

BEEHIVE CENTRE REDEVELOPMENT PLANNING STATEMENT

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Date: 29/08/2024

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1.0 Executive Summary

- 1.1 Cambridge is a unique city that is globally-renowned for innovation, science and technology. It plays a key role in the UK economy, particularly in the growing life science sector. This attracts substantial investment and is driving high demand for well-located, high-quality office and laboratory space.
- 1.2 The National Planning Policy Framework (December 2023) sets out that the planning system should facilitate sustainable economic growth, creating the conditions in which businesses can invest, expand and adapt. 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. This is particularly important where Britain can be a global leader in driving innovation.
- 1.3 The adopted Cambridge Local Plan sets out a strategy for supporting growth, whilst balancing economic objectives with a range of challenges and constraints which include mitigating transport impacts and climate change. Local Plan Policy 2 seeks a wide range of employment opportunities, building on existing strengths and with particular emphasis on the growth of the Cambridge Cluster of knowledge-based industries. Spatially, employment development is to be focused on the urban area.
- 1.4 The proposed redevelopment of the Beehive Centre provides a unique opportunity to deliver a new office and laboratory employment quarter within Cambridge, in an accessible and sustainable edge-of-centre location. With the critical mass to deliver a new local centre, strategic-scale transport improvements and a range of social and community-based benefits, the scheme will transform the Site from an out-dated retail park into a new and vibrant place for working, shopping, eating and socialising.
- 1.5 The ongoing delivery of new, best-in-class, flexible office and laboratory space is essential to maintain and grow Cambridge's economy and its role in the national and global economies. This supports organic growth and external investment. There are clear and significant economic benefits that will be achieved by the Development.
- 1.6 There is a recognised Research and Development (R&D) cluster within and around Cambridge and an ever-growing, distinct and important life science sector within this wider cluster. The Applicant and its team are cognisant of the real challenges that Cambridge faces in terms of balancing the impetus for economic growth with the needs for ensuring that new development is sustainable and takes account of local environmental, social and community considerations. The conceptualisation and design iteration of the Development through pre-application and post-submission engagement stages has been founded on a deep understanding of the Site's context, including the views of the local community and stakeholders and an assessment of existing social infrastructure and community needs.
- 1.7 The proposal is a Revised Scheme to amend the proposals submitted with the original planning submission for the redevelopment of the Beehive Centre. The Revised Scheme responding further to stakeholder, consultee and community comments.

- 1.8 Focused on place-making for all, the Development will deliver a wide range of benefits, with community at the heart.
- 1.9 The Local Plan is to be read as a whole, and this holistic approach is fully reflected in the Application Proposals, which are compliant with the Development Plan. The Development will deliver a high quality and sustainable new local centre and employment destination. A dramatic transformation from the Site's current incarnation as a car-dominated retail park, the Development will promote active and sustainable travel, significantly reducing local traffic movements and resulting in a positive highway impact. With long-term sustainability as an embedded principle, the scheme will deliver new buildings and landscapes which together create a destination with a range of new employment opportunities alongside space for community interaction, socialisation and recreation.
- 1.10 The Development will deliver significant environmental, social and economic benefits. These benefits are formed in a manner that is defined and integral within the proposals. Substantial weight is attributable to these benefits within the planning balance and clearly and demonstrably outweigh the minor adverse impacts that may arise in respect of townscape, visual and heritage matters.

2.0 Introduction

2.1 Bidwells LLP ('Bidwells') is instructed by Railway Pension Nominees Limited ('The Applicant') to form this Outline Planning Application (OPA) to achieve the transformative redevelopment of its landholdings at the Beehive Centre, Coldhams Lane, Cambridge, CB1 3ER ('the Site'). This Planning Statement has been prepared by Bidwells for submission to support the application.

2.2 The OPA was submitted to Cambridge City Council in August 2023 and was duly validated and issued for consultation under Reference 23/03204/OUT. In response to the application feedback received from statutory consultees, stakeholders and the wider community, the Applicant and their Design Team has undertaken a comprehensive review of the proposals. This has included a series of meetings with the Local Planning Authority (LPA) and other stakeholders; attendance at a Design Review Panel (DRP) session; and public consultation. This process has resulted in a Revised Submission, which is hereby submitted to the LPA for re-consultation.

2.3 The Planning Statement is structured as follows:

- Section 3 describes the Site and its context.
- Section 4 outlines the Site's planning history.
- Section 5 provides a detailed description of the Proposed Development.
- Section 6 summarises the Environmental Impact Assessment (EIA) process.
- Section 7 sets out the relevant planning policies.
- Section 8 highlights the Applicant's approach to engagement with stakeholders and the community.
- Section 9 explains how the Proposed Development complies with planning policy, including a review against the development plan, and is set out as follows:

Vision and principle of development

Existing and proposed land use

Climate change and sustainable development

Employment floorspace to meet need in Greater Cambridge

Local economic benefits

Social and community benefits

Accessibility and sustainable travel

Quality of design

Impact on the historic environment

Environmental impact

Impact on neighbours

- Section 10 sets out the planning benefits associated with the Proposed Development.
- Section 11 provides the planning balance.
- Finally, Section 12 sets out our conclusions in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act (2004).

- 2.4 With no change from the Description of Development, Outline planning permission is sought for the Proposed Development ('the Development') with all matters reserved:

Outline Application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the Site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

- 2.5 The development falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended) ('the EIA Regulations') and is classified as an 'Urban Development Project' (10(b)). Whilst the Site does not fall within a Sensitive Area, as defined by the EIA Regulations; due to its location and the scale of the Development an Environmental Statement (ES) has been prepared voluntarily.

- 2.6 The application is submitted following extensive consultation with Officers at the local planning authority ('LPA'), namely Cambridge City Council ('CCC'); Officers at the Highways Authority (Cambridgeshire County Council); Officers at Lead Local Flood Authority ('LLFA') (Cambridgeshire County Council); Historic England; district and ward councillors; the local community; a range of local organisations and many other stakeholders and interest groups. The consultation has had a direct and significant impact on the Development, shaping it for the better. More information on the engagement undertaken and impact upon the Development can be found in Section 8 and within the accompanying Statement of Community Involvement.

The application is formed of the following documentation and should be read alongside the assessment set out at Section 9. We draw a distinction between 'application documents' and 'supporting documents' as set out below. The majority of the original scheme documents are superseded by amended versions to support the Revised Scheme submission. The cover letter and its enclosures make clear how the current submission relates to the documents and plans that formed the original OPA.

PLANNING APPLICATION DOCUMENTS	SUPPORTING INFORMATION
Planning Application Form and Certificates	Planning Statement
Site Location Plan	Design and Access Statement and Addendum
Existing Site Plan	EIA comprising the original submission and addendum: • Volume 1 – Main ES • Volume 2 – Complete technical appendices • Volume 3 – Non-Technical Summary
Demolition Plan	Illustrative Masterplan
Parameter Plans: • Land Use – Ground Floor • Land Use – Upper Floors • Access and Circulation • Landscape and Open Space • Maximum Building Heights and Plots	Illustrative Landscape Masterplan
Design Code	Indicative Phasing Plan
	Local Centre and Public Realm Strategy
	Public Art Strategy
	Statement of Community Involvement and Addendum
	Social Infrastructure Assessment

	Social Infrastructure Strategy
	Economic Impact Assessment
	Employment and Skills Strategy
	Cambridge Office & Laboratory Occupational Market Update
	Town Centre Use/Retail Planning Statement and Response Statement
	Sustainability Strategy including BREEAM Pre-Assessment
	Energy Strategy
	Utilities Report
	External Lighting Strategy
	Wayfinding Strategy
	Arboricultural Impact Assessment
	Ecological Assessment including Biodiversity Net Gain Assessment
	Daylight and Sunlight Report
	Wind Microclimate Assessment
	Archaeological Desk-Based Assessment
	Operational Waste Management Strategy

- 2.7 For clarity, Volume 2 of the ES (Technical Appendices) includes the following documentation, some of which are also validation documents for the Application:

EIA DOCUMENTS
Air Quality Assessment
Construction Environmental Management Plan
Heritage Assessment
Flood Risk Assessment and Surface Water Drainage Strategy
Ground Investigation Report
Townscape and Visual Impact Assessment
Noise Impact Assessment
Health Impact Assessment
Transport Assessment
Travel Plan
Car Parking Management Plan
Delivery and Servicing Plan

3.0 The Site

- 3.1 Lying within the City of Cambridge administrative area, the Site is located around 1.5km to the east of the city centre. Occupying an edge-of-centre location, the Site lies adjacent to the western edge of the Cambridge-Ely railway line. The Site is 1km from Cambridge Station, approximately 2km from Cambridge North Station.
- 3.2 The Site is positioned to the southwest of Coldham's Lane, which connects to Newmarket Road (A1134) and is a main vehicular route into the city. To the east, over the railway bridge, Coldham's Lane leads to Coldham's Common and beyond this to Brooks Road/Barnwell Road (A1134).
- 3.3 A Site Location Plan is provided at Appendix 1.
- 3.4 The Site is approximately 10 minutes' cycle and 20 minutes' walk from the city centre, and approximately 5 minutes' cycle and 15 minutes' walk from Cambridge Railway Station.
- 3.5 Comprising a total area of 7.58 hectares, the Site is formed of an existing retail park with some supporting uses and associated ground-level car parking.
- 3.6 The Site is irregular in shape, broadly forming a J-shape. Coldham's Lane forms the northeastern boundary, with Silverwood Close and St Matthews Gardens to the northwest. The railway line forms the southeastern boundary, with Sleaford Street to the south. The western boundary is formed by the rear of properties on York Street.
- 3.7 There is one point of vehicular access to the Site, which is via a roundabout on Coldham's Lane. This is included within the Application Site boundary. In addition, there are existing pedestrian and cycle access points into the Site via St Matthews Gardens to the north, York Street to the west and Sleaford Street to the south.
- 3.8 The Site's history includes a range of industrial and retail developments since the post-war period. Currently comprising of large-format retail units and extensive surface car parking, the entirety of the Site is classified as previously developed land ('PDL').
- 3.9 The built structures on the site include a variety of large-format retail units, the majority of two storeys. Porcelanosa lies to the west of the vehicular access on Coldham's Lane. The remainder of the retail units are situated in a J-shape, in parallel with the railway line and along the southern and western boundaries of the Site. These extend from Porcelanosa and Wren Kitchens, adjacent to Coldham's Lane, to include TK Maxx, Asda, M&S Simply Food, Costa, Subway, B&M, Go Outdoors, Next Home, Everlast Gym / Gymfinity Kids, Carpetright, Dreams, Tapi Carpets, Hobbycraft and Pets at Home.
- 3.10 Below is the schedule of existing floorspace (GIA) on the Site:

UNIT	TENANT	FLOORSPACE (SQM) GIA
Unit 1	Dreams Ltd	693
Unit 1a	Tapi Carpets & Floors	450
Unit 2a	Carpetright Plc	710
Unit 2b	Everlast Gym / Gymfinity Kids	1,948
Unit 3	Next	995
Unit 4	Go Outdoors	991
Unit 5	B&M	1,863
Unit 6a	Hobbycraft	679
Unit 6b	Pets at Home	1,149
Unit 7a&b	Cotswold Company	949
Unit 7c	Costa	139
Unit 7d	Subway	93
Unit 8	Marks & Spencer	1,355
Unit 9	Asda	6,525
Unit 10a	TJX UK	2,040
Unit 10b	Wren Kitchens	1,490
Unit 11	Porcelanosa	567
TOTAL		22,637

- 3.11 The centre of the Site predominantly comprises of extensive surface car parking, including 885 car parking spaces at grade.
- 3.12 There are 113 individual existing trees and six groups of trees on the Site, all of which have been surveyed by an Arboriculturist. Across the Site there are ten Tree Preservation Orders (TPOs), including three Category A London Plane.

