

It will provide more than just retail. Hopefully a regeneration with more active transport and less cars it will be a destination for families and local residents with lots to do. Hopefully it will model the "5 minute city" and spark similar new developments.

Both parks need a long overdue revamp.

Overall, I can see the development could potentially have lots of benefits. Obviously the services which are being lost as a result need to be retained in some way in future especially if we want to reduce people's travelling distance to amenities and to reduce need for cars.

I'm glad to see that Railpen are open to listening to the views of people rather than forcing through a design.

I think it is net positive. The beehive centre currently is too car-centric and it is a very unusual use of land so central in a city.

Less traffic on Coldham's Lane -- subject to the traffic not just being displaced to the Retail Park!

Probably, long-term, which we may not get to see.

Those who answered NO:

I just cannot understand why labs plus offices are not better located on Railpen owned Cambridge Retail Park, which is not surrounded by homes and has the benefit of Coldhams common behind it to help with reduction in urban heat plus getting rid of gases from labs.

Why is it not possible for that to happen?

It's not sustainable - climate change does not care what we want, it's already costing loads, affecting food supplies, biodiversity, extreme weather events etc. Destroying the climate is simply not practical. However, the actions which do so may be viewed in conventional terms.

This redevelopment shouldn't go ahead as planned, but if it does, remember there are fewer than about 40 native tree species, but more than 24,000 native insect species, some of them dependent on particular tree species admittedly, but you should incorporate dead wood, diverse native plants, water and marsh etc into your plans and create diverse habitats to foster diverse species.

We live 5-10 mins walk away from the site. It is our favourite shopping site in Cambridge and we will lose our main shops. It is our favourite site for recreation facilities - the Everlast gym is heavily used by us is inexpensive and has a well designed swimming pool. There appears to be no benefit to the local community

Too big, and will bring in large numbers of employees without any provision for their cars. Reliance on (currently poor) public transport is a fantasy. Loss of the exercise pool in the Everlast gym would be a disaster for many people who use it to stay mobile or recover after injuries.

Community will be lost

More traffic and noise

Gives nothing to the local community but takes a lot away - amenities like gym with pool & main shopping facilities. Small site will only serve onsite employees.

Apart from the loss of shopping facilities, traffic, disruption during building works plus previous remarks, do we really need labs more than shops?

Because valuable facilities are lost and traffic could be increased. Buses also add to congestion and getting access to Coldhams Lane is difficult.

Probably not - being a sceptic

Overdevelopment, I don't understand the logic for lab space so centrally. Traffic flows are already an issue, why bring more traffic to the centre? Wouldn't it make sense for this to be nearer the outskirts eg by the A14 and to have housing?

Where are all the people working at these labs going to live. There's still going to be congestion as you're just moving the retail from one side of the road to the other. The science park needs to be on the outside of Cambridge not in the middle, it's not appropriate to put these things next to where people live and there's already too many proposals like this around, e.g Grafton Centre and the Science Park extension. The centre should stay residential, retail and academic.

Think about the people that live here and not just the people with the money.

It is too dense for this off-centre location and will lead to significant additional peak hour congestion, as well as additional on-street commuter parking in the surrounding residential area. This intensity of development is only appropriate close to regional transport infrastructure.

While I do acknowledge that the present use and design of the Beehive centre might not be adequate anymore, I am still appalled to see that the application is of these dimensions and characteristics.

The redevelopment of the Beehive centre could potentially be a positive addition to the area if the plan considers the fact that this site is surrounded by many residential areas. People living in the surrounding dwellings are going to be looking at the new Beehive centre for years to come.

This development could be a real boom to the area but in it's current form it is unlikely to be. Pedestrian and cycle access to the site is perilous and there is insufficient public transport. None of those things are being adequately addressed.

The proposed development will have a detrimental effect on a local museum and charity and that is untenable. It also undermines your efforts at 'social impact'.

The scale and use are all wrong. Put 2-3 storey homes on the site. Charge a lot for them. Sell what's unique and valuable about Cambridge: walkability, small/historic scale, thoughtful and idealistic neighbours who value education, good schools, strong community. This is a good future.

Without clear guidance on what the plans for local low traffic neighbourhoods being included and existing problems in the area will it meet the required demand. Public expectation of being able to use the green spaces is often not met. They are only to view from inside.

Not required!

There are plenty of cafes/restaurants close by on Mill Road.

Additional 'Green Space' is not an essential requirement for this community.

I absolutely love the idea of a sympathetic refurbishment of the Beehive centre to deliver a more effective and engaging site. Unfortunately the proposed plan fails to deliver on such an aim, and instead represents an attempt to squeeze every ounce of value from this small site in at the expense of the local population, all to deliver profits to the owners. Once again, it will not have my support.

Those who answered NO VIEW:

It depend which stores end up taking the spaces.

I use the current Beehive Centre so there will be a loss on that front although I understand some retail locations will be moved to retail park. Personally, I have no opinion about labs or other leases on floor 1+ so am more interested in the proposed retail availability which I understand you are not in a position to reveal at the present.

Well, the current Beehive is an eyesore, please don't make another eyesore!

I have mixed feelings - I recognise that large retail units are becoming unviable and therefore life sciences/lab facilities in a central city location is a good replacement. I can see a commitment to improving public transport links.

However the density and height of the proposed buildings is seriously at odds with the rest of the area which is predominantly two story residential buildings. It continues to set a precedent of a slow creep of high rise buildings along the railway line.

This does seem to be a missed opportunity. The area is a great place to live, close the historic centre of Cambridge and close to the river. It would make a wonderful place to build homes which is what the country needs. We don't need more office/lab space or shops.

The creation of jobs is welcome. The redesign indicates a greater emphasis on green spaces and less car focus which is positive.

The visual impact of the tall building on the Common, increased noise and pollution that can impact on neighbouring areas can be detrimental.

The proposals would only be a positive redevelopment for the area if the size and heights were reduced further and density of the site significantly reduced along with meeting the points made above.

Those who left comment but didn't answer the question:

Who knows?! Offices and labs do not add much to the local area. I know there will be some retail etc but this will not replace the current facilities here.

Overtime - probably.

Probably increases my property value but worried about M&S going away.

NOT SURE. MISTRUSTFUL

If you stick to your aims of green walls, etcetera then it might be an improvement, but as we keep seeing, developers renege on these promises.

The revised plans seem to be an improvement over the original proposals, but the devil is usually in the details, I look forward to reviewing further information as it becomes available.

Something definitely needs to be done, but it should be low level still to cope even further with urban heat islands etc.

The current set up with Asda etc is old and inefficient. There is therefore an opportunity to design something that is for the benefit of the local community and will contribute to the economy of the area. The current proposal does show promise and I can see there has been an effort to improve on the submitted proposal of 2023 but it feels like the design is trying to tick as many boxes as possible and still produce the economic returns that Railpen want to see. A less busy site with smaller buildings would still achieve much for the area.

Q.8 Are there local groups or community groups you think we should be engaging with about the future of the area?

Here is a list of the groups mentioned, some appeared more than once:

P.A.C.T (Petersfield Area Community Trust) (3)

Cycling organisations, like Camcycle (3)
The police, with regard to safety/ security.
Everlast users.
Neighbourhood groups, such as Edward/ Upper Gwydir and York/ York Terrace
Better Beehive (2)
Cambridge Past, Present & Future
Local councillors
Friends of St Matthew's Piece
Abbey People
Local residents (3)
Older People resident in the area - eg Age Concern; Cherry Trees
The Centre for Computing History
Coldhams Lane Romsey Residents Association (3)
Region of learning C/ o Cambridge City Council, Mandela House, Cambridge
If there was also space and demand then the youth space could also be utilised by the Child and Family Centres as an extra hub: ChildandFamilyCentre.City@cambridgeshire.gov.uk
Local Schools in the area, as their pupils live nearby and will be walking cycling through the area.

7.8 Email feedback

7 emails were received through the project email address during the period of public consultation. These contained a mixture of questions, concerns and requests for further information. Points raised echoed those made through feedback form responses, and included

- Height of buildings
- Neighbour concerns
- Timeline
- Design
- Trees
- Future of existing retail stores

7.9 Webinar Feedback

During the course of the webinar held on 19 July 2024, 31 questions/ comments were put to the team, across a range of themes. Comments reflected those received via feedback forms. List of questions can be seen in Appendix 1j.

8. CONCLUSION AND NEXT STEPS

- 8.1 As outlined through this document, the Applicant has carried out a programme of pre-application and application stage engagement and consultation. This programme has increased awareness of the plans and offered residents and stakeholders a chance to comment on the proposals before the revised application package is submitted.
- 8.2 The Applicant has sought to include a range of stakeholders and individuals, to fully represent the local community in this consultation. However, whilst making substantial efforts to do so through a wide variety of methods, it is not always possible to engage with all interested parties.
- 8.3 This consultation has both met and exceeded the requirements laid out as part of the NPPF, the Localism Act and Greater Cambridge Shared Planning Service's Statement of Community Involvement.
- 8.4 The Applicant has been prepared to listen to points raised in the consultation and amend plans accordingly wherever possible – some elements of the proposals still generate a range of different responses, but many areas of feedback have become more positive over time.
- 8.5 Throughout the consultation process, the Applicant has been clear of its intention to create genuine dialogue and relationships with the local community.
- 8.6 The Applicant will ensure the submission of the application does not mark the end of community engagement and will continue to discuss the proposals with the local community throughout the planning process.
- 8.7 The Applicant will also maintain engagement with community partners and will look to build further relationships throughout the planning process and beyond.



