Benefit Delivery Plan

The Beehive Redevelopment

Leonard Design Architects on behalf of Railway Pension Nominees Limited August 2024



Contents

1 Introduction

1.1	Description of Development	4
1.2	Context and Site	6
1.3	Purpose of Document	8
1.4	Illustration of Proposal	12
1.5	Summary of Benefits	28
16	Definition of Phasing	20

2 O Social Benefits

2.2	Introduction	32
	A New Local Centre for All New Community Provision	34 38

3 D Landscape Benefits

3.1	Introduction	42
3.2	A Curated Local Centre Set into New	
	Public Realm	44
3.3	Landscape Character Areas	46

4 D Ecological Benefits

4.1 Significant Enhancements to Amount and Quality of Biodiverse Habitats

48

5 0 Economic Benefits

5.1	Introduction	50
5.2	New and Better Jobs for All	52
5.3	Wider Economic Benefits	58

6 Transport Benefits

6.1	Introduction	60
6.2	Much Improved Sustainable Transport	62

7 • Continue of the Environmental Benefits

7.1	Introduction	68
7.2	A Sustainable Development and Buildings	70
7.3	Water	76

8 Delivery of Benefits

1.1 Description of Development

The Beehive Redevelopment will create a high-quality new local centre, workplace and innovation cluster. Eleven new buildings for life-science, innovation and office use come together to create a masterplan carefully organised around a series of connected open spaces, providing a vibrant mixed-use environment

Unrecognisable from its current incarnation as a retail park with large areas of surface parking, the proposal will strikes a balance between built footprint and open space, creating ample opportunities for outdoor activities and amenities for local residents and the on-site workforce. This emphasis on open space will also support a significant increase in biodiversity, with a target of achieving a 100% improvement on-site.

The upper floors of the buildings create a new cluster of life-science and office workspace to meet the demand for such spaces within the city. The ground floors of the buildings work together to create a new local centre that will provide an exciting and useful new mix of shops, services, leisure spaces and spaces to socialise. Ongoing consultation with community stakeholders is informing the ground floor of this new local centre and will create an inclusive place that is welcoming and useful for all.

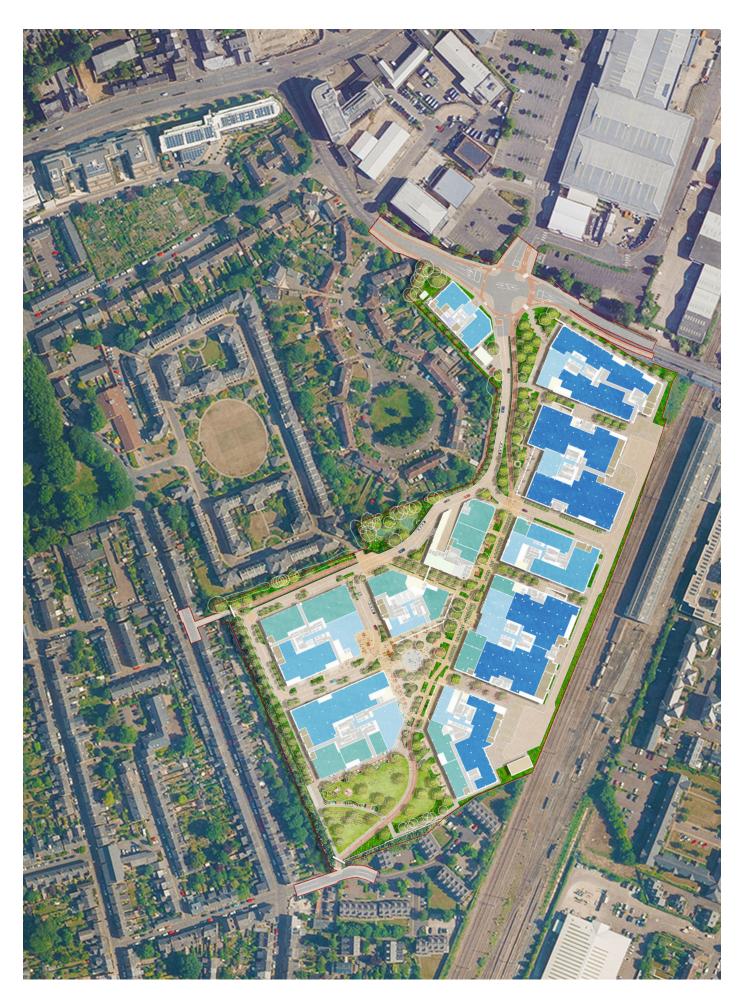
The open spaces on site combine to create the Beehive Greenway, stretching approximately 450m. This interconnected series of open spaces will include dense tree planting, urbanscale streets, and a civic-scale square featuring a new wetland environment. Complementing this, a new local high street will connect to York Street, while a public garden and pavilion will provide opportunities for community led activity.



