

operational energy consumption. This allows running costs to be calculated at key stages in the design process to reduce running costs through efficient design.

9.56 Sustainable procurement is a key objective for the Development, ensuring that materials for the development are sourced responsibly and sustainably. Contractors will be required to commit to benchmarks and standards to ensure that the strategy can be delivered through the construction phase.

9.57 Community invigoration will be achieved through investment in local sustainable community and infrastructure schemes.

In addition, the Development will generate a significant number of employment opportunities during the construction, both directly and through promoting locally sourced materials. All main contractor staff will be paid on or above the Living Wage, in line with the Cambridge Living Wage.

Human Capital – healthy people

9.58 With a focus on healthy people, human capital incorporates a wide range of considerations relating to mental and physical health and wellbeing, motivation, and capacity for relationships. The Development aims to create a positive and healthy place that promotes the wellbeing of all users. It has been designed with good health in mind. The Development will incorporate biophilia, access and visibility to greenery and will minimise the negative impacts of environmental factors such as air quality.

9.59 As noted above, the masterplan provides space for active lifestyles, promoting walking and cycling. There are opportunities for active and passive recreation, as well as excellent accessibility.

9.60 The Development has followed the cooling hierarchy to reduce heating demand. Occupied spaces have been designed to maintain comfortable temperatures for users, including current and future climate scenarios.

Natural Capital – positive impact

9.61 Natural value is increased where existing quality is protected, and new complementary resources are introduced which enhance the natural environment.

9.62 As set out in further detail in the Sustainability Statement that supports the application, the Development addresses the key sustainability issues set out in Local Plan Policy 28. Each assessed plot within the Development will be committed to achieving BREEAM 'Excellent' rating and exceeding the required score. This demonstrates a holistic sustainability strategy in all aspects of the design, construction, and operation, and will minimise impacts on the environment. A score of 85 credits for all office and laboratory spaces is achievable.

9.63 Water efficiency is a key sustainability objective. During the detailed design stage, specifications for reductions in water consumption will be encouraged targeting 10 litres/person of potable water. This will include reducing flow rates for sanitary fittings and the like. All five WAT 01 credits will be targeted, plus the additional exemplary credit through incorporating rainwater harvesting. BREEAM credits for WAT 02 (water monitoring) and WAT 03 (leak detection) are also targeted. The new

public realm and landscaping integrates a sustainable drainage system (SuDS) to facilitate greenfield discharge rates

- 9.64 Circular Economy principles are being incorporated to ensure efficient use of natural resources. A strategy to reduce, reuse and recycle materials will be produced to minimise construction waste generation, with on-site data collection, review, and verification. A sustainable sourcing strategy will be implemented, along with a material efficiency strategy to reduce resource demand.
- 9.65 The embedded approach to sustainability and the commitment to deliver a scheme that will notably outperform relevant adopted policy and introduce a collection of buildings of the highest environmental standards is very significant.

Delivering employment floorspace to meet need in Greater Cambridge

- 9.66 Recent years have seen significant changes in the retail sector across the UK, including Cambridge. As set out in the supporting **Economic Impact Assessment (EclA)** by Volterra, even before the Covid-19 Pandemic, retail parks and warehouse units were struggling, primarily due to the popularity and convenience of online shopping. In the local context, the Beehive Centre is not performing well, with expenditure per sqm less than half the equivalent amount in the adjacent Cambridge Retail Park (CRP).
- 9.67 By comparison, demand for employment space within Greater Cambridge is at record high levels, and there is currently a significant shortfall in available floorspace, as reported in the **Cambridge Office & Laboratory Occupational Market Update** prepared by Bidwells and submitted in support of the Application. In terms of office and lab take-up, a step-change has been seen since 2013 to just over 725,000 sq ft/annum. Further growth is anticipated in the next decade. Current demand is dominated by Life Science and Tech sectors, and the lack of supply of high-quality wet labs, dry labs, and office floorspace is considered to be a hinderance to business growth in Cambridge. The Proposed Development is an important scheme to alleviate some of the acute supply shortages in the City through contributing to sustained levels of increased development to alleviate the supply demand imbalance over time and to help meet the demand for additional employment floorspace within a connected and sustainable environment.
- 9.68 In addition to the referenced quantitative lack of available commercial office and laboratory floorspace, there is also a qualitative issue. As set out in the EclA, there is a limited supply of modern large-floorplate stock with meaningful sustainability credentials in central Cambridge. The vast majority of existing and proposed laboratories are situated on the edge of Cambridge or in the campus developments of South Cambridgeshire. Whilst there are multiple examples of success, including Babraham, Granta Park (Abington), the Genome Campus (Hinxton), Chesterford and Melbourn, there are strong imperatives for promoting additional employment development within the city itself. The Site offers an exceptional opportunity as a highly accessible and sustainable location.
- 9.69 The Framework states that planning policies and decisions need to reflect changes in the demand for land (paragraph 126). The Framework additionally states that LPAs should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs (paragraph 127).

- 9.70 In terms of the direction of national policy, *Build Back Better: Our Plan for Growth* (March 2021) sets out support for economic growth through significant investment in infrastructure, skills, and innovation. This supersedes the Industrial Strategy (2017) that is referenced in the Framework. The Plan for Growth's commitment to delivering regional economic growth includes investment in the 'Oxford-Cambridge Arc'. The Plan envisaged that a Spatial Framework would be developed for the Arc, setting the long-term strategy to cultivate the area's potential "*to become a global innovation powerhouse*" (page 38). The Plan sets out the sectors and technologies that the Government is specifically seeking to support to shape the future, including both life sciences – building on the UK's performance and leadership – and digital and creative industry sectors.
- 9.71 The *Life Science Vision* (July 2021) outlines the national ambitions for the life science sector over the next ten years. The Vision identifies the sector as among the most valuable and strategically important in the UK economy, and critical to the country's health, wealth, and resilience. It emphasises the UK's science and research offering as being amongst the best in the world, referencing the Times Education World University Rankings 2021 for Life Sciences which identifies the University of Cambridge as No. 2 in the world. The Times Rankings 2023 continues to set the University of Cambridge at No. 2 for Life Science across universities globally. The Vision identifies the UK as an attractive market for investment in Life Sciences, ranking second only to the US in the number of Foreign Direct Investment projects financed in 2019. The Vision sets the following strategic goal (page 32):
- "Make the UK the most attractive location in Europe to start and grow a Life Sciences Business, with an internationally competitive offer on manufacturing and the world's leading regulatory environment."*
- 9.72 In March 2023, the UK Science and Technology Framework ([The UK Science and Technology Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/the-uk-science-and-technology-framework)) was published, creating a new Department for Science, Innovation and Technology focused on the mission of becoming the most innovative economy in the world: "*Britain as a Science and Technology Superpower*".
- 9.73 The Spring Budget 2023 referred to the UK as a world-leader in the life science industry, naming Cambridge's Biomedical Campus (CBC) as a "*significant R&D [hub]*" within this sector (paragraph 3.98). The need for additional commercial floorspace to support this sector was clearly set out, as follows (paragraph 3.99):
- "Boosting the supply of commercial development, in particular lab space, is key to supporting R&D needs and driving investment into high value industries across England, such as the life sciences and advanced manufacturing sectors in the Oxford-Cambridge corridor. Following the recent National Planning Policy Framework consultation, the government will set out further details for supporting growth in this area in due course."*
- 9.74 Following on from announcements in July 2023, when the previous Government first launched their Vision for Cambridge as "Europe's science capital" ([Long-term plan for housing - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/long-term-plan-for-housing)), the Case for Cambridge (March 2024) set out an ambitious vision for the growth of the City. There is no sign of the growth policy for Cambridge being retracted at the national level. Indeed, the Draft NPPF (July 2024) proposes to strengthen planning policy with regards to building a strong, competitive economy and names laboratories within a short list of uses newly identified industries to support "a modern economy" (paragraph 84).

- 9.75 The focus on growth at Greater Cambridge has continued under the Labour government. A [letter from the Minister of State for Housing and Planning](#) of 23 August 2024 was titled ‘Realising the Full Potential of Greater Cambridge’. It states:
- “...the recent focus on Cambridge and its untapped economic potential are entirely warranted”*
- “The economic growth of Cambridge has been a phenomenal success and we should seek to maximise the potential contribution that Greater Cambridge could make to the UK economy”*
- 9.76 The focus on growth at Cambridge was validated further by a 28 August 2024 [statement from the Ministry of Housing Communities and Local Government](#) highlighting that the Minister’s 23 August 2024 letter, noted above, ‘confirms that Greater Cambridge has a vital role in kickstarting economic growth across the country’.
- 9.77 The Pan-Regional Partnership (PRP) replaces the former Oxford-Cambridge Arc and is a locally-led partnership for the region which was formally backed by Government in January 2023. The PRP will champion the region as a global leader in innovation and business, seeking sustainable and inclusive growth.
- 9.78 At a regional level, Cambridgeshire and Peterborough Local Industrial Strategy (July 2019) sets out an economic plan to maximise productivity and innovation in the area’s leading sectors, including life sciences, artificial intelligence and advanced manufacturing. Three relevant ambitions include:
- *“Improve the amount of physical space for business to set up and grow and continue to work to develop at least four new ‘Innovation Launchpads’. These will be the focal point for innovation cluster development...”*
 - *“Bring together established firms with training, research and development (R&D), and incubation facilities. These will be focused on key sectors such as agri-tech, artificial intelligence, and advanced manufacturing innovation”.*
 - *“Support new start up, incubation, and scale-up space where market failures are identified.”*
- 9.79 A key material consideration, the Framework (paragraph 85) sets out that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It states that this is particularly important where Britain can be a global leader in driving innovation and in areas with high levels of productivity, which should be able to capitalise on their performance and potential. Recognising and addressing the local and regional demands of particular sectors of the economy is acknowledged in the Framework. Paragraph 87 states that,
- “Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries...”*
- 9.80 Whilst the growth vision for Cambridge is yet to be implemented into planning policy, the above clearly demonstrate central governments’ sustained support for the greater delivery of life science

and technology development in the UK, alongside an increasing focus on Cambridge to notably help deliver it.

- 9.81 There is a strong policy imperative for supporting economic growth in the Greater Cambridge area. The Development will make a significant contribution towards delivering new employment floorspace to support economic growth. As discussed in previous commentary, this goes beyond the local economy, with pan-regional and national economic growth being dependant on Cambridge as a key to unlocking wider development and the associated benefits.
- 9.82 The Development includes up to a maximum of 166,685sqm GEA (maximum 157,670 sqm GIA) of floorspace across the Site. Together with a rich on-site amenity offer and situated within a central location, this quantum has the potential to create an innovation district of sufficient critical mass to attract market leaders whilst also providing space for spin-offs, start-ups and grow-ons associated with the universities and other existing research institutions in Cambridge.

Notable planning applications

- 9.83 Over the course of 2024 across Greater Cambridge there have been a number of R&D related projects that have received resolution to grant consent or formal planning consent that provide examples for how the economic importance of such projects are relevant to the positive determination of planning applications. While planning applications are to be assessed on their own merits, where there are distinct similarities or relevance then they are material considerations and support the importance of consistency in decision making.

Land to the north of Cambridge North Station (22/02771/OUT; APP/W0530/W/23/3315611)

- 9.84 The above application comprised a hybrid planning application for:
- a) An outline application (all matters reserved apart from access and landscaping) for the construction of three new residential blocks providing up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i (offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works and demolition of existing structures and*
- b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), with associated car and cycle parking, a multi storey car and cycle park, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.*
- 9.85 The site represents a major scale proposal of approximately 9.9ha of previously developed land, comprising surface level car parking, plus areas of hardstanding and scrubland. It is known as 'Cambridge North' and 'the Brookgate appeal', being Brookgate were the Applicants.

- 9.86 The proposals sought to deliver a high quality mixed use development ensuring sustainable development throughout. Up to 425 dwellings, plus 53,700sqm (NIA) of commercial floorspace are the key components of this application.
- 9.87 The applicant submitted an appeal for non-determination and a planning inquiry was secured and then recovered by the Secretary of State for his determination.
- 9.88 The appeal was allowed and the [decision](#) was released on 23 April 2024. It was not a finely balanced decision, but one which will fell clearly in favour of the grant of consent. The key notable outcomes of this appeal relevant to the Beehive Centre redevelopment were:
- 1) **R&D Planning Weight:** Of the many benefits assessed, the Inspector applied ‘Great Weight’ to both the need and provision of life science research and development uses. This demonstrates the value and importance of these sector-specific needs (paragraph 52)
 - 2) **Economic Benefits:** Significant weight to the economic growth and productivity benefits and driving innovation (paragraph 52)
 - 3) **High Quality Design:** The proposals would deliver a high quality new urban area and ‘Great Weight’ is applied (paragraph 6.43)
 - 4) **Environmental Measures** and using previously developed land, water efficiency and Biodiversity Net Gain are given substantial weight (paragraph 52). This is in the context that the Environment Agency objected to the application regarding water supply, but the Inspector and Secretary of State ultimately gave the ‘water supply’ matter neutral weight (paragraph 52)
 - 5) **New Public Realm and Open Space:** New space of high quality was attributed ‘Moderate Weight’ (paragraph 52)
 - 6) **Improvements to Well-being:** As a multi-faceted part of the design it is attributed ‘Moderate Weight’ (paragraph 52)
- 9.89 The current and material relevance of this appeal decision is confirmed by the Committee Report to the 21 August 2024 Joint Development Control Committee for the CSP440 proposals (described below), with its paragraph 16.16 saying:
- “The Brookgate appeal decision is a material consideration which can be given significant material weight at the present time”*

The Grafton Centre, Cambridge (ref: 23/02685/FUL)

- 9.90 A full planning application for:
- i) Demolition of 11-12 Burleigh Street and Abbeygate House, ii) Part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures, iii) Redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter, iv) New pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements, v) Highway works to East Road providing new bus stops, pedestrian and cycle routes and other associated works*

9.91 A major repurposing of the Grafton Shopping Centre, within the designated city centre of Cambridge, to reduce the amount of retail floorspace in favour of providing a life science R&D complex.