Statement of Community Involvement

Railway Pension Nominees Limited

The Redevelopment of the Beehive Centre

August 2024

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

Sent by Royal Mail to residents and businesses, July 2024.

THE BEEHIVE CENTRE

Dear neighbour,

We are pleased to provide you with an update on Railpen's proposals for the Beehive Centre.

As you may be aware, we first submitted plans last year, including proposals for new retail, leisure, and community space, as well as laboratory, workspace, and green public space.

However, following feedback on the plans we decided to come back to you with revised designs.

The key uses proposed for the site remain the same, but we have reduced the height and massing of a number of buildings and adjusted building footprints and locations to increase separation distances between buildings and our neighbours.

A new park roughly the same size as St Matthew's Piece has been introduced and we will plant even more trees (275 in total).

There is also a new direct cycle / pedestrian route through the site and Coldham's Lane Roundabout will be upgraded to a four-way signalised junction, creating safer connections for pedestrians and cyclists.

We are still listening and are now inviting residents to comment on these revised plans before we submit an amended planning application.

GET INVOLVED

Find out more about our updated plans on the 17th, 18th and 19th July.

Drop-in events:

- Wednesday 17th July
- Thursday 18th July

Webinar:

- Friday 19th July

FULL DETAILS OVERLEAF ->

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PUBLIC CONSULTATION

Come and see the revisions made in response to feedback from the local community in 2023.

Drop-in events:

WHEN: Wednesday 17 July 2024
FROM: 12pm – 4pm
WHERE: ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG

WHEN: Thursday 18 July 2024
FROM: 4pm – 7.30pm
WHERE: ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG



Webinar:

WHEN: Friday 19 July 2024
FROM: 12pm
WHERE: Register here: www.bit.ly/bhiveweb



SCAN ME

If you cannot attend the public consultation event, you can still see all the information that will be put on display on our website from Wednesday 17 July 2024.

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

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.

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1c. Exhibition Banners

WELCOME

THE BEEHIVE CENTRE




Welcome to our public exhibition on updated proposals for the Beehive Centre.

We first submitted plans last year, including proposals for new retail, leisure, and community space, as well as laboratory and workspace, and green public spaces. Following extensive public consultation, we decided to come back to you with revised designs.

The updated proposals on display are in addition to our investment in Cambridge Retail Park which is also shown here today.

When considered together, Cambridge Retail Park will be a place for larger shops, food, drink, and leisure spaces and the Beehive Centre will bring together retail, leisure, community, green space and workspace in one area.




[Give Feedback](#)

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ABOUT US




Abbey People Big Lunch 2023

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.




Working with Cam Skates to create a community-run, volunteer-staffed, indoor, meanehilo skatepark at 3 – 5 Coltham's Lane


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 – focusing on how we serve members today and how we can positively impact the communities and world members will retire into.



Abbey People volunteering



Cambridge Science Centre
Code the Future, Cambridge Retail Park



Form the Future Launchpad Project day
- careers support for young people

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OVERVIEW OF KEY CHANGES

The key uses proposed for the site remain in place, but we have made several changes which are introduced below.

Building locations, heights & footprint

We have reduced the height and massing of a number of buildings and adjusted building footprints and locations to increase separation distances between buildings and our neighbours.

Public realm & green space

A new park has been added comparable in size to St Matthew's Piece. We are also planting even more trees, with 275 new trees proposed.

Local centre

The simpler layout of larger open spaces is supported by a more focused mixed-use open centre that will see new cafés, shops, community spaces and restaurants bringing to life the new open spaces at the south of the site.

Cycle & pedestrian connectivity

A direct cycle / pedestrian route has been added, improving connectivity through the site and supporting Phase 2 of the Chisholm Trail.

Coldham's Lane access

The existing roundabout has been changed to a four-way signal-controlled junction to create safer connections and more space for new public realm.



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AN ACTIVE GROUND FLOOR



Just as before, a major focus of the plans is at street level with a varied mix of shops, restaurants, cafés, leisure and community spaces that will cater for all budgets.

We continue to work with local community organisations to ensure the ground floor and wider public realm is for everyone. Existing and future partnerships are central to the place that we will create here, and the basis for the way that we will approach our role within the community.



The Beehive 'Makers Lab' Powered by Cambridge Science Centre



The community hub spans an area of 200 square metres / 2153 square feet.



Community space visuals

If you are a local organisation, charity, business, or individual who would like to discuss your space requirements, please speak to Nick or Debbie from our community consultation team.



Around 20 new shops, cafes and restaurants

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HIVE PARK & TREE PLANTING



Following feedback, we have amended the layout of the site to introduce a new park to provide a large community open space.

Hive Park will be a south-facing open lawn with cafés and restaurants lining the park.

The amended site layout also allows us to retain more of the existing trees and plant more new trees than before, with 275 new trees proposed - up from 200 before.

We continue to achieve at least a 100% Biodiversity Net Gain - meaning the site is better off ecologically once the development has taken place than it is now.

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



Indicative Hive Park layout

Since our last consultation, Make Space for Girls (a charity which campaigns for public spaces to be designed with teenage girls in mind) has completed a programme of workshops with local young people.

Their insights and experiences have influenced the designs of the public open spaces.

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NEW LANDSCAPE & PUBLIC REALM



Landscape character areas

Abbey Grove



Abbey Grove retains much of the design intent of the submitted scheme, albeit with enhanced separation of cyclists and pedestrians enabled by the proposed four-way junction.

Garden Walk



Visitors would then move through a wide street with large planting areas and shops on both sides.

The first space encountered for those making a northward journey via Sleaford Street will be Hive Park.

This space will include the planting of new trees selected to reach a large size at maturity.

Maple Square



Continuing the northward journey, site users will enter a larger civic square than previously proposed. It will be a mix of hard and soft landscaping to create a functional space for events in the city.

Wildlife Area



Situated in a quieter corner of the site, a dedicated space for nature will be created serving the dual purposes of enhancing biodiversity and creating a green buffer to the Silverwood Close boundary.

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ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS

A new arrangement of buildings at the southern end of the site has been introduced to improve the boundary along Rope Walk.

Coupled with the removal of buildings J and I, the new footprints of buildings 7 and 8 increase the space to the boundary of Rope Walk and the houses on York Street.

A new low-traffic street space with additional greening is included along the site boundary.

BUILDING 8: ST MATTHEW'S GARDENS



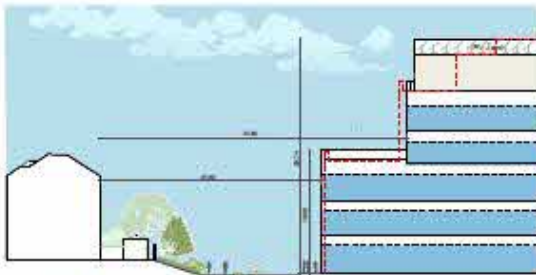
Camera Key / Location



Submitted Scheme (before) - Building 8 (St Matthew's Gardens)



Revised Scheme (after) - Building 8 (St Matthew's Gardens)



Site section, Building 8, St Matthew's Gardens.
--- submitted scheme --- existing building

BUILDING 7: YORK STREET



Camera Key / Location



Submitted Scheme (before) - Building 7 (York Street)



Revised Scheme (after) - Building 7 (York Street)



Site section, Building 7, York Street. --- submitted scheme --- existing building

BUILDING 8: YORK STREET



Camera Key / Location



Submitted Scheme (before) - Building 8 (York Street)



Revised Scheme (after) - Building 8 (York Street)



Site section, Building 8, York Street. --- submitted scheme --- existing building

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OUR RELATIONSHIP WITH NEIGHBOURS

A primary objective of the changes we have made is to create a better relationship between the site and our most immediate neighbours.

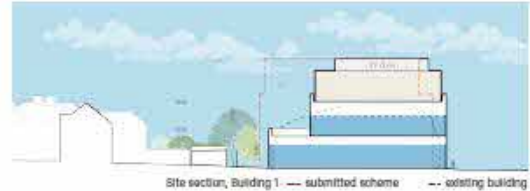


The next five banners take you through how we have looked to amend the scheme in relation to:

- Silverwood Close
- St Matthew's Gardens
- York Street
- Rope Walk
- Sleaford Street

SILVERWOOD CLOSE

A new junction layout from Coldham's Lane allows Building 1 (formally A) to be moved away from the Silverwood Close boundary.



The revised ground floor footprint for the building moves it further away from the site boundary and creates space for new boundary tree planting.



The upper floors have also been moved even further away from the boundary and a commitment has been made within the Design Code to control outward views from the upper floors to remove overlooking to Silverwood Close gardens.



The Design Code will establish binding standards for the future building and the local planning authority and residents will be fully involved in the development of detailed plans for the building through the Reserved Matters planning process.

