

The Beehive Redevelopment

Social Infrastructure Strategy

August 2024

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Executive Summary

The Beehive Redevelopment Social Infrastructure Strategy

Policy Context:

Cambridge Local Plan – Strategic Objective 12:

- Aims to promote social cohesion, sustainability, and a high quality of life by maintaining and enhancing provision of open space, sports, and recreation, community facilities, and leisure facilities, including arts and cultural venues that serve Cambridge.

Cambridge Local Plan – Strategic Objective 14:

- To ensure the appropriate and timely provision of environmentally sustainable forms of infrastructure to support the demands of the city, including digital and cultural infrastructure.

Cambridge Local Plan – Strategic Objective 15:

- To promote a safe and healthy environment, minimising the impacts of development and ensuring quality of life and space.

Cambridge Local Plan – Policy 85:

- Prioritises sufficient infrastructure capacity for new developments.

Greater Cambridge Emerging Local Plan – Policy WS/HD:

- Place and space have a significant impact on health and wellbeing. The ability of individuals to lead healthy lifestyles is deeply influenced by the environment in which they live.

Greater Cambridge Emerging Local Plan – Policy WS/HD:

- New development creates additional demand for infrastructure and services, it is reasonable for developers to address these needs to ensure development is sustainable.

Greater Cambridge Local Plan – Infrastructure topic paper:

- For long-term developments, it is crucial to prioritise a sense of place and community from the beginning. Temporary 'meanwhile' projects, such as community services and small-scale businesses, can create active uses, foster a sense of community, and mitigate the challenges associated with new development.

Executive Summary

Aligning provision to local need

The Applicant is committed to delivering a scheme which uniquely caters to local needs

Identified local need

How the Proposed Development responds to local needs



Relationship between people and place

- There is a lack of accessible green space.
- Abbey ward is lacking night-time activity.
- There is a lack of places to dwell in the Local Area.
- There is a lack of facilities for young people.
- Romsey ward is lacking a library, benches, and a community centre.
- Social divide between Abbey Ward and Petersfield Ward residents.



- 2.6ha of open spaces and a community garden.
- Publicly accessible public realm.
- Community space, offering space for cafes and assembly rooms for community use.
- Partnership with Cam Skate to provide space for younger people.
- Youth provision onsite designed by local organisations.
- Collaboration with Make Space For Girls to allow local girls to contribute to the open space strategy.



Creating an affordable place for locals and residents alike

- Residents place value on importance of affordable amenities.
- The community place importance on affordable and convenient retail.
- The cost-of-living crisis has made the potential loss of affordable amenities a real fear for residents.



- The development will retain the opportunity to relocate Asda and other retailers to the nearby Cambridge Retail Park, which is also in the ownership of the Applicant.
- Aspiration to provide a new gym and a range of F&B options.
- A preference for local retailers.



Designing a safe space through continuous and active use

- The current Site can feel unsafe.
- There is a particular issue in evenings with antisocial behavior.



- The Applicant will provide units with opening hours into the evening. The likely candidates in these spaces are food and beverage units, retailers, and retail spaces.
- Ground floor uses on all corners of the Site will be activated.
- The public spaces provided will be designed to allow a programme of outdoor evening events (such as cinemas, markets, and food festivals).
- Green spaces will be activated, and the spaces will be maintained and programmed.
- Natural surveillance throughout the site and to its access points.
- 24/7 security.
- Opportunities for meanwhile uses.

Executive Summary

Aligning provision to local need



Making a unique place that does not replicate what works locally

- Residents had little interest in replicating what is already working in the local area.
- Local area residents keen to keep what is currently working in the retail park.



How the Proposed Development responds to local needs

- Completely unique area provided in the form of the youth/community space developed in coordination with Cambs Youth Panel and Abbey People.
- The Make Space for Girls programme will create unique space developed by local girls.
- The Applicant is exploring the opportunity to have a health and wellness facility onsite.



Creating an interactive space where people can meet, exchange, and learn from each other.