9.92 Starting at paragraph 11.207 the Committee Report deals with the economic impacts, these are copied (with emphasis added). Of note is the ‘clear’ public economic benefits that arise and that there are economic benefits attributed to the R&D floorspace, but also, separately, to the other floorspace (retail and hotel), which is applicable to the Beehive Centre Redevelopment and its various commercial elements that make up its mixed-use from.

“In terms of the economic benefits, it is considered that significant public benefits would arise if this development were to occur. There is a significant need for this type of life sciences development in the Greater Cambridge area, as well as nationally.

The NPPF at Paragraph 85 states that significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation (industrial strategy), and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 87 of the NPPF states that planning decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data driven, creative or high technology industries. The Government’s Industrial Strategy (2018) and ‘Build Back Better’ plan for growth (2021) both place significant emphasis on the importance of Life Sciences to the economy and the need to expand this sector.

The Greater Cambridge Employment Land and Economic Development Evidence Study 2020 acknowledges that there are some local challenges to keeping up with demand for both wet and dry lab space.

The proposed development would result in an uplift of 47,321sqm of research and development floorspace. Across the wider site this would result in the provision of approximately 2,652 jobs (1,944 skilled, 707 non skilled), 1,868 jobs more than the existing Grafton Centre. This would bring with it a net additional value output of £89.28m into the Greater Cambridge economy. The demand and need to expand research and development opportunities in and around Cambridge is clearly significant and as such it is considered that there are clear public economic benefits.

The improved retail environment and influx of jobs on the site is considered to enhance the type of retail offering available and is expected to result in a net increase in locally generated retail expenditure of just under £4m per annum. However, this must be judged against the fact that there would be a significant reduction in retail floorspace (32,194sqm). This is nevertheless a moderate public benefit.

The delivery of the hotel and the 120 bedrooms would also boost Cambridge’s visitor economy and encourage people into this part of the city where they are anticipated to contribute approximately £2.78m to the local economy. This should be afforded moderate public benefit.”

9.93 The Committee Report concluded:

Overall, the economic, environmental and social benefits above are considered to amount to very substantial public benefits in favour of the proposal. As such, in applying the test of Paragraph

208 of the NPPF, the very substantial public benefits identified are considered to outweigh the moderate level of less than substantial harm to heritage assets

- 9.94 On 7 February 2024 the Committee resolved to grant permission subject to completion of a s106 planning legal agreement.

Vitrum Building, St Johns Innovation Park (23/01487/FUL and 23/01509/FUL)

- 9.95 A full planning application was submitted for:

Demolition of existing buildings and substructures and the erection of a Research and Development building (use Class E) with basement levels for car parking and building services, and associated landscaping, cycle parking, infrastructure works and plant.

- 9.96 The above development, which had an officer recommendation for approval, was for the erection of one R&D building which is comprised over five floors plus a basement. The floorspace proposed being 16,357m² (GIA) / 20,283m² (GEA). The proposed height is 27m (36.3m AOD). It is located to the east of the A10 and immediately south of the A14.

- 9.97 In terms of other details, 99 car parking spaces were proposed in the basement, alongside 280 cycle, with 20% of this provision being Sheffield Stands or enlarged bay. In BREEAM terms, 5 Wat01 credits are targeted for achievement.

- 9.98 The Committee voted to support the officer's recommendation and resolved to grant consent.

- 9.99 It is a development notable larger than that which it is to replace on its site, much taller and will be more visible.

- 9.100 In forming a decision on the proposal the Committee Report concluded:

"Overall, the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. The proposal would be a highly sustainable, high quality design, providing over 10% BNG and prioritising sustainable transport modes."

Merlin Place, 460 Milton Road (23/00835/FUL)

- 9.101 A full planning application was submitted for:

Demolition of 2,730 sqm (GIA) office building (use class E(g)(i)) and erection of 13,096 sqm (GIA) of research and development accommodation (use class E(g)(ii)), including ancillary accommodation broken down as follows:

- i. Office accommodation (4,648 sqm)*
- ii. Laboratory space (4,388 sqm)*
- iii. Café (161 sqm)*
- iv. Ground floor car park incorporating 37 no. car parking spaces.*

- v. *Plant space (924 sqm)*
- vi. *304 cycle parking spaces*
- vii. *Access and circulation areas, engineering works and footpaths/cycleways*
- viii. *Drainage and servicing infrastructure, and*
- ix. *Hard and soft landscaping.*

- 9.102 It is on a triangular plot to the immediate east edge of the A10 and opposite Cambridge Science Park at the north of the city.
- 9.103 As described in the Officer's report for the Joint Development Control Committee (JDCC), the proposed building was for a multi-tenant laboratory/office buildings, with flexible office and spaces across seven floors of accommodation. The proposed heights across the building varied between 24.3 metres to 30.5 metres in height.
- 9.104 Although the proposal carried objections from the Tree Officer, Landscape Officer and Urban Design Officer, the Planning Officer provided a positive recommendation of approval to the JDCC. The Officer advised, in paragraph 1.11 of the [Report supporting the JDCC committee \(held 18 October 2023\)](#), that via a '*finely balanced planning judgement... the wider public and economic benefits outweigh any harm from the proposed development*'. In respect to economic benefits at paragraph 21.19 it said:
- "The proposals will deliver over 10,000 square metres of new office and laboratory space, and create construction jobs and employment. Due to the scale of the development these should also be afforded substantial positive weight in the decision-making process"*
- 9.105 The JDCC members voted to defer the application. Subsequently modest changes were made to the scheme and it returned to JDCC for re-consideration on [24 January 2024](#). Members then resolved to grant planning permission.
- 9.106 Whilst there are a range of benefits in support of this proposal, a key point from this planning application is the substantial weight the Committee Report applied to the provision of R&D floorspace, in conjunction with other benefits that resulted in wider public and economic benefits. Such weighting was so great that Officers deemed a recommendation for approval, even set against consultee objections, which was agreed by the Committee Members.

Plot 440, Cambridge Science Park (24/01079/FUL)

- 9.107 A full planning application was submitted for:
- Erection of a Research and Development / Office building (use Class E) and associated landscaping, car and cycle parking, infrastructure works and plant.*
- 9.108 This application was considered at the 21 August 2024 Joint Development Control Committee with an officer recommendation of approval. Members unanimously resolved to approve the application, in accordance with the Officer recommendation.

- 9.109 The submitted planning statement states the proposal buildings would comprise 13,128m² (GIA) of floorspace, spread over five storeys with plant to the roof of the building.
- 9.110 The Committee Report concluded to say:

Overall, the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. The proposal would be a highly sustainable, high-quality design, providing over 20% BNG and prioritising sustainable transport modes. Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions and completion of a Section 106 Agreement.

Local economic benefits

A wide range of jobs and training opportunities

- 9.111 Whilst the Development is of strategic significance, it will deliver a substantial range of local economic benefits. In particular, there will be a substantial number and range of new jobs created which will be available for local people. This will include both the construction and operational phases.
- 9.112 As set out in the EcIA, a total of 6,450 jobs will be directly created by the completed Development, equivalent to 5,755 full-time equivalents (FTEs). When compared to the existing site, this equates to 5,590 gross additional jobs (5,380 FTEs).
- 9.113 Contrary to popular perception regarding job creation in scientific industry, the Development will deliver a diverse range of employment opportunities. Across a range of sectors, including life sciences, research and development, administration retail and leisure, this will include the following skill levels:
- High-level jobs – 4,315, representing a 4,010 jobs uplift on existing (300 existing);
 - Mid-level jobs – 1,225, representing a 1,070 jobs uplift on existing (150 existing); and
 - Entry-level jobs – 905, representing a 520 jobs uplift on existing (400 existing).
- 9.114 In addition to delivering a net increase in the quantity and quality of local jobs available, the Application is supported by an **Employment and Skills Strategy (ESS)**, prepared by Volterra. This carefully assesses the existing context and sets out an approach to maximising the local employment and skills benefits of the Proposed Development against identified shortfalls and skills gaps locally. The ESS sets the vision, objectives and framework of actions that will deliver benefits to the local community. It will form an approved document, along with a further requirement for an Employment and Skills Delivery Plan to support the delivery stages of the development.
- 9.115 Key challenges in Cambridge at the present time include the cost-of-living crisis and jobs paid below the living wage; the lack of mid-level skilled jobs; the educational attainment gaps; the adult skills gap; increasing demand for higher qualified workers; inequality within the city; lack of

apprenticeship opportunities and new pathways; and the need to improve diversity and inclusion within the life science sector.

- 9.116 The ESS sets out the initiatives that the Applicant will commit to assist in helping to address the identified issues, including how this will be measured and secured. This is shown in detail at Table 6.1 of the ESS.

Local spending, income and fiscal benefits

- 9.117 Worker expenditure at the Development would bring greater spending to the local area, with related economic benefits. Based on estimates of daily worker expenditure, it is estimated that workers at the Proposed Development would generate an additional £9.6mm in worker expenditure per year compared to the existing site.
- 9.118 The Gross Value Added (GVA) of the Proposed Development is estimated at £660m per year. Additional tax revenues are calculated at between £180m and £240m per year. In terms of business rates, it is estimated that the Proposed Development would pay £11.4m per annum, an additional £8.5m when compared with the existing site operations.
- 9.119 The economic benefits to be generated by the Development are very significant.

Social and community benefits

- 9.120 The Development includes up to around 5,100 sqm of ground floor active commercial space, which will accommodate a mix of shops, food and drink outlets, services, leisure facilities, health and wellbeing establishments and co-working spaces. Together with a new Community Hub space within Block 10, this will create a new local centre with direct benefits for the nearby community as well as for workers on the Site. Including a new civic plaza and fully landscaped park, the Development includes over 2.63 ha of new public realm.
- 9.121 In order to ensure that the Development delivers tangible and demonstrable benefits for the local community, primary research was undertaken by Social Life during April and May 2022. This reviewed existing community assets, amenities and local perceptions of the area, including undertaking street interviews across the three wards of Petersfield, Romsey and Abbey. The research and associated analysis has informed the emerging masterplan proposals, to ensure that the Development meets local needs and builds on what is already successful socially. The findings are set out in the **Social Infrastructure Assessment** (Interim Report, June 2022) which is submitted in support of the Application.
- 9.122 Pre-application consultation and ongoing engagement with the public and local residents established some key guiding themes for the local centre, which will continue to guide the proposals through the subsequent Reserved Matters stages:
- Affordable – for local people and workers.
 - Safe – spaces should be designed with safety in mind, and be active all day, seven days per week.
 - Unique – creating a unique destination through the careful curation of occupiers.

- Interactive – creating opportunities for interaction between workers and local residents with community facilities at the heart of the Site.

9.123 Building on the primary research undertaken, and ongoing engagement with a number of stakeholder groups, a **Social Infrastructure Strategy** has been prepared which includes for the local centre and other social provision.