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SILVERWOOD CLOSE & ST MATTHEW'S GARDENS



Submitted Scheme



Revised Scheme

The change in use has allowed us to reduce the overall height of the building, increase the distance between the building and St Matthew's Gardens and reduce the length of the façade facing Silverwood Close.

The change in use to car parking also reduces overlooking and the rerouting of the cycle / pedestrian link through the centre of the site has allowed us to introduce more boundary planting.

The Design Code will establish binding standards for the future building, including the need to achieve a high-quality design that protects residents' privacy and eliminates light spill. The local planning authority and residents will be fully involved in the development of detailed plans for the building through the Reserved Matters planning process.

Following feedback from residents of Silverwood Close and St Matthew's Gardens, Building 10 is no longer an office but will be the Beehive's transport and community hub.



Submitted Scheme



Revised Scheme



Camera Key / Location:



Site section, Building 11 - submitted scheme shown with a red dotted line.



Above: Broadmarsh car park, Nottingham, Leonard Design Architects

Right: Climber green facade. Sifediy, Zurchi, Theo Holz

SLEAFORD STREET



SUBMITTED



AMENDED

The relocation of Building 8 to accommodate Hive Park significantly improves the appearance of the scheme when viewed from the York Street and Sleaford Street junction (the Geldart pub), creating greater distance between the viewer and new buildings.

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A VIBRANT NEW PART OF CAMBRIDGE



Landscape character areas



Garden Walk



Hive Park



Abbey Grove



Café & restaurants lining Hive Park



Hive Lane



Maple Square

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BUILDING HEIGHTS



Submitted scheme viewed from Coldham's Common



Revised scheme viewed from Coldham's Common

As well as looking to improve the relationship between the site and our immediate neighbours, we have also re-assessed the proposals in key townscape views and introduced some specific reductions in height.



Submitted scheme



Revised scheme

Height reductions of one storey have been made to buildings 2, 4, 5 and 9 (formerly C, F, G and L) which reduces the height of the tallest part of the scheme and significantly enhances its relationship with the historic city core, as well as benefitting the local neighbourhood.

PROMOTING SUSTAINABLE TRAVEL



Following feedback, we have introduced a cycle / pedestrian route through the centre of the site to improve connectivity and support to Phase 2 of the Chisholm Trail.

A number of other changes are proposed in response to feedback, including:

- Upgrading Coldham's Lane roundabout to a four-arm signal-controlled junction to create safer connections for pedestrians and cyclists.
- Relocating the multi-storey car park to further restrict private car movement within the northern part of the site. This will also mean that cyclists and pedestrians will no longer have to cross the primary private car route.
- A new taxi rank for drop-off and pick-up.
- Reduced servicing access across the site.

- Moving the bus stop to between Buildings 8 and 9, providing excellent connectivity to the central square and good accessibility to all buildings. The shorter bus loop will reduce the time taken for buses to circulate through the site and reduce mileage.

As before, there will be an overall reduction in service vehicle movements with a significant reduction to HGV trips. Servicing will be strictly controlled, with deliveries timed to avoid peak traffic and anti-social hours. All HGVs will be confined to the area adjacent to the railway line.

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PUBLIC TRANSPORT IMPROVEMENTS

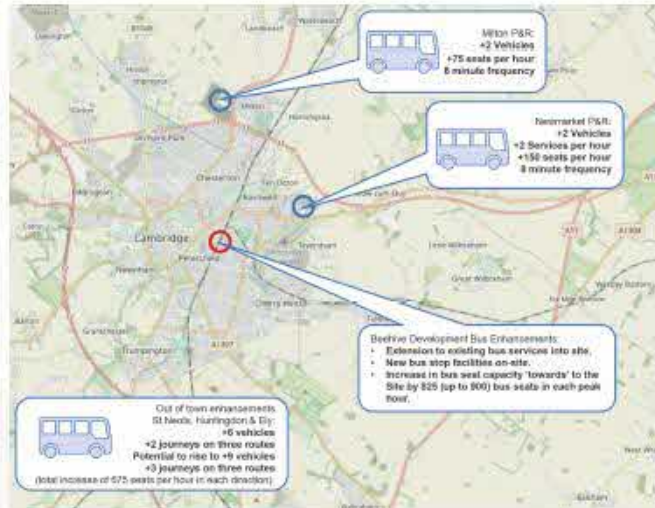
Today, the Beehive Centre generates significant congestion locally: over 10,500 cars access the site daily during the week, with this increasing to 12,500 at weekends.

In the future, private car use will be limited to essential use only, with car parking allocated on a 'needs-based' provision, with an increase in people cycling, walking and using public transport.

This important change is underpinned by careful analysis of existing travel-to-work census data to understand likely commuting patterns, the type of transport people will use and the total trips per mode of transport.

We have then used this information to guide a multi-million-pound package of measures to improve local public transport, including:

- A new public bus service to Milton Park & Ride – two buses operating every 15 minutes (potential increase from 300 seats per hour to 375 seats per hour in peak hours one-way).
- Increased frequency of Newmarket Road Park & Ride services – two additional buses (increase from 450 seats per hour to 600 seats per hour in peak hours one-way).
- 45 potential on and off-site road improvement and enhancement measures for walking and cycling identified across the area.
- Extension of Newmarket Park & Ride service to Cambridge Station.
- Dedicated bus services to local towns including St Neots, Huntingdon, St Ives and Ely - 6 vehicles, providing two journeys on three routes at occupation, rising to 9 vehicles and three journeys on three routes (total increase of 675 seats per hour in each direction).
- The bus improvements above would result in a net increase of 225 Park & Ride bus seats an hour in each direction from the Milton Road / Newmarket Road Park & Rides and an additional 675 bus seats for out-of-town bus services.



Improvements to local bus, pedestrian and cycle facilities will be for the benefit of the local community, not just commuters to the site.



As before, we will surpass local cycle parking standards, with over 4,200 cycle parking spaces provided on site.

OUR APPROACH TO SUSTAINABILITY



We recognise that one of our greatest challenges is making choices which minimise our carbon emissions and our impact on the environment.

As before, we are committed to creating one of the most sustainable major developments in the UK – this includes targeting BREEAM “Outstanding” – and we continue to work with

Professor John French from the Cambridge Institute for Sustainability Leadership to explore opportunities to minimise carbon in development.



An all-electric development with no mains gas



Solar panels on all buildings to generate renewable energy



Recovering greywater from showers and sinks as well as collecting rainwater



A fabric-first approach to the building design to prevent heat loss in winter and heat gain in summer



Buildings designed to achieve maximum available credits for water consumption under the BREEAM assessment



Providing a minimum 100% Biodiversity Net Gain



Extensive green roofs



Delivering 2.6 hectares of new open space and landscaping



Incorporating Sustainable Urban Drainage features with rain gardens and blue roofs

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URBAN HEAT ISLAND EFFECT



In response to earlier feedback, we are also looking carefully at how our proposals can help reduce urban temperatures.

We know that green spaces, trees, green roofs and vegetation are all very helpful as natural cooling measures and we are planning to replace large areas of concrete with 2.6 hectares of new open space and landscaping, 275 new trees, rain gardens, permeable surfaces and green roofs.

In addition, we have committed to undertaking a voluntary Urban Greening Factor assessment. More commonly used in London, this evaluates the quality and quantity of green space provided, and shows how green infrastructure has been made integral in the design of the development.

Several other design choices will also be taken, including:

- Carefully selected materials with a higher albedo, which is the metric for how much incoming sun is reflected by a material surface.
- Incorporating roof materials which are light in colour to better reflect the sun.
- Ensuring sufficient space between our buildings to enable air flow and minimise the release of heat energy directly between buildings.

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PROVIDING JOB OPPORTUNITIES FOR ALL

The Beehive Centre redevelopment will create over 5,000 new jobs, with 2,130 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 through our partner Form the Future to local schools, colleges and universities.



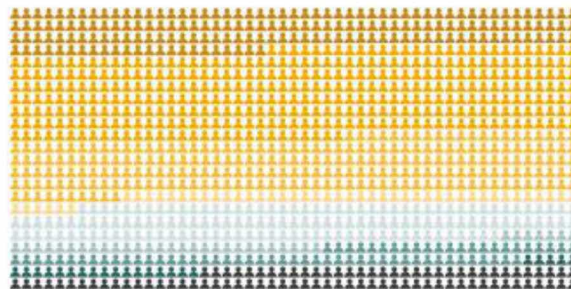
Create higher-paid jobs for all

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



RAILPEN

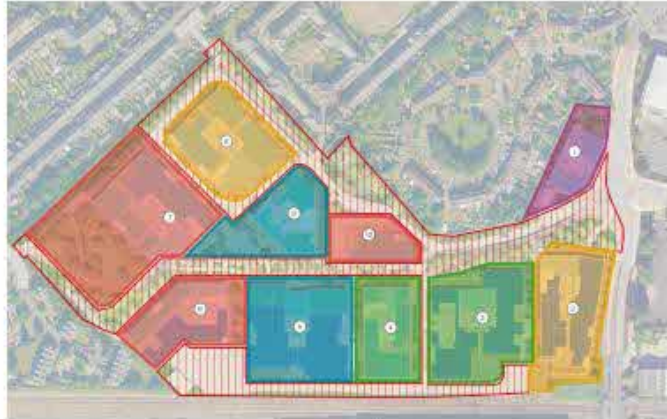
0800 699 5209
 info@beehivecentreconsultation.co.uk
 beehivecentreconsultation.co.uk

CONSTRUCTION

As the project progresses, we will work with the local community on the construction management plan, keep you regularly updated and have a dedicated point of contact throughout.