- Stakeholders noted there was a social divide between Abbey Ward and Petersfield ward residents.
- The workshops demonstrated that locals crave contact and exchange between one another.
- The pandemic has intensified the call for enhanced social interaction.



- The Applicant will build relationships with charities, schools, local businesses, and community organisations.
- Provision of a dedicated community space to act as a community centre where people can interact and socialise.
- Creating opportunities for interactions between workers and residents through programmes held in the community space.
- Position the facilities servicing the local community in the centre of the development, to draw locals into the heart of the Site.

Action Plan:

Prior to opening of social infrastructure spaces at the Proposed Development

Updated social infrastructure assessment

Social Infrastructure Implementation plan

Curation of Community Steering Group

Social infrastructure benefits secured through s106 and planning conditions

The Social Infrastructure Implementation Plan will outline the first delivery partners at the social spaces, the first members of the Steering Group, and the key performance indicators which will be secured through the S106 or planning conditions.

Post opening of social infrastructure spaces at the Proposed Development

Quarterly steering group meetings

These meeting would provide the reporting and oversight of the Social Infrastructure Strategy. A progress report will be provided to show how the strategy is providing social benefits and meeting the conditions within the s106.

Executive Summary

Commitments of the Proposed Development

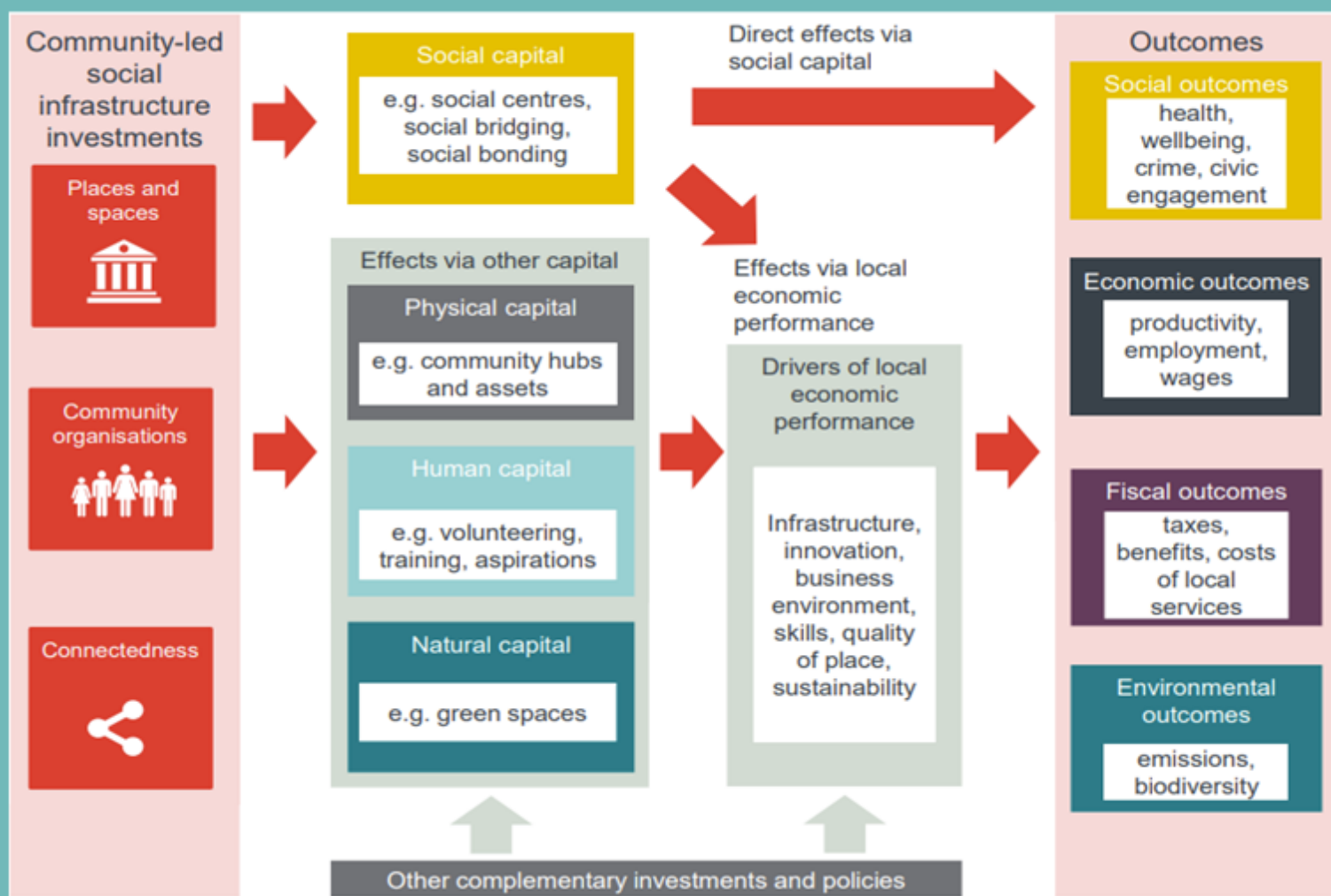
Headline issue	Commitments through potential S106 planning conditions