9.124 Responding to identified local needs, the Development will deliver key facilities and initiatives. A summary is provided below, with further detail and mechanisms for securing infrastructure set out in the Strategy document:

HEADLINE ISSUE	IDENTIFIED NEED	PROPOSED DEVELOPMENT CONTRIBUTION
Relationship between people and place	• Stakeholders agree there is a lack of accessible green space in the area. • Stakeholders perceive Abbey ward as lacking night-time activity. • There is a lack of places to linger in the local area, such as cafes. • There is a lack of facilities for young people (7 -18-year-olds), such as skate parks. • Romsey ward is described as lacking a library, benches to socialise, a community centre that is welcoming to everyone, and more capacity in the primary school which is full. • Stakeholders also noted there was a social divide between Abbey Ward and Petersfield Ward residents.	• 2.6 ha of new public realm • Active ground floor frontages, with a mix of food and beverage units to use throughout the week, day and night. • Provision of a Community Hub for a range of activities. • Partnership with Cam Skate to provide space for younger people to skate and socialise. • Collaboration with Make Space for Girls to allow local girls to contribute to the open space strategy.
Creating and affordable place for locals and workers alike	• Residents placed great value on the importance of affordable amenities. • The community placed great importance on affordable and convenience retail, for example the existing Asda, the vets, the gym, and the swimming pool. • The cost-of-living crisis has made the potential loss of affordable amenities a real fear for local residents, particularly people living in Petersfield ward.	• The development will retain the opportunity to relocate Asda and other retailers to the nearby Cambridge Retail Park, which is also in the ownership of the Applicant. • Provide a range of retail and F&B options. • A preference for local retailers, where appropriate. • Indoor and external spaces for active recreation

Designing a safe space through continuous and active use: now, during construction, and in the future	• The current Site can feel unsafe. • There is a particular issue in evenings with anti-social behaviour.	• The Applicant will provide units with opening hours into the evening. The likely candidates in these spaces are food and beverage units, retailers, and retail spaces. • Ground floor uses on all corners of the Site will be activated. • The public spaces provided will be designed to allow a programme of outdoor evening events (such as cinemas, markets, and food festivals). • Green spaces will be activated, and the spaces will be maintained and programmed. • There will be 24/7 security patrolling. • Exploring opportunities for meanwhile uses.
Making a unique place that does not replicate what works locally	• Residents have little interest in replicating what is already working in the local area. • However, local residents were keen to keep what is currently working in the current retail park (such as the Asda).	• The youth provision in the Community Hub space will be designed in partnership with local institutions who work within the communities of the local area. • The Make Space for Girls programme will result in the creation of unique space due to the contribution of local girls in developing the plans. • The Applicant is exploring the opportunity to have a health and wellness facility onsite.
Creating an interactive space where people can meet, exchange, and learn from each other	• Stakeholders noted there was a social divide between Abbey Ward and Petersfield Ward residents. • The workshops demonstrated that locals crave contact and exchange between one another. The pandemic intensified the call for enhanced social interaction.	• The Applicant is committed to continuing to build enduring relationships with charities, schools, local businesses, and community organisations. The Applicant believes that these organisations are best placed to deliver programmes that address local issues. • Provision of a bespoke community space (Community Hub) to act as a community centre where people can interact and socialise. • The youth provision in the community space will represent a modern meeting place for young people. • Creating opportunities for interactions between workers and local residents through

		programmes held in the community space. • Position the facilities servicing the local community in the centre of the development, to draw locals into the heart of the Site.
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- 9.125 The Applicant and design team have placed a significant emphasis on matters of social value throughout the project. Aware of the acute needs of some local groups, the profound inequalities that exist within Cambridge, and the challenges individuals face in accessing opportunities, there has been substantial energy expended in seeking to understand the key issues and ensure that the Development will deliver tangible benefits to the local community.
- 9.126 The Beehive Centre Redevelopment offers a unique opportunity to reinvigorate and regenerate social and community infrastructure in the local area – building on the strengths that exist and significantly bolstering areas of weakness. The initiatives set out will be delivered by a Social Infrastructure Implementation Plan, which will be developed through reserved matters stages.
- 9.127 The Development supports the Policy Objectives of the Local Plan, and the emerging strategies of the Council. The submitted Social Infrastructure Strategy includes for an Action Plan to demonstrate how positive action and delivery will be achieved through the development to address the identified local shortfalls.
- 9.128 Set against the substantial provision of new internal and external public amenities is acknowledgement of adopted Cambridge City Local Plan 2018 Policy 73 ‘Community, sports and leisure facilities’. The Policy includes a section to address the ‘loss of facilities’. Paragraph 8.10 of the Policy refers to Table 8.2 and 8.3 of the Local Plan which direct that a gym is a ‘facility’ for the purposes of Policy 73. At present at the Beehive Centre is the Everlast Gym/Gymfinity Kids in Unit 2b. The Policy allows for the loss of such a facility in two scenarios:
- the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or
 - the facility/site is no longer needed.
- 9.129 The proposal does not wholly comply with either of the two policy allowances, but this is tempered for a number of reasons:
- The proposal includes for adaptable community floorspace that will allow for active uses, such as pilates, dance classes and other forms of exercise classes, albeit to a smaller floor area than that within the existing gym at the Beehive Centre
 - The proposal includes for new and extensive free-to-use external space to facilitate outdoor activities and more generally support improved health and wellbeing
 - The gym is a private membership facility and under a limited-period lease agreement to occupy Unit 2b
 - A Gym (The Gym Group) has been provided at the southern end of Cambridge Retail Park (to the opposite side of Coldham’s Lane from the Beehive Centre) that has increased the gym provision locally to a comparable accessibility to Unit 2b

- There are other gyms in the locality notably Nuffield Health (to the immediate north east of the Beehive Centre to Coldham's Lane); Kelsey Kerridge Sport Centre and Parkside Pools and Gym (a five minute cycle to the south west at Parker's Piece); and PureGym at the Grafton Centre (a five minute cycle west).

9.130 The loss of the gym, set against Policy 73, is a policy conflict but in the context of the wider public benefits to be delivered by the Scheme and those specifically to support improved health and wellbeing it is considered to be a matter of limited adverse impact. The development will deliver substantial overall benefits to the local community by virtue of the on-site social infrastructure set into the scheme and the actions and programmes that will achieve the beneficial social impacts beyond the site boundaries.

9.131 The matter of dealing with a minor policy conflict as part of determining a larger scale development that carries with it a bundle of planning benefits was done as part of the resolution to grant consent to the Grafton Centre proposals (as described in section 9 of this Statement). While a different policy issue, the approach and manner in which to undertake the planning assessment equally applies. At its paragraph 11.228 it stated:

"The loss of the two residential flats on Burleigh Street presents a very minor conflict with the development plan and is more than outweighed by the benefits brought about through the opening of the new route into the newly formed retail square"

9.132 A minor policy conflict is a matter to be taken into account within the planning balance and as part of reading the Development Plan as a whole.

Accessibility and sustainable travel

9.133 As set out in the **Transport Assessment (TA)** prepared by Watermans, the Development has been designed to support active and sustainable travel choices. A range of on- and off-site measures will operate to deliver a significant modal shift in the way people access and use the Site. The design will prioritise pedestrian, cycle and public transport access while disincentivising private car use for all but those who need it.

9.134 The Development will thereby deliver a significant modal shift, particularly when compared with the existing car-dominated retail park use of the Site:

	EXISTING MODE SHARE	PROPOSED MODE SHARE	CHANGE IN SHARE %
Cycle	16%	40%	+25%
Rail	2%	16%	+14%
Bus	4%	16%	+12%
Walk	7%	16%	+9%

Car/van passenger	5%	5%	-
Car/van driver	65%	5%	-60%
Other	1%	2%	+1%
Motorcycle	1%	1%	-
Taxi	1%	1%	-

- 9.135 The Site currently attracts a high proportion of car/van vehicular trips with a total of 11,215 two-way movements in an average 24-hour period. As a retail park, the majority of trips are for short periods of shopping, with regular vehicle turnover. By comparison, the majority of end-users of the Proposed Development will typically be staying for longer periods, reflecting the working patterns of employees. The comparable 24-hour trip generation figures for the Proposed Development is 679 two-way movements based on the proposed modal shift pattern (Scenario 1 in the Transport Assessment). Utilising a 'Test Scenario' – with a higher car driver percentage (24.3%) – indicates 2,328 two-way vehicle movements. Under both scenarios, there is a significant decrease in daily vehicular trips to and from the Site, which will reduce pressure on the surrounding highway and improve the wider amenity of the area, including reduced noise and air pollution.
- 9.136 A **Framework Transport Plan (TP)** supports the Application, setting out the targets and measures that will be used to ensure the Development delivers the modal shift objectives. Ongoing monitoring will be undertaken, and additional measures can be utilised if certain targets are not met.
- 9.137 An **Outline Wayfinding Strategy** is also submitted to support the Application. This draws together an initial site understanding and a strategy for how wayfinding will be delivered as an integrated part of the proposals to better support inclusivity and usability of this new place for the future employees, visitors and the whole community. This strategy would be developed into a detailed delivery plan as part of the site wide build-out to ensure a coordinated and consistent approach to wayfinding, accessibility and legibility.
- 9.138 The Development is in full compliance with Local Plan Policy 5, being consistent with and contributing to local strategies and priorities as set out in the Cambridgeshire Local Transport Plan (LTP) and the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC). The Development will secure a significant modal shift and promote the greater use of more sustainable forms of transport.
- 9.139 Within the Site, vehicular, cycle and pedestrian routes will comply with relevant standards, including LTN 1/20, to avoid user conflicts and ensure the safety of all users.
- 9.140 In addition, the Development will contribute to the delivery of a range of off-site transport initiatives, including improved public transport, pedestrian infrastructure and strategic cycle network provision. The Transport Assessment provides a fuller overview of the initiatives.

- 9.141 The development will result in a beneficial impact to the local transport infrastructure and the shift to the greater use of sustainable modes of travel.

Quality of design

- 9.142 Reflecting the requirements of the Local Plan and the Framework, the masterplan design for the Development has the principle of sustainable development at its heart. As set out in paragraph 126 of the Framework,
- “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 9.143 Controlled by a set of Parameter Plans and a reshaped Design Code to clearly steer and control the design into and through the reserved matters stages, the Development will deliver an appropriate scale and density of new built form and landscaping, balancing growth with the protection and enhancement of Cambridge’s character.
- 9.144 The Application Proposals are the result of a process of consultation and design evolution, reflecting the approach set out in Chapter 12 in the Framework, iteratively testing design ideas and exploring the concepts with a wide range of stakeholders including the local community. In accordance with the principles of Local Plan Policy 55, the Development responds to the Site’s immediate and wider context and has drawn inspiration from the key characteristics of its surroundings to create a distinctive and high-quality place. This has been an on-going and iterative process through pre-application and during the application determination process; to continue to engage, listen and refine the scheme.
- 9.145 The Site is currently dominated by surface car parking and large-format retail units, making inefficient use of land in a highly sustainable and well-connected location. It makes little positive contribution to the urban character of the area. A detailed opportunities and constraints appraisal has informed the masterplan evolution.
- 9.146 Whilst retaining the existing points of access and as many existing trees as possible, the Architect (Leonard Design Architects) have taken a highly bespoke and contextual approach to the masterplan. It has been designed to respect the surrounding urban grain, its context and responding to the existing pattern of streets and open spaces. The masterplan is landscape-led, with a strong emphasis on integrating buildings with the open spaces between them. Sustainability, ecological enhancement, sustainable drainage and biodiversity net gains have been designed into the masterplan. The design evolution has been informed by ongoing assessment and analysis on matters such as daylight and sunlight, townscape and heritage.
- 9.147 The local centre and community space provision is integral to the Development as a key part of the holistic approach. It will provide spaces for socialisation, recreation, shopping and eating, both for workers within the commercial buildings and the wider local community. This will support sustainable development – including environmental, social and economic elements.
- 9.148 The masterplan has been developed reflecting upon national and local planning policy, including the National Design Guide and other best practice guidance. The Development has been designed around the following principles:
- Consolidation and densification.

- Considered response to context.
- Creation of true urban fabric.
- Creation of accessible open space.
- Improved connectivity.

9.149 Local Plan Policy 56 seeks the creation of successful places. It states that *“Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported.”* The Proposed Development is fully in accordance with the principles set out in Policy 56, as follows (verbatim):

- a. *provide a comprehensive design approach that achieves the successful integration of buildings, the routes and spaces between buildings, topography and landscape;*
- b. *create streets that respond to their levels of use while not allowing vehicular traffic to dominate;*
- c. *create attractive and appropriately-scaled built frontages to positively enhance the townscape where development adjoins streets and/or public spaces;*
- d. *ensure that buildings are orientated to provide natural surveillance;*
- e. *create active edges on to public space by locating appropriate uses, as well as entrances and windows of habitable rooms next to the street;*
- f. *create clearly defined public and private amenity spaces that are designed to be inclusive, usable, safe and enjoyable;*
- g. *be designed to remove the threat or perceived threat of crime and improve community safety;*
- h. *use materials, finishes and street furniture suitable to the location and context;*
- i. *create and improve public realm, open space and landscaped areas that respond to their context and development as a whole and are designed as an integral part of the scheme;*
- j. *embed public art as an integral part of the proposals as identified through the Council’s Public Art Supplementary Planning Document; and*
- k. *ensure that proposals meet the principles of inclusive design, and in particular meet the needs of disabled people, the elderly and those with young children.”*

9.150 The Application is in full accordance with Policy 56 and the approach set out in the Local Plan. A detailed review of the design development is set out in the DAS and DAS Addendum, prepared by Leonard Design Architects. The revised design has evolved through an iterative process including the technical appraisal inputs of the wider team and a comprehensive process of engagement with stakeholders, including the Greater Cambridge Design Review Panel (DRP).

9.151 The Application is in outline form at this stage, but a Design Code is submitted for approval. This sets out the approach that will be taken at reserved matters stage and ensures that the detailed design of buildings and landscapes will be of an exceptionally high quality in a coordinated manner to deliver the vision for the redeveloped Beehive Centre. The principles of development set out in

the OPA accord with Local Plan Policies 57 and 59, relating to the design of new buildings (Policy 57) and landscape and the public realm (Policy 59).

