, leisure and community space to create an active, safe and vibrant place - do you think we are getting the balance right?

☐ Yes – you have the right balance.
☐ Not sure or it's too hard to tell at the moment.
☐ No – I would like to see
.....

It is really important to us that existing resident in the area feel like this is a place that belongs to them – is there anything that we haven't already included that would make this development feel like it belongs to you?



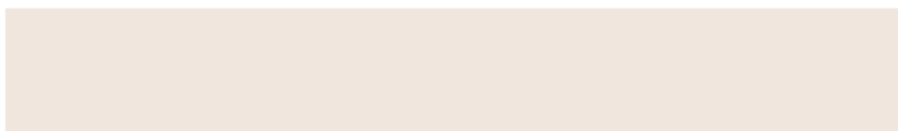
Creating a safe and secure environment is very important to us, and we will continue to work on this. What would help you to feel safe here, especially at night-time?



Throughout our consultation so far, we've heard how important open and green spaces are to the local community. We have thought carefully about how we can create new green space with access to nature, flowers and animals to increase biodiversity. Do you think we have been successful in this?

☐ Yes ☐ No ☐ No view

Why?



Do you think that the Beehive Centre redevelopment will be a positive addition to the area?

☐ Yes ☐ No ☐ No view

Why?

**Do you feel anything is missing from this latest masterplan?
Please let us know your thoughts.**

Is there anything else you would like to say about the latest masterplan?

Thank you for taking the time to give us feedback on our proposals

Please return your completed form to a member of the team or return to us:

By email: info@beehivecentreconsultation.co.uk
By post: Freepost CONSULTATION REPLY (no stamp required)
Via our website: www.beehivecentreconsultation.co.uk

Your details are being collected by Marengo Communications Limited, on behalf of Railpen in regard to the above proposals. To opt out from receiving updates, either do not supply your contact information, or email us at info@beehivecentreconsultation.co.uk. To find out more about how we will handle your information, please read our Privacy Notice (www.marengocomms.com/privacy). A hard copy is available upon request.

1r. Workshops, Summer 2022

Green spaces & landscape workshop report

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four

Engagement Session

16 August | Cambridge

The event's purpose was to collaborate with participants to develop what we call the 'green spaces' of the future. The aim was to explore what the community would like to see in their spaces to be able to inspire the approach to design.

While this is a work in progress, the design team has had a lot of feedback from the community. The team was able to learn from the community's input and use it to inform the design process. The team was able to learn from the community's input and use it to inform the design process.

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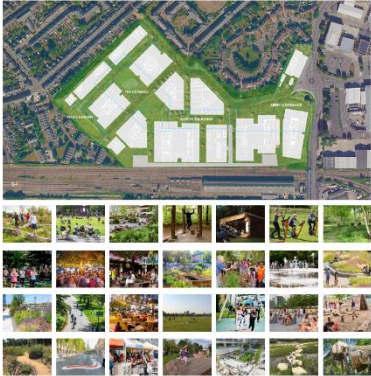
Activity 1

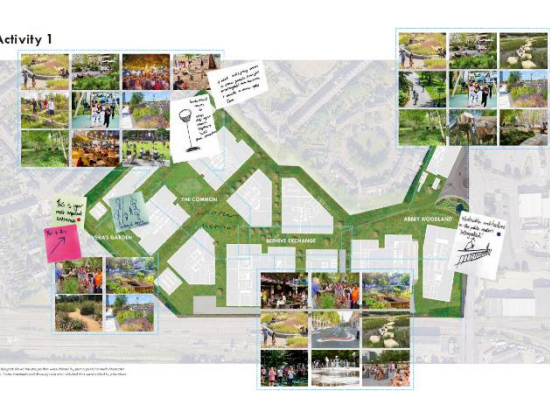
What do people want to see in their public spaces?

During this activity, the design team asked people to respond to why they were choosing specific images. The most common response was that people were attracted to green spaces, trees, and water features. People also mentioned that they wanted to see more of these features in their public spaces.

One of the participants said they were attracted to the images because they showed a lot of green space and trees. They also mentioned that they wanted to see more of these features in their public spaces.

The design team was able to learn from the community's input and use it to inform the design process. The team was able to learn from the community's input and use it to inform the design process.





What did people think about the surrounding green spaces?