Existing Beehive Centre



Illustrativa Raphiva Visua

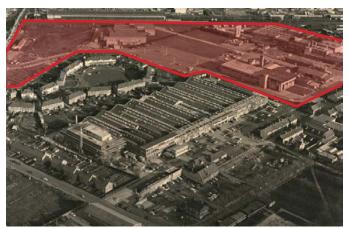


1.2 Context and Site

The site today is home to a significant retail park, but despite several phases of development it is underused and has the potential to create many more jobs and bring valued amenities to the local area.

While the site is surrounded by a tight urban environment that continues to the city centre, it is itself a large area dedicated to a single use with large buildings surrounded by car parking.

The Masterplan will take a car-dominated shopping centre at risk of decline and create over 6,000 job opportunities for local people. 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 vibrant streets, green public spaces, a public square and wetlands.



Historic Photograph of Site Whilst Occupied by Pye Unicam





Present Beehive Centre



Future Illustrative Beehive Masterplan

Climate

Striving to become a world-class sustainable development for Cambridge through improved transport modes, 100% Biodiversity increase and BREEAM Outstanding architecture.



Community

A ground floor plane that provides a local centre destination for everyone, enhancing the existing amenity on the site for the local community.



Connectivity

A safer environment for visitors and the local community with stronger connections throughout the site and beyond.



Character

Transformation of the site from an expanse of hardstanding to a landscape-led masterplan for leisure, science and community use that responds to its context.



1.3 Purpose of Document

We believe the reimagination of the Beehive Centre will create a lasting, measurable, positive impact. Our stakeholders rightly expect this, and we know you want to know how we are supporting the long-term wellbeing of residents.

The full suite of benefits is laid out in this document and it demonstrates the transformation for the better that a reimagined Beehive Centre will have.

For the purposes of this document the benefits are collected under five themes:

Social

Benefits which create an inclusive place makes a positive contribution to amenity and facilities for the local community

Landscape

The creation of new high-quality open spaces which will benefit local people and wildlife.

Economic

Benefits which address economic issues within the city including access to mid-skilled jobs, educational equality and the creation of affordable workspace.

Transport

Reductions in traffic and improvements to sustainable transport modes that will benefit local residents and the wider city.

Sustainability

Creating highly sustainable buildings that address the climate crisis and respond to local issues such as water conservation.

A place that creates space for innovation within the city



A place that brings different communities together



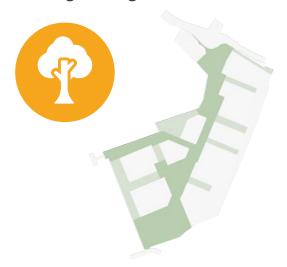
A place without barriers to entry



A place for all



A place that promotes urban greening



A place that enables active travel connections



3,700m² NEW CIVIC PLAZA





6,450 JOBS

INCLUDING:

905 ENTRY LEVEL 1,225

MID-SKILLED

4,315

HIGH-SKILLED

IN LIFE SCIENCES, RESEARCH AND DEVELOPMENT, SALES, ADMINISTRATION, LEISURE, RETAIL AND MORE



A PLACE THAT CREATES SPACE FOR INNOVATION WITHIN THE CITY

OUTSTANDING BREEAM RATING FOR AT LEAST 5 BUILDINGS

ALL BUILDINGS TO ACHIEVE A MINIMUM RATING OF EXCELLENT



<750kg/CO₂e/m² LOW EMBODIED CARBON TARGETS FOR LABS A PLACE THAT PROMOTES URBAN

2100% BIODIVERSITY NET GAIN

A CHARACTERFUL LANDSCAPE WITH PICNIC LAWNS, WILDLIFE AREA, 'PLAY-ON-THE-WAY' SPACES, WOODLAND AND PUBLIC ART

58
RETAINED TREES



NEW PARK



A PLACE THAT ENABLES
ACTIVE TRAVEL CONNECTIONS

AN EXCELLENT SUSTAINABLE TRANSPORT LOCATION FOR JOBS



INCREASE IN CYCLE MODE SHARE

REDUCED WEEKDAY PEAK FLOW FOR CAR TRIPS ON LOCAL HIGHWAYS



REDUCTION IN CAR MODE SHARE

GREENING





A PLACE THAT BRINGS DIFFERENT COMMUNITIES TOGETHER

 $5,100m^{2}$

OF ACTIVE MIXED-USE GROUND FLOOR SPACES

17 NEW SHOPS, CAFES, COMMUNITY, SERVICES AND MIXED-USE SPACES





NEW SHOPS AND AMENITIES FOR EVERY BUDGET.