Scale and mass

- 9.152 Recognising the policy imperative to make more efficient use of land; the Site's position in a sustainable and accessible location; and appropriately responding to the context of the Site, the Development seeks the comprehensive redevelopment of the Site with new buildings that will have a larger footprint and height than the existing buildings on the Site.
- 9.153 The approach to bulk, scale and mass has been taken with detailed consideration to the Site's immediate and wider context. This has included an assessment of a wide range of factors, particularly in relation to heritage and townscape matters. The Site lies outside of the historic core of Cambridge, but the design team has been fully cognisant of nearby heritage assets and wider viewpoints, including from the nearby Green Belt.
- 9.154 The revisions to the scheme since the original OPA submission in August 2023 have followed a full reappraisal of the scale and massing of the Proposed Development, including for a thorough reconsideration of heritage and townscape matters, including long-distance views and closer proximities, local adjacencies and residential amenity. This review undertaken to consider and respond to comments made to the OPA. The outcome of the review has led to a reduction in the overall scheme size and remodelling of the masterplan to respond further to its context and comments made to the OPA. The TVIA includes for updated viewpoints to see rendered images of the proposed Development within a number of views around the City.
- 9.155 The overall height of the Development is reduced and a reformed Design Code to control and guide the detailed design. The revised approach is particularly evident when seeing the illustrative masterplan within the view from Castle Mound such that the Development becomes visually comparable with the horizon line and of a reduced visual presence.
- 9.156 Other notable reductions in the visible scale of the proposal are achieved in other views, such as from Coldham's Common and York Street/Sleaford St.
- 9.157 The Site's setting in a central location, adjacent to the railway and within a built-up area of urban character, provides the context for considerably higher densities than the current retail park layout. The Proposed Development makes an optimum use of PDL in a highly sustainable location but done so with a considered approach to context.
- 9.158 The plot designs and wider Site layout have also taken account of the functional requirements of the Development. The floorplates and servicing requirements of both offices and laboratories require careful planning to ensure that buildings will be fit-for-purpose and yet also flexible and adaptable.
- 9.159 The Revised Scheme through its reduced size and reconfiguration of the masterplan has further minimised the visual impact of the Development to neighbouring properties, local context and the wider context.
- 9.160 The Proposed Development accords with the approach set out in paragraph 135 of the Framework.

Skyline, height, townscape and visual impact

- 9.161 It is necessary to consider Cambridge's existing skyline when reviewing development proposals that can be considered to include tall buildings. Policy 60 and the associated Appendix F of the Local Plan sets out the policy basis, defining a tall building as *“any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form”* (paragraph F.9)
- 9.162 A detailed evidenced-based assessment has been undertaken to consider the Proposed Development under the approach set out in Policy 60 and Appendix F. The policy requirements include five key criteria. First, relates to the location, setting and context – to appraise through a visual assessment how a proposal will fit within its existing townscape. Second, a review of the possible harm to the significance of heritage assets and sensitive receptors. Third, an accurate representation of the contribution that the proposal will deliver for the Cambridge skyline taking account of scale, massing and architectural quality. Fourth, that there would be no unacceptable impact on its neighbours. Finally, that the proposal will deliver public realm and human scale at street level.
- 9.163 To undertake this assessment, consideration should be given to the following documents:
- The **DAS and DAS Addendum** – which sets out the design approach and response to the Site and its context;
 - The **Townscape and Visual Impact Assessment (TVIA)** – undertaken by Bidwells, the TVIA forms part of the ES (Chapter 10 and appendices) and sets out a technical analysis of the impact that the Development may have on the Cambridge skyline in the context of the EIA Regulations.
 - The **Heritage Statement** – prepared by Bidwells, this forms part of the ES (Chapter 7 and appendices) and assesses the impact the Development will have on the significance of both designated and non-designated heritage assets (see below).
 - The ES chapters and other technical assessments relating to neighbourly and amenity matters, such as noise, wind, daylight/sunlight, etc.
- 9.164 The TVIA has undertaken a thorough analysis of the townscape impact and visual impact. It finds a variety of visual effects across six key townscape receptors and 17 viewpoints. The TVIA considers the impact the Development would have on a series of sensitive features or experiences, including the visual amenity associated with various views across Cambridge, and the character of the local townscape, including aspects of the general urban fabric of the Conservation Area and its setting.
- 9.165 The significance of visual effects on the identified townscape receptors is summarised in the table below, based again on the first year after the Development becomes fully operational:

KEY TOWNSCAPE RECEPTORS	CONCLUSION: FACTORS INFLUENCING TOWNSCAPE EFFECTS (YEAR 1 POST CONSTRUCTION)	SENSITIVITY	MAGNITUDE OF EFFECTS	SIGNIFICANCE OF TOWNSCAPE EFFECTS
Character Areas/Types which may be affected by the proposals				
Industrial – Railway Corridor Cambridge Character Type	There will be an improvement to the qualities of the receptor and consolidation of a modern, distinctive townscape character along the railway corridor.	Medium - Low	Medium	Moderate (Beneficial)
Residential Character Type: Post 1900 Suburb	Assuming the detailed proposal will follow the proposed Design Code and DAS guidance to the achievement of high-quality design, there will be an improvement in the qualities of the receptor, that would outweigh the adverse effects of the proposed scale and massing which challenges the distinctive low-lying character of the receptor.	Medium	Medium	Moderate (Beneficial)
Components which may be affected by the proposals				
Cambridge skyline	From a general townscape character perspective, it is noted that the Site is located towards the edge of Cambridge centre, at some distance from the distinctive historic core, which includes the skyline's landmarks. The design approach, grouping the tall buildings, has diminished the geographical extent of the change, which would have otherwise created a large new cluster in the skyline. Nonetheless, the proposal introduces a new element that will be identified as a new feature in the receptor and not akin to its distinctive qualities.	High	Medium	Moderate (Adverse)
Setting of open green spaces and Setting of the Green Belt	From a general townscape character perspective, the Proposed Development will not create a new quality to the receptor, which is already characterised by strong urban enclosure. Therefore, it will not cause the loss of distinctive features.	Low	Low	Minor (Neutral)
Setting of Public Rights of Way	From a general townscape character perspective, the Proposed Development will not create a new quality to the receptor, which is already characterised by strong urban enclosure.	Medium	Low	Moderate – Minor (Neutral)

KEY TOWNSCAPE RECEPTORS	CONCLUSION: FACTORS INFLUENCING TOWNSCAPE EFFECTS (YEAR 1 POST CONSTRUCTION)	SENSITIVITY	MAGNITUDE OF EFFECTS	SIGNIFICANCE OF TOWNSCAPE EFFECTS
Setting of the Conservation Area	The Proposed Development introduces a noticeable feature to the receptor, although the Site is already characterised by commercial uses, and therefore, the nature of the receptor will not change. It is also noted that the scale of the proposal along the edge with the receptor is lowered in response to the contextual low-lying residential scale. As evident in viewpoints 4 and 7, this creates a respectful interface which does not overly detract from the distinctive Conservation Area qualities. Finally, the Proposed Development will replace what's currently a nondescript townscape area. Therefore, assuming the detail proposal will follow the proposed design code and DAS guidance to the achievement of high-quality design, there will be an improvement in the qualities of the receptor.	Medium-Low	Medium	Moderate (Beneficial)

- 9.166 From an EIA perspective, the key townscape receptors are largely found to result in moderate/minor neutral to moderate beneficial significance in townscape effects, with only one resulting in a moderate adverse effect – relating to the Cambridge skyline. The technical assessment notes that the outline nature of the proposals forces a worst-case scenario; however, the details in the DAS (and DAS Addendum) and Design Code indicate that the achievement of high-quality design at reserved matters stage would likely then result in a neutral or beneficial effect. For the remaining townscape receptors, the Proposed Development is not found to cause adverse effects. Indeed, the regeneration of a negative townscape area will be beneficial to the settings of the Conservation Area and to the quality of the railway corridor and post-1900 townscape character areas.
- 9.167 The Proposed Development will have a neutral effect on the setting of Coldham's Common, the associated Green Belt and setting of the Public Right of Ways (PRoWs). The townscape assessment concludes that following mitigation, once the development is built out, there would no townscape or visual adverse impacts.
- 9.168 The significance of visual effects on each of the 17 viewpoints is summarised in the table below (based on the first year after construction works completed):

VIEWPOINT	RECEPTOR SENSITIVITY	MAGNITUDE OF CHANGE	SIGNIFICANCE OF VISUAL EFFECTS
1 – Castle Hill Mound	High	Medium	Major – Moderate (Adverse)
2 – Coldham's Common North	Medium - High	Medium - Low	Moderate – Minor (Neutral)
3 – Coldham's Common South	Medium - High	Medium	Moderate (Adverse)
4 – York Street	Medium	Medium - Low	Moderate – Minor (Neutral)
5 – Mill Road Cemetery	High	Negligible	Minor (Neutral)
6 – Elizabeth Way Bridge	Medium	Negligible	Minor – Negligible (Adverse)
7 – St Matthew's Garden	Medium	Negligible	Minor – Negligible (Neutral)
8 – Mill Road Bridge	Low	Low	Minor (Beneficial)
9 – Ditton Meadows & River Towpath	Medium - High	None	None
10 – Redmeadow Hill	High	Negligible	Moderate – Minor (Adverse)
11 – Worts' Causeway	High	Medium	Moderate (Adverse)
12 – The Beehive Centre	High	High	Major (Beneficial)
13 – Little Trees Hill	High	Medium	Moderate (Adverse)
14A – Limekiln Road Nature Reserve	Medium	Negligible	Minor - Negligible (Adverse)
14B – Limekiln Road Layby	Medium	Medium	Moderate (Adverse)
Church of Saint Mary the Great	High-Medium	Medium	Moderate (Adverse)
Viewpoint Grand Arcade Car Park	Medium	Low	Moderate – Minor (Adverse)

- 9.169 In terms of visual impacts, the EIA finds that there are some significant adverse effects resulting from the Proposed Development. The majority are associated with the impact on the Cambridge skyline (Viewpoints 1, 11, 13, 14b and Church of St Mary the Great), while one (Viewpoint 3) is in relation to the visual amenity of receptors within Coldhams' Common and the sense of openness of the Green Belt's setting. As per the townscape effects, the technical assessment notes that although it is best professional practice to consider changes of the scale proposed to cause significant adverse effects on the visual experience of the skyline, when high-quality design is achieved this effect would likely become neutral or beneficial as the introduced feature would become a positive landmark that complements the existing receptor. The TVIA has found the scheme will include for some moderate/minor/negligible adverse effects on Viewpoints 6 (Elizabeth Way Bridge), 10 (Redmeadow Hill), 14A (Limekiln Road Nature Reserve) and the Grand Arcade Car Park; however, neutral or beneficial effects are expected for the remaining viewpoints.

- 9.170 The long views are experienced at some notable distance and the proposed buildings are set within the context of a built-up part of the city. The Castle Mound view is a place where people can view the city-scape and is the viewpoint to receive the greatest adverse impact within the assessment of the 17 viewpoints. However, within this view the proposal complements the city skyline and will serve to add to the collection of buildings within the city and across a wide and deep view of the city. The Proposed Development will be visible, but at some distance and outside of the principal view towards the historic part of the city that is more greatly characterised by ‘spires and towers emerging above the established tree line’, as noted by criterion b of Policy 60. The submitted Design Code includes for a commitment to use appropriate materiality, tonality, articulation and a highly-designed rooftop plant level such that the Proposed Development will sit respectfully within the city-scape and will respond to its context. That one could see a new building(s) in this view does, by definition, generate an impact, but is not in itself inherently harmful.
- 9.171 In near views, the TVIA finds that at a local level, where the poor qualities of the existing Site are more evident, the Development would result in some beneficial impacts. The masterplan’s grouping of taller elements along the railway corridor creates the opportunity to improve and consolidate the modern character of this important linear urban area and experience into Cambridge. The TVIA supports the scheme’s step-down approach towards the eastern edge to better interface with the immediate residential area, which is also a Conservation Area. It concludes that the Development responds appropriately to the contextual scale, showing a strong articulation of the skyline, and states that a high-quality architectural response at the detailed (reserved matters) stage would add a positive urban feature to Cambridge.
- 9.172 The iterative design process has taken consideration of the townscape and visual analysis findings, in addition to the inputs of relevant stakeholders through the pre-application period and onward through the planning determination period of the OPA. The Revised Scheme is materially different to that originally submitted to the OPA. The Development overall has a reduced height allied with a reshaping of the form and footprints of the buildings which collectively create a masterplan that will reduce the visual impact. Once appreciation of the controlling form of the Parameter Plans and the Design Code requirements are taken into account which require the scheme to be of a high architectural quality with set-backs and articulation it would directly lead to a reduced visual impact. This is appreciated by reference to the visualisations of the illustrative scheme, this being a representation of one way in which the development can be delivered in a compliant manner with the Parameter Plans. This shows how the considered selection of materials, tonality and architectural design will have a notable and positive outcome to reduce the visual impact of the proposal; compared to the viewpoint analysis that assesses the massing blocks as set by the upper thresholds of the Parameter Plans. The illustrative scheme shows a notable reduction in the visual impact compared to the illustrative scheme for the original submission, especially so in the view from Castle Mound.
- 9.173 The following mitigation measures remain to be incorporated within the Development to further reduce the impact on the wider townscape and form a responsive design:
- Creation of an articulated skyline, to avoid a flattening of the horizon above the tree canopies;
 - Careful location of flue zones to lessen competition with existing landmarks on Cambridge’s skyline and a Design Code to ensure that the materiality for the flues do not serve to replicate those used in the Cambridge historic core;
 - Reshaping of the building blocks to appear more slender and create articulation in the elevations, mitigating the appearance of continuous built form; and
 - Altering the height of the blocks towards the creation of a cluster of tall buildings.