This activity was designed to explore what the community thought about the surrounding green spaces. The design team asked people to respond to why they were choosing specific images. The most common response was that people were attracted to green spaces, trees, and water features. People also mentioned that they wanted to see more of these features in their public spaces.

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Youth facilities workshop report

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The Beehive Centre: Youth Facilities Summer Workshop report

August 2022

Overview

On Tuesday 23 September Railpen hosted the second of three summer workshops, focused on the theme of youth engagement and facilities. The session was facilitated by Four with support from specialist social research agency SocialLife.

The aim of the session was to engage with community groups who work with or represent young people in the area around The Beehive Centre with the following objectives:

- ❑ Identify existing youth provision in the area and gaps that may exist
- ❑ Work collaboratively to design a questionnaire that could be completed by young people

Identify how this could be distributed to reach young people in the area and who could support this exercise

The outputs of this workshop will, in turn, enable us to engage with young people, as well as their parents or guardians, in the area around The Beehive Centre so as to directly gauge their priorities around two broad themes:

- ❑ What amenities do young people in the area need and want?
- ❑ What activities would parents support?

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Workshop details

Workshop objective: Map existing youth provision then create and distribute a questionnaire to young people in the area around The Beehive Centre

Venue: St Barnabas Church, Mill Road on 23 August 2022, from 2PM to 4PM

Promotion: All local stakeholders identified in Four's mapping exercise and individuals who had previously engaged with the first phase of consultation were invited by letter to participate

Attendees: 9 individuals representing 5 organisations comprising:

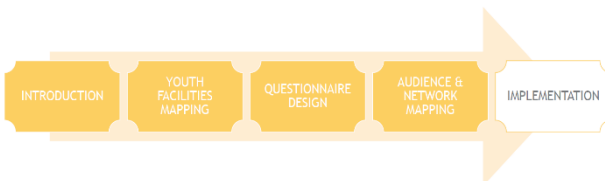
- ❑ Abbey People
- ❑ Cambridge County Council
- ❑ CamSkate
- ❑ Friends of St Matthew's Piece
- ❑ Greater Cambridge Planning
- ❑ Oliver Lewis (Four) - workshop lead
- ❑ Lavanya Kumaran (Social Life) - workshop facilitator

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Workshop programme

The workshop comprised three separate activities, which are set out below. Attendees actively and positively engaged with the workshop, contributing lots of ideas and enthusiasm. (Activities highlighted in yellow below have been completed.)



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Introduction

Oliver Lewis provided an introduction to the session, setting out the background of the consultation so far and the objectives of the workshop.

It was noted that safeguarding is a key challenge for youth engagement and that therefore the approach being taken had been carefully considered to take this into account.

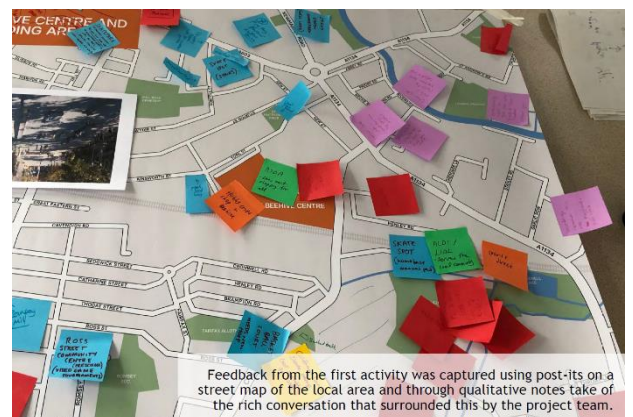


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Youth facilities mapping

The first exercise was mapping the youth provision in the local area and identifying gaps. Attendees were invited to use post-its to map youth provision that they were aware of in the area surrounding The Beehive Centre.

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Feedback from the first activity was captured using post-its on a street map of the local area and through qualitative notes taken of the rich conversation that surrounded this by the project team.

Emerging themes

Feedback from the session provided a lot of insight into existing local facilities for young people, how they are used and where potential gaps exist. This can be summarised under five main themes:

LACK OF PROVISION FOR OLDER TEENAGERS

- The group felt that whilst there were facilities locally for younger children, older teenagers in particular were not well catered for.