- 3.13 The Site is not allocated or designated within the adopted development plan (Cambridge Local Plan 2018).

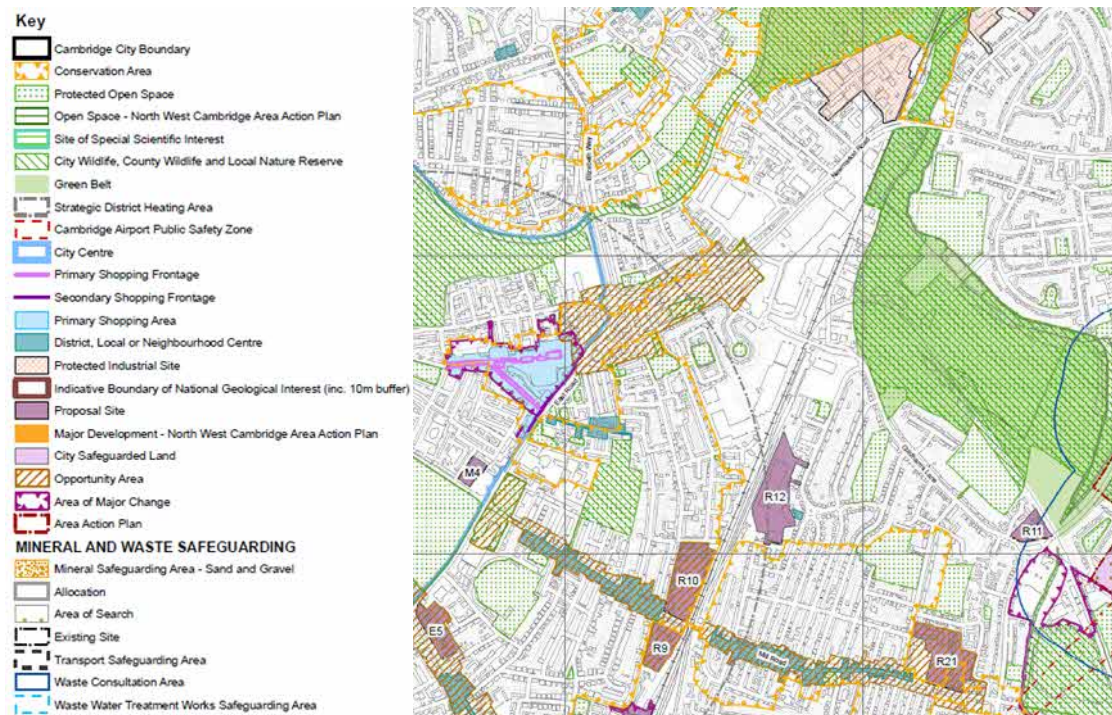


Figure 1 – Adopted Cambridge Local Plan 2018 Policies Map Extract

- 3.14 The Site is identified as an Opportunity Area in the emerging Greater Cambridge Local Plan (First Proposals, Regulation 18), 2021. Under Draft Policy S/OA, Opportunity Areas are specific locations that would benefit from a holistic approach to development. The emerging policy makes reference to future development that includes improvements to public transport access, infrastructure delivery and the public realm. The proposed policy direction states that,

“Opportunity Areas provide opportunity to enable development that can reinforce and create character and identity in key corridors and centres of the city, often through associated public realm improvements. Opportunity Areas embrace mixed uses and multiple functions, which provides opportunities and challenges...”

- 3.15 The emerging Local Plan identifies two new Opportunity Areas, namely Newmarket Road Retail Park (Site S/OA/NR) and Beehive Centre (Site S/OA/BC). The proposed Beehive Centre Opportunity Area falls fully within the Application Site red line boundary, such that the Proposed Development will deliver the full policy aspiration.

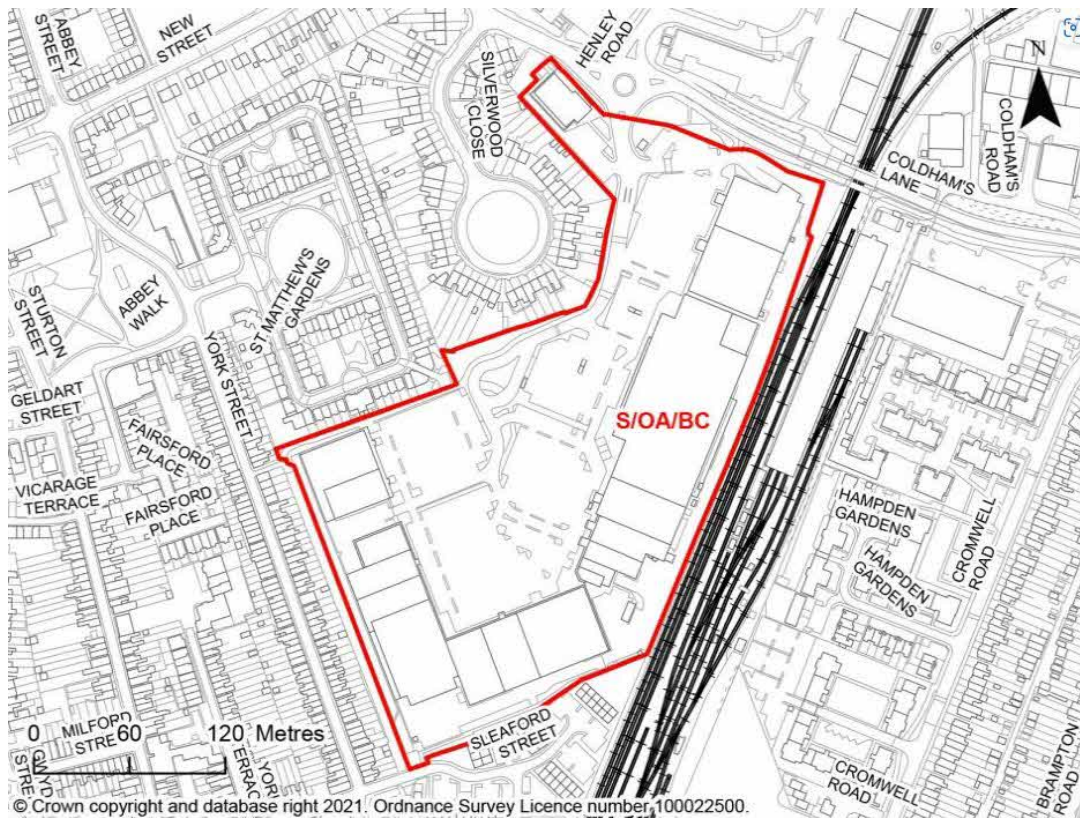


Figure 2 – Emerging Greater Cambridge Local Plan 2021

3.16 The 2021 First Proposals document states as follows:

“Two new Opportunity Areas are proposed that are areas of low density, large-scale retail uses with extensive surface car parking. This does not make very good use of an expansive area of land in the heart of Cambridge. With changes in retailing and the increase in online shopping, when taken together with the Local Plan themes of addressing climate change and creating Great Places, these sites have the potential to provide a significant opportunity for reimagining this area close to the heart of Cambridge...”

3.17 There are no heritage assets within the Site. However, a number of heritage assets are in close proximity to the Site. This includes the Mill Road Conservation Area, which is adjacent to the Site; St Matthews Church Grade II Listed Building approximately 200m west; and 247 Newmarket Road (Grade II Listed Building) approximately 200m north. Additionally, The Old Cheddar's Lane pumping station (Scheduled Monument) is located approximately 670m northeast of the Site. The closest Registered Park and Garden to the Site is Mill Road Cemetery, approximately 275m south of the Site.

3.18 There are a number of areas of open space in proximity to the Site, including Coldham's Common to the east and St Matthew's Piece to the west.

4.0 Site History

- 4.1 A review of Cambridge City Council's online planning history register has been undertaken and identifies the following relevant applications. A full planning history is provided at Appendix 2, and a summary is provided below.
- 4.2 There were various planning permissions during the 1970s. In November 1972 an application was approved for the erection of a wholesale warehouse. During 1978-79, applications were granted relating to a garden and leisure centre and various other sales uses.
- 4.3 The erection of a petrol filling station was approved in 1981 and the early 1980s saw extensions to some of the Site's existing buildings, including for vehicle sales. There were various changes of use during the mid-1980s, including from storage to retail.
- 4.4 In July 1986, an outline application was approved for the erection of a supermarket, DIY/motorist centre, additional car parking and re-arranged access provisions. Subsequently, during 1987-88, further planning permissions were granted related to the erection of a garden centre; erection of a supermarket and DIY store; and alterations to an existing home-interiors building. The demolition and replacement of the petrol filling station was also approved during 1988.
- 4.5 In 2000, the construction of a new replacement retail foodstore unit was permitted, following the demolition of two retail unit, including new car park layout and access. A new site security building was permitted in 2001, and there were various applications relating to alterations to shopfronts, servicing and signage. In 2010, the erection of two food and drink units and the provision of an enhanced recycling facility were approved.
- 4.6 There are no evident planning restrictions imposed that restrict the use of the buildings on site within Use Class E (Commercial, Business and Service), and so allows a freedom to interchange between, amongst other uses, retail and commercial floorspace.
- 4.7 The most recent application documented is the request for a formal Scoping Opinion for the demolition and redevelopment of the Beehive Centre, including in Outline Application form for the demolition and redevelopment for a new local centre (E (a-f), F1(b-f), F2(b-d), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities (Ref. 22/05250). This relates to the Environmental Impact Assessment (EIA) relating to, and submitted with, this Application.