- 9.174 The Application submission documents thoroughly address the policy requirements of Policy 60 and Appendix F, including a detailed, evidence-based approach to assessing the Proposed Development. Under Policy 60, the five stated criteria have been addressed, as follows:
- (a) **Location, setting and context:** the TVIA has carefully considered the relationship of the Development to the surrounding context, both in local and longer distance views. The location, setting and context has been fully evaluated via the visual assessment and appraisal including supporting visualisations and illustrations based on a methodology agreed with relevant stakeholders.
 - (b) **Impact on the historic environment:** see the below section on this topic, which interrelates with townscape and visual considerations. A holistic approach to heritage and townscape matters has informed the masterplan.
 - (c) **Scale, massing and architectural quality:** the TVIA has carefully considered the appropriate scale and massing of the Development, taking account of Policy 55 and the surrounding context. As part of the iterative design process (discussed above), this has included the need for articulation to provide interest and deliver a high-quality addition to the city's skyline. The policy states that Applicants should clearly demonstrate that there is no adverse impact, which is a point considered below.
 - (d) **Amenity and microclimate:** the potential impact of the Development on neighbours – in terms of overlooking, loss of daylight and sunlight, wind, noise, etc – has been carefully considered through both the ES and other technical assessments submitted in support of the Application. See the below section (Environmental Impact).
 - (e) **Public realm:** there is a generous provision of new public realm around and between the buildings and has been carefully considered as part of the Development. The masterplan includes for significant areas of hard and soft landscaping, with distinctive character areas that are sensitively designed to respond to the proposals and adjacent buildings and uses. The DAS and DAS Addendum provide detail on the landscape proposals for the Development, and a full justification for how this will complement the built form – both existing and proposed.
- 9.175 The Proposed Development is compliant with Policy 60 apart from one element of its criterion (c). To be wholly compliant with Policy 60 a development needs to “... *clearly demonstrate that there is no adverse impact*”. The TVIA has identified that there is some adverse impact as a result of the Development at this Outline Application stage and therefore a conflict with Policy 60. However, the scale of conflict with Policy 60 is considered to be minor, given:
- There are beneficial visual and townscape impacts as well as adverse impacts;
 - The adverse impacts that are found are within long-distant views, within which the Proposed Development will not be dominant;
 - The Development is in every other respect compliant with Policy 60 and the assessment criteria; and
 - The TVIA concludes that beyond the outline stage, at the reserved matters detailed design stages all of the adverse impacts are capable of being wholly mitigated, including through adhering to the Design Code with the Outline Application and its clear strategy to address height and scale within the detailed design stages, followed by high quality detailed design at reserved matters, building on the clear intent of the design parameters at the outline stage.
- 9.176 Taking these points together reduces the degree of conflict with the policy.

Landscape design, sustainable drainage and biodiversity

- 9.177 Landscape is a key element of the masterplan for the Site. A landscape-led vision for the entire Site has been developed by LDA-Design. This is set out within the DAS and DAS Addendum.
- 9.178 A network of public spaces is integral to the scheme, as shown in the Landscape and Open Space Parameter Plan. Public open spaces will include informal and formal areas, plazas, boulevards, amenity spill-out, play on-the-way and structural landscaping. Core principles for the public realm include being welcoming to all, providing pedestrian priority, being cycle friendly and supporting health and wellbeing.
- 9.179 The hard and soft landscape design has been formulated alongside the drainage strategy, transforming what is currently a largely impervious hardstanding into an exemplar sustainable drainage system incorporating raingardens. Green and blue roofs will be used for attenuation storage, along with rainwater harvesting for filtration and re-use for irrigation of soft landscaping.
- 9.180 The landscape strategy includes extensive areas of soft landscaping, including the retention and enhancement of 58 existing trees and the planting of 290 new trees. Ecological surveys have been undertaken to advise the masterplan. Whilst there is limited ecological value on the Site, the Development will retain and enhance existing features where possible, improve the boundary condition, and where losses are required they will be more than off-set through the proposed landscaping scheme. Planting will focus on native and drought-resilient species.
- 9.181 The Development is targeting a significant 100% improvement in BNG across the Site, exceeding national and local policy requirements as set out in the Greater Cambridge Biodiversity SPD. While note a local policy the design has addressed the 'Urban Green Factor'.
- 9.182 The drainage strategy complies with Local Plan Policies 31 and 32 and accords with the Cambridgeshire Flood and Water SPD and the Cambridge SUDS Design and Adoption Guide.

Impact on the historic environment

- 9.183 Any decisions where listed buildings and their settings and/or conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as applying the relevant policies in the development plan and the Framework.
- 9.184 The Heritage Statement considers the impact of the Proposed Development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings, and the Framework where the impact of development on heritage assets or their settings is being considered (NPPF, paragraphs 200-214).
- 9.185 It is important to note that aspects of change relating to effects on setting do not directly infer impacts on significance. Whilst the setting of a heritage asset can be a fundamental contributor to its significance, 'setting' itself is not a designation and the value lies in the contribution it makes to the significance of the asset itself. This is relevant when considering the existing Site, as well as the Proposed Development. The existing condition of the Site has an adverse impact on the setting

of heritage assets within the immediate and wider context. By comparison, the Proposed Development will result in an enhancement to the setting of assets within the immediate context, due to the replacement of poor-quality buildings on Site with a well-considered and high-quality range of buildings, improvement of the public realm and landscaping and improved connectivity across the Site.

9.186 In terms of the proposals, these will have a degree of ‘change’ to the setting of some heritage assets. In accordance with Historic England’s *The Setting of Heritage Assets – Planning Note 3*, ‘change’ does not in itself imply harm, and it can be neutral, positive or negative in effect. The NPPF (paragraph 205) defines three levels of harm that could be caused to the significance of a designated heritage asset: ‘substantial harm’, ‘total loss’ or ‘less than substantial harm’.

9.187 The Heritage Statement (revised in August 2024 to reflect the amended scheme) has assessed the significance of any heritage assets that will potentially be impacted by the Proposed Development, including the contribution made by their setting. This fulfils the requirements of the Framework (paragraph 200) and takes full account of advice set out in PPG on the Historic Environment (updated 2019). As stated in the PPG (paragraph 18),

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194 to 196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”

9.188 The heritage impact assessment finds that there are a variety of impacts on the significance of heritage assets. The heritage impact assessment has included heritage assets within the immediate and wider context of the Site.

9.189 The table below summarises the impact on significance and attributed level of harm arising from the Proposed Development in relation to heritage assets within the immediate context of the Site. It provides a comparison of the Revised Scheme with the original submission scheme, and demonstrates that some assets will experience a reduced level of impact to their setting under the revised proposals:

ASSET	TYPE	ORIGINAL SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	ORIGINAL SUBMISSION SCHEME: LEVEL OF HARM	REVISED SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	REVISED SUBMISSION SCHEME: LEVEL OF HARM
Mill Road	Conservation Area	Neutral, negligible beneficial - minor beneficial, Minor adverse	Less than substantial	Neutral, Negligible beneficial – minor beneficial, Minor adverse	Less than substantial
The Church of St Matthew	Grade II	Neutral	None	Neutral	None

ASSET	TYPE	ORIGINAL SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	ORIGINAL SUBMISSION SCHEME: LEVEL OF HARM	REVISED SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	REVISED SUBMISSION SCHEME: LEVEL OF HARM
247 Newmarket Road	Grade II	Neutral	None	Neutral	None
Cambridge Gas Company War Memorial	Grade II	Neutral	None	Neutral	None
St Andrew the Less	Grade II	Neutral	None	Neutral	None
York Street Terraces	Positive unlisted buildings	Negligible beneficial - minor beneficial, Minor adverse	Less than substantial	Minor beneficial Minor adverse	Less than substantial
Ainsworth Street Terraces	Positive unlisted buildings	Negligible beneficial, Negligible adverse	Less than substantial	Minor beneficial Minor adverse	Less than substantial
Stone Street Terraces	Positive unlisted buildings	Neutral	None	Neutral	None
Sleaford Street Terraces	Positive unlisted buildings	Neutral	None	Neutral	None
York Terrace(s)	Positive unlisted buildings	Neutral	None	Neutral	None
33-38 Abbey Walk	Buildings of Local Interest	Neutral	None	Neutral	None
Sturton Street Terraces	Positive unlisted buildings	Neutral Negligible adverse	None	Neutral Negligible adverse	None
179 Sturton Street	Positive unlisted building	Neutral	None	Neutral	None
192-198 Sturton Street	Positive unlisted buildings	Neutral	None	Neutral	None
Milford Street Terraces	Positive unlisted buildings	Neutral	None	Neutral	None
Gwydir Street Terraces	Positive unlisted buildings	Neutral Negligible adverse	None	Neutral Negligible adverse	None

ASSET	TYPE	ORIGINAL SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	ORIGINAL SUBMISSION SCHEME: LEVEL OF HARM	REVISED SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	REVISED SUBMISSION SCHEME: LEVEL OF HARM
Edward Street Terraces	Positive unlisted buildings	Neutral Negligible adverse	None	Neutral Negligible adverse	None
Norfolk Street Terraces	Positive unlisted buildings	Neutral	None	Neutral	None
Norfolk Terrace	Positive unlisted buildings	Neutral Negligible adverse	None	Neutral Negligible adverse	None

9.190 With regard to the Mill Road Conservation Area, it has been found that the effect arising from the introduction of larger scale buildings to the conservation area and the assets it contains ranges with the proposals impact on its significance ranging from neutral, negligible – minor beneficial to minor adverse. Although elements of harm are identified the Development also brings significant improvement to the close-range edge treatment, with a landscaping scheme that enhances the public realm and improves connectivity. The introduction of the major scale new park to the south-west corner of the Site creates a beneficial improvement to the impact on the adjacent conservation area by pushing the new buildings further back from the view into the Site from the York Street/ Sleaford Street junction.

9.191 The remainder of the designated assets within the immediate context of the Site will see a neutral impact on their significance, whilst the non-designated assets within the immediate context will have a range of impacts from neutral to negligible – minor beneficial to negligible adverse – minor adverse impacts on their significance.

9.192 Heritage assets within the wider context of the Site have also been assessed. The table below summarises the findings of the assessment for these assets, including the impact on significance and associated level of harm arising from the Proposed Development. It provides a comparison of the Revised Scheme with the original submission scheme and demonstrates that some assets will experience a reduced level of impact to their setting under the revised proposals, arising through a targeted approach to the Revised Scheme to further minimise the impact of the Development upon the significance of heritage assets.