 Relationship between people and place	• Commitment to maintain, programme and outreach for the public spaces. • Commitment to active frontages with a mix of food and beverage units that offer activity throughout the day. • Condition the community space. • Commitment to continued engagement with Make Space for Girls and the Cambs Youth Panel. • Commitment to ensure the operator of the youth space is a local organisation.
 Creating an affordable place for locals and residents alike	• Make reasonable endeavours to provide space for local retailers onsite. • Deliver the space in line with the vision and delivery plan within the Local Centre and Public Realm Strategy. • Consider conditioning a new gym.
 Designing a safe space through continuous and active use	• Condition ground floor uses across the site and a mix of F&B and evening uses, as prescribed by the Parameter Plans. • Commitment to a programme of events throughout the year, designed with the Community Steering Group. • Explore opportunities for meanwhile use.
 Making a unique place that does not replicate what works locally	• Commitment to working with partners such as Make Space for Girls and Cambs Youth Panel. • Spaces should be secured as community spaces that will be flexible in use. • Continued engagement with the York Street Medical Practice to understand demand for a health and wellness facility on-site.
 Creating an interactive space where people can meet, exchange, and learn from each other	• Commitment to curate a range of programmes for workers and local residents in the community space. • Condition delivery and retention of the community facilities in the centre of the development. • Commitment to continued engagement through the Community Steering Group and updated social infrastructure assessments. • Commitment to careers support and a comprehensive Employment and Skills Strategy.