5.0 The Proposal

5.1 The Development comprises the demolition of existing buildings and a comprehensive and transformative redevelopment of the Site. The Proposed Development consists of a new local centre, office and laboratory space, landscaping and associated infrastructure.

5.2 The formal Description of Development is as follows, with no change from the original description to the OPA 23/03204/OUT:

Outline Application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the Site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

5.3 The existing points of access will be retained and significantly improved. 58 existing trees will be retained and enhanced within a site-wide landscaping strategy. The development will result in more trees on site than the current situation.

5.4 As an outline application, the planning permission will be controlled by a number of items, including **Parameter Plans** and a **Design Code**, which will be the key approved documents. Future reserved matters applications will be prepared in accordance with the Parameter Plans and Design Code, in conformity with the ES.

5.5 An illustrative masterplan was developed as part of the pre-application process and this has been significantly revised through a post-submission engagement process from November 2023 through to August 2024. The revised Illustrative Masterplan responds to comments made to the submitted OPA and provides a high-quality representation of the Development, showing a scheme that can be achieved within the parameters of the approved plans and documents.

5.6 This section of the Planning Statement provides further detail on the Development. This should be read in conjunction with the **Design and Access Statement (DAS)** and the **DAS Addendum**, which provides a detailed description and justification of the proposals from an architectural perspective, including the design process to form the Revised Scheme as a design evolution from the OPA original scheme.

5.7 A summary of the key changes within the Revised Scheme masterplan compared to the original OPA submission are:

- Reconfigured masterplan layout to include for a major new green park to the south east corner of the Site
- Realigned cycle route from Sleaford Street to Coldham's Lane junction to further prioritise cycling and minimise potential conflicts with other vehicles
- Reducing the overall height of the Development

- Re-siting the Multi-Storey Car Park away from the railway line to enable a more direct route for cars to minimise potential conflicts with active travel modes and pedestrians. It is also of a more slender form than the commercial building it replaces in the masterplan layout to create a shorter facing elevation to Silverwood Close properties
- One building removed from the shared boundary with York Street (Rope Walk) properties in favour of being replaced with a new green park. The second building that ran along the shared boundary is pushed further from the shared boundary and agglomerated into a larger building within the masterplan to create a greater gap between York Street properties and the proposed buildings. A wider planted buffer is provided along the shared boundary
- Building 1 re-sited and remodelled to reduce the visible mass facing Silverwood Close properties and increased space to the shared boundary to allow for a line of tree planting to be introduced between the new building and the shared boundary
- The local centre is to be grouped around a more focussed part of the masterplan, which includes for activation of the edges to the new green park
- A cyclops junction illustrated as the improved access into the Site, with enhanced pedestrian and cycle connectivity

Vision

- 5.8 The Beehive Redevelopment will create a high-quality new local centre, workplace and innovation cluster. Including 10 primary building plots, the illustrative masterplan envisages a vibrant, landscape-led, mixed-use urban quarter. The local centre will provide shops, cafes, restaurants, services, leisure facilities, health and wellbeing establishments and co-working spaces at ground floor level, set within a new extensive area of public realm, with office and laboratory workspaces at upper floor levels.
- 5.9 Sustainability is a key focus, with the buildings designed to be highly sustainable and achieving stringent and accredited targets. Alongside this, the landscape strategy will deliver significant ecological enhancement and biodiversity net gain (BNG). The masterplan has been designed in conjunction with a transport strategy including on and off-site initiatives which will support a modal shift in the way people access the Site, with many more trips being made by sustainable means including walking, cycling and public transport.
- 5.10 The Development will deliver a comprehensive transformation of the Site from its current form as a retail park which is spatially dominated by surface car parking and prioritises access by private vehicles. The proposals will provide a new destination for the local community, with a range of tangible benefits. In addition to creating a range of job and training opportunities, the Development will deliver some key community projects and will provide spaces for formal and informal recreation, relaxation and socialisation.
- 5.11 The outcome of the Beehive Redevelopment will be a new local centre that includes a vibrant mixed-use ground floor at the heart of a new employment location. A highly sustainable development including extensive open space and landscaping, the Site will provide a welcoming environment for everyone, all day and every day. Well-connected, the Site will prioritise pedestrian, cycle and public transport access via a range of on- and off-site measures. The scheme will create a range of new jobs in an edge-of-centre, sustainable location, with a package of interventions to ensure access to jobs for all. The benefits of the scheme will be significant, as discussed further

in later sections of this Statement and expressed in the appended Planning Benefits table and accompanying Summary Document.

Demolition and tree removal

- 5.12 The Proposed Development includes the demolition of all existing buildings on the Site. This comprises of 22,637 sqm GIA (24,382 sqm GEA) of existing retail floorspace.
- 5.13 Of the existing trees on-site, 61 will be removed to make way for the proposals (of these, 10 were awarded a moderate B grade and 51 were awarded a low C grade; T77 and T78 are the only trees which are the subject of a Tree Preservation Order to be removed). This decision has been informed by a Tree Survey, which assesses the quality and longevity of the existing trees, and careful consideration of the ability to deliver a high-quality scheme that will result in more trees on-site and of an improved collection of species within the comprehensive landscaping strategy. The Tree Survey and **Arboricultural Impact Assessment (AIA)** prepared by Watermans are submitted in support of the Application. The AIA includes an Arboricultural Constraints Plan and Tree Removal Plan. It also sets out the proposed tree protection measures for the 58 existing trees that will be retained within the new development.

Development parameters

- 5.14 Parameter Plans have been prepared to control the Proposed Development. These are submitted for approval as part of the OPA:
- Land Use (Ground Floor and Upper Floor) – The Land Use parameter plans define the general description and location of the proposed land use components within the Site, including areas of built development.
 - Access and Circulation – This parameter plan defines the hierarchy of access and main circulation routes for both vehicles and pedestrians and the limits of deviation within which these routes will be positioned.
 - Landscape and Open Space – This parameter plan defines the parameters for key strategic areas of structural landscaping and ecological areas within the Site.
 - Maximum Building Heights and Plots – This parameter plan defines the maximum heights and plot sizes of the built development across the Site, based on the structure of the Land Use Parameter Plan.
- 5.15 There are 10 primary building plots identified in the Parameter Plans and illustrative masterplan. The footprints of the buildings vary across the Site, responding to the Site opportunities and constraints and providing a variety of formats for future occupiers.
- 5.16 Building heights have been carefully considered and are controlled by the Maximum Building Heights and Plots Parameter Plan. They take account of the effect on local context and also the wider townscape and skyline, which has been rigorously tested. There is an opportunity for taller buildings adjacent to the railway line, while buildings adjacent to neighbouring residential plots are lower and feature steps in height to respect the residential context.

- 5.17 Across the plots, the Proposed Development will provide a total of up to 166,685 sqm GEA and 157,670 sqm GIA of building floorspace, broken down by plots/blocks as set out in the table below. These floorspace figures include for all plant space and basements.

TOTAL BUILDING GEA/GIA				
	GEA (SQM)	GEA (EXCLUDING BASEMENT)	GIA (SQM)	GIA (EXCLUDING BASEMENT)
BLOCK 1	2,299	2,299	2,094	2,094
BLOCK 1 EXTERNAL BIN AND CYCLE STORE	123	123	107	107
BLOCK 2	18,685	15,937	17,703	15,111
BLOCK 3	17,926	14,704	17,030	13,970
BLOCK 4	13,155	11,564	12,323	10,844
BLOCK 5	31,122	27,020	29,777	25,857
BLOCK 6	15,683	13,645	14,725	12,810
BLOCK 7	19,872	17,088	18,892	16,251
BLOCK 8	17,171	14,731	16,227	13,927
BLOCK 9	13,701	12,201	12,831	11,409
BLOCK 10	16,948	15,062	15,961	14,161
TOTAL	166,685	144,374	157,670	136,541

- 5.18 The above figures are maximum total floorspaces and include basements, full plant floors and cycle parking located within buildings. When these ancillary features are deducted, a maximum functional floorspace of 93,757 sqm GIA is applied (based on 88,579 sqm GIA office + 5,178 sqm GIA mixed use), which has been used as a robust approach in the relevant and accompanying assessments. This compares with the original submission scheme, which had a maximum functional floorspace figure of 119,212 sqm GIA.
- 5.19 The illustrative masterplan includes for a mix of office and laboratory space within the commercial floorspace (85,431 sqm GIA office/lab + 5,178 sqm GIA mixed use). The inclusion of laboratory space (principally due to increased plant requirements) reduces the total functional floorspace figure further to 90,609 sqm GIA.

The illustrative masterplan and character areas

- 5.20 The illustrative masterplan has been context-led in its evolution, creating a series of places and spaces that improve local access to open space. The masterplan delivers nine new commercial buildings, plus a further building which includes a multi-storey car park (MSCP) and a community

hub. The Development will create a new public realm and a series of connected green spaces that will be permanently open and free for the public to enjoy.

- 5.21 Five distinctive character areas have been designed within the masterplan concept, linked together via the central ‘Beehive Greenway’ which is the green space that will run from the primary frontage at Coldham’s Lane into and through the heart of the Site. There are five character areas that help to define the place, described in detail in the DAS and underpin the Design Code:
- Abbey Grove – would be the sole vehicle entry road, and will include a cycle path, new tree planting and three new workplace buildings.
 - Garden Walk – is a pedestrian-friendly linear green space connecting Abbey Grove with the larger public open spaces of Maple Square and Hive Park to the south. It forms part of the Beehive Greenway, lined with rain gardens and with shops and cafes forming active frontage to both sides.
 - Maple Square – forms the main open civic square which will retain existing trees, complemented by new tree planting and rain gardens. The Square will provide an amenity space for community events, installations and celebrations.
 - Hive Park – situated at the southwestern entrance to the Site (from Sleaford Street), Hive Park will provide a large south-facing park which will provide informal recreational space.
 - The Lanes – form a key piece of the urban design that will connect York Street and St Matthews Gardens directly to the centre of the Beehive Site. These linear spaces will include planting and trees, a collection of streets that will be activated by retail and mixed use spaces.