ASSET	TYPE	ORIGINAL SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	ORIGINAL SUBMISSION SCHEME: LEVEL OF HARM	REVISED SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	REVISED SUBMISSION SCHEME: LEVEL OF HARM
Central	Conservation Area	Neutral/negligible adverse	None/Less than Substantial	Minor adverse	None/Less than Substantial

ASSET	TYPE	ORIGINAL SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	ORIGINAL SUBMISSION SCHEME: LEVEL OF HARM	REVISED SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	REVISED SUBMISSION SCHEME: LEVEL OF HARM
Riverside and Stourbridge	Conservation Area	Neutral	None	Neutral	None
Kite	Conservation Area	Neutral	None	Neutral	None
New Town and Glisson Road	Conservation Area	Neutral	None	Neutral	None
Castle and Victoria Road	Conservation Area	Neutral	None	Negligible adverse	None
West Cambridge	Conservation Area	Neutral	None	Neutral	None
University Library	Grade II	Neutral	None	Neutral	None
King's College Chapel	Grade I	Neutral	None	Neutral	None
St John's College	Grade I	Neutral	None	Neutral	None
All Saints Church	Grade I	Minor adverse	Less than substantial	Minor/moderate adverse	Less than substantial
Jesus College	Grade I	Negligible adverse	Less than substantial	Minor adverse	Less than substantial
Church of Our Lady and the English Martyrs	Grade II*	Neutral	None	Neutral	None
Christ Church	Grade II	Minor adverse	Less than substantial	Moderate/minor adverse	Less than substantial
Mill Road Cemetery	Grade II Registered Park and Garden	Neutral	None	Neutral	None
Custodian's House	Grade II	Neutral	None	Neutral	None
Old Cheddars Lane Pumping Station	Scheduled Monument	Neutral	None	Neutral	None

ASSET	TYPE	ORIGINAL SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	ORIGINAL SUBMISSION SCHEME: LEVEL OF HARM	REVISED SUBMISSION SCHEME: IMPACT ON SIGNIFICANCE	REVISED SUBMISSION SCHEME: LEVEL OF HARM
Chapel of St Marys Magdalene	Grade I	Neutral	None	Neutral	None
Church of St Mary the Great	Grade I	N/A	N/A	Neutral	None

- 9.193 There will be neutral impacts on the majority of assets in the wider Site context. There is considered to be a minor adverse impact on the Central Conservation Area and a negligible adverse impact on the Castle and Victoria Conservation Area, while the remaining conservation areas (Kite, New Town and Glisson Road, Riverside and Stourbridge and West Cambridge) will see a neutral impact on their significance.
- 9.194 In terms of Listed Buildings in the wider context, All Saints Church and Christ Church will see minor/moderate adverse impacts, and Jesus College will experience minor adverse impacts. The remaining Listed Buildings will see a neutral impact on their significance. The adverse impacts arise from the proposed additional height and built form which will be visible in views from Castle Mound. The design development – including since the original submission in August 2023 – has taken these potential impacts into account. The revised scheme has been informed by a thorough reappraisal of heritage and townscape matters related to the scheme. In addition, the OPA includes measures to further minimise impacts through the Parameter Plans and a reshaped Design Code. Indeed, high-quality design at reserved matters stage will ensure the best possible outcome. For such assessments it is not merely whether a new building will be visible, but the quality and design is important; in this context the Inspector's opinion regarding heritage matters in the [Hills Road case](#) (paragraph 35) is helpful, where he concluded that *"This scheme would bring about dramatic change but, architecturally, this would be positive and add to the diverse character in the vicinity"*.
- 9.195 Applying the approach prescribed in the Framework and PPG, and taking account of the identified impacts on the significance of designated heritage assets, the level of effect or impact of the Proposed Development on the significance of each would correlate with 'less than substantial' levels of harm. In the majority of cases, the impact on significance is neutral, i.e. no effect is caused by the Proposed Development. There are only limited instances where minor adverse harm and minor/moderate is identified and in many cases the assessment of the proposal on significance determines that the Proposed Development would be beneficial to heritage assets.
- 9.196 Paragraph 208 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 9.197 PPG (paragraph 20) sets out additional advice on this point. It reiterates that the Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal, to be defined as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 9.198 This broad interpretation of public benefits means that the full range of economic, social and environmental benefits emanating from the Proposed Development are relevant for consideration in this case. Set out in Section 10 of this Planning Statement is a description of the numerous and weighty public benefits that will be delivered by the Development. These clearly outweigh the ‘less than substantial harm’ identified in respect of designated heritage assets.
- 9.199 With regard to non-designated heritage assets, paragraph 209 requires a local planning authority to make a ‘balanced judgement’ having regard to the scale of any harm or loss and the significance of the heritage asset. Accordingly, the extent of significance of each non-designated asset has been clearly presented (above) to enable the balanced judgement to be made. There are no other statutory or policy ‘tests’ that relate to the impact of development on non-designated heritage assets: the planning balance is to be made with reference to paragraph 209.
- 9.200 Local Plan Policies 61 and 62 relate to the conservation and enhancement of Cambridge’s historic environment and impacts on local heritage assets. The policies reflect the approach set out in the Framework, seeking the preservation and enhancement of heritage assets through an understanding of significance and the potential impact of proposed development.
- 9.201 The Development recognises the considerable importance and weight that are attached to heritage matters through the Planning (Listed Buildings and Conservation Act) 1990 and the Framework. The assessment of heritage impacts has therefore carefully considered the Proposed Development in respect of both designated and non-designated heritage assets. A range of impacts on the significance of heritage assets and their settings has been found, including neutral, negligible, minor beneficial to minor adverse and minor/moderate adverse. The Revised Scheme has taken a considered approach to further assess and minimise the impacts to the significance of heritage assets through reshaping, reducing and reconfiguring the masterplan to respond to the heritage assessment and make purposeful design moves to further minimise harm to the significance of heritage assets. All of the identified adverse impacts are within ‘less than substantial’ harm and cumulatively the Revised Scheme has reduced the cumulative impact down the range of ‘less than substantial harm’. The level of harm is clearly outweighed by the substantial public benefits associated with the Proposed Development.

Environmental Impact

Air Quality

- 9.202 The Site is located within the Cambridge Air Quality Management Area (AQMA), which was designated in 2004 as a result of exceedances of annual NO₂ objectives. Baseline assessments have been undertaken using automatic monitoring station data, including both NO₂ and particulate matter (PM₁₀ and PM_{2.5}).

- 9.203 A qualitative assessment of dust effects during the construction phase has been carried out by Watermans as part of the EIA, using the guidance prepared by the Institute of Air Quality Management (IAQM). Due to the proximity of residents, a range of management practices would be implemented during construction to control dust emissions through implementation of a CEMP. The resulting effect of dust emissions, construction vehicles, and construction plant emissions, would be negligible.
- 9.204 The Proposed Development would result in a reduction of car parking spaces and a significant decrease in vehicle movements, when compared to the existing Site. It is expected that the Proposed Development would have a minor beneficial impact on local air quality.

Trees

- 9.205 A detailed **Tree Survey** and **Arboricultural Impact Assessment (AIA)** are submitted in support of the Application, undertaken by Watermans. The purpose of this work is to provide consideration of the Arboricultural impacts of the Development in accordance with the feasibility and planning sections of BS 5837: 2012 *Trees in relation to design, demolition and construction*.
- 9.206 The Development will require the removal of 61 trees. Of these, 10 are moderate B Grade and 51 are low C Grade. This compares with the original submission scheme, which proposed the removal of 68 trees in total.
- 9.207 58 trees will be retained within the Development and 290 will be planted. This compares with the original submission scheme which proposed the planting of 212 trees. Tree works will be undertaken by qualified and experienced contractors, in accordance with best practice. Tree works will be timed to avoid bird nesting season and other ecological constraints.
- 9.208 The Development will result in the provision of more trees overall, but also a collection of trees that are more climate resilient through selection of species, a greater contribution to the quality and character of place and provide for a greater tree legacy for the site.

Ecology

- 9.209 Extensive ecological survey work has been undertaken to establish the ecological constraints in relation to the existing Site. An **Ecological Assessment** prepared by Ecology Solutions is submitted in support of the Application. A Biodiversity Net Gain (BNG) Assessment undertaken in accordance with the Defra Biodiversity Metric V4 is included at Appendix 3 of the Ecological Assessment.
- 9.210 Surveys and assessments were undertaken during both 2022 and 2023. There are no designated sites of nature conservation interest within or adjacent to the Site. Subject to standard mitigation measures and best practice, it is considered that any potential adverse impacts on these designated sites would be fully avoided.
- 9.211 The assessment concludes that the majority of the Site holds very limited ecological value. Features that hold relatively higher value within the Site are the mature treelines (where these comprise a range of native species). Where such habitats of relatively greater ecological value are present, these are to be largely retained as part of the Development.

- 9.212 The Proposed Development will mitigate for losses of habitats through new landscape planting and appropriately managed open space areas, all of which have been designed to be of as high ecological value as possible.
- 9.213 The Development will offer significant enhancements for biodiversity compared with the existing Site, including a significant 100% improvement in BNG.
- 9.214 The Application accords with all relevant legislation and policy for ecology and nature conservation, including the Greater Cambridge Biodiversity SPD and will result in an ecological enhancement to the site.

Energy

- 9.215 The **Energy Strategy** which supports the Application has been prepared by Hoare Lea. The Development will be fully electric, with low embodied carbon and operational carbon emissions and no mains gas on the Site. The strategy has been developed using the ‘be lean, clean and green’ energy hierarchy which utilises a fabric first approach to maximise reduction in energy through passive design measures.
- 9.216 The energy strategy for the Development is aligned with the planning policy requirements of the Local Plan, including Policy 28 and taking account of the Sustainable Design and Construction SPD. Based on the application of Part L of the Building Regulations (2021) the development will achieve a reduction in carbon emissions compared with a notional building and will target 4 credits under Ene 01.

Flood Risk

- 9.217 In accordance with the Framework, it is a requirement to assess the Development’s vulnerability to flood risk from all potential sources. A **Flood Risk Assessment (FRA)** and **Surface Water Drainage Strategy (SWDS)** supports the Application, included within the ES.
- 9.218 It is concluded that the Site is currently at a low risk of flooding from rivers or the sea. Flood risk from other sources (such as groundwater, sewers, failure of pumping station, etc) is also considered to be low.
- 9.219 Taking into account climate change effects, all areas of the Site are expected to remain at low risk of flood once the Development is constructed and operational. The increased coverage of the Site with soft landscaping and the integration of SuDS will provide a benefit including to off-site areas by slightly reducing flood risk.
- 9.220 It is concluded that the Development is acceptable in terms of flood risk.

Water Resources

- 9.221 Across Greater Cambridge water supply has been a matter for deliberation as part of the determination of recent planning applications. The Government established a Water Scarcity Group (WSG), which includes representatives of the Department for Levelling Up, Housing and Communities (DLUHC), Ofwat, Environment Agency, Cambridge City Council, South

Cambridgeshire District Council and Cambridge Water Company. On 6 March 2024, the Government issued a Joint Statement on addressing water scarcity in Greater Cambridge which outlined the measures that are in action to supplement and accelerate the delivery of water management measures to meet the future water needs of the area, both in the interim and major infrastructure that will much increase and resolve adequate water supply to the Cambridge area.

- 9.222 It is a matter now well-understood as part of the determination of planning applications. The Secretary of State (SoS) in determining the 'Land to the North of Cambridge North Station' appeal on 23 April 2024 dealt with the matter at its paragraphs 33 – 37, which, in full, say:

“Since the conclusion of the Inquiry and the recommendation made by the Inspector, the March 2024 Joint Statement on addressing water scarcity in Cambridge has been published by the Department for Levelling Up, Housing and Communities (DLUHC), Department for Environment Food and Rural Affairs (Defra), the Environment Agency and Greater Cambridge Shared Planning Service (which manages the planning service for Cambridge City Council and South Cambs District Council). This statement announces the development of a water credits market to supplement and potentially accelerate delivery of the water management measures to meet all of the areas future water needs being promoted by Cambridge Water through its WRMP, alongside wider communications to reduce water use in the area. Paragraph 9 of the Joint Statement states that modelling demonstrates that the scheme should deliver water savings that are sufficient to address concerns raised around sustainable water supply to the Cambridge area.

In the context of the publication of the Joint Statement, the Secretary of State considers that the proposal accords with Policies CC/4 and CC/7, and with national policy on water use and supply, and would not have an unacceptable consequence on water supply and quality. As a result, the Secretary of State considers the proposed optional condition is not necessary, and considers that matters relating to water supply and quality are neutral in the planning balance.”

- 9.223 There have since been no material changes in the context that would impact on the rationale and conclusion drawn by the SoS to water supply, such that the same conclusion that the matter is 'neutral' in the planning balance still equally applies.
- 9.224 Notwithstanding the neutral weighting, the Development includes for a progressive technical design to minimise water consumption within the scheme.
- 9.225 The BREEAM certification scheme is the leading method by which to assess the sustainability credentials of a new commercial development and its efforts to address water usage
- 9.226 The exemplary credit level of water consumption under BREEAM Wat01 will be targeted by the Proposed Development. This level of performance exceeds that for the minimum 5 credits required by Cambridge City Council for new developments and is the maximum possible level of performance under the BREEAM criteria. This will be achieved by utilising low-flow fittings to reduce the demand of sanitaryware, as well as incorporating rainwater harvesting on all main block roofs, to significantly mitigate the water demand associated with WC usage. The feasibility of greywater harvesting and vacuum toilets will also be explored.
- 9.227 Water metering for all incoming mains and tenant zones plus leak detection and shut-off valves to minimise wastage will also be specified, to be demonstrated by achieving BREEAM Wat02 and Wat03, respectively. Furthermore, measures to minimise consumption from unregulated water uses such as irrigation, in order to meet BREEAM Wat04, will be reviewed and implemented. The

user handbook for all tenants will contain guidance on how to reduce their water consumption, which will include minimising consumption from these unregulated sources.

- 9.228 Additionally, a sustainable drainage system (SuDS) strategy will be designed and implemented, to facilitate the restriction of the surface water run-off rate to no more than the greenfield Qbar rate, with a climate change allowance within these calculations of at least 30%. The current proposals indicate that the minimum standards for surface water run-off and the associate climate change allowance are exceeded
- 9.229 This demonstrates the Proposed Development's commitment to minimising its impact on water resources, by implementing a water usage strategy that is market-leading and exceeds the recognised industry and local policy standards.

Geo-environmental

- 9.230 Ground Conditions and Contamination are included within the ES, including a detailed **Ground Investigation Report** by Watermans. Research included intrusive excavations, with soil and groundwater sampling undertaken.
- 9.231 Some ground contamination by hydrocarbons was identified, so further investigation work will be undertaken to fully quantify vapour risk and contamination migration risks through planning condition and prior to detailed design. This will result in a Quantitative Environmental Risk Assessment, setting out mitigation measures and ensure breakage of all contaminant linkages to all future Site users, structures and controlled water receptors. A Remediation Strategy will also be prepared and agreed in consultation with the Environment Agency and CCC.
- 9.232 A CEMP will include appropriate mitigation measures during construction phases, minimising the potential for impacts both on- and off-site.
- 9.233 The Development is considered suitable for the Site, and all legislative and regulatory requirements will be fulfilled, along with compliance to the requirements of the Framework and the Local Plan.