Executive Summary

Delivering Economic and Social Value

Benefits of the social infrastructure strategy:

- **Directly enhance social capital** – the investment will support social centres and deepen connections across communities.
- **Support broader types of capital** – they will enhance physical capital, human capital, and natural capital.
- **Support the drivers of local economic performance** – they will support the broader drivers of economic growth.
- **Health, mortality, and morbidity** – rates of mortality expected to drop as a result of green space provision.



2. Introduction

Purpose of this report

- 2.1 This Social Infrastructure Strategy has been prepared by Volterra Partners LLP on behalf of Railway Pension Nominees Limited (the Applicant) to support the proposal for the redevelopment of the Beehive Centre in Cambridge.
- 2.2 The purpose of this report is to create a strategy for the social infrastructure that directly responds to the needs of local residents and stakeholders. The social infrastructure proposals have been developed in other work, and this report brings those proposals together to provide a clear set of actions that can be conditioned by the local planning authority. This report sets out benefits that are tangible and deliverable.

Site and the Proposed Development

- 2.3 The Applicant owns the freehold of Beehive Retail Park. This is an approximate 240,000 sqft open Class E retail park, currently let to tenants including Asda, M&S Simply Food, B&M Bargains, and Pets at Home. Whilst the site is fully let, the structure of the retail industry is changing with a reducing need for large-scale retail buildings, which has been accelerated by the COVID-19 pandemic.
- 2.4 The Proposed Development would be a commercial-led, life science development. There is an opportunity to densify the site, bringing forward a world-class commercial-led mixed-use scheme creating long-term benefits. The Proposed Development would contain a mix of Class A office and lab uses, along with efficient and high quality retail space, and a local centre set within a new area of public realm. The Proposed Development has been sensitively designed to provide a place to enjoy working and living, and offers a catalyst for regeneration. The vision is to offer a variety of floorspace options to support a wider range of occupiers and foster a collaborative and people-centric place, which embraces local heritage through its design, and is at the forefront of science and medicine.
- 2.5 The description of the development is:

'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.'

Vision and objectives

- 2.6 This Social Infrastructure Strategy outlines policies and local community issues to outline a coherent approach to maximising the local benefits of the development. The Applicant is committed to providing social infrastructure onsite which directly responds to community needs and provides spaces for all members of the community to interact.
- 2.7 This report sets out the vision and framework of actions that will deliver the social infrastructure. It is offered as an approved document as part of any planning consent, along with the requirement for a Social Infrastructure Implementation Plan to be approved before first occupation. This document will add the precise detail around what will be provided onsite and the delivery plans when this detail can be confirmed. The Applicant is also committing to ensure this strategy is regularly reviewed to make sure it continues to

meet local needs, which in part will be informed by a structured programme of monitoring and reporting. Given the development will be built out over many years it is expected that Cambridge City Council will be one of the partners to help review and refresh the strategy into a continual up-to-date plan of action.

2.8

The report is split into the following sections:

- **Policy context:** summarises the local and shared planning policy position relating to social infrastructure;
- **Social infrastructure needs:** provides a summary of the key local social infrastructure needs Cambridge based on work by Social Life; and
- **Beehive social infrastructure proposals:** summarises what is proposed to be delivered on-site.
- **Recommended action plan:** provides a recommended approach to deliver the commitments outlined in the section above. This sets out the method to achieve the Applicant's vision and social infrastructure objectives, the potential delivery partners, and the monitoring and reporting structure.

3. Policy context

Policy summary

3.1

The following relevant policies are taken from the Cambridge Local Plan 2018¹:



Cambridge Local Plan – Strategic Objective 12:

Aims to promote social cohesion, sustainability, and a high quality of life by maintaining and enhancing provision of open space, sports and recreation, community facilities, and leisure facilities, including arts and cultural venues that serve Cambridge.



Cambridge Local Plan – Strategic Objective 15:

To promote a safe and healthy environment, minimising the impacts of development and ensuring quality of life and space.



Cambridge Local Plan – Strategic Objective 14:

To ensure the appropriate and timely provision of environmentally sustainable forms of infrastructure to support the demands of the city, including digital and cultural infrastructure.



Cambridge Local Plan - Policy 85:

Prioritises sufficient infrastructure capacity for new developments, requiring improvements or compensatory measures. The Council's infrastructure priorities from the Cambridge and South Cambridgeshire Infrastructure Delivery Study will guide provision. Collaboration with neighboring authorities and Cambridgeshire County Council is essential, focusing on the Community Infrastructure Levy (CIL). A wide range of categories, including transport, education, healthcare, and affordable housing, may require obligations or future CIL.

3.2

Greater Cambridge are currently developing emerging Local Plan.² This plan is in the consultation period and has therefore not yet been adopted. This emerging Local Plan has been published with a set of accompanying topic papers which have the purpose of informing the upcoming policies in the emerging Local Plan. Relevant aspects of these that relate to this topic are as follows:

¹ Cambridge City Council, 2018. Cambridge Local Plan

² Greater Cambridge Shared Planning, 2023. Greater Cambridge Local Plan: Development Strategy Update (Regulation 18 Preferred Options)



Greater Cambridge Emerging Local Plan – Policy WS/HD:

Place and space have a significant impact on health and wellbeing. The ability of individuals to lead healthy lifestyles is deeply influenced by the environment in which they live.