LACK OF FREE SPACES WHERE YOUNG PEOPLE CAN 'HANG OUT'

- Teenagers often want spaces where they can just 'hang out' for free space
- There are not many places young people can go for free, although there is a new table tennis facility in the Grafton Centre.
- Popular hangout spots include Starbucks, Costa or Nandos, but you need to buy drinks/food.
- So new green spaces proposed as part of The Beehive Centre development were welcomed, but there was a desire to understand how these could be activated.

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PROVISION FOR GIRLS (LOTS OF SPACES ARE DOMINATED BY BOYS)

- Boys can dominate existing spaces (e.g. skate parks, fishing and football courts).
- Thought needs to be given to how any facilities cater to girls as well as boys from a range of backgrounds.
- The group identified lots of activities in the area that mainly boys use, but not very many for girls.
- The perception was that they mainly hang out in indoors (e.g. cafes).

PUBLIC FACILITIES ARE IMPORTANT

- It was noted that there is a lack of free public toilets in the area.

A RANGE OF IDEAS AROUND SPECIFIC ACTIVITIES

- Explore meanwhile opportunities
- Spaces that can change use throughout the day: e.g. youth space during the day and adults use in the evening.
- A ground floor space that could have an outdoor activity space like table tennis.
- Spaces that can be naturally shared by the user, which can have multiple uses with no clear boundaries that might define a specific one. 'Porous boundaries' like a skate-able surface built into a public furniture area making it multi use.
- Water play facilities - passive spaces that you don't have to pay for.

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Questionnaire design

Following the mapping exercise, the group put some thought into what a suitable questionnaire for young people would look like.

There was an active discussion around both how the survey should be structured and what the content of it should be.

Details of the issues discussed are set out overleaf and a copy of the survey is under development.

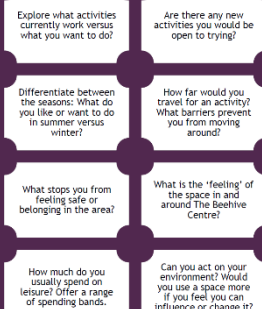
Suggested questions

The discussion of the questionnaire suggested that that, in terms of structure it would be helpful to have a mix of some open questions and some multiple choice.

It would also be good to have different styles of questions: open questions as 'ice breakers', ranking questions, open ended, multiple choice and drawing or mapping options.

The diagram, right, sets out the workshops conclusions on the questions they felt would be appropriate.

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Audience & network mapping

For the third activity in the session the group considered how the questionnaire could be circulated to local young people for completion. A number of people in the group ran sessions with young people and agreed to complete it with their cohort.

Given the lack of facilities for older teens, the group felt it will be important to ask secondary aged and college aged young people. They were also concerned about NEETs young people (i.e. not in employment, education or training).

There was also concern around reaching young people who were economically deprived, were not in the mainstream, had alternative lifestyles or who may be missed by engaging in regular channels.

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HOUSING & SOCIAL CARE

- Council housing tenants
- Community workers for housing associations
- Social workers
- Youth workers
- Care leavers
- Cambridge Youth Forum

EMPLOYERS

- Main young people employers
- Identify local traders who may have youth employment programmes, work experience or apprenticeships
- Young people employed large retail chains (noting lots of people in Abbey Ward work in retail)

COMMUNITY GROUPS

- Abbey People
- Romsey Mill
- PACT
- Hill Road - A Street for People (800 members)
- Cambridge Doughnut
- History Watch
- Greater Cambridge Planning

SCHOOLS

- Parkside Community Schools
- The Netherhall School (noting that lots of Abbey Ward students go there)
- Hills Road Sixth Form College

SPORTS

- Cambridge United Community Trust
- Local sports clubs
- Camskate (300+)
- Girl Skate Cambridgeshire
- Cam Cycle
- Better Leisure
- Living Sport

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Next steps

Following the youth facilities workshop, Four has drafted a questionnaire for completion by young people in the vicinity of The Beehive Centre. Copies of this report and the questionnaire will be circulated to participants.

The next step is to review options for distributing the questionnaire, using a mix of direct mail and social media promotion.

The outcomes of this survey will be reported as part of the next phase of consultation on the project and will help to inform design development of a scheme.

