

## Andrew Martin

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**From:** Toby Williams  
**Sent:** 31 January 2025 15:02  
**To:** Guy Kaddish  
**Cc:** Cuma Ahmet; Andrew Martin; Jennie Hainsworth; Alfie Hood  
**Subject:** RE: Beehive, Daylight and Sunlight, 23/03204/OUT - suggested planning condition  
**Attachments:** Daylight, Sunlight, Enclosure letter TW 31 Jan 25 re illustrative condition.pdf

Dear Guy

Please find attached a response to your below email.

Please be advised I will be placing this letter on the public file together with your email for the purposes of transparency.

The officer report is now also finalised, and it will be published either today or Monday pending the finalisation of appendices. You are of course welcome to make any further representations on the issue, but these would now be picked up as part of an update to committee.

Regards

**Toby Williams** | Development Manager (East Team)

Pronouns He / Him - please feel free to tell me your pronoun



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My working days are Mon - Thurs

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**From:** Guy Kaddish <Guy.Kaddish@bidwells.co.uk>

**Sent:** 29 January 2025 13:00

**To:** Toby Williams <Toby.Williams@greatercambridgeplanning.org>

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

<Andrew.Martin@GreaterCambridgePlanning.org>; Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Alfie Hood <alfie.hood@bidwells.co.uk>

**Subject:** RE: Beehive, Daylight and Sunlight, 23/03204/OUT - suggested planning condition

Dear Toby

We have discussed this matter with the applicant and our legal team and we have established that the best way to deal with this matter is to solely include a planning condition to control this matter. Our suggested wording is:

*Any reserved matters application for Buildings 8, 9 and 10 (or any one of them) as identified on Drawing 'Parameter Plan 1 ' Land Use-Ground Floor' PO – LDA – ZZ – XX -DR – A – 08004 P2' shall be accompanied by a daylight sunlight and overshadowing report which shall test the daylight sunlight and overshadowing effects of such Building or Buildings in accordance with the relevant BRE Guidance: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209 2022 Edition).*

*The daylight sunlight and overshadowing report must demonstrate that the daylight sunlight and overshadowing effects of such Building or Buildings (as applicable) must be no worse than the technical results presented in respect of the illustrative scheme proposals as set out in Appendix 2 of the applicant's daylight and sunlight studies submitted in the eb7 Daylight and Sunlight Addendum report dated 29th November 2024 in relation to each of the identified receptors in that table.*

*Reason: To ensure the potential daylight, sunlight and overshadowing effects of Buildings 8, 9 and 10 are acceptable in relation to the residential properties in proximity to the site boundary*

Using this condition there would be a clear basis on which the LPA has granted consent, a clear basis on which to assess the acceptability of the RMA proposals (in regard to Buildings 8, 9 and 10) and a prescriptive approach to set a clear parameter for RMAs to have to work within.

The eb7 addendum document is clearly structured such that the results for the 'illustrative' scheme sit within their own tables and the Parameter Plan ('Maximum Parameter') results sitting in a separate table.

Under further review, the Design Code already includes the item 'Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage', the suggested planning condition above providing further prescriptive control on the matter. There is no need to add/repeat the control that can be captured by the planning condition above.

I look forward to hearing back on your consideration of this matter.

Provided to you on a non-prejudicial basis.

Kind regards

Guy



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**Guy Kaddish** BSc (Hons) DipTP MRTPI  
Partner, Planning

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**From:** Toby Williams <[Toby.Williams@greatercambridgeplanning.org](mailto:Toby.Williams@greatercambridgeplanning.org)>  
**Sent:** 29 January 2025 10:55  
**To:** Guy Kaddish <[Guy.Kaddish@bidwells.co.uk](mailto:Guy.Kaddish@bidwells.co.uk)>  
**Cc:** Cuma Ahmet <[Cuma.Ahmet@GreaterCambridgePlanning.org](mailto:Cuma.Ahmet@GreaterCambridgePlanning.org)>; Andrew Martin <[Andrew.Martin@GreaterCambridgePlanning.org](mailto:Andrew.Martin@GreaterCambridgePlanning.org)>  
**Subject:** Beehive, Daylight and Sunlight, 23/03204/OUT

Guy

Further to our meeting yesterday regarding the Daylight and Sunlight impacts of your client's scheme, I would be grateful if you could formalise your verbal proposal (or an amendment thereof) concerning the suggestion to remove by condition reference to the parameter plans for blocks 8, 9, 10 and amend the Design Code to include a requirement that the impacts of any buildings on these plots to have no worse impact than the indicative scheme in Daylight and Sunlight terms.

We have asked for an urgent call with Counsel this afternoon to discuss yesterday's suggestion and following this call, I intend respond more formally to you.

Without prejudice

**Toby Williams** | Development Manager (East Team)

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