

Andrew Martin

Subject: FW: 23/03204/OUT - Beehive Centre, Coldhams Lane - East West Rail and Network Rail Response

From: Matthew Barron [REDACTED]

Sent: 30 June 2025 10:45

To: Andrew Martin <Andrew.Martin@GreaterCambridgePlanning.org>; Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>

Cc: [REDACTED]

Subject: Re: 23/03204/OUT - Beehive Centre, Coldhams Lane - East West Rail and Network Rail Response

Dear Andrew and Cuma,

As I discussed with Cuma previously, East West Railway Company Limited (EWR Co) does not consider that the condition proposed by the applicant for the proposed Beehive Centre redevelopment is suitable as it is vague and does not provide any certainty to EWR Co that the proposed development would not conflict with or prejudice the delivery of East West Rail. For reference, the applicant's proposed condition is as follows:

"With the submission of any reserved matters details within the East West Rail safeguarded area (as shown on drawing 133735-EWR-ZO-XXX-PLN-LEP-00104), a statement for how the reserved matters details include consideration of the safeguarding area shall be included to be assessed in consultation with the East West Railway Company."

We do however appreciate that the applicant has concerns regarding the scope of the original proposed condition. Therefore, we propose alternative draft condition wording which sets out the specific outcome needed to ensure that the proposed development would not conflict with or prejudice the delivery of East West Rail. In addition, as there is overlap between EWR Co and Network Rail's (NR) requirements, we have agreed the proposed wording with NR. This response and the proposed condition are therefore provided on behalf of both EWR Co and Network Rail.

Our proposed draft condition wording, which sets out the specific outcome required for both EWR Co and NR, and which we consider meets the six tests for planning conditions set out in paragraph 55 of the NPPF and in PPG, is as follows (the drawing referenced is attached):

Draft condition wording:

Vehicular and pedestrian access to Coldham's Lane road and cycle bridges over the Fen Line, via the Railway Bridges Access Zone (as shown on drawing number EWR/1708/RAZ/01/REVA), must be maintained at all times for the safe operation of the railway and the safe use of the bridges. Vehicular and pedestrian access to the Railway Working Area (as shown on drawing number EWR/1708/RAZ/01/REVA) via the land to the south of Coldham's Lane, must be maintained at all times to enable construction of East West Rail, the safe operation of the railway and the safe use of the Coldham's Lane cycle bridge.

Reason: *To ensure that the applicant's development does not prejudice or conflict with the future operation of the railway, the maintenance and safe use of Coldham's Lane road and cycle bridges, or the delivery of East West Rail.*

We have also spoken to the County Council and we understand that they also use the land shown in blue on the attached drawing to maintain the cycle bridge, which is their asset, and they want to ensure this access is maintained. We have therefore also included wording in the condition relating to the cycle bridge for your consideration.

We would be grateful If you could relay EWR Co and NR's position and the above draft condition wording proposed to the Inspector as part of the inquiry.

EWR Co also note that Appendix 1 of the applicant's planning proof of evidence (attached) states at paragraph 1.2 that 'there is no objection from the following parties', with EWR Co listed as one of the parties. This misrepresents EWR Co's consultation response dated 10th January 2025, which clearly states that EWR Co has no objection subject to the inclusion of a condition on any planning permission requiring that the reserved matters details within the EWR safeguarding area are agreed in writing with EWR Co prior to submission. Whilst we appreciate that the applicant does not agree with our original proposed draft condition wording (and therefore we propose the alternative wording set out above), EWR Co's position should have been presented accurately in the appeal documentation.

I hope the above is helpful, but if you have any queries then please do not hesitate to get back to me.

Best regards,

Matthew

Matthew Barron
Associate



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From: Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>

Date: Tuesday, 17 June 2025 at 17:24

To: Matthew Barron [REDACTED]

Subject: RE: 23/03204/OUT - Beehive Centre, Coldhams Lane

Matthew, thank you for your time just now in explaining the circumstances around your client's disagreement to the current proposed/revised wording of your condition as set out in your original letter in January 2025. Given that I am no longer involved in this project on a day-to-day basis, it would be helpful

you could advise your client's preferred alternative condition wording so that my colleague Andrew Martin (copied) can consider alongside others in due course.

Kind regards

Cuma Ahmet MRTPI | Principal Planner (Consultant to Strategic Sites)



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From: Matthew Barron [REDACTED]
Sent: 17 June 2025 15:52
To: Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>
Cc: [REDACTED]
Subject: Re: 23/03204/OUT - Beehive Centre, Coldhams Lane

Hi Cuma,

I have just left you a phone message regarding the Beehive Centre redevelopment application, as the applicant has contacted us about the condition East West Rail Co recommended in its consultation response (attached).

Could you please give me a call to discuss the condition when you're able to? Thank you.

Best regards,

Matthew

Matthew Barron
Associate



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