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Community use and ownership workshop

Workshop write up

SEPTEMBER 2022



1 Goals of the workshop

The 'community use and ownership workshop' instigated a discussion on how the ground floor uses and dedicated community space could support local needs and give the local community a sense of ownership of the spaces, making the development feel like it is part of the wider neighbourhood. The outcomes of the workshop with the insights that emerged from the research, will inform our recommendations to establish a social infrastructure plan that supports community benefit and use in the new development. It will be then reviewed by the developers and considered in their commercial proposal.

Four main goals underpinned the questions and material of the workshop.

Goal 1: Understand the places and spaces where locals feel the greatest sense of ownership and belonging and the ones where they don't. Discuss what characteristics in terms of design and aesthetics and governance of these places.

Goal 2: Map out indoor amenities and facilities that would bring locals onto the Beehive site and make it feel like it is part of the neighbourhood. Consider what is already there locally and what could be added for community benefit and use.

Goal 3: Discuss and define the space dedicated for community use. Talk through who would most benefit from accessing this space and what kind of amenity does the local community need, as well as who could operate this space.

Goal 4: Discuss and outline potential programming and use of the outdoor spaces. Define what will draw locals to these spaces in terms of programming? (Market, outdoor classes, cultural/arts events etc?) and how would locals like to have continued engagement with what happens there.



COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

2

2 Workshop plan and adapting the activities

The workshop brought together 16 local stakeholders: local residents, representatives of local and Cambridge wide organisations and three county councillors.

The workshop's agenda included three activities. The first activity presented an overview of the research carried out in April and May 2022 to have a brief conversation around how the findings resonate with participants. The data presented was a selective set of insights relevant to community use and feelings of ownership and belonging. Participants quickly identified gaps in what was presented, especially around their use and value of the current Beehive amenities which elevated some anxiety about having their views misrepresented in the research. (Our main finding from the research was that indeed the Beehive amenities are greatly valued by Petersfield residents and this will be reflected in the social infrastructure proposal).

The second activity aimed to have a discussion of the spaces and places locally that support or undermine feelings of ownership and belonging and discuss the characteristics and governance of these places. This conversation, removed from talking specifically about the beehive site, triggered annoyance with a few participants. It became clear that there was significant anxiety in the room about the potential loss of affordable amenities from the Beehive and that talking about abstract feelings felt irrelevant. We decided to skip this activity to move straight into the plans of the beehive and discuss the tangible opportunities for amenities that would benefit locals and enhance the site.

This activity split the group into two tables to discuss indoor amenities with a specific focus on the community facility. Programming of outdoor spaces and their governance was also discussed.



COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

3

3 Outcomes

This section outlines the main discussion points that were held during the workshop through the different activities.

3.1 Places that are most value locally and why (icebreaker exercise)

All responses apart from two were outdoor and green spaces including: Coldham Common, Mill Road cemetery, allotments across Cambridge, community orchard in Midsummer Common, community garden in York Street, skate park in Jesus Green and the Church trail cycleway, demonstrating, as in the research outcomes, that outdoor spaces are most valued spaces locally. Their reasons varied but most involved meeting and socialising with people.

3.2 Mapping exercises

The activity yielded many different responses for types of facilities needed on the site. These were then categorised into leisure & cultural facilities, community facilities, retail facilities, food & beverage facilities, green spaces and general comments about governance & security, the environment and access & movement around the site.

1. Leisure & cultural facilities

Maintaining access to a gym facility was mentioned, as well as ensuring it remains affordable. Free outdoor gym provisions were also talked about including a climbing wall. The sports facilities brought up were geared toward attracting youth and include swimming, skate park, table tennis and football.

A music and theatre facility to draw people into the site and ensure night time activity was discussed for the northern side of the site.

Another suggestion was to have a facility that isn't available elsewhere such as a wellness clinic with a chiropractor, etc to entice locals and visitors alike into the site.

2. Community facilities

The most talked about provision was for youth provisions including a youth centre with study spaces, a library, spaces to hang out and afterschool provisions. Other repeated suggestions included an affordable, flexible events space for hosting community discussion, family celebrations, etc. Key to its success will be its active management and affordability.

Workshop spaces for various community lead activities were also discussed at length including for craft, repair & jewellery making and an affordable maker space. Once again affordability is essential to its success and usability.

There were few mentions of a community library where a local borrow/share scheme is put in place as well as a swap shop for the community. Finally, a cross subsidised nursery where lower income residents can access a place subsidised by higher earners working in the development was also debated.

COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

4