We understand that those living or working closest to the development may have specific concerns or wishes in relation to the construction period, and we will work to ensure these are understood.

Outlined below are our general principles for construction communication and engagement, acknowledging that a tailored approach will need to be developed for each phase, considering the design, build and location.



Indicative phasing plan - Hive Park, the Community Hub and 'Makers Space' would be delivered in the first phase.



We will appoint a dedicated construction liaison officer to honour our commitment to minimise disruption for local residents.



We will hold regular meetings to provide an opportunity for the local community to hear from and speak to our contractors about ongoing construction activity.



Regular communication channels will be established and contact details of named individuals distributed along with out of hours contacts.



The local planning authority, residents and community groups will be involved in fine tuning methods of working and the measures required to minimise disruption.



A noise monitoring regime will be introduced, and we will identify and use low noise techniques as far as possible. Activities which may generate significant noise will be planned well in advance and neighbours will be notified of the works.



We will have a variety of environmental monitoring stations located around the site boundary that are engineered to record noise, dust, and vibration from construction activity.



We will utilise CFA piles rather than driven pie, as this system imposes the lowest levels of vibration and noise compared to other piling solutions.



We will require all our contractors to be signed up to the Considerate Constructors Scheme, which is a not-for-profit independent organisation founded to raise standards in the construction industry.



Building materials will be re-used or recycled where possible and surplus materials made available to community groups and charities.




THANK YOU



Thank you for coming to our fourth public exhibition on updated proposals for the Beehive Centre.

We would like to hear your views on what you have seen today, before we submit a revised planning application to Cambridge City Council.

You can share your thoughts by:

-  Filling out a feedback form today
-  Leaving feedback through our website:
www.beehivecentreconsultation.co.uk
-  Emailing us at:
info@beehivecentreconsultation.co.uk

Please let us have your feedback by 31st July 2024.



 Give Feedback

RAILPEN

0800 688 5208
info@beehivecentreconsultation.co.uk
beehivecentreconsultation.co.uk

1d. Feedback Form

FEEDBACK FORM

THE
BEEHIVE
CENTRE

Thank you for your taking the time to view the updated proposals for the Beehive Centre. Please take a few minutes to complete the following questionnaire and share your thoughts.

About You

By providing your details you agree to be contacted by Railpen about the Beehive Centre proposals. 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?

Have you contributed to our previous consultations?

Yes No Unsure / don't know

RAILPEN

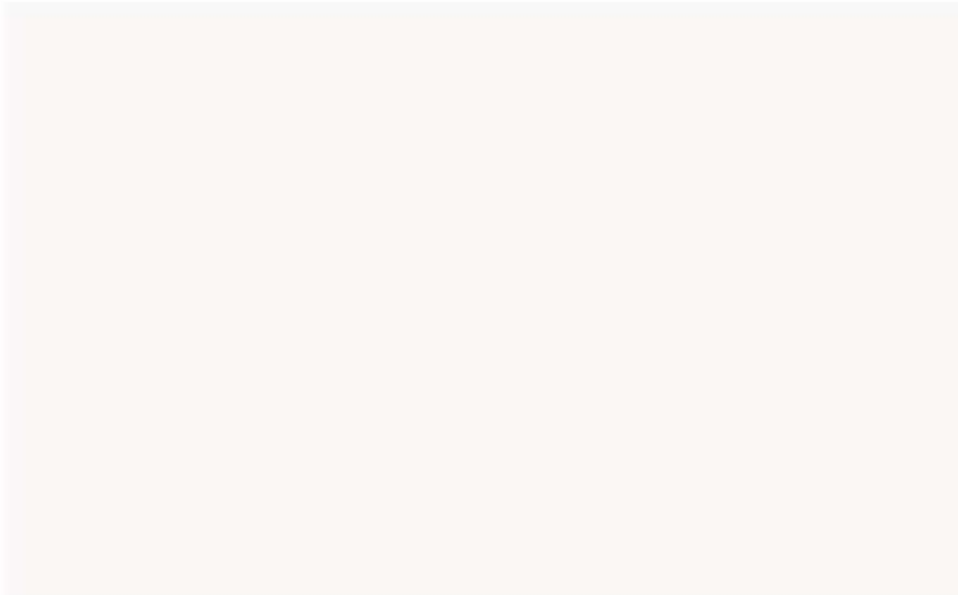
Do you think the changes we have made have improved the proposals?

Yes No Not sure

Why?

Do you feel anything is missing from the revised proposals? Please let us know your thoughts.

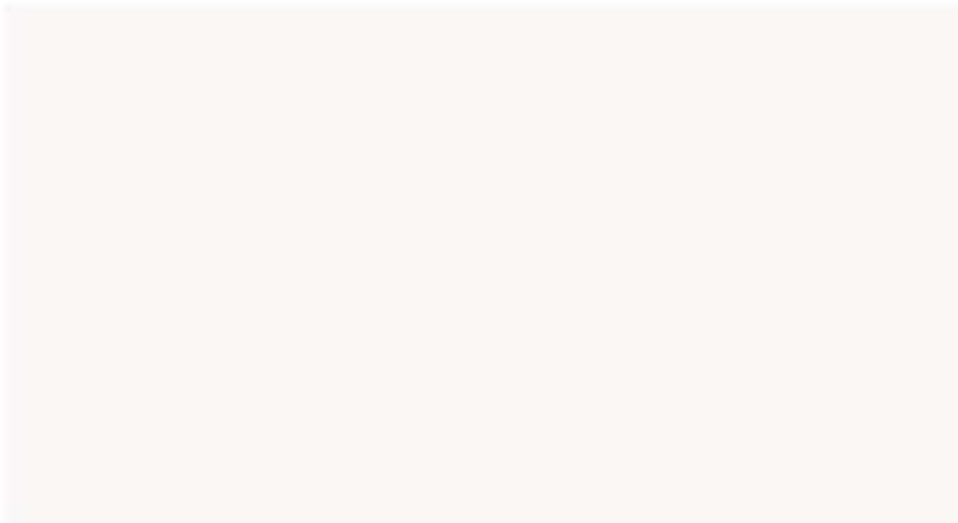
Is there anything else you would like to say about the revised proposals?

A large, empty rectangular text box with a light beige background, intended for users to provide additional comments or feedback regarding the revised proposals.

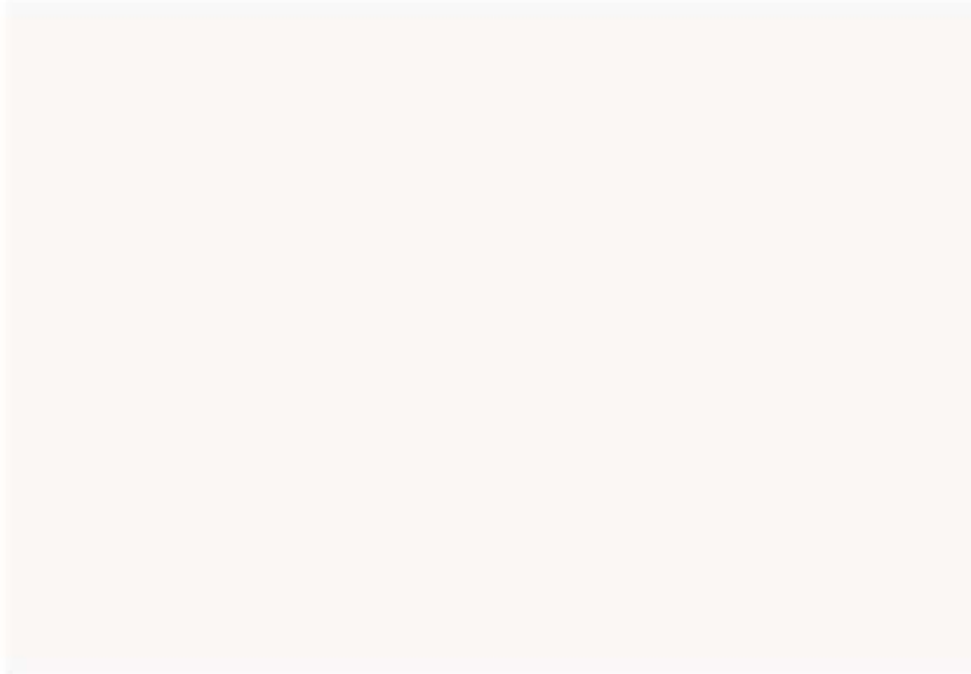
Do you think that the Beehive Centre redevelopment will be a positive addition to the area?

Yes No No view

Why?

A large, empty rectangular text box with a light beige background, intended for users to explain their reasons for their response to the question about the redevelopment.

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



Thank you for taking the time to give us feedback on our proposals.
Please place your completed form in the feedback box.

Alternatively, you can send us your feedback:

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

Please let us have your feedback by Wednesday 7 August 2024.