A new local centre and community pavilion building

- 5.22 The Development will provide a new local centre including a vibrant mix of uses at ground floor level placed within an extensive public realm setting.
- 5.23 Of the ten blocks within the masterplan, seven blocks will include active local centre uses at ground floor level. Extending to 5,178 sqm GIA of active mixed-use floorspace, the local centre will include around 17 units of a range of sizes.
- 5.24 The **masterplan** shows an illustrative mix of uses within the new local centre. The mixed use floorspace indicates a split for food and beverage (50%), convenience (20%), comparison (13%), leisure (10%) and community uses (7%).
- 5.25 The masterplan has been designed to provide extensive active frontage through the key frontages within the Site, so creating a coherent space that is welcoming, vibrant and adds greatly to the quality of place. The local centre uses have been arranged to activate spaces between the buildings, maximising activity in the publicly accessible streets and open spaces that they open onto. The new public realm and green spaces will provide places to sit, eat, drink, play and enjoy the landscape.
- 5.26 Community uses will be located within Block 10 (with MSCP at upper levels of this building), providing flexible space for local community groups, events and classes.
- 5.27 A **Local Centre and Public Realm Strategy** accompanies the application to express in greater detail the vision for the new Local Centre and then a strategy for how the vision will be delivered.

It foresees that a Local Centre and Public Realm Delivery Plan will follow a consent to the Outline Application to set out the detail, building from the strategy.

Public realm and landscape

- 5.28 58 existing trees will be retained within the development. Individual and groups of trees to the boundaries of the Site are to be retained and enhanced wherever possible. This provides amenity value to the Site and surrounding areas. They are also an important asset to the existing ecology and biodiversity of the Site, so their retention provides key existing baseline.
- 5.29 The setting of the retained trees will be considerably enhanced by a site-wide landscaping strategy which will include substantial new planting. The illustrative masterplan envisages that approximately 290 new trees will be planted. Native species will be considered for all locations, as this is preferable for biodiversity and local character, along with climate resilient species and those specimens that will be of a large scale and long-life. The masterplan is landscape-led, and the proposals include 2.63 ha of landscaping which will provide significant ecological enhancement including a range of new habitats. Strategic tree planting is proposed in the Abbey Grove Character Area.
- 5.30 The hard and soft landscaping strategy has been developed in close collaboration with the drainage strategy, as well as the project ecologist. Sustainable drainage systems (SuDS) will be utilised, including the use of permeable paving and rain gardens. Overall, across the Site, the masterplan will deliver a significant ecological uplift of at least 100% Biodiversity Net Gain (BNG).
- 5.31 Significant areas of accessible and useable public open space will be created within the public realm and wider landscaping. This includes a substantial new park and a civic plaza.

Transport and access strategies

- 5.32 The Site occupies a highly sustainable, edge-of-centre location within Cambridge. It benefits from a large catchment of people within walking and cycling distance, so the Development provides an opportunity to promote travel by active and sustainable modes. Accessibility will be significantly enhanced by a range of on- and off-site transport initiatives which will promote a modal shift away from car use towards active and sustainable travel modes.
- 5.33 In addition to vehicular and multi-modal access from Coldham's Lane, the Site has three further points of access by foot or cycles. These points of access will all be retained but vastly improved through the Development, enhancing accessibility to the Site via sustainable and active transport. The access points have been designed into the masterplan with cross-site transit routes that deliver significantly improved site permeability by foot and cycle. On-site cycle routes will all be to LTN 1/20 standard and carefully designed to reduce potential conflict.
- 5.34 The Site is situated approximately 5 minutes' cycle and 15 minutes' walk from Cambridge Railway Station. This presents a key opportunity to promote rail travel to the Site, and the Proposed Development will facilitate the use of the existing road and cycle network through improved legibility and signposting.

- 5.35 The transport strategy has been developed with close consultation with a range of stakeholders and takes full consideration for local projects and aspirations within the vicinity of the Site. This includes the cycle network enhancements along Newmarket Road and the extension of the Chisholm Trail (Phase 2) to extend from Coldham's Common to Cambridge Railway Station and further initiatives promoted by the Greater Cambridge Partnership.
- 5.36 Across the Development, a total of 4,593 cycle parking spaces will be provided. Each of the commercial buildings will include their own end-of-journey facilities for cyclists and other non-car commuters, including showers and changing rooms, but supplemented by cycle parking hubs that provide further shared cycle facilities. The provision will be at a ratio of one shower/changing room per 25 cycle parking spaces and one locker per cycle parking space.
- 5.37 There is an existing bus stop within the Site, and this will be re-provided within the Development along the one-way vehicular loop. An improved bus service will be delivered to promote the use of public transport. Advanced discussions with operators have achieved a commitment to providing 15 bus services to service the Site during peak travel periods. This represents a significant improvement on current provision and will be public services available to the wider community. This significant uplift in bus provision will facilitate the use of public transport by workers, visitors and the local resident population.
- 5.38 The masterplan includes 395 car parking spaces within the Site, which is over a 50% reduction in car parking as currently on site. 374 of the proposed car parking spaces will be within a multi-storey car park (MSCP) and will be subject to a Car Parking Management Plan. A further 21 accessible car parking spaces will be provided at grade through the site to provide some accessible 'blue badge' car parking close to each of the buildings. This is a total reduction of 490 car parking spaces when compared to the existing retail park use (885 existing spaces) and will support the proposed reduction in car modal share.
- 5.39 A **Framework Travel Plan (TP)** by Watermans supports the Application and sets out the on-and-offsite transport initiatives that will deliver a significant modal shift in the way people access the Site. The Travel Plan would be kept under review through the development build-out under a manage and adapt approach to ensure it remains up-to-date and the most appropriate travel plan as the scheme is built-out and the transport infrastructure changes in the locality.

Energy, water and sustainability strategies

- 5.40 Sustainability considerations have been embedded within the masterplan from its earliest conceptualisation. Ambitious but achievable targets have guided the scheme development. The energy strategy for the Development has been developed using an energy hierarchy as follows:
- Be lean – incorporating passive measures into design to use less energy.
 - Be clean – supply energy efficiently.
 - Be green – utilising Low and Zero Carbon (LZC) technologies as energy sources, including via air source heat pumps (ASHPs) and roof-mounted photovoltaics (PVs).
 - Be seen – monitor and report operational energy against targets.
- 5.41 In order to ensure that less energy is needed at the operational stages, a range of measures have been designed into the scheme from the outset. This includes a consideration for fabric

performance (improving building fabric efficiency), glazing ratios (balancing daylight comfort and passive heating), utilising mechanical ventilation with heat recovery (HVHR), using high efficiency LED lighting throughout, and using appropriate metering and controls.

- 5.42 In terms of energy supply, the Site will be all electric, including heating, cooling and hot water provision. Air source heat pump (ASHP) and photovoltaic (PV) technologies will be used as on-site renewable energy sources.
- 5.43 In terms of BREEAM Ene 01, all office buildings will achieve 6 Energy Credits and therefore Outstanding rating. The laboratory buildings will achieve 4 Energy Credits and therefore be classified as Excellent (as a minimum). The Proposed Development therefore complies with, and where possible will exceed, adopted Local Plan policy.

Water Strategy

- 5.44 Site-wide water management is proposed, developed in parallel with the drainage strategy. Below-ground attenuation storage is proposed alongside the SuDS strategy to achieve greenfield (pre-developed) run-off rates.
- 5.45 Extensive areas of green and blue roof attenuation are proposed on selected buildings, and this is designed into the masterplan to ensure appropriate attenuation capacities can be achieved. Rainwater will be captured for re-use on the Site, reducing water consumption in buildings and providing rainwater irrigation for landscaping areas.
- 5.46 In addition to designing in water re-use and drainage attenuation measures, detailed building design will include high efficiency and low-flow outlets wherever possible.
- 5.47 Maximum sustainable water use BREEAM credits will be achieved in the Development, including the exemplary performance credit associated with water recycling, which outperforms adopted Local Plan policy.

Circular Economy

- 5.48 In terms of the Circular Economy, the Development will support the local economy by supporting the important and recognised knowledge-based industries, the R&D sector and the life science sector. The proposals will include for a large variety of commercial suite sizes to be able to accommodate for a host of commercial requirements and company sizes.
- 5.49 There is also a strong commitment to promoting education and employment for local people through skills development and career support as presented in the volunteered and bespoke Employment and Skills Strategy (ESS) accompanying the application. The ESS identifies shortfalls and skills gaps in the locality and concludes with an action plan for how the Development will actively pursue a programme to help address those shortfalls.
- 5.50 The commercial employment areas will be designed with flexibility in mind, allowing ease of change to suit a variety of business needs and futureproofing so that modifications can be made to utilise new technologies and the like.

- 5.51 A strategy for material procurement and waste management will be developed to support sustainable procurement in respect of the construction and operation of the development.

Embodied Carbon

- 5.52 As set out in the **Sustainability Strategy** (Hoare Lea), assessment of embodied carbon has been undertaken throughout the masterplan design and this will continue through the detailed design and construction phases of the Development. This will include pre-demolition audits to identify materials for potential re-use from the demolition phase. In addition, the scheme will be targeting an upfront embodied carbon target of 600kgCO₂/sqm for base-build office buildings with a stretch target of 500kgCO₂/sqm. The scheme will be targeting 750kgCO₂/sqm for base-build laboratory buildings.

Sustainability Targets

- 5.53 The Sustainability Strategy sets out the policy requirements and guidance that have been used to advise on the emerging sustainability standards for the Development. As set out, the illustrative masterplan and corresponding parameter plans have been designed to incorporate ambitious but deliverable sustainability targets. The development will be highly sustainable and is designed against recognised accreditations to demonstrate and qualify this intention.

- 5.54 A high-level summary of sustainability targets includes the following:

- All nine workplace buildings will be high performing, achieving a minimum BREEAM score of 85%.

Five buildings (the offices) will achieve a BREEAM certification of Outstanding.

The four laboratory buildings will all achieve a minimum BREEAM certification of Excellent, with a push target to achieve Outstanding.

Ability for all buildings to achieve Outstanding is currently limited only by Energy Consumption, which is particularly challenging for Wet Lab buildings.

- NABERS score of 5.
- Wirescore – Platinum enabled.