Noise and vibration

- 9.234 Noise and vibration impacts of the Development have been assessed within the ES. This included baseline noise surveys on the Site and surrounding areas.
- 9.235 During the construction phase of the Proposed Development, demolition and construction activities as well as construction traffic have the potential to generate high levels of noise and vibration which may adversely affect existing and future receptors within the local area. However, the use of a CEMP and best practice by construction-stage contractors will reduce impacts to acceptable levels.
- 9.236 Upon completion of the Proposed Development, noise limits will be set on mechanical and electrical plant based upon baseline survey conditions and in line with CCC's standard planning requirements. Compliance with these limits can be expected to avoid significant impacts and can be secured through a suitably worded planning condition.

- 9.237 Future users of the Development will be protected from noise and vibration ingress via conventional building façade treatment and acoustically rated double glazing.

Transport and highways

- 9.238 The Site is a highly accessible location, and the transport strategy has been developed to promote a modal shift towards active and sustainable travel modes. This is supported by a range of on- and off-site measures, as set out in the Transport Assessment (TA) and Travel Plan (TP).
- 9.239 In terms of environmental impacts, these are assessed within the ES. Demolition and construction traffic will generate HGV traffic on the local highway network; a CEMP will be implemented to minimise these effects, including traffic routes, access and egress.
- 9.240 The Development, once operational, will provide vastly improved permeability and connectivity across the Site through the provision of on-site routes, footpaths and cycleways. It will also provide secure cycle facilities for users and encourage the use of sustainable travel modes through a range of measures.
- 9.241 A significant net decrease in traffic from the Site is anticipated, managed through a significant decrease in car parking provision along with the implementation and active monitoring and adaptation of the Travel Plan.
- 9.242 The TA demonstrates that no significant transport effects are anticipated during the construction phase, and during the operational phase of the Development significant beneficial effects are anticipated due to the substantial net reduction in traffic flows.
- 9.243 The Development is in full compliance with transport policies set out in the Framework and relevant objectives and policies in the Local Plan – notably Strategic Objective 13 and Policies 5, 80 and 81. The Development will significantly reduce daily vehicular trip movements and reduce impacts on the local highway when compared with the existing scenario. This is a substantial planning benefit associated with the Proposed Development.

Car and cycle parking

- 9.244 As set out in previous sections, the Development will reduce on-site car parking provision from 885 spaces (within the existing retail park) to 395 spaces. The reduction in car parking availability is part of the transport strategy approach, as referenced above, reducing reliance on private car use by limiting the availability of parking and closely managing access to it.
- 9.245 A **Car Parking Management Plan (CPMP)** by Watermans forms part of the ES appendices. It sets out the objectives of the strategy, and how this will be achieved in terms of on-site parking provision and off-site measures. This includes the use of monitoring, enforcement and management; this will cover the operational stage of the Development but also be in place to manage the phased use of the available car parking alongside the phased build out of the development. The CPMP will be kept under review and will be subject to monitoring and adaptation to ensure it remains up to date and effective.

- 9.246 The Development includes the provision of 4,593 cycle parking spaces. This is distributed to conveniently serve each building and include for shared parking to support the public realm and local centre. This is in accordance with Local Plan policy for the quantum of development and mix of uses proposed. It supports the transport strategy for promoting a significant modal shift and is in accordance with Local Plan Policy 82 and Appendix L.

Impact on neighbours

- 9.247 A major design approach within the Revised Scheme has been to improve the relationship of the Development to the neighbouring properties in response to further comments and engagement to the submitted OPA. In particular:

- Greater separation to York Street properties – removing the two linear blocks that ran next to and in parallel with the Rope Walk boundary in favour of pushing the new built form further from the shared boundary within an agglomerated building. This agglomerated building is designed to step down as it gets closer to the shared boundary. In addition there is an increased width to the planted tree'd buffer along this shared boundary. As such the views from York Street properties will be to the denser and wider planted buffer along the shared boundary, through to the proposed built form and its greater separation from the boundary (compared to the OPA original scheme and the current retail sheds), then to the new built-form which steps up as it moves away from the shared boundary which optimises the visible sky to the York Street properties
- A new park – the footprints within the masterplan are rearranged, in large part, to create a new green and public park to the south east corner of the Site, leading from the pedestrian/cycle entrance from Sleaford Street. At this part of the masterplan this pushes built-form much further from the adjoining residences in York Street. The OPA original scheme included a large hard surface and wetland area within the centre of the Site; the further engagement has found that a green park that is at the junction between the Site redevelopment and the residential area leading from Sleaford Road would be a more valuable asset to the local community; more open, flexible space and in a location that the existing community would have a greater sense of shared ownership
- Remodelling Building 1 – this being the building to the north of Silverwood Close. The Revised Scheme sets the building further from the shared residential boundary, which allows for sufficient space to include for a line of tree planting to soften the appearance of the new building from the Silverwood Close properties. Furthermore, the building form is reshaped to create a bigger set back at the upper level to push the built form further from the shared boundary
- Relocating the Multi Storey Car Park (MSCP) – this masterplan move comes in part to reduce the scale of development facing Silverwood Close with the MSCP having a narrower facing elevation towards Silverwood Close
- Design Code – making clear in the reshaped Design Code the requirement for the detailed design to address the relationship to residential properties, including potential overlooking

- 9.248 A technical **Daylight and Sunlight Report** has been prepared by eb7, which assesses the potential daylight and sunlight effects of the Revised Scheme. This is based on the maximum parameter scheme (based on the parameter plans) and the illustrative masterplan. The assessments consider all of the closest neighbouring residential properties with windows

overlooking the Site, undertaken using the tests set out within the BRE Guidance 2022 for daylight and sunlight impact and overshadowing impact. Overall, both the maximum parameter and illustrative masterplan schemes are considered to respond appropriately to the neighbouring context, and the proposals are considered acceptable in line with the aspirations and flexibilities of the BRE guidance.

- 9.249 A **Pedestrian Level Wind Desk-Based Assessment** has been undertaken by RWDI, a qualitative assessment of the likely wind conditions around the Development based on the building massing and on-site features. The assessment finds that the wind conditions would generally be suitable for the intended pedestrian uses, with a few locations windier than desired. However, wind mitigation measures in the form of hard and soft landscaping measures could be incorporated in these locations, and hence wind conditions would be suitable for the intended use at all locations and surrounding the Development.
- 9.250 An **External Lighting Strategy** by Hoare Lea supports the Application. The final lighting design will be developed at reserved matters stages, the technical specification of which will meet or exceed the technical requirements outlined in the Strategy. The detailed lighting scheme will also take into consideration the need to reduce energy consumption, therefore utilising LED luminaire types and energy-efficient controls.
- 9.251 An **Outline Construction Environmental Management Plan (CEMP)** has been prepared by Blue Sky Building to support the Application. This provides an overarching and strategic framework for the management and mitigation of environmental impacts deriving from the proposed construction activities and the implementation of measures prior to, and during, the construction phase of the Proposed Development. The Outline CEMP will be updated at detailed design stage, with a Final CEMP to be agreed pursuant to planning condition.
- 9.252 A **Delivery and Servicing Plan (DSP)** has been prepared by Watermans, in line with local policies. It outlines the delivery and servicing that will take place on-site. It demonstrates that there will be a negligible impact on site users, pedestrian and cycle safety and the surrounding highway network. The servicing strategy sees all principal servicing been done within a zone alongside the railway line. Buildings within the site would then be serviced from the main service compound using smaller vehicles.
- 9.253 An **Operational Waste Management Strategy (OWMS)** has been prepared and is submitted as a supporting document. This outlines how waste may be stored, managed and collected when the Development is complete and operational.

Mitigation Measures

- 9.254 The conclusions of the Environmental Statement set out the detailed analysis of environmental impacts as a result of the Development. Where effects are expected, a series of mitigating measures to reduce and/or remove effects from the Development have been identified. These include:
- Changes to the design, which have been identified through the masterplan evolution, and are secured through the submitted parameter plans;

- An Outline Construction Environmental Management Plan, Operational Waste Management Strategy and Arboricultural Impact Assessment will provide the outline strategy for detailed construction-stage documents; and
- A Framework Travel Plan, Delivery and Servicing Plan, Car Parking Management Plan and appropriate landscape and ecological management plans will be developed at the detailed design stage for operational phase management.

9.255 In short, the EIA associated with the Application has carefully considered all identified topics and ensures that the Proposed Development is acceptable from this perspective.

10.0 Planning Benefits

- 10.1 The Proposed Development will create a new local centre, workplace and innovation cluster, set within a high-quality landscape with significant new public open space. As discussed in Sections 5 and 9 of this Planning Statement, the Development will deliver an extensive range of public benefits to secure net gains across each of the three sustainable development objectives of environmental, social and economic.
- 10.2 A tabulation of the planning benefits that will be secured through, and delivered by, the Development is provided in detail at **Appendix 4**. It includes a summary of each benefit; what it is, how the benefit will be secured; when it will be delivered; and the weight attached. The table includes an indication of the mechanism by which the benefits will be secured through planning, including the use of conditions and matters for Heads of Terms as part of a Section 106 planning legal agreement.
- 10.3 The weight that is attributed to each benefit is categorised using the following scale:
- Slight
 - Limited
 - Moderate
 - Considerable
 - Great
- 10.4 For ease of reference within this section of the Planning Statement only the description of each benefit and its corresponding planning weight is summarised below:

PLANNING BENEFITS	WEIGHT ATTRIBUTED
ENVIRONMENTAL	
Sustainable Development	Considerable
Strategy to achieve holistic Sustainability Targets	Moderate
Ecology, including BNG and Trees	Considerable
Curated Local Centre set into New Public Realm	Considerable
Strategy for Improved and Greater Use of Sustainable Transport	Great
SOCIAL	
New high-quality Local Centre	Great
Local Partnerships and New Community Uses	Considerable
Positive Health Impacts	Considerable
ECONOMIC	
Employment and Skills Action Plan	Great
Vastly increased Economic Output (GVA)	Considerable
Vastly increased Business Rates	Moderate
Contribution to the Important Life Science Cluster	Great

- 10.5 The Proposed Development will achieve net gains across the three sustainability objectives of environmental, social and economic to deliver impactful benefits to the local community, Cambridge City, the wider area and nationally. Taken together as a whole, the benefits arising from the Development are of substantial weight to be placed into the planning balance.

11.0 Planning Balance

- 11.1 The planning balance for the Proposed Development is set within the context of an adopted Local Plan that is underpinned by a Spatial Strategy and Vision that sets a positive framework to support growth and with a clear recognition and support to the knowledge-based economy, while maintaining the advantages of a compact city in terms of sustainability and quality of life.
- 11.2 Local Plan Policy 1 states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as set out in the Framework. Planning applications that accord with Local Plan policies will be approved without delay unless material considerations indicate otherwise.
- 11.3 Local Plan Policies 2 and 40 sets out a strategy of support for employment development, particularly growth of the Cambridge Cluster. The Application seeks outline planning permission for a Development that will deliver a significant quantum of office and laboratory floorspace set within a high-quality landscape and with a new extensive local centre. Situated in a highly accessible, edge-of-centre location, the masterplan reimagines the Site in accordance with these Local Plan policies.
- 11.4 From a vehicle-dominated retail park, with high traffic generation and negative wider environmental impacts, the masterplan prioritises active and sustainable travel choices. The Development will deliver a significant shift in modal share on the Site, with both on- and off-site transport initiatives, in accordance with Local Plan Policies 5, 80, 81 and 82.
- 11.5 In accordance with the Framework, the Development seeks to make efficient use of previously-developed land which includes a densification of development and increased mass and building heights. This has been accomplished through a landscape and townscape-led approach to shape a masterplan which has resulted in a design that will deliver significant new open space and substantial new planting, including a Biodiversity Net Gain of 100%. The Development accords with the objectives set out in Local Plan Policies 55, 56 and 59.
- 11.6 The Development will replace the existing structures with new buildings that have sustainability measures integral to them, and which comply with high standards for energy and water efficiency. Acknowledging the declaration of a climate emergency, the Development will attain a range of ambitious but achievable sustainability targets, in accordance with Local Plan Policy 28.
- 11.7 In addition to providing a significant and increased number and range of job opportunities, the Development has been strongly influenced by its local community context. A range of social initiatives will be secured through the Development which will deliver substantial and tangible benefits. This directly addresses some of the most challenging characteristics within Cambridge at the present time – ensuring that growth has wide-reaching positive effects for local communities and assists in closing the poverty gap and reducing inequality.
- 11.8 As demonstrated in Section 10 of this Statement and associated Appendix 5, the Proposed Development will deliver an extensive and impactful range of environmental, social and economic benefits, to which **substantial** weight is attributed within the planning balance. The Proposed Development will make a significant and positive impact.