Your details are being collected by Marengo Communications Limited for and on behalf of Railpen in regard to the current 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 \(www.marengocomms.com/privacy\)](http://www.marengocomms.com/privacy). A hard copy is available upon request.

1e. Press Release

NEW PUBLIC PARK IN REWORKED BEEHIVE CENTRE PLANS

3 July 2024

Plans for the Beehive Centre have today been unveiled.

Railpen, one of the largest pension managers in the UK, first submitted plans last year, including proposals for new retail, leisure, and community space, as well as laboratory and workspace and green public spaces. However, following a public consultation on the plans, Railpen has taken feedback on board and modified the designs.

Matthew Howard, Head of Property at Railpen, explained:

"The feedback on our original proposals was clear: most people did not object to the idea of redeveloping the Beehive Centre but felt we could make further changes to improve the proposals.

"We have listened very carefully to the feedback from all parties and worked over a considerable period of time to ensure we respond and make changes. This includes reducing the size of the proposed buildings as much as possible without compromising the feasibility of the scheme.

"We are still listening, and we are going back out to talk to residents to explain the changes before we submit a revised planning application."

The revised plans now feature:

- A new public park roughly the same size of St Matthew's Piece. Hive Park will be a south facing open lawn with cafés and restaurants lining it.
- There will be more trees than before with 275 to be planted. More of the existing trees will also be retained.
- There will be reduced height and massing of a number of buildings and adjusted building footprints and locations to increase separation distances between buildings and our neighbours.
- There will now also be more distance between the site and immediate neighbours on Silverwood Close, York Street, Rope Walk and St Matthew's Gardens.
- Another feature of the revised plans is a new direct cycle / pedestrian route to improve connectivity through the site and to support Phase 2 of the Chislom Trail.
- Around 20 new shops and leisure facilities, including a small supermarket and gym.
- Coldham's Lane Roundabout will be upgraded, with the introduction of a new four-way junction separating pedestrians and cyclists from motor traffic, reducing the possibility of collisions or conflict.
- An Urban Greening Factor measurement to evaluate the quality and quantity of the green space provided. More commonly used in London, the measurement will, in combination with carefully selected building materials, ensure the proposals help reduce urban temperatures.

The development will also fund an additional 15 public buses per hour 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, Huntington and St Ives, Ely and Waterbeach. More than 4,200 cycle parking spaces will be created, and 480 car parking spaces – a third of which will provide electric vehicle (EV) charging.

RAILPEN

© Railpen Limited 2023. [Customer quote] [Customer quote] 1 of 2

NEW PUBLIC PARK IN REWORKED BEEHIVE CENTRE PLANS

The proposals will continue to bring much-needed social infrastructure to the area, including a youth facility, a new educational hub and 'Makers Lab', new skateboarding and roller-skating space and events space.

Once complete, the Beehive Centre will be home to more than 6,000 jobs, with over 2,000 of these requiring no specialist qualifications. A pioneering employment and skills plan is being developed in partnership with a wide network of community organisations to help [local residents](#) overcome barriers to employment and gain sustainable, well-paid work.

Matthew Howard added:

"There is still lots of work to do but we have always believed that a redeveloped Beehive Centre will benefit residents, workers and visitors – from more jobs in the neighbourhood and a varied mix of shops, restaurants, cafés, leisure and community spaces to significantly improved public transport provision and now a new public park."

A drop-in public consultation event is being held at the former SCS Unit (next to Coldham's Lane) on Cambridge Retail Park on Wednesday 17 July (12pm to 4pm) and Thursday 18 July (4pm to 7.30pm), where people can talk to the project team, and leave feedback to contribute to the design process.

An online webinar will be held on Friday 19 July, from 12pm, where the development team will be on hand to discuss the proposals. To register for the webinar or for more information, visit the dedicated website at www.beehivecentreconsultation.co.uk.

ENDS



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 £35bn.
- 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

Nick Vose, Director, Marengo Communications
Nick.vose@marengocomms.com

Becks Goodman, Brand Communications Manager, Railpen
becks.goodman@railpen.com

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1f. News Articles

Cambridge Independent 3rd July 2024

Est 1819

News Brand of the Year 2024
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Cambridge

July 3-July 9, 2024 | cambridgeindependent.co.uk

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page 22

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Find our supplement on pages 32-35
Feature: Keith Heppner

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'We fear C2C busway will run near family grave'
Exclusive | page 7



Paul Kirkley
How my milk bottle became a General Election issue
Opinion | page 30

Revealed: Beehive Centre revamp plans overhauled

Exclusive: Building heights cut, major new park added and CYCLOPs junction proposed in redevelopment for retail, leisure, labs and workspace

By Paul Brackley
paul.brackley@cambridgeindependent.co.uk

Major changes have been made to proposals for the redevelopment of the Beehive Centre following public feedback, the *Cambridge Independent* can reveal.

Owner Rnlpem, the pension manager, plans to revamp the retail park into a more modern mixture of retail, leisure and community spaces, with laboratories, offices and green

public space. Since submitting its initial plans last year, it has cut the height of the buildings planned, increased the separation between them and the surrounding neighbours, added a sizeable new public park, improved the cycle route and proposed an upgrade of the Coddhams Lane roundabout into a CYCLOPs junction to separate vehicles and bicycles.

The plans - revealed for the first time here ahead of public consultation later this month - could

Cambridge University Press and Assessment hit by cyber attack

News | page 8

be submitted to Cambridge City Council in August, and voted on by councillors in November or December.

If approved, redevelopment work

could start in the second quarter of 2027 and, it is estimated, could take six years to complete.

Matthew Howard, head of property at Rnlpem, said: "The feedback on our original proposals was clear: most people did not object to the idea of redeveloping the Beehive Centre but felt we could make further changes to improve the proposals."

"We have listened very carefully to the feedback from all parties and worked over a considerable period of

» Turn to pages 8-9

New park, lower buildings and a direct

Continued from front page

time to ensure we respond and make changes. This includes reducing the size of the proposed buildings as much as possible without compromising the feasibility of the scheme.

"We are still listening, and we are going back out to talk to residents to explain the changes before we submit a revised planning application."

The new Beehive Centre will feature around 20 new shops and leisure facilities, including a small supermarket and gym.

Some of the key existing retailers at the centre, off Newmarket Road, are also to be relocated to the neighbouring Cambridge Road Park, which Railpen bought for around £10m in 2020 and is also redeveloping.

When Railpen submitted its initial proposals to Cambridge City Council last year, councillors and community groups raised concerns over the height of the proposed buildings.

Conservation charity Cambridge Past, Present & Future said the plans represented a "massive over-development of the site", warned they would be "visually intrusive from the conservation area" and called for them to be "completely rethought", while Green Party city councillor Hannah Copley was among those calling for much more green space, pointing out: "This area of Abbey and Petersfield is desperately short of green open space."

Railpen has responded by reducing four of the buildings by one storey each – the three tallest in the centre of the site, along with a laboratory building at the north of the site. The change to the latter will improve the view from Coldhams Common, it says. The changes cut around 4.7m off the height of the central buildings, with the tallest – beside Newmarket Road – now reaching 55.7m.

Some buildings on the south of the site have also been combined to create more space at the boundary, while other buildings have been reshaped to move them away from the boundary and "reduce any feeling of enclosure".

"The height reductions and, probably more importantly, the plan changes really change how this site relates to its neighbours. It's a really significant move – almost unrecognisable in certain areas," said Lewis Kirk, of Leonard Design Architects, which is working on the plans for Railpen.

Views from neighbouring streets would all be improved from the changes, Railpen said, with a greater boundary planned between the revamped centre and Silverwood Close, York Street, Rope Walk and St Matthew's Gardens.

"Inevitably when you are delivering a scheme of this scale and this significance, there are always challenges," said Mr Howard. "The important thing is to listen and not dig your heels in. We went back, thought about it and got everyone's heads together and came up with a solution, on the layout that enabled us to address those challenges."

In response to the call for more green space, a new public park

The Amended Masterplan An Active Ground Floor Plane



measuring 100 metres by 50 metres – roughly the same size as St Matthew's Place – will be created. Called Hive Park, it will feature a south-facing open lawn with cafes and restaurants lining it.

The wetland scheme that was at the centre of the previous plans has gone, with a larger space now available for events, but the aim for 100 per cent biodiversity net gain has been retained.

Mr Howard said: "I think there was a feeling from all the various stakeholders that a public park would be better received – with more space that can host more people and more activities. We listened. I think the new park works really well. I think it's going to be a really good space and we also get a much larger central space for events. So overall, it is an effective change on both fronts."

Mr Kirk added: "The biodiversity that the wetlands carried is not lost in this scheme. We are still looking at having an element of water in part of the site – a wildlife area within the scheme for a number of reasons. It creates a good green buffer for the people of Silverwood Close and St

Matthew's Garden and because that is a quieter part of the site, it is a better place for nature, it makes a lot of sense."

There will also be more trees, with 275 to be planted, and more of the existing trees will be retained.

One of the benefits of this will be reducing the 'urban heat island' effect seen in urban areas.

Railpen said an 'urban greening factor' measurement, more commonly used in London, will evaluate the quality and quantity of the green space. Combined with the use of building materials, the aim is to keep down temperatures on site.