Social value strategies

- 5.55 The Proposed Development has been sensitively designed so that it will deliver a range of social infrastructure that directly responds to the needs of the local community. The Applicant employed an independent social enterprise (Social Life) to undertake a **Social Infrastructure Assessment** of the area around the Beehive Centre. This provided a deep understanding of the Abbey, Romsey and Petersfield wards (being the ward within which the Beehive Centre sits, and the adjacent two wards given the close proximity of the Beehive Centre to the 'junction' of these three wards), and how the existing Beehive Centre is used and accessed.

- 5.56 A **Social Infrastructure Strategy** has been prepared by Volterra in support of the Application. It summarises the key social initiatives that the Development will deliver to address identified shortfalls and needed facilities that have been identified through stakeholder engagement with local organisations, the community and delivery partners. It also provides the mechanism for delivering the benefits, which will be secured through planning conditions and agreement. Key initiatives include:
- Ongoing community work, engaging with local delivery partners.
 - Flexible community space within Plot 10, creating a 'Community Hub' with spaces to host a range of activities, with hire at discounted rates for local residents.
 - Inclusive spaces across the development, focused on ensuring that all open spaces are safe and welcoming for all, with key inputs from Make Space for Girls.
 - Design principles to include for 'Skatable' spaces, with key inputs from Cam Skate to co-design skatable streets and furniture within parts of the hard landscaping scheme.
 - A STEM-oriented educational resource space, providing hands-on learning space in partnership with the Cambridge Science Centre.
 - An educational programme in partnership with Form the Future, providing skills so that people can access new local job opportunities.
 - Active frontages and open spaces, clearly with clear legibility as set out in the Outline Wayfinding Strategy.
- 5.57 A full Social Infrastructure Implementation Plan will be delivered as part of the Development. This will ensure that the strategies and initiatives achieve the intended positive outcomes.
- 5.58 Alongside the social infrastructure programme, the local community will benefit from a wide range of new employment and training opportunities. These are discussed in further detail within section 9, including the **Employment and Skills Strategy (ESS)** which will ensure a range of socio-economic local benefits.

6.0 Environmental Impact Assessment

- 6.1 The Applicant has volunteered to complete an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended) ('EIA Regulations')
- 6.2 The EIA was volunteered as the Development exceeds the applicable thresholds set out in the EIA Regulations and it was considered that the likelihood of significant environmental effects could not be ruled out, as defined for the purposes of EIA. Additionally, volunteering an EIA was in line with the Applicant's ethos of providing the highest possible quality for sustainability and engagement. Through the systematic examination of effects from a proposal, EIA facilitates refinement of a development proposal to minimise adverse impacts on the environment and to maximise beneficial consequences. EIA seeks to ensure that the likely significant environmental effects of a development are understood by the decision makers, and anyone interested in the project.
- 6.3 As EIA was volunteered, there was no need to determine if the Development required an EIA through the 'screening' process in the EIA Regulations. Accordingly, the team progressed to request the Council to adopt a formal Scoping Opinion as to the content of the EIA, with the submission of a Scoping Report in December 2022. The Council's response was received on 6 February 2023.
- 6.4 The Scoping Opinion identified that the Development would have the potential to give rise to a number of likely significant environmental effects that would need to be assessed and determined via the EIA process. These effects were on the matters of:
- Air Quality
 - Cultural Heritage
 - Flood Risk, Drainage and Water Resources
 - Ground Conditions and Contamination
 - Townscape and Visual
 - Noise and Vibration
 - Socioeconomics
 - Transport
 - Cumulative Impacts
- 6.5 A number of other issues were considered at the Scoping stage and were considered unlikely to give rise to likely significant environmental effects. These issues were therefore 'scoped out' of the EIA, but assessed within the planning application documents, where necessary:
- Microclimate
 - Climate Change
 - Health and Wellbeing
 - Tourism
 - Social Infrastructure

- Retail
- Ecology
- Arboriculture
- Archaeology
- Utilities
- Waste
- Major Accidents and Disasters

6.6 The EIA has been reported as follows, submitted in support of the Original Application and to support the Revised Scheme:

- Volume 1 – main ES, including technical chapters (on the topics listed at paragraph 6.4)
- Volume 2 – complete technical appendices
- Volume 3 – Non-Technical Summary. An ES addendum is included to assess any changed impacts arising from the Revised Scheme.

7.0 Policy Overview

7.1 Planning Practice Guidance ('Practice Guidance' or 'PPG') states that to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This reflects Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

7.2 The most relevant component of the development plan for the Site and the proposals is formed by the adopted Cambridge Local Plan (2018).

7.3 In relation to the Proposed Development, the most pertinent policies of the Cambridge Local Plan include:

- **Policy 1: The presumption in favour of sustainable development:**

"Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise".

- **Policy 2: Spatial strategy for the location of employment development:**

"The strategy will be to support Cambridge's economy, offering a wide range of employment opportunities, with particular emphasis on growth of the Cambridge Cluster of knowledge-based industries and institutions and other existing clusters in the city, building on existing strengths in 'knowledge-based' activities.

"Proposals that help reinforce the existing high technology and research cluster of Cambridge will be supported. The Council will work closely with relevant partners, including the universities and The Business Board, to attract employment in such activities.

"Employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

"The Council's aim is to ensure sufficient land is available to allow the forecast of 22,100 new jobs in Cambridge by 2031, including some 8,800 in B-use class (offices and industry). Therefore, provision has been made for the development of at least 12 hectares of employment land (net) from April 2011 to March 2031..."

- **Policy 5: Sustainable transport and infrastructure**

"Development proposals must be consistent with and contribute to the implementation of the transport strategies and priorities set out in the Cambridgeshire Local Transport Plan (LTP) and the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC).

“Cambridge City Council, Cambridgeshire County Council and developers will work together to achieve the objectives and implement the Cambridge-specific proposals in the LTP and the TSCSC, with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport.

“In addition, Cambridge City Council will work with partners to support the implementation of transport schemes that will improve linkages across the region and by doing so increase the use of sustainable transport modes to get to and from Cambridge.”

- **Policy 6: Hierarchy of centres and retail capacity**

The Site is not identified as a retail centre within the hierarchy; however, the Site is primarily under retail use and the Development includes some retail use.

“Any retail developments proposed outside these centres must be subject to a retail impact assessment, where the proposed gross floorspace is greater than 2,500 sq. m...”

- **Policy 8: Setting of the city**

The Site is not on the urban edge of Cambridge; it is not within or abutting green infrastructure corridors or the Cambridge Green Belt, open spaces or the River Cam corridor, which are locations specifically referenced in Policy 8. However, it lies close to Coldham’s Common (Green Belt), and this context has been fully considered in the Proposed Development through the landscape/townscape and visual impact assessment work, which has informed the design evolution.

“Development on the urban edge, including sites within and abutting green infrastructure corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, will only be supported where it: following issues:

- a. responds to, conserves and enhances the setting, and special character of the city...*
- b. promotes access to the surrounding countryside/open space, where appropriate...*
- d. includes landscape improvement proposals that strengthen or recreate the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity.”*

- **Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use**

“All development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. Promoters of major development, including redevelopment of existing floor space, should prepare a Sustainability Statement as part of the Design and Access Statement submitted with their planning application, outlining their approach to the following issues:

- e. *adaptation to climate change*
- f. *carbon reduction*
- g. *water management*
- h. *site waste management*
- i. *use of materials...*

- **Policy 40: Development and expansion of business space**

“New offices, research and development and research facilities are encouraged to come forward within the following locations:

...b. In the areas around the two stations...

Proposals for the development of these uses elsewhere in the city will be considered on their merits and alongside the policies in Section Three of the plan.

Development of larger employment sites, with multiple occupiers, should consider whether they want to provide shared social spaces within the site, to enhance the vitality and attractiveness of the site.”

- **Policy 55: Responding to context**

“Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high-quality places. Development will:

- a. *identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site.*
- b. *be well connected to, and integrated with, the immediate locality and wider city.*
- c. *use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.”*

- **Policy 56: Creating successful places**

“Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported. Proposals should:

- 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.*
- 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.*

● **Policy 57: Designing new buildings**

“High quality new buildings will be supported where it can be demonstrated that they:

- a. have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views.*
- b. are convenient, safe and accessible for all users.*
- c. are constructed in a sustainable manner and are easily adaptable.*
- d. successfully integrate functional needs such as refuse and recycling, bicycles and car parking.*

- e. *design measures to reduce the environmental impact of the buildings, such as renewable energy systems and other rooftop plant and services, in an architecturally integrated way....*
- h. *include an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment.”*

- **Policy 59: Designing landscape and the public realm**

“External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. High quality development will be supported where it is demonstrated that:

- a. *the design relates to the character and intended function of the spaces and surrounding buildings.*
- b. *existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area are retained and protected.*
- c. *microclimate is factored into design proposals and that public spaces receive adequate sunlight.*
- d. *materials are of a high quality and respond to the context to help create local distinctiveness.*
- e. *an integrated approach is taken to surface water management as part of the overall design.*
- f. *a coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art.*
- g. *trees and other planting are incorporated, appropriate to both the scale of buildings and the space available.*
- h. *species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate.*
- i. *the design considers the needs of all users and adopts the principles of inclusive design.”*

- **Policy 60: Tall buildings and the skyline in Cambridge**

“Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the following criteria:

- a. *location, setting and context – applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing landscape and townscape;*
- b. *impact on the historic environment – applicants should demonstrate and quantify the potential harm of proposals to the significance of heritage assets or other sensitive receptors (view of, backdrop and setting), assessed on a site-by-site basis but including impact on key landmarks and viewpoints, as well as from the main streets, bridges and open spaces in the city centre and from the main historic approaches, including road and river, to the historic core. 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;*
- c. *scale, massing and architectural quality – applicants should demonstrate through the use of scaled drawings, sections, accurate visual representations and models how the proposals will deliver a high-quality addition to the Cambridge skyline and clearly demonstrate that there is no adverse impact;*
- d. *amenity and microclimate – applicants should demonstrate that there is no adverse impact on neighbouring buildings and open spaces in terms of the diversion of wind, overlooking or overshadowing, and that there is adequate sunlight and daylight within and around the proposals; and*
- e. *public realm – applicants should show how the space around tall buildings will be detailed, including how a human scale is created at street level...”*

● **Policy 61: Conservation and enhancement of Cambridge’s historic environment**

“To ensure the conservation and enhancement of Cambridge’s historic environment, proposals should:

- a. *preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;*
- b. *retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;*
- c. *be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;*
- d. *demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and*

- e. *provide 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.*

● **Policy 62: Local heritage assets**

“...Where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

Where an application for any 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.”

