

APPENDIX 10.5
CORRESPONDENCE

From: [Cuma Ahmet](#)
To: [Caroline Rodger](#)
Cc: [Guy Kaddish](#); [Melissa Reynolds](#); [Martina Sechi](#); [Bana Elzein](#); joseph@avrlondon.com
Subject: RE: THE BEEHIVE CENTRE - SCOPING OPINION
Date: 10 May 2023 11:33:24
Attachments: [image001.jpg](#)

Dear Caroline

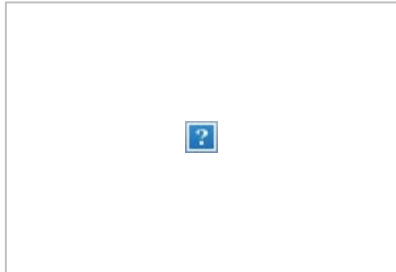
Thank you for your email.

After further deliberations within the team, we accept that providing a lighting scheme would be difficult at an outline planning stage particularly as detailed design of buildings are being reserved.

We are however pleased to hear that you would provide a detailed commentary and assessment of night time views in due course.

Kind regards

Cuma Ahmet | Principal Planner (East Team)



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<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

From: Caroline Rodger <caroline.rodger@bidwells.co.uk>
Sent: 05 May 2023 16:02
To: Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>
Cc: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>; Melissa Reynolds <melissa.reynolds@bidwells.co.uk>; Martina Sechi <martina.sechi@bidwells.co.uk>; Bana Elzein <bana.elzein@greatercambridgeplanning.org>; joseph@avrlondon.com
Subject: RE: THE BEEHIVE CENTRE - SCOPING OPINION

Dear Cuma

Thank you for your response.

I believe my colleague Martina and Bana Elzein have had separate discussions on this so I have copied them into this email.

We have discussed the matter at length internally and also with AVR, the consultant responsible for preparing the visualisations (also copied into this email). My understanding is that the perception of light in a landscape by the human eye is very different to what can be replicated by a camera and then on an image. The preparation of these views will take a lot of time due to the level of information needed e.g., lighting schemes, specifications, lighting values, occupancy levels etc., but more importantly will have limited value as a tool for assessment. Undertaking a 'worst case scenario' assessment at this stage of the planning process would ultimately result in very bright effects within the landscape and would not be a true representation of the lighting scheme for the Proposed

Development. Furthermore, it would be difficult to suggest any reasonable mitigation measures to reduce potential significant effects as we do not have the detailed design information.

We have reviewed other projects within Greater Cambridge and note that there has been no requirement to undertake an assessment of night time views for other commercial schemes. We note that with Cambridge International Technology Park, which is located adjacent to the Green Belt and open countryside and therefore in a light sensitive location, there was no requirement for a night time assessment and a detailed lighting impact assessment was a planning condition to the consent. A matter found acceptable by the Authority and the Planning Inspector. According to England's Light Pollution and Dark Skies Map, Cambridge Beehive Centre is already located within a bright area, therefore it is unlikely that the addition of the Proposed Development would significantly affect the lighting environment to nearby receptors.

With the above points in mind, we see no reason as to why the assessment of night time views cannot be undertaken at the subsequent reserved matters stage. By doing so, this will result in an accurate representation of any lighting impacts of the Proposed Development, and any potential impacts can be appropriately mitigated as a result. We will however include commentary and an assessment of night time views appropriate for an outline application in this location within the EIA.

I hope the above will be acceptable and we look forward to hearing from you in due course.

Kind regards
Caroline



Caroline Rodger PIEMA
Senior EIA Planner

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From: Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>
Sent: 25 April 2023 12:17
To: Caroline Rodger <caroline.rodger@bidwells.co.uk>
Subject: RE: THE BEEHIVE CENTRE - SCOPING OPINION

Dear Caroline

I have spoken with colleagues and it has been explained that a preliminary 'worst case scenario' assessment for night time views could feasibly be carried out.

It has been suggested that you could create a model (or use an existing model if available) and then add a basic lighting design using a set of agreed assumptions and that can then be tested.

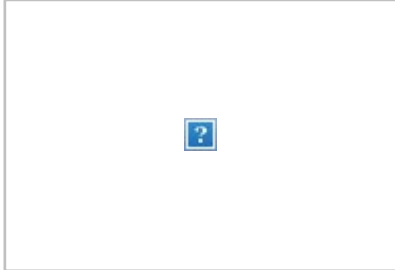
Whilst this would be crude it would at least provide a basic baseline form which an

understanding of the effects can be formulated.

Hope this clarifies our position and happy to agree/discuss some assumptions in due course.

Kind regards

Cuma Ahmet | Principal Planner (East Team)



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From: Caroline Rodger <caroline.rodger@bidwells.co.uk>

Sent: 21 April 2023 16:49

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

Subject: RE: THE BEEHIVE CENTRE - SCOPING OPINION

Dear Cuma

My colleague who is working on the townscape and visual impact assessment for the Beehive Centre project has raised an issue in relation to night time views. On page 10 of the Scoping Opinion, it states the following:

You should also consider providing night-time views including seasonally appropriate and verified viewpoints (during spring, summer and winter) to enable a comprehensive appreciation of the proposed development.

Given the planning application will be made in outline, I understand it would be very difficult to create a night time view of the proposal given the detailed lighting design will not yet be developed.

Please could you confirm that you are content with night time views not being included as part of the outline application, but instead will be provided at detailed design stage once the lighting strategy has been confirmed.

Kind regards

Caroline



Caroline Rodger PIEMA
Senior EIA Planner

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From: Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>
Sent: 03 February 2023 12:30
To: Caroline Rodger <caroline.rodger@bidwells.co.uk>
Cc: James Alflatt <James.Alflatt@bidwells.co.uk>
Subject: THE BEEHIVE CENTRE - SCOPING OPINION
Importance: High

Dear Caroline

Please find attached the Council's Scoping Opinion (and cover letter) for the abovementioned project.

Kind regards

Cuma Ahmet | Principal Planner (East Team)|



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