Retail streets, with cafe and food and beverage units, are planned at the centre, with Maple Square at the heart featuring hard and soft landscaping.

"I do think the new layout of retail spaces will feel much stronger – dominant locations where people will interact, particularly around the park and the central square. We hope they will really pull the community in," said Mr Howard.

A new direct cycle and pedestrian route to improve connectivity will run through the site, supporting phase two

of the Chisbalm Trail.

Meanwhile, the developer is also expected to fund an additional 25 public buses per hour with Railpen anticipating a service extension to the railway station, a new service to Milton Park & Hike, as well as new direct services to Cambridge and St Neots, Hurrington and St Ives, Ely and Waterbeach.

There will be more than 4,200 cycle parking spaces and 450 car parking spaces – a third of which will provide electric vehicle charging – in a lower-car park building than previously proposed. There will be no spaces on the ground floor of the car park. Instead, that will be home to community partners.

Railpen has been working with Cambridge Science Centre, Abbey People, CamSis Youth Panel and Cam Skate, among others to create community facilities, and envisages a youth facility, a new educational hub and 'Makers Lab', and new skateboarding and roller-skating spaces, along with the area for an events space. A strategy for soft skating through the site is also planned.

Vehicles will enter from a revised Coldhams Lane roundabout. Railpen wants to hear views on the idea of upgrading that to a four-way CYCLOPS junction, like the one being created in Milton Road, to help separate pedestrians and cyclists from motor traffic.

Mr Howard added: "There is still lots of work to do but we have always believed that a redeveloped Beehive Centre will benefit residents, workers and visitors – from more jobs in the neighbourhood and a varied mix of shops, restaurants, cafes, leisure and community spaces to significantly improved public transport provision and now a new public park."

The Beehive Centre will ultimately become home to more than 6,000 jobs, with more than 2,000 of those requiring no specialist qualifications, Railpen predicts.

It is developing a "pioneering employment and skills plan" in partnership with a network of community organisations to "help local residents overcome barriers to employment and gain sustainable, well-paid work".

Mr Howard said: "Following all the

CambridgeshireLive

Cambridge Beehive Centre to have shorter buildings following public consultation

3rd July 2024

The plans also include redesigning the roundabout at Coldhams Lane



A revised planning application will be submitted (Image: Google)

Updated plans for redevelopment of Cambridge's Beehive Centre include shorter buildings and a new park. The plans were modified following public consultation, a spokesperson for developer Railpen said.

The pension management company first submitted plans for the Beehive Centre last year, including proposals for new retail, leisure, and community space. The plans also included laboratories, workspaces, and green public spaces.

The revised plans feature a new public park approximately the same size as St Matthew's Piece, named Hive Park. Plans for the buildings have also been modified to reduce their height and move them further away from nearby properties.

The new plans include around 20 new shops and leisure facilities, including a small supermarket and gym. There will be a new direct cycle and pedestrian route to improve connectivity through the site and to the Chisholm Trail.

Matthew Howard, Head of Property at Railpen, explained: "The feedback on our original proposals was clear: most people did not object to the idea of redeveloping the Beehive Centre but felt we could make further changes to improve the proposals. We have listened very carefully to the feedback from all parties and worked over a considerable period of time to ensure we respond and make changes.

"This includes reducing the size of the proposed buildings as much as possible without compromising the feasibility of the scheme. We are still listening, and we are going back out to talk to residents to explain the changes before we submit a revised planning application."

A drop-in public consultation event is planned for Wednesday July 17 (12pm to 4pm) and Thursday 18 July (4pm to 7.30pm) at the former SCS Unit (next to Coldhams Lane) on Cambridge Retail Park. People will be able to talk to the project team and leave feedback.

An online webinar will be held on Friday July 19, from 12pm, where the development team will be on hand to discuss the proposals. You can find out more [here](#).

3rd July 2024

[Cambridgeshire Live](#)



Left, Hive Park would provide a large community open space, with a south-facing lawn with cafes and restaurants lining it. It would be comparable in size to St Matthew's Piece and the first space you enter the site from Slesford Street. Several large trees would be planted. Right, continuing north through the site, residents will enter Maple Square - a larger civic square than previously proposed. It will be a mix of hard and soft landscaping to create space for events.



Above, Garden Walk - a wide street with large planting areas and shops on both sides - running north to south through the centre of the site. Below, cafes and restaurants with outdoor seating looking onto Hive Park. Inset below, Hive Lane - showing the three-storey edge to York Street / Rope Walk / St Matthew's Gardens. Images: Leonard Design Architects / Railpen

How Beehive Centre could look in future

By Paul Brackley
paul.brackley@thefmedia.co.uk

This is how the Beehive Centre could look in future under revised plans being put forward by owner Railpen.

The Cambridge retail park is earmarked for a radical redevelopment into retail, leisure and community space, alongside laboratories, offices and a new public park.

As the *Cambridge Independent* exclusively revealed earlier this month, the plans have been overhauled by pension fund manager Railpen following public feedback to its earlier rounds of consultation.

Now we can reveal an artist's impressions of how the site would look.

A drop-in public consultation event on the revised plans is taking place today at the former SCS unit, next to Coldham's Lane, on Cambridge Retail Park, from 12-4pm today (Wednesday) and from 4-7.30pm on Thursday (18 July), when people can talk to the project team and leave feedback to contribute to the design process.

An online webinar is also planned for Friday (19 July), from 12pm, where the development team will be available to discuss the proposals.

The updated plans include a new public park, known as Hive Park, following calls for more green space, and lower building heights than previously proposed after concerns



Abbey Grove - this retains much of the design of the original schema, but with better separation of cyclists and pedestrians thanks to a four-way junction.

were raised by neighbours, councillors and the conservation charity Cambridge Past, Present & Future.

Views from surrounding streets have been improved, with a better boundary, and a new larger square at the centre will create space for events.

There have also been changes to the connectivity and transport plans for the scheme, with a new direct cycle and pedestrian route running through the spine of the development, and a proposal for a CYCLOPS junction at the Coldham's Lane entrance, like the one being created in Milton Road, to separate pedestrians and cyclists from motor traffic. Fifteen public buses an hour could be funded by the scheme.

About 25 new shops and leisure facilities, including a small supermarket and gym, are envisaged. Some of the key existing retailers at the centre will be relocated to the neighbouring Cambridge Retail Park, which Railpen bought for about £10m in 2020 and is also redeveloping.

Matthew Howard, head of property at Railpen, said: "There is still lots of work to do but we have always

believed that a redeveloped Beehive Centre will benefit residents, workers and visitors - from more jobs in the neighbourhood and a varied mix of shops, restaurants, cafes, leisure and community spaces, to significantly improved public transport provision and now a new public park."

The site could be home to more than 6,000 jobs, including 2,000 requiring no specialist qualifications, according to Railpen.

It is also working with groups to provide community spaces, including Cambridge Science Centre, Abbey People, Cambs Youth Panel and Cam Skate. A youth facility, a new educational hub and 'Makers Lab' are proposed, along with skateboarding and roller-skating spaces.

Following the latest round of consultation, Railpen hopes to submit a planning application to Cambridge City Council in August, which councillors are likely to vote on in November or December.

If approved, redevelopment work could start in the second quarter of 2027. The work could take six years to complete.

To register for the webinar or find out more about the scheme, visit beehivecentreconsultation.co.uk.



1g. Social Media Advertising

Facebook Post



**THE
BEEHIVE
CENTRE
CONSULTATION**

GET INVOLVED

 **DROP-IN EVENTS:**

Wednesday 17 July 2024,
12pm - 4pm
ScS - Unit 11, Cambridge Retail
Park, Newmarket Road, CB5 8JG

Thursday 18 July 2024,
4pm - 7.30pm
ScS - Unit 11, Cambridge Retail
Park, Newmarket Road, CB5 8JG

 **WEBINAR:**

Friday 19 July 2024, 12pm
Register at: www.bit.ly/bhiveweb

RAILPEN www.beehivecentreconsultation.co.uk

Social Media Posts by others

Posts on Linked In

Anne Beamish's Post

Anne Beamish
 Founder, Indie Cambridge
 1mo

One for the Cambridge folks.

I'm guessing that everyone is aware there are changes afoot at the Beehive Centre. After feedback, the developers **Railpen** have made updates to the original planning application (reduced height and massing of a number of buildings; adjusted building footprints and locations; a new park roughly the size of St Matthew's Piece; more trees 275 in total; a new direct cycle/pedestrian route through the site and updates to Coldham's Lane roundabout creating safer connections for pedestrians and cyclists).

If you fancy taking a look at the new plans, there's drop-in events and a webinar taking place



GET INVOLVED

DROP-IN EVENTS:

<p>Wednesday 17 July 2024, 12pm - 4pm</p> <p>ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG</p>	<p>Thursday 18 July 2024, 4pm - 7.30pm</p> <p>ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG</p>
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WEBINAR:

<p>Friday 19 July 2024, 12pm</p>	<p>Register at: www.bit.ly/bhiveweb</p>
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RAILPEN www.beehivecentreconsultation.co.uk

Cambridge Ahead's Post

Cambridge Ahead
 3,913 followers
 3w


Next week CA member **Railpen** will hold drop in events as part of a public consultation into proposals for the Beehive Centre.