- 7.4 A full list of all relevant policies is appended (**Appendix 3**), the proposals are cognisant that the development plan must be viewed as a whole, rather than policies in isolation.
- 7.5 The National Planning Policy Framework (‘the Framework’ or ‘the NPPF’) represents up-to-date Government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 14 of the Framework.
- 7.6 Key sections of the Framework include:
- Chapter 2: Achieving sustainable development.
 - Chapter 4: Decision-making.
 - Chapter 6: Building a strong, competitive economy.
 - Chapter 8: Promoting healthy and safe communities.
 - Chapter 9: Promoting sustainable transport.
 - Chapter 11: Making effective use of land.
 - Chapter 12: Achieving well-designed places.
 - Chapter 14: Meeting the challenge of climate change, flooding and coastal change.
 - Chapter 16: Conserving and enhancing the historic environment.
- 7.7 Supporting the Framework is a series of online Planning Practice Guidance (‘Practice Guidance’ or ‘PPG’) which is also considered a material consideration in the determination of planning applications. This includes the National Design Guide, which was published by Government in 2021 and sets out the characteristics of successful places and what good design means in practice.
- 7.8 In addition to this, other policy documents can form material considerations in the determination of planning applications, including:
- National policy announcements, such as the Case for Cambridge (March 2024) and Draft National Planning Policy Framework (NPPF)(July 2024);
 - Supplementary policies and evidence prepared locally including: Biodiversity Supplementary Planning Document (SPD)(January 2022), Sustainable Design and Construction SPD (January 2020), Public Art SPD (2010), and Cambridgeshire Flood and Water SPD (February 2019); and

- Emerging local planning policy, including the emerging joint Local Plan. The latest version at the time of submission is Regulation 19, First Proposals, which includes draft allocations and policies.

7.9 Cambridge City Council and South Cambridgeshire District Council are working together to create a new joint Local Plan for the two administrative areas, known as the Greater Cambridge Local Plan ('GCLP'). In due course this Joint Local Plan will replace the Cambridge Local Plan (2018).

7.10 In November to December 2021, a full public consultation was held on the Regulation 18 First Proposal, which included draft allocations and policies. The next consultation version of the Local Plan is not expected until late 2025. Limited weight is attributed to the emerging Local Plan as it is still at Regulation 18 stage; however, it provides an indication on the direction of policy and the 'preferred option' for the Local Planning Authorities. Additional weight will be attributed to the Local Plan as it progresses towards examination and adoption.

7.11 The First Proposals (2021) document identifies the Beehive Centre as a new Opportunity Area within the emerging Local Plan, under Policy S/OA: Opportunity Areas in Cambridge, alongside the adjacent Newmarket Road Retail Park. The relevant text is as follows:

- Policy S/OA: Opportunity Areas in Cambridge

What will this policy do?

"Identify specific locations as Opportunity Areas that would benefit from a holistic approach to any future development that comes forward, to provide policy guidance for development that also improves public transport access and infrastructure delivery and seeks improvements to the public realm."

Proposed policy direction

"Opportunity Areas provide opportunity to enable development that can reinforce and create character and identity in key corridors and centres of the city, often through associated public realm improvements. Opportunity Areas embrace mixed uses and multiple functions, which provides opportunities and challenges, and requires a policy framework to promote and guide overall change during the life of the plan."

Given the opportunity nature of these sites they do not include any particular levels of development and are not counted towards meeting our needs."

- **New Opportunity Areas**

S/OA/NR Newmarket Road Retail Park

S/OA/BC Beehive Centre

"Two new Opportunity Areas are proposed that are areas of low density, large-scale retail uses with extensive surface car parking. This does not make very good use of an expansive

area of land in the heart of Cambridge. With changes in retailing and the increase in online shopping, when taken together with the Local Plan themes of addressing climate change and creating Great Places, these sites have the potential to provide a significant opportunity for reimagining this area close to the heart of Cambridge. There are land contamination issues at the Newmarket Road Retail Park that will need to be explored carefully as part of any site intensification proposals. These opportunities can be explored further as the plan progresses, including having regard to emerging evidence about future retail needs to inform the next draft plan stage.”

8.0 Engagement

- 8.1 The Applicant and its project team has undertaken an extensive programme of consultation and collaboration from the outset of the project.
- 8.2 A comprehensive **Statement of Community Involvement (SCI)** has been prepared by Marengo Communications on behalf of the Applicant, which sets out the detail of the consultation process undertaken. This is supplemented by a **SCI Addendum**, which explains the consultation that has taken place since the original application was submitted in August 2023.
- 8.3 The objective of the engagement process has been to ensure that the community has an opportunity to understand and help shape the proposals in order to ensure the best possible outcome and the delivery of substantial benefits to the area.
- 8.4 The broad aims of the consultation were:
- To raise awareness of the emerging proposals for the redevelopment of the site and discuss the public benefits.
 - To undertake consultation to ensure feedback could be incorporated into the final proposals.
 - To build a relationship with the local community.
 - To enable constructive dialogue between local stakeholders, the community, the project team and The Applicant.
 - To ensure everyone who wanted to take part in the consultation was able to by being as accessible and inclusive as possible.
- 8.5 The consultation has engaged with a wide range of stakeholders including Officers at the LPA; Officers at the Highways Authority (Cambridgeshire County Council); Officers at Lead Local Flood Authority (LLFA) (Cambridgeshire County Council); Historic England; district and ward councillors; the local community; a range of local organisations and many other stakeholders and interest groups. This process has directly and significantly shaped the Proposed Development.
- 8.6 The consultation has been delivered through a number of activities, including:
- Public drop-ins at three stages.
 - Printed newsletters, sent to 6,500 surrounding addresses in advance of each phase of the public consultation, along with social media and press adverts; notifications to over 70 stakeholders; and tenant communication via the managing agent of the Beehive Centre.
 - A project website (www.beehivecentreconsultation.co.uk) which provides easy access to information about the project, much of which is downloadable. There was also the opportunity to give comment or contact the team with any questions via the website.
 - Stakeholder briefings to ensure a full understanding of the aspirations behind, and the details of, the proposals.
 - Thematic workshops for engaged community groups. Workshops were held after the first phase of consultation to provide an opportunity for community groups and individual residents to engage in specific topic areas of interest.

- Youth engagement, including specific engagement sessions with Cambs Youth Panel, Make Space for Girls, Cam Skate and Red2Green.

Engagement with the Community

8.7 The public consultation strategy has involved four stages of consultation in relation to wide-reaching public engagement, as follows:

- Phase One: June to July 2022 – the objective was to gain a better understanding of the local area and the community’s aspirations. In addition to the formal public consultation events and feedback opportunities that were open to all, the independent social enterprise company Social Life was commissioned to better understand how the project could better meet local needs and build on what is already succeeding in the area. Social Life carried out 84 street interviews and 15 local stakeholders from local groups and organisations were interviewed.
- Phase Two: November to December 2022 – this consultation introduced a masterplan for the redevelopment, including early designs and sketches of the emerging proposals.
- Phase 3: June to July 2023 – the final pre-application consultation stage presented how the masterplan had progressed in response to feedback received in the earlier phases.
- Phase 4: July 2024 – the most recent consultation has included an update to the community regarding the additional work that has been undertaken with Officers and stakeholders following the formal submission of the application and statutory consultation. The revised masterplan was presented with material explaining the scheme changes and design development.

Engagement with the City Council

8.8 The Framework sets out that pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system. It states that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

8.9 Reflecting this approach, the Applicant has engaged with Officers and Members of the City’s Design Panel. In addition to formal Pre-Application Meetings and Design Review Panel sessions, a number of topic-based workshops have also been undertaken as part of the bespoke Planning Performance Agreement (PPA) for the Site.

8.10 Following on from the formal submission of the application in August 2023 and the statutory consultation period, extensive further engagement has been undertaken with Officers at the LPA. This has included Planning, Urban Design, Conservation, Tree and Sustainability Officers and has involved a collaborative approach to the review and refinement of the masterplan, Parameter Plans and Design Codes. This process and associated timeline are detailed in the DAS Addendum.

Engagement with other Statutory Consultees at Cambridgeshire County Council

- 8.11 In addition to engaging with Built and Natural Environment Officers at the LPA, the Applicant team has also undertaken formal pre-application consultation with Cambridgeshire County Council Officers at the Highways Authority and the Lead Local Flood Authority. Post-application engagement has also been undertaken, to follow up on formal feedback to the application and to discuss the proposed changes to the scheme.

Historic England

- 8.12 The Proposed Development has the potential to impact on the setting of several statutorily listed and undesignated heritage assets, and on the character and appearance of the adjacent Mill Road Conservation Area. Consequently, engagement has been undertaken with Historic England, the statutory consultee responsible for securing the preservation and enhancement of all aspects of England's heritage for the benefit of future generations.
- 8.13 Engagement with Historic England has included post-submission discussions following on from the original submission and formal consultation feedback. The Design Team has shared updates with Historic England as part of the design evolution process during 2024, particularly including where changes have been informed by heritage considerations.

Engagement with Local Stakeholder Groups, Organisations, Businesses, Tenants, and Neighbours

- 8.14 In addition to wider public consultation and formal engagement with statutory consultees, the Applicant has undertaken extensive engagement with a range of local stakeholder groups. This is set out in the SCI. Key groups and organisations include:
- Abbey People
 - Indie Cambs
 - Cambridge Science Centre
 - Cambs Youth Panel
 - Form the Future
 - Red2Green
 - Cam Skate
 - Make Space for Girls
 - Cambridge Past, Present and Future
 - Cam Cycle

Consultation Outcomes

- 8.15 The engagement and consultation undertaken has resulted in direct and significant alterations to the Proposed Development. These changes clearly demonstrate how the Applicant has listened to feedback across the pre-application process, and has adapted designs, where possible, to incorporate suggestions from stakeholders and the local community.
- 8.16 Significant changes to the Proposed Development have resulted as detailed within the Design and Access Statement Addendum and described in the Statement of Community Involvement. Community facilities within the proposals have also resulted from the pre-application and application stages of engagement, including:
- Cambs Youth Panel community space,
 - STEM educational space,
 - ‘Skatable’ spaces within the hard landscaping,
 - Inclusive open space, supported by a Wayfinding Strategy, and
 - A Community Hub space.

