



PLANNING PERFORMANCE AGREEMENT (PPA)

ADDENDUM 2

PPA References: PPA/23/00016 & 21/50136/PREAPP

Description of development: Proposed redevelopment for up to 1.5 million sq ft of technology and life science workspaces (Class E) in 11 buildings, including 2 cycle barns and a multi-storey car park. Ground floor commercial, retail, café, leisure and community uses, 3.7 ha of new public realm including active streets, green spaces, squares and a new wetland habitat. Improvements to the local cycle infrastructure including the Chisolm Trail.

(ORIGINAL PPA DESCRIPTION)

Planning Reference: 23/03204/OUT

AGREEMENT INFORMATION

PPA REFERENCE:	PPA 23/00016
COST CENTRE CODE:	3010
RELATING TO SITE:	The Beehive Centre, Coldhams Lane, Cambridge CB1 3ET
DESCRIPTION OF DEVELOPMENT:	
PLANNING REFERENCE(S):	23/03204/OUT
DATE OF AGREEMENT:	17 June 2024
BETWEEN (LOCAL AUTHORITY):	Cambridge City Council, Mandela House, 4 Regent Street, Cambridge, CB21BY
AND (APPLICANT):	Railway Pension Nominees Ltd, 100 Liverpool Street, London, EC2M 2AT

PRIMARY CONTACT DETAILS

For the purposes of agreeing, operating or amending this PPA. The full Project team is outlined in Appendix 2. Contact with the Local Authority should always be through the case officer.

LOCAL AUTHORITY (CASE OFFICER):	Cuma Ahmet Principal Planner cuma.ahmet@greatercambridgeplanning.org 07759929897
APPLICANT OR AGENT:	Mike Derbyshire (Agent) Partner, Head of Planning mike.derbyshire@bidwells.co.uk 07747564122
APPLICANT'S INVOICING ADDRESS	Railway Pension Nominees Limited 100 Liverpool Street, London EC2M 2AT

This document forms an addendum to the parent Planning Performance Agreement (PPA) agreed between the relevant parties in relation to the site referred to as The Beehive Centre as per the details set out above.

- 1.1 The purpose of this addendum is to extend the PPA to cover:
 - 1.1.1 Additional officer meetings and negotiations to take place between the period of June to December 2024 as indicated in the amended 'Key Milestones' at Appendix 3 of this document.
 - 1.1.2 Re-consultation with consultees and third parties (as required).
 - 1.1.3 Internal liaison/meetings with members of the project team (as indicated).
- 1.2 Under the terms of this agreement (and those within the parent PPA) the Applicant agrees to:
 - 1.2.1 Submit without significant delays all future amendments and additional clarifications via email (or alternative method) as agreed to the lead case officer;
 - 1.2.2 To advise of any issues and/or delays in providing information/amendments as soon as reasonably possible;
 - 1.2.3 To pay the Local Planning Authority all fees charged for 'at cost' based on the hourly rates in **Appendix 1** and the revised terms for invoicing as set out below, subject to review at any time.
- 1.3 Under the same terms, the Local Planning Authority Agrees to:
 - 1.3.1 Determine application within the target deadlines unless otherwise agreed with the Applicant;
 - 1.3.2 Accept one submission of all amendments to allow issues to be resolved, before determining the application. Further amendments will only be allowed at the case officer's discretion;
 - 1.3.3 Meetings being held at a convenient location to both parties and with sufficient notice (minimum of 10 days notice) being given. Follow-up meetings will only be held at the case officer's discretion.
 - 1.3.4 To invoice for fees in accordance on a monthly basis.
- 1.4 The Local Planning Authority's fee for the scope of works above is estimated to be **£11,780 + VAT for the related planning application**. This has been calculated based on the estimated number of hours set out in **Appendix 1**.
- 1.5 For the avoidance of doubt, all other terms of the parent PPA are carried forward.

APPENDIX 1 (revised 13/06/24)

Estimate of hours for executing objectives between June and December 2024 (as indicated in Appendix 2).

Officer	Hours
Delivery Manager	10
Planning	20
Urban Design	15
Landscape	15
Trees	15
Planning Admin/TSO	5

Hourly rates

Greater Cambridge Planning Service officer time will be charged at the following rates:	
Officer grade	Hourly Charge (£)
3	98
4	118
5	131
6	142
7	170
8	181
9	192
Assistant Director (Grade 10)	247
Executive Director	340

Please note that the rates above are subject to review at any time. In addition, where there are limited or no internal resources available to fulfil the PPA and consultants are required to be used by the Local Authority, they will be charged to the Applicant on a full cost recovery basis.

APPENDIX 2: KEY MILESTONES (revised 03/06/24)

PROGRAMME FROM JUNE 2023 TO DETERMINATION

MILESTONE	DATE UNDERTAKEN	DATE PROPOSED	RESPONSIBLE TEAM MEMBER(S)
Submission of outline planning application, Ref. 23/03204/OUT	18.08.2023		Bidwells
Design Review Panel #2	24.08.2023		ALL
Disability Panel	31.10.2023		Bidwells, LDA Case Officer
LPA Post-Consultation Feedback Meeting	23.11.2023		ALL
LPA Meeting #1	21.03.2024		ALL
Historic England Update Meeting	10.04.2024		Bidwells Heritage Conservation Officer
LPA Meeting #2	01.05.2024		ALL
Design Review Panel #3	23.05.2024		ALL
LPA Meeting #3		11.06.2024	ALL
LPA Meeting #4		Early-July 2024 (TBC)	ALL
Submission of Revised Application Documents under 23/03204/OUT		Late August 2024	Bidwells
LPA Post-Consultation Feedback Meeting		Early October 2024	Bidwells Case Officer
Development Control Committee Date		November 2024 (TBA/subject to officer recommendation)	Bidwells Case Officer
Completion of s106 and Issuing of Decision Notice		February 2025 (TBA/subject to officer recommendation)	Case Officer

AGREEMENT

The Greater Cambridge Planning Service and the Applicant hereby agree to the content of this Planning Performance Agreement. This agreement must be signed by both parties.

Greater Cambridge Shared Planning Service (GCSPS)

Name: Toby Williams

Signature: *Toby Williams*

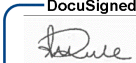
Position: Development Manager (East Team)

On Behalf Of:

Date: 17/06/24

Railway Pension Nominees Limited

Name: Anna Rule

Signature: 
AC93F11DC7764F8...

Position: Authorised Signatory

On Behalf Of: Railway Pension Nominees Limited

Date: 17 July 2024