Plans have been revised following earlier feedback and now feature a new public park, a larger civic space and more trees. In addition the building heights will be reduced and there will be a direct cycle/pedestrian link through the site.

The in-person events are on Wednesday and Thursday with a virtual session on Friday.

Full details - <https://ow.ly/eQ9V50svauV>

#Cambridge #Development #CommunitySpace #OpenSpace #PublicTransport



The Beehive Centre
<https://beehivecentreconsultation.co.uk>

Abbey People's Post

Abbey People
 394 followers
 1mo

Railpen would like to invite you to view revised plans for the redevelopment of the Beehive Centre.


The event details are as follows:

Wednesday 17 July, 12-4pm at ScS Unit 11, Cambridge Retail Park

Thursday 18 July, 4-7:30pm at ScS Unit 11, Cambridge Retail Park

Online webinar:

Friday 19 July, 12pm register via buff.ly/3zp500y



GET INVOLVED

DROP-IN EVENTS:

<p>Wednesday 17 July 2024, 12pm - 4pm</p> <p>ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG</p>	<p>Thursday 18 July 2024, 4pm - 7.30pm</p> <p>ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG</p>
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WEBINAR:

<p>Friday 19 July 2024, 12pm</p>	<p>Register at: www.bit.ly/bhiveweb</p>
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RAILPEN www.beehivecentreconsultation.co.uk

Form the Future CIC
 2,373 followers
 3w

Looking forward to hearing about Railpen's latest plans for the Beehive Centre in Cambridge, including their pioneering employment and skills initiative.

#skills #CambridgeLaunchPad #employment #cambridge



GET INVOLVED

DROP-IN EVENTS:

<p>Wednesday 17 July 2024, 12pm - 4pm</p> <p>ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG</p>	<p>Thursday 18 July 2024, 4pm - 7.30pm</p> <p>ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG</p>
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WEBINAR:

<p>Friday 19 July 2024, 12pm</p>	<p>Register at: www.bit.ly/bhiveweb</p>
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RAILPEN www.beehivecentreconsultation.co.uk

Better Beehive Cambridge Facebook Page Post



Consultation dates for your diary July 2024

9 Jul

Written By [Emma Smith](#)

It's been a while! We've had local elections (and a General Election). In the meantime there's been work between Railpen and local councillors on two developments in the area.

Cambridge Retail Park

This is the current location of Currys, Boots and other stores on Newmarket Road in Cambridge and extends down to Pure Gym, and around Henley Road.

We attended the Shaping Abbey event run by Greater Cambridgeshire Partnership on 16th June at Cambridge United's Abbey stadium and viewed the publicity for the Retail Park on Newmarket Road which forms the consultation for this key development. We had the same concerns as we did for the Beehive over height, biodiversity, traffic and urban heat islands. We observed how vast Abbey is and how Railpen's plans affect all areas of the city.

Railpen are seeking feedback on the plans [on a dedicated website](#) before they submit the planning application.

Beehive

Railpen decided to amend the plans for The Beehive following the 200+ comments and feedback from Cambridge Past, Present and Future, Camcycle and others. Thank you to those who commented on the planning application, it shows that it does make a difference.

The latest newsletter from Railpen has shared details of consultations **starting on 17th July** including an online webinar. Near neighbours [will should](#) have a letter and [here](#) is a link with dates (also pictured below).

If you are a business in Abbey there is another consultation on 18th July, more details from [Abbey in Cambridge's](#) Facebook page.

In summary, these are consultations and how much of the comments will be reflected in the planning application is unknown.

A poster for 'THE BEEHIVE CENTRE CONSULTATION' with an orange and white color scheme. It lists 'DROP-IN EVENTS' for Wednesday 17 July 2024 (12pm - 4pm) and Thursday 18 July 2024 (4pm - 7.30pm), both at ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG. It also lists a 'WEBINAR' for Friday 19 July 2024 at 12pm, with a registration link: www.bit.ly/bhiveweb. The Railpen logo and website URL www.beehivecentreconsultation.co.uk are at the bottom.

THE BEEHIVE CENTRE CONSULTATION

GET INVOLVED

DROP-IN EVENTS:

Wednesday 17 July 2024, 12pm - 4pm
ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG

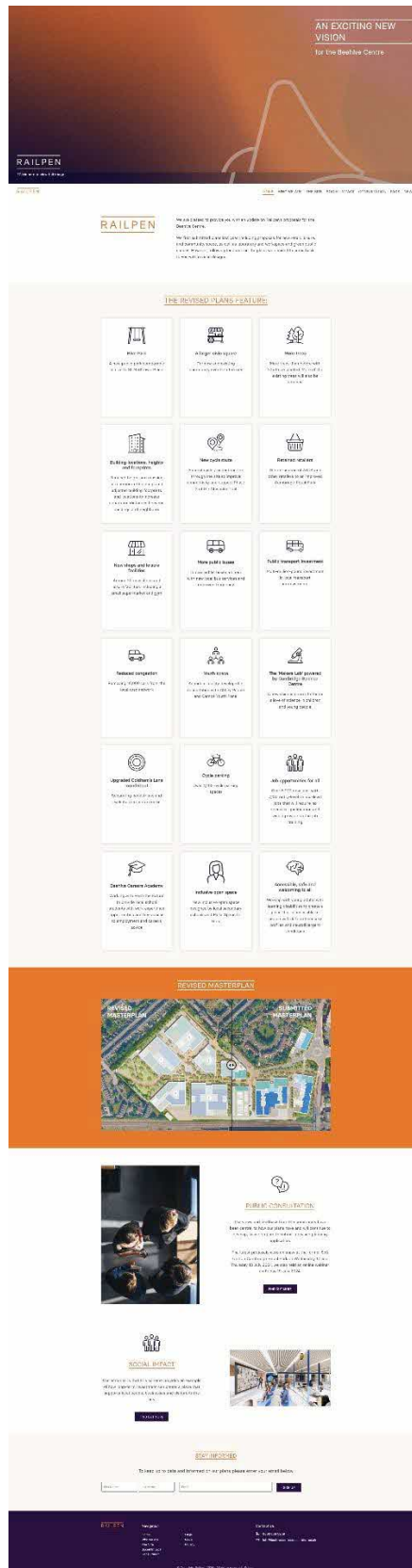
Thursday 18 July 2024, 4pm - 7.30pm
ScS - Unit 11, Cambridge Retail Park, Newmarket Road, CB5 8JG

WEBINAR:

Friday 19 July 2024, 12pm
Register at: www.bit.ly/bhiveweb

RAILPEN www.beehivecentreconsultation.co.uk

1h. Consultation Website (Link)



1i. Webinar Presentation



WELCOME

Speakers

Nick Vase Marketing Communications (Chair)	Dave Martin Waterman
Michael Kingshott Ridgellif	Guy Kaddish Bidwells
Lewis Kirk Leonard Design Architects	Liz Stark LDA Design

Housekeeping

Ask questions using the tab on the right hand side of your screen.

Like questions to move them upstream.

Also use this tab to let us know if there are any technical difficulties.

ABOUT RAILPEN

Railpen is 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.

Above: Working with Cam Skate to create a community-run, volunteer-staffed, indoor, meanwhile skatepark at 3 – 5 Coldham's Lane

Above: Cambridge Science Centre, Code the Future, Cambridge Retail Park

Below: Abbey People volunteering

CAMBRIDGE RETAIL PARK

The updated proposals on display are in addition to our investment in Cambridge Retail Park which:

- 01. A new anchor store to the north of the site.
- 02. Multi-level parking to enable the removal of surface parking.
- 03. Transforming the public realm with a new green corridor.
- 04. Refurbishing the existing retail spine for new tenants.
- 05. Redevolving the SCS site to create a new anchor store and additional large format units at the south of the site.
- 06. Redevolving 3-5 Coldham's Lane for a new retail tenant.
- 07. New smaller format retail and F&B units.
- 08. New F&B and Leisure spaces to add vibrancy to the site.
- 09. A new hotel, diversifying uses on site.
- 10. Forming a new junction with well defined building edges which establishes the principle for a future street northwards.
- 11. Area of surface car parking must remain in accordance with binding lease agreements.

SOCIAL IMPACT

We continue to work with local community organisations to ensure the ground floor and wider public realm is for everyone.

Existing and future partnerships are central to the place that we will create here, and the basis for the way that we will approach our role within the community.

PROVIDING JOB OPPORTUNITIES FOR ALL

The Beehive Centre redevelopment will create over 5,000 new jobs, with 2,530 entry-level to mid-level jobs that will require no specialist qualification and would provide on the job training.

- 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.
- 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.
- 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 through our partner Form the Future to local schools, colleges and universities.



AN ACTIVE GROUND FLOOR

Just like before, a major focus of the plans is at street level with a varied mix of shops, restaurants, cafes, leisure and community spaces that will cater for all budgets.



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AN ACTIVE GROUND FLOOR



Community space visuals

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The community hub spans an area of 200 square meters / 2153 square feet.

AN ACTIVE GROUND FLOOR



The Beehive Makers Lab[®] Powered by Cambridge Science Centre

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WELL-DEFINED & WELL-CONNECTED OPEN SPACES

Following feedback, we have amended the layout of the site to introduce a new park comparable in size to St. Matthew's Place.