- 11.9 On the other side of the balance must be placed any harm arising from the Development. From the extensive assessment of the Proposed Development, it identifies three residual adverse impacts on the matters of townscape-and-visual impacts, loss of community facility and heritage impacts.
- 11.10 Local Plan Policy 60 is the key policy consideration regarding tall buildings in relation to the Cambridge skyline. The policy does not express that a new building cannot appear in the Cambridge skyline, rather it gives a policy framework within which to assess the contribution that a new building will make. A full review of the policy is undertaken in the policy assessment of this Planning Statement, but a key point is that *“tall building proposals must ensure that the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, remains dominant from relevant viewpoints as set out in Appendix F ... and how the proposals will deliver a high quality addition to the Cambridge skyline”*.
- 11.11 While the Townscape and Visual Impact Assessment (TVIA) finds an adverse moderate effect to the skyline at the outline stage, the Proposed Development has been designed purposefully to respond to the Cambridge skyline and create a form of development that will contribute to the skyline but will not dominate it, especially as it sits at some distance from the assessed viewpoints, wherein a wider appreciation of the city can be taken and to readily see the retained dominance of spires and towers emerging above the established tree line. This point only strengthens with the further design evolution set into the Revised Scheme and a lower height to reduce the visibility of the scheme within middle and longer distance views set against the skyline and horizon line. In addition, a reshaped Design Code to clearly express a clear design intent for a high-quality development of exceptional architectural quality. In this regard, the Proposed Development is poised to positively add to the Cambridge skyline and be a part of the evolution of the city and the strong presence of research and development, in its many forms, within the history of Cambridge once the scheme has progressed through the reserved matters stages; to the extent that the TVIA finds that there would be a beneficial moderate effect once the scheme is delivered.
- 11.12 The TVIA finds both beneficial and adverse impacts arising from the Development. The adverse impacts are all at the outline stage and within distance views, which would see buildings that are highly designed to be respectful and to become a high-quality addition to the Cambridge skyline. Further noting that the adverse impacts are expected to diminish via a high-quality architectural response at detailed design and reserved matters stage, such that no adverse effects would then exist and indeed include for beneficial effects.
- 11.13 With respect to designated heritage assets, the Heritage Statement finds that the Development will lead to some beneficial and some minor to minor/moderate adverse impacts on the significance of some heritage assets. The Revised Scheme has included for masterplan and parameter changes that minimise further the impact on the significance of heritage assets. The adverse impacts that are found through the assessment are considered to represent *“less than substantial harm”* in the context of paragraph 208 of the Framework.
- 11.14 Paragraph 208 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of designated heritage assets, this harm should be weighed against the public benefits of the proposal. Likewise, Local Plan Policy 61 reflects the approach set out in the Framework, with Policy 61 criteria (e) requiring clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of *“substantial public benefit”* through detailed analysis of the asset and the proposal.

- 11.15 In relation to non-designated assets, such as locally-listed Buildings of Local Interest (BLI) in Cambridge, paragraph 209 of the Framework requires a local planning authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset. Likewise, Local Plan Policy 62 states that where an application for works would lead to harm or substantial harm to a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.
- 11.16 The balancing exercise required via heritage policy has been carried out through the context of a holistic view of the development plan. The less than substantial harm identified to the significance of some heritage assets has been found to be clearly outweighed by the substantial public benefits to be delivered by the scheme. In addition, it is expected that the identified less than substantial harm will reduce through the use of high-quality design at the reserved matters stages.
- 11.17 The loss of the gym facility in Beehive Centre Unit 2b is a conflict with Policy 73 of a limited adverse impact. While the loss of the gym is a technical conflict with policy it is a matter tempered by the provision of community and amenity floorspace within the Development that can provide for active uses; the extensive new free-to-use external public realm will provide for active uses and facilitate improved health and wellbeing; a gym facility has been provided at the southern end of Cambridge Retail Park; the existing facility is a private members gym under a limited-period lease agreement; there are other gyms in the locality; and that the proposal includes for a wealth of social infrastructure that will cumulatively provide for more and varied public amenity to outweigh the loss of one specific use that only benefits its paid members.
- 11.18 The relevant local and national planning policies require a balancing exercise considering the benefits of the Proposed Development on the one hand, against harm on the other. It is noted that the scheme does not fully comply with Policy 60 and 73, but this is a minor conflict at the outline stage, and the Proposed Development clearly accords with the Development Plan when read as a whole.
- 11.19 In the case of the Proposed Development, the public benefits arising from the Proposed Development – environmental, social and economic – have been demonstrated to be of **substantial** weight, and collectively are considered to clearly outweigh the cumulative harm identified to heritage significance and the short-term adverse townscape and visual impacts.

12.0 Conclusion

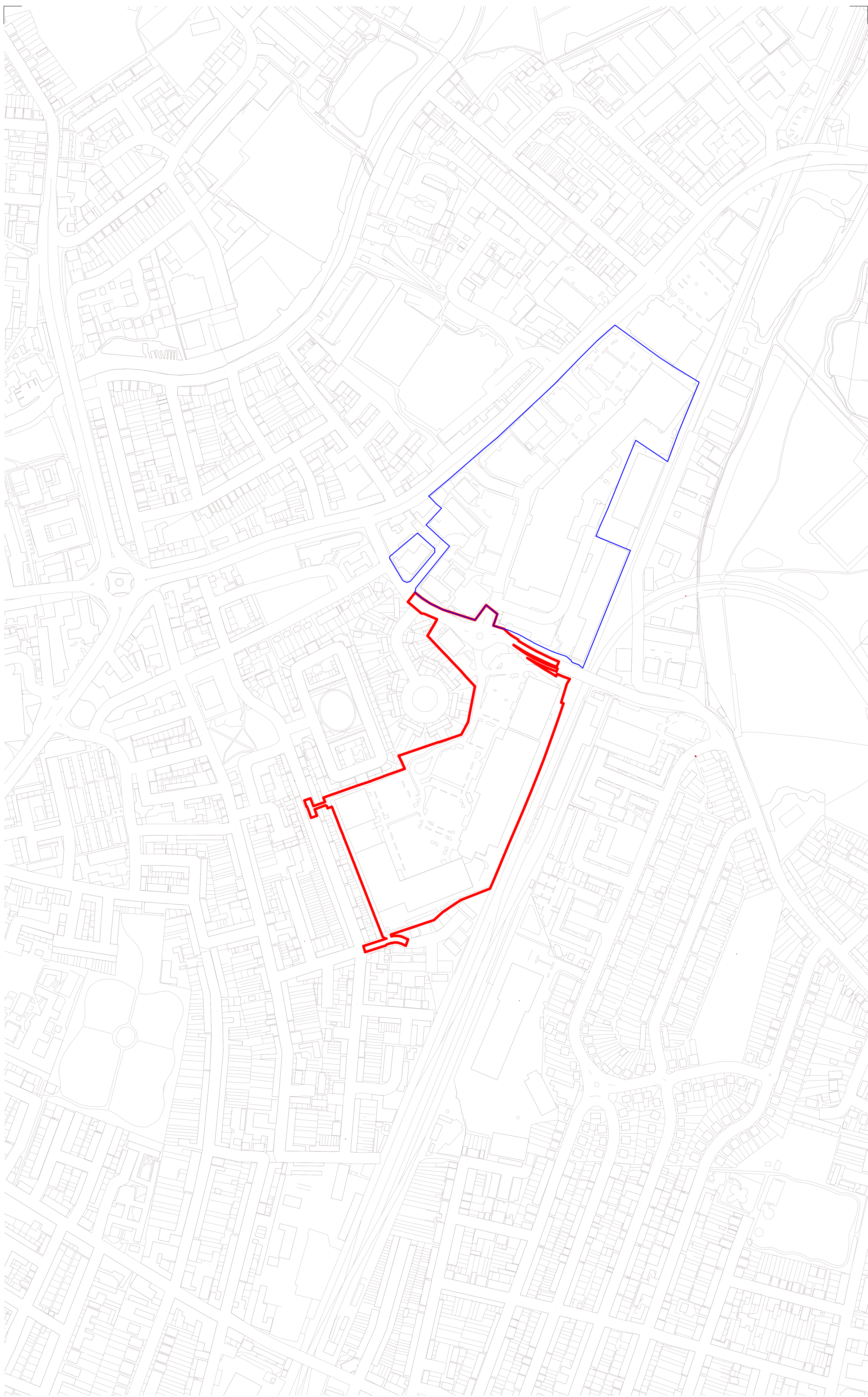
- 12.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires the determination of planning applications to be made in accordance with the provisions of the development plan unless other material considerations indicate otherwise.
- 12.2 It is concluded that this Application for outline planning permission for the redevelopment of the Beehive Centre would deliver a Development which is in accordance with the development plan when read as a whole and indeed acts to deliver a number of the core elements of the Spatial Strategy and vision that underpin the adopted Local Plan.
- 12.3 The Revised Scheme Parameter Plans and reshaped Design Code are supported by an illustrative masterplan, Design and Access Statement and an extensive assessment of the site and its context, which show how the Development is formed to deliver a high-quality new local centre, workplace and innovation cluster in a highly accessible edge-of-centre location in the heart of Cambridge. A Development that has continued to respond to consultation and stakeholder comments to refine the proposals further to form the Revised Scheme. The scheme would follow exemplary design, including making the best use of existing access points to ensure good site permeability by active and sustainable travel modes. The Development will be highly sustainable, including sustainable drainage, efficient water and energy use, and low carbon consumption. A Biodiversity Net Gain of 100% is to be achieved as part of a landscape-led and public realm masterplan approach.
- 12.4 In addition to development plan support for high quality design, there are two overarching material considerations of particular significance.
- 12.5 First, is the clearly formed proposals that will deliver **net gains across the economic, social and environmental objectives of sustainable development**. These net gains to be secured through the planning application process. The Development will contribute to Cambridge's objective employment needs and, in particular, to address an identified market need for high-quality office and laboratory space, as part of the knowledge-based industries, which the adopted Local Plan actively seeks as part of its underpinning spatial strategy and vision. Furthermore, the scheme delivers this much-needed floorspace through the efficient use and positive transformation and reimagining of previously-developed land in a sustainable location, while increasing the quantum and quality of publicly accessible open space and a vast improvement in the ecological contribution of the site; all in accordance with national and local policy.
- 12.6 The second consideration is the **delivery of profound local and public benefits** which will make a tangible, meaningful, far-reaching and positive contribution, particularly to the surrounding communities of Abbey, Petersfield and Romsey. The Applicant has undertaken comprehensive pre-application engagement and consultation, which has gone far beyond statutory consultees and stakeholders, to include a wide-reaching community consultation and close collaboration with community groups. The masterplan and form of the Development have been heavily informed by this process, and the outcome is a place that is poised to deliver public benefits of substantial weight to the entire community, providing local employment and education opportunities for all; spaces for formal and informal recreation and socialising; and places for shopping and eating; all underpinned by partnership working and delivery strategies to ensure this new place is one that is

responsive to the local context and community and achieve a development of the highest order and so create a substantial and positive impact to the site, locality and the City.

- 12.7 The application includes an Environmental Impact Assessment in respect of the Development proposals. This sets out in detail the likely significant effects of the Development and the means to securing mitigation to ensure effects are minimised.
- 12.8 The extensive assessment undertaken within the planning application finds a wealth of beneficial impacts and that there remain three matters with some residual adverse impacts, at this Outline Stage, in respect of townscape visual impact, heritage and loss of a private membership gym.
- 12.9 To the other side of the planning balance, the proposal will generate significant, plentiful and weighty public benefits and in a manner that are tangible, enforceable, relevant to planning, significant and deliverable. These benefits cumulatively are of substantial weight and clearly outweigh the loss of a private membership gym, townscape-and-visual and heritage adverse impacts identified; a visual impact that will reduce as a result of the detailed design at reserved matters stages and scheme delivery.
- 12.10 In light of this planning assessment, the planning balance and the substantial public benefits that will be delivered, it is concluded that in accordance with the presumption in favour of sustainable development, planning permission for the Development should be approved without delay.

APPENDIX 1

SITE LOCATION PLAN



Dimensions to be verified on site.
Use figured dimensions only. Do not work from reduced scale drawings.
Please refer to scale and sheet size as indicated.

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DO NOT SCALE



Boundaries

— Application Boundary

— Other land owned by the Applicant

P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN

Rev. Date	Revision	By	Checked
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Client

RAILPEN



RIDGELIFT
URBAN DEVELOPMENT MANAGEMENT

Project

**The Beehive
Redevelopment**

Drawing Title

Site Location Plan

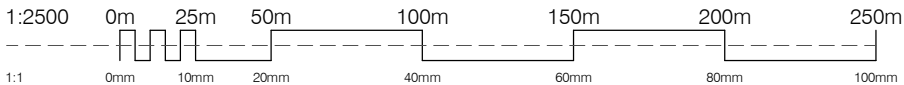
Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1:2500	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08000	P2

Purpose of Issue

PLANNING ISSUE

Project Status

PLANNING



APPENDIX 2

PLANNING HISTORY