9.0 Policy Assessment

9.1 The key policy issues in relation to the Development are:

- Vision and principle of development
- Existing and proposed land use
- Climate change and sustainable development
- Employment floorspace to meet need in Greater Cambridge
- Local economic benefits
- Social and community benefits
- Accessibility and sustainable travel
- Quality of design
- Landscape, sustainable drainage and biodiversity
- Impact on the historic environment
- Environmental impact
- Impact on neighbours
- Planning benefits
- Planning balance

Vision and principle of development – delivering sustainable economic development on Previously Developed Land in an accessible location

9.2 The adopted Local Plan acknowledges the nationally important economic contribution that Cambridge makes within the UK (Foreward), identifying Cambridge as a successful city with a world-class reputation for education, research, and knowledge-based industries, along with its historic environment (paragraph 1.2). The Local Plan comments that, despite its small size, Cambridge has greater international stature and extensive offer of facilities than would be expected (paragraph 1.7). It states (paragraph 1.9):

“Cambridge is a demonstrably successful place, where economic success, high quality of life, sustainable living and quality of place are inextricably linked. Cambridge’s modern-day accomplishments include a thriving hi-tech and biotech industry, which has developed since the 1960s and is known as the Cambridge Phenomenon.”

- 9.3 The need for the planning system to facilitate sustainable economic growth is clear in the Framework. Paragraph 81 states that [emphasis added]:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering 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, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

- 9.4 The Local Plan aims to maintain and enhance the success of Cambridge (paragraph 1.2). It emphasises the importance of managing change in a positive, sympathetic, and sustainable way, promoting well-planned growth. It states that the Council adopts a positive and proactive approach but acknowledges that success also brings challenges. The Local Plan identifies delivery of infrastructure to support growth; reducing per capita carbon emissions; and managing change to heritage assets within a compact city as particular challenges. A partnership approach is promoted to achieve positive solutions (paragraph 1.3).

- 9.5 The Cambridge Local Plan (2018) sets out ‘the vision for Cambridge to 2031’. It states:

“The vision for Cambridge is of a compact, dynamic city, located within the high-quality landscape setting of the Cambridge Green Belt. The city will draw inspiration from its iconic historic core, heritage assets, river, and structural green corridors, achieving a sense of place in all its parts, with generous, accessible and biodiverse open spaces and well-designed architecture. Building on the city’s reputation for design excellence, Cambridge’s new development will be innovative and will promote the use of sustainable modes of transport, helping to support the transition to a more environmentally sustainable and successful low carbon economy. The city will continue to develop as a centre of excellence and world leader in the fields of higher education and research, and will foster the dynamism, prosperity, and further expansion of the knowledge-based economy, while retaining the high quality of life and place that underpins that economic success.”

- 9.6 The adopted Local Plan acts as a continuation of the growth strategy set within the 2006 Cambridge Local Plan, focused on delivery and meeting Cambridge’s needs. It acknowledges change and new challenges, with particular emphasis on mitigating transport impacts and securing progress on sustainable development, area improvement and place-making (paragraph 1.5). The principles for area-specific spatial frameworks, such as Opportunity Areas, are also proposed to be continued through in the emerging joint Local Plan.

- 9.7 The City Council recognises the pressures which face the city in light of a warming climate and the limited land cover for priority habitats, natural green spaces and designated nature conservation. In response to this, it has declared a Climate Emergency (Cabinet meeting of 21st February 2019) and a Biodiversity Emergency (Cabinet meeting of 22nd May 2019). All decisions made by the Council must hold these two declarations front of mind and the Development seeks to respond to

both directly. The Council recently decided not to declare a Water Emergency (18 July 2024) but noted concerns regarding the water crisis and resolved to provide support to the Water Scarcity Group.

- 9.8 The Proposed Development can help meet the objectively assessed commercial needs of Cambridge, delivering an employment location with embedded environmental and social infrastructure to support a sustainable, holistic new place. The Development responds to local and national planning policy, as well as the declared climate and biodiversity emergencies. The Development will provide a unique opportunity, maximising the potential of a highly accessible urban site that is currently inefficient and declining in appeal.
- 9.9 The vision is clear that the *“city will continue to develop”* and as a *“centre of excellence and world leader in the fields of higher education and research”* and that such development will *“foster the dynamism, prosperity and foster expansion of the knowledge-based economy”*. All while *“retaining the high quality of life and place”*. The Proposed Development, by reason of its scale, quality and intended uses, will make a meaningful and positive contribution to enable the city to meet its clear and targeted vision.

Economic development in a sustainable location

- 9.10 In order to achieve sustainable development, the planning system has economic, social and environmental objectives (NPPF, paragraph 8).
- 9.11 When determining planning applications, decision-makers are required to apply the presumption in favour of sustainable development (NPPF, paragraph 10), which means approving proposals that accord with an up-to-date development plan without delay (NPPF, paragraph 11). This presumption is reiterated in Local Plan Policy 1.
- 9.12 Policy 2 of the Local Plan sets out a strategy of supporting *“Cambridge’s economy, offering a wide range of employment opportunities with particular emphasis on growth of the Cambridge Cluster of knowledge-based industries and institutions and other existing clusters in the city, building on existing strengths in ‘knowledge-based activities’”*. It states that *“proposals that help reinforce the existing high technology and research cluster of Cambridge will be supported”*. Policy 2 sets a clear position for the Planning Authority to support development that reinforces the knowledge and research and development sectors that form the recognisable Cambridge cluster; the Proposed Development will unequivocally reinforce and add to the cluster and so, by direction of Policy 2, is to receive support.
- 9.13 Policy 2 further states that *“employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre”*. The site is wholly within the urban area, is an emerging Opportunity Area and is close to the city centre. The emerging Opportunity Area policy of November 2021 for the Site states that it is *“...in the heart of Cambridge.”*
- 9.14 Paragraph 2 of Policy 2 explains that the Local Plan has made provision for at least 12 hectares of employment. This expresses a minimum amount of employment land to be delivered through the Plan period, not a cap or limitation.
- 9.15 The Local Plan sets out the City’s key constraints, as follows (Local Plan, paragraph 2.20):

- Cambridge’s outstanding historic environment, which is of international, national, and local significance;
- Limited supply of available land, as well as conservation constraints;
- Transport (and other) infrastructure under pressure; and
- The Cambridge Green Belt.

9.16 The Development provides a positive response to all these points. In the same order, the Site:

- has the benefit of being outside of the historic core.
- contributes to Cambridge’s employment needs by making a greater efficiency of previously developed land in a sustainable location and outside of its Conservation Areas
- will reduce the pressure on the local highway network; and
- reduces pressure on the Green Belt by providing much needed additional employment floorspace within the urban area of the city.

9.17 Policy 40 of the Local Plan ‘Development and expansion of business space’ sets out locations where new offices, R&D and research facilities are encouraged to come forward. Three site locations are named, but the main policy text also states that *“proposals for the development of these uses elsewhere in the city will be considered on their merits and alongside the policies in Section Three of the plan”*. The policy is therefore clear that windfall sites can be supported ‘alongside’ those expressly named in Section Three.

9.18 The Policy 40 sub-text in 5.14 provides further clarity saying that *“Employment proposals in B use class that are situated in sustainable locations will be supported...This policy seeks to meet the demand for new office space by supporting the development of business space in areas where there is strong demand. Business growth of appropriate scale in other sustainable locations throughout the city will also be supported”*. Note that the policy was written prior to the changes to the Use Class Order of 1 September 2020 which changed the content of Use Class B. At time of adoption of the 2018 Local Plan the ‘B Class Use’ would have included for B1(a) offices, B1(b) Research and development of products or processes and B1(c) Industrial Process; and so, the policy applies, in regard to these uses, to the Proposed Development. For completeness, B2 ‘General industry’ and B8 ‘Storage or distribution’ have remained the same.

9.19 With respect to market demand, up-to-date evidence as set out in **Cambridge Office & Laboratory Occupational Market Update** (August 2024) prepared by Bidwells,, which highlights the importance of the office and laboratory sector to Cambridge with total building stock rising from 5.2m sq. ft. in the year 2000 to over 10.9m sq. ft. at the end of 2023. The rate of growth has accelerated with 3.5m sq. ft. of the increase in building stock delivered in the past 10 years. It states at 3.4.1 *‘The delivery pipeline of new office supply remains constrained short and medium term and is not expected to meet levels of occupier demand’* and specifically for laboratory floorspace at 3.4.2.1 *‘Currently there are no labs in urban city locations available for occupiers seeking to grow and locate within the city centre areas’*.

9.20 In relation to the Redeveloped Beehive Centre proposals at 3.5.4 the reports states *‘The opportunity to create a new city quarter for Cambridge at the site is needed to meet the needs of the fast growth science and tech sectors that Cambridge competes with on the global stage. There is a need for more quality office and laboratory buildings; and occupiers want these in exciting locations which are vibrant and provide a mix of uses and high quality placemaking’*.

- 9.21 Local Plan paragraph 5.16 states that:
- “The Cambridge Cluster Study 2011 identifies the fact that a number of peripheral employment sites are perceived to be isolated, both in relation to each other and in relation to the city centre and the railway station. The lack of social aspect, especially on the newer peripheral employment sites, is making them less attractive places to locate to. Larger employment sites away from the city centre should consider whether to provide shared social spaces to enhance the vitality and attractiveness of the site from the outset.”*
- 9.22 The Proposed Development responds positively to the spatial strategy to employment development set out in Local Plan Policies 2 and 40. It will support economic growth and provide a range of supporting services and social infrastructure to create a new employment quarter that is highly accessible and sustainable, with shared social spaces enhancing the site as part of the holistic approach to place-making.
- 9.23 Whilst the emerging joint Local Plan has limited weight – still being at Regulation 18 stage – it is notable that the Site is proposed to be designated as an Opportunity Area (Reference S/OA/BC). Opportunity Areas are designated to enable development that can reinforce and create character and identity in key locations within the city, often through associated public realm improvements. They are to embrace mixed uses and multiple functions, and the emerging policy context identifies that the Beehive Centre Site has *“the potential to provide a significant opportunity for reimagining this area close to the heart of Cambridge”*.
- 9.24 The Development accords with national policy which emphasises the importance of making effective use of land (NPPF December 2023, paragraph 123). The Framework states that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of ‘previously developed land (PDL)’ or ‘brownfield’ land (NPPF, paragraph 123). Further to this, the Framework states that decisions should give substantial weight to the value of using suitable brownfield land within settlements and should promote and support the development of under-utilised land and buildings (NPPF, paragraph 124).
- 9.25 The Site represents a unique opportunity to provide for a notable contribution to meet Cambridge’s employment needs on PDL in a sustainable, central location whilst reducing pressure on the historic core and the Green Belt. Its location and size provide an opportunity to create an office and laboratory campus at an accessible, edge-of-centre location of a critical scale to deliver a range of tangible economic, social and community benefits, including a new Local Centre set within extensive public realm. These benefits are discussed in further detail in later sub-sections of this section of the Planning Statement, and other supporting documentation.
- 9.26 The principle of developing the Site as proposed is entirely consistent with local and national policy, including the Council’s approach to economic growth and development as set out in Local Plan Policies 2 and 40. Furthermore, the Proposed Development will contribute to the Local Plan meetings its own vision which expressly includes for the city to continue to develop as a centre of excellence and world leader in the fields of high education and research and the further expansion of the knowledge-based economy. The Inspector in the Hills Road decision ([Appeal Ref. APP/Q0505/W/21/3282911](#)) came to a similar conclusion, as early as March 2022, (paragraph 59), stating in that case *“the proposal is anticipated to provide very substantial economic benefits in terms of multiplier effects, increased GVA and further employment. These benefits would be significant in terms of supporting the ongoing vitality of what is a nationally important Cambridge-based knowledge economy.”*