The amended site layout also allows us to retain more of the existing trees and plant more new trees than before, with 275 new trees proposed - up from 200 before.

We continue to achieve at least a 100% Biodiversity Net Gain - meaning the site is better off ecologically once the development has taken place than it is now.



Landscape character areas

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HIVE PARK



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HIVE PARK

HIVE PARK



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MAPLE SQUARE



OUR RELATIONSHIP WITH NEIGHBOURS

The next 12 pages take you through how we have looked to amend the scheme in relation to:

- Silverwood Close
- St Matthew's Gardens
- York Street
- Rope Walk
- Sleaford Street

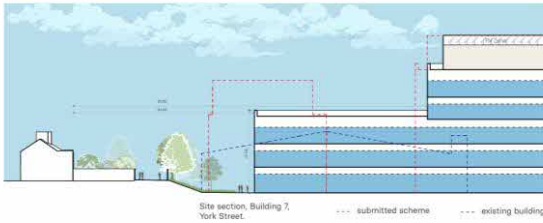
- Clarified boundaries and boundary line planting
- Length of facade without an overhanging canopy
- Increased tree plantings to improve streets
- Reduced ground floor window height
- Reduced gap height to the ground floor windows to a maximum



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ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS

A new arrangement of buildings at the southern end of the site has been introduced to improve the boundary along Rope Walk.



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ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS



Submitted Scheme (before) - Building 7 (York Street)

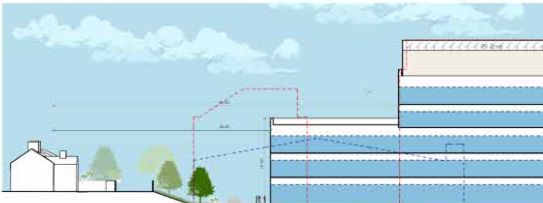


Revised Scheme (after) - Building 7 (York Street)



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ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS



Site section, Building 8, York Street.

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ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS



Submitted Scheme (before) - Building 8 (York Street)

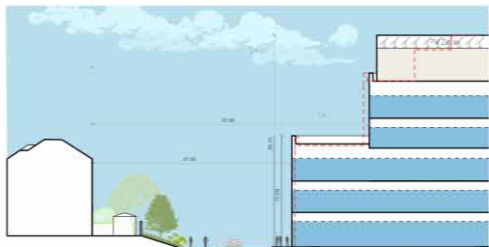


Revised Scheme (after) - Building 8 (York Street)



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ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS



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Site section, Building 8, St Matthew's Gardens.
--- submitted scheme --- existing building

ROPE WALK, YORK STREET & ST MATTHEW'S GARDENS



Submitted Scheme (before) - Building 8 (St Matthew's Gardens)



Revised Scheme (after) - Building 8 (St Matthew's Gardens)



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SILVERWOOD CLOSE



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SILVERWOOD CLOSE



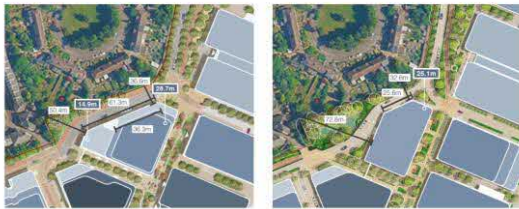
Submitted Scheme

Revised Scheme



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SILVERWOOD CLOSE & ST MATTHEW'S GARDENS



Submitted Scheme

Revised Scheme

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SILVERWOOD CLOSE & ST MATTHEW'S GARDENS



Site section, Building 11 - submitted scheme shown with a red dotted line.



Above: Broadmarsh car park, Nottingham, Leonard Design Architects

Right: Climber green facade. S'holicy, Zurich, Theo Hotz



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SILVERWOOD CLOSE & ST MATTHEW'S GARDENS



Submitted Scheme

Revised Scheme



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BUILDING HEIGHTS



Submitted scheme

Revised scheme

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BUILDING HEIGHTS



SUBMITTED



AMENDED

SLEAFORD STREET

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BUILDING HEIGHTS



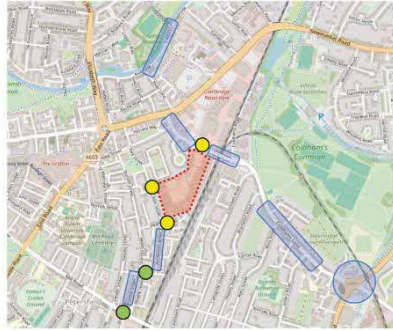
Submitted scheme viewed from Coldham's Common



Revised scheme viewed from Coldham's Common

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PUBLIC TRANSPORT IMPROVEMENTS

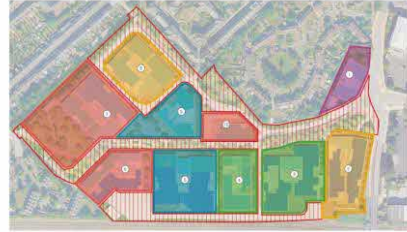


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CONSTRUCTION

As the project progresses, we will work with the local community on the construction management plan, keep you regularly updated and have a dedicated point of contact throughout.

We understand that those living or working closest to the development may have specific concerns or wishes in relation to the construction period, and we will work to ensure these are understood.



Indicative phasing plan - Hive Park, the Community Hub and 'Makers Space' would be delivered in the first phase.

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HOW TO GET INVOLVED



Online:
Complete our online feedback form
www.beehivecentreconsultation.co.uk



Post:
FREEPOST CONSULTATION REPLY.
You do not need a stamp.



Email:
info@beehivecentreconsultation.co.uk



For consultation questions:
0800 689 5209

Please submit your response by
23.59pm on Wednesday 31 July 2024

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QUESTIONS & ANSWERS



1j. Webinar Questions

19 July 2024 Webinar Questions
Can this include residential properties?
Will housing be included which Cambridge desperately needs and how can you shop at Asda without parking spaces for cars?
Given that the Local Plan allocates the site to shopping, but this adds 5,000 jobs without housing, surely that creates a deficit of several thousand dwellings - i.e. increasing house prices further. Can you confirm that the proposed use is not as per the adopted Local Plan?
Given that most dwellings on York Street have bathrooms facing out in the direction of the site, will the slightly-more-set-back buildings have windows meaning employees can see into bathrooms?
I believe the current swimming facility is not being replaced. Could you confirm?
Lower-income shopper shops such as B+M will be lost. Why is the developer not able to commit to being able to move them to the retail park which you also own? I am in favour of intensification of that site.
Given the holding objection from the Environment Agency on all major development applications, what measures are you taking to preserve water.
For the 'Potential' bus improvements, will this be a Section 106 contribution on an initial capital basis, or ongoing revenue basis for ever more with no time limit?
Why have the busses have been routed to go right behind the back of people's houses at St Matthew's Gardens? York Street and Silverwood close? Could they not stop at the front of the site rather than going through the site?
Given that the blocks along the railway range between 8 and 11 residential storeys high and the multi storey at 8 residential storeys (much higher than other buildings in the area) are you confident that you have done enough to reduced the height.
Why has disability access not been mentioned as this is very important as not everyone can walk and cycle, also what supermarkets do you ever see that have no parking as this is essential for lots of bags of food shopping. How bright will the lights be on the site and are they solar powered?
How many car parking spaces are proposed to be added to Cambridge Retail Park and how many are to be provided on the Beehive site?
The cycle route in an early slide with the nice landscaping either side seems rather hemmed in between buildings. Is this shared-use at this point, or does the cycle route maintain separation? There should be no excuse for a shared-use route in a new development, under LTN1/20.
Would agree that segregated cycle/ ped route looks too narrow. Please take into consideration impaired sight people and the inevitable anti social cyclists.
The York Street frontage diagram appears to show a line of trees. Are these new? Currently the trees are really informal scrubland that has grown up but the tree coverage is rather spotty. If an additional row of higher trees, formally planted, is proposed, that is welcome.
The rooftop plant storeys remain a very dominant and a disproportionate feature. Can these be stepped back more?
That is NOT quite consistent with LTN1/20 - 3m is the _minimum_ distance, but higher flow areas should be more. Clearly this will be high flow here?
Could you share more about secure cycle parking spaces?
The dimensions must be in the design code and 3m is too narrow.
General comment: Is huge improvement on before. Feels like tightening needed on a few details. The central route is far better than before. The removal of the dangerous roundabout is also extremely welcome. Setting back from the York Street frontage welcome. Hearing that B&M to be relocated welcome.
Why not use ground source heat pumps? Perhaps using flow through the piles of the taller buildings?
Can you tell us about plans to manage the community spaces please? Will there be something set up with permanent paid positions to manage community groups coming in etc? I'm really pleased to see spaces for children and families to use, which the current site lacks.
Can you please share information about WIFI coverage/ speed across the site?
You will need large water storage tanks. Do you have space?
Can you share if there will be large screens onsite showing major events? Football/ Tennis/ etc..
Our neighbourhood has recently lived through the redevelopment of the Rigeons site which meant constant vibrations and thick layers of dust through any open window for long periods.
What and for how long are we likely to have to go through like this again?
Great. Many thanks for the presentation and question responses.