A PLACE WITHOUT BARRIERS

2.6 HECTARES OF OPEN SPACE



CREATED WITHIN 3.7 HECTARES OF WIDER LANDSCAPE

1.4 Illustration of Proposals

1.4.1 Ground Floor Masterplan



1.4.2 Upper Floor Masterplan























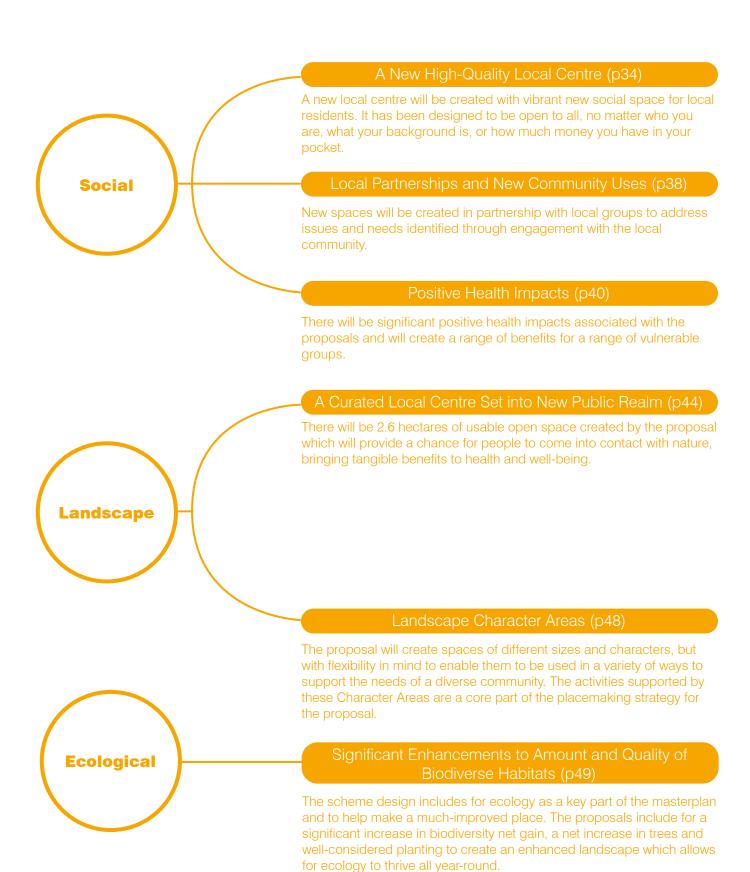








1.5 Summary of Benefits



Economic Transport Environment

Employment and Skills Action plan (p52)

An Employment and Skills Strategy (ESS) is being submitted within the application. This document would see a significant benefit delivered to the local community through increased job opportunities and outreach programmes to actively ensure the opportunities are made available to all.

Vastly Increased Economic Output (p58)

£600m in additional economic output (GVA) will be supported by the new workforce annually. This is based on £660m in gross GVA generated for the Proposed Development set against £60m generated by the existing uses onsite.

Vastly Increased Business Rates (p58)

Up to £11.4m in annual business rate payments. This is equivalent to an uplift of £8.5m per year, when compared to the £2.9m generated by the existing site uses per year.

Contribution to the Important R&D and Life Science Cluster (p58)

The importance of Cambridge and its knowledge-based R&D cluster is well-recognised, both locally and at the national level. The proposals include for high-quality and adaptive floorplates to cater for a large part of the R&D cluster, but expressly includes buildings that are designed to accommodate laboratory space for life science companies.

A Strategy for Much Improved, and Greater Use Of, Sustainable Transport (p62)

The transport strategy aligns with, and supports, the authorities' aspirations for greatly improved sustainable transport to reduce reliance on private car usage. This will be achieved by reducing on-site car parking, improving public transport provision and creating an enhanced provision for cycling within the site.

A Sustainable Development (p70)

The proposals represent a more efficient use of land, being a precious commodity, while forming a development of the highest quality that will create significant beneficial impacts across the three objectives of sustainable development: environmental, social and economic

A Strategy to Achieve Holistic Sustainability Targets (p70)

The site has and will continue to champion sustainability in all forms through adopting a 'five capitals' approach covering physical, social, economic, human, and natural elements of the design. These principles are embedded into the design and development proposals and will be achieved by exceeding the standards regarding embodied carbon, waste, energy, air quality and limiting water use.

Limiting Water Use (p76

The proposals will target betterment of the local policy requirements to achieve 5 credits for the BREEAM Wat 01 credit for water consumption by including a push target to achieve an Exemplary Performance credit in this category. This will be achieved by specifying the lowest flow outlets recommended by BREEAM and rainwater harvesting from all main block roofs. The water usage strategy will be market-leading and exceed all recognised standards.

1.6 Definition of Phasing

Infrastructure phase

The Phasing Parameter Plan to the right explains the way in which we would look to deliver the site and community benefits.

The enabling works area (dark green) represent the initial infrastructure phase that will enable connections across the site.

Phasing by floorspace quantum

To help explain the delivery of community benefits, we have assigned each benefit to a certain phases of the development.

Certain benefits will be consistently implemented throughout the development period and these have been described as being delivered within 'All Phases'.