Existing and proposed land use

Existing use

- 9.27 The Site benefits from the established lawful use of its buildings, under the 1 September 2020 Use Class Order, predominantly for Class E uses 'Commercial, Business and Service'. As set out in the Planning History section of this Planning Statement, there is no restriction on the use of the Site. The Site benefits from the full flexibility of uses permitted under the Use Classes Order, as amended.
- 9.28 Likewise, there are no planning restrictions on the operation of the Site in terms of hours of operation or similar controls, via either planning condition or legal agreement.
- 9.29 The Site is not allocated or designated within the adopted Local Plan. There is no town centre or shopping designation that protects the existing retail use or restricts any legal change of use that is permitted within the Use Classes Order, as amended.

Proposed use

- 9.30 The Application seeks consent for the following mix of uses on the Site:
- a new local centre (E (a-f), F1(b-f), F2(b,d)) at ground floor level.
 - employment floorspace (office and laboratory) (E(g)(i)(ii)) at ground floor level.
 - employment floorspace (office and laboratory) (E(g)(i)(ii)) at upper floor levels.
 - supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping, and utilities.
- 9.31 The mix of uses is shown on the Land Use Parameter Plans, which will form approved drawings that controls the outline planning permission.

Retail and town centre use

- 9.32 A **Town Centre Use/Retail Planning Statement** and **Town Centre Use/Retail Planning Response Statement** has been prepared by Alder King to support the Application, taking full account of the policy approach required by the Framework and the PPG on Town Centres and Retail. It addresses the relevant policy tests, namely the sequential approach and retail/town centre use impact in relation to the proposed ground floor uses.
- 9.33 In relation to the sequential approach to site selection, the proposed town centre uses in part replace some of the lost retail floorspace that is currently provided on the Site. In addition, the proposed town centre use floorspace will create a local centre for future employees on the Site as well as for existing local residents in the local catchment area. Given the site-specific nature of the proposed retail/town centre use floorspace, a sequential assessment is not necessary, but for robustness, a sequential site assessment has been undertaken. Although the ground floor uses are integral to the Development Proposal and only come forward as a composite mixed-use proposal for the Site, the retail assessments nevertheless demonstrate that there are no suitable or available sequentially preferable sites or units in identified centres; namely Fitzroy/Burleigh

Street/Grafton Primary Shopping Area (PSA)/Cambridge City Centre; Mill Road East District Centre; Mill Road West District Centre; Norfolk Street Neighbourhood Centre; and Fairfax Road Neighbourhood Centre. It is found that the Proposed Development passes the sequential test requirements. or the

- 9.34 In terms of retail/town centre use impact, the proposed uses comprise part of a wider scheme, creating a local centre to serve employees on the Site as well as existing residents within the catchment of the Site. Given that the Development involves a reduction of retail floorspace, a retail impact assessment is not technically required. However, a capacity-led retail impact assessment has been provided to support the Application, together with a qualitative assessment of nearby centres to assess whether any are vulnerable to potential retail impact. The capacity assessment demonstrates that both the employees on the Site and existing residents within the catchment area are able to support the retail and town centre use floorspace (Use Class E(a) and E(b)) proposed in the new local centre and that the scale of retail floorspace proposed is appropriate. The qualitative vitality and viability health check assessments demonstrates that all nearby centres display good levels of vitality and viability. There is no evidence to suggest that the centres are vulnerable to impact even if it was considered that the proposed local centre had a trading overlap with facilities in them. Indeed, at paragraph 3.3 of the Retail Planning Response Statement it states:

“The reduction in retail/town centre floorspace [at the Beehive Centre] could actually result in a potentially positive impact on nearby centres”

- 9.35 The Proposed Development is assessed as fully acceptable from a retail and town centre use planning perspective, being consistent with the requirements of current planning policy relating to retail/town centre use impacts and the sequential approach.
- 9.36 This approach is bolstered by the submission of a Local Centre and Public Realm Strategy that explains the approach to deliver the new local centre to ensure that it meets the needs of the future employees and local community and in a manner to respect and complement other retail centres in this part of the city. Indie Cambridge is a local organisation that supports and represents independent local businesses and have been involved with the emerging design of the local centre; the Applicant and its team will continue to engage with Indie Cambridge in curating a successful local centre in this location.
- 9.37 The Development will deliver a mixed-use, sustainable development in accordance with national and local planning policy.

Climate change and sustainable development

- 9.38 Reflecting the presumption in favour of sustainable development set out in the Framework and Local Plan Policy 1, and the policy requirement to utilise available opportunities to integrate the principles of sustainable design and construction into the design of proposals (Local Plan Policy 28), delivering a sustainable development has been at the heart of the Applicant’s brief to the design team.
- 9.39 The project brief from the outset has been to meet or exceed the requirements of planning policy in relation to sustainability credentials, ensuring aspirational but achievable targets. The approach to energy, water and sustainability is set out in Section 5 of this Planning Statement, including the targets that the Development will achieve.

- 9.40 The Proposed Development has incorporated high sustainability objectives from the initial design conception. Recognising the declared climate emergency within the City of Cambridge, high standards of development are integrated into the proposals. The **Sustainability Strategy** for the Development has been informed by national and local policy requirements, the Applicant's vision and sustainable design development guidance and frameworks, including the following:
- United Nations Sustainable Development Goals (UN SDGs)
 - Cambridge Local Plan (October 2018)
 - Supplementary Planning Documents and Guidance (SPD)
 - Cambridgeshire Flood and Water SPD
 - Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (January 2020).
 - Emerging Joint Local Plan for the Greater Cambridge Area
 - BREEAM New Construction Version 6.0
 - RIBA 2030 Climate Challenge
 - Client Vision
- 9.41 The Proposed Development includes for the design principles to address Urban Heat Islands and are matters which are set into the Design Code to ensure that the detailed design incorporates measures to minimise the effects.
- 9.42 The Sustainability Strategy embraces the 'Five Capitals' framework in terms of the sustainability benefits and values that the Development will deliver. These are as follows:

Physical Capital – addressing climate change

- 9.43 The Development will create high quality buildings to ensure physical value is increased, designing buildings and infrastructure for longevity and to allow people to navigate easily by active travel modes.
- 9.44 A fabric first approach has been implemented to the design, reducing the demand for energy as far as possible by constructing to a high thermal performance to minimise heat loss whilst considering cooling demand. Passive design features including external shading will be incorporated into the detailed design. The Development will also target excellent performance in terms of operational energy, to minimise the energy required by the Site during operation. The Development will target an operational energy consumption of less than 55 kWh/sqm/year, which is in line with 2030 targets for RIBA Climate Challenge.
- 9.45 The use of low and zero carbon technologies (LZCs) has been evaluated to minimise carbon emissions. An all-electric system will be utilised in combination with onsite electricity generation, including the use of photovoltaics (PVs) on roof areas where appropriate and air source heat pumps (ASHPs) for heating, cooling, and hot water where possible.
- 9.46 Embodied carbon has been assessed throughout the design stage and this will include construction phases. Pre-demolition audits will be undertaken to identify opportunities for material re-use. The design of new buildings will take account of construction options to ensure best practice in material

choices and availability. The scheme will be targeting an embodied carbon target of less than 600kgCO₂/sqm for office buildings (and a stretch target of 500kgCO₂/sqm) in line with the RIBA Climate Challenge and an improved, more sustainable, position over the original OPA scheme.

- 9.47 Reducing waste is another key sustainability objective under this topic. Efficiency of design will seek to optimise the Development for disassembly and adaptability, whilst ensuring longevity of buildings and material efficiency. Construction Environment Management Plans (CEMP) will be used to ensure waste is reduced.
- 9.48 The Site is highly accessible, and the masterplan design promotes the use of sustainable and active transport, as set out in the Transport Assessment and Travel plan. On-site facilities will include excellent pedestrian and cycle facilities, including secure bike parking and end-of-journey provision. The Site will be accessible via a range of enhanced bus services. This will be a significant and beneficial change to the lack of sustainable transport infrastructure on the site presently.

Social Capital – creating local connections

- 9.49 By enabling community identity, social value is increased via placemaking, creating a great place which brings people together and creates a community.
- 9.50 The Development will enable community identity and social cohesion through creating a high-quality public realm. External spaces within the masterplan have been designed to be attractive, secure and inclusive. The Site's location and context creates an opportunity to enhance connections with existing recreation facilities and the wider local area and provides on-site spaces for community activities and social interaction.
- 9.51 Responsible construction practices will be adopted and implemented to use local suppliers, contractors and employees wherever possible. High standards will be required for all contractors and the use of Considerate Constructor Scheme or similar will be utilised. This will minimise construction impacts and strengthen positive opportunities for engagement with stakeholders and the local community.
- 9.52 Work opportunities will be created for local people as part of both the construction and operational phases. This will include work experience placements and apprenticeships to provide quality jobs and local economic growth.
- 9.53 Engagement with local science and research businesses will be undertaken, ensuring that the needs of industry and business are met by the new employment spaces provided within the Development.

Economic Capital – economic enrichment

- 9.54 Focused on seeking equity for all, economic value is increased where users feel that they have a level of ownership and buy-in to the outcomes of a development.
- 9.55 The Development has been designed to maximise efficiencies, including running costs. Issues of maintenance and repair are considered in lifecycle costs analysis, as well as predictions of