Good physical and mental health is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience community, leisure, and cultural activities and access to green and open space.



Greater Cambridge Local Plan – Wellbeing and social inclusion topic paper:

The infrastructure delivery plan will ensure engagement with relevant stakeholders to determine the community facilities needed.

It will be assured that proposed residential growth is accompanied by the required number of school places.

The councils will work with local NHS 'Estates' groups to determine the healthcare provision required to ensure proposed residential growth has the necessary social infrastructure.

For long-term developments, it is crucial to prioritise a sense of place and community from the beginning. Temporary 'meanwhile' projects, such as community services and small-scale businesses, can create active uses, foster a sense of community, and mitigate the challenges associated with new developments.



Greater Cambridge Local Plan – Infrastructure topic paper:

"Only permit development if there is, or will be, sufficient infrastructure capacity to meet all the requirements arising from the new development. Developers will be required to deliver infrastructure directly, or contribute through planning obligations, community infrastructure levy or its successor.

New development creates additional demand for infrastructure and services, and it is reasonable for developers to address these needs in order that development is sustainable. This could include delivery of infrastructure on site as part of developments, but also contribution towards off site infrastructure.

4. Social infrastructure needs

- 4.1 Independent social enterprise Social Life were asked to undertake a Social Infrastructure Assessment of the area around the Beehive Centre.
- 4.2 In April and May 2022, the Social Life team carried out 84 street interviews, asking people which spaces they use and where they socialise, what they value locally, whether they participate in any groups or networks in the area, and how they perceive change locally, among other questions. Fifteen local stakeholders from local groups and organisations and the council were interviewed. This included three group interviews with all the councillors from each ward.
- 4.3 Outlined below are the key themes related to social infrastructure need that came out of this process.

Relationship between people and place

- 4.4 The relationship between people and place in planning and development is a complex concept explored in extensive literature. It encompasses the physical, social, cultural, and psychological dimensions of individuals' interactions with their environment. The built environment, including housing and public spaces, significantly shapes people's experiences and quality of life.³ Cultural practices and values shape individuals' attachment and sense of identity, with inclusivity being key for sustainable development.⁴ Finally, the psychological aspect highlights the impact of a place on mental health and overall well-being.⁵

Key issues identified:

- Stakeholders agree there is a lack of accessible green space in the area.
- Stakeholders perceive Abbey ward as lacking night-time activity.
- There is a lack of places to dwell in the local area, such as cafés.
- There is a lack of facilities for young people (7-18-year-olds), such as skate parks.
- Romsey ward is described as lacking a library, benches to socialise, a community centre that is welcoming to everyone, and more capacity in the primary school which is full.
- Stakeholders also noted there was a social divide between Abbey ward and Petersfield ward residents.

What did we learn?

- 4.5 There is strong local support and interest in the provision of new green spaces. There is a need for the spaces to be intentional and social.
- 4.6 Support for an active ground floor – an area that would work into the evenings and the weekends.
- 4.7 There is a need for a new community space in the local area. Provision of new community space will mitigate issues related to social division and provide places to dwell.

³ Ewing et al, 2020. Urban development and climate change: Interactions between built environments and natural hazards

⁴ Relph, 1976. Place and placelessness

⁵ Pretty et al, 2007. Green exercise in the UK countryside

- 4.8 There is a need within the local area for the provision of space targeted towards younger people.

Curating an affordable place for locals and workers alike

- 4.9 Since 2021, the prices of many essential goods in the United Kingdom began increasing faster than household incomes, resulting in a fall in real incomes. This high rate of inflation (most recently at 8.7%) has resulted in what has been deemed the cost-of-living crisis.⁶ This has created a situation whereby many households across the UK are struggling to pay for basic, essential items such as food and energy bills.
- 4.10 It is therefore no surprise that a key theme that came out of Social Life's interviews was the importance local residents placed on the affordability of the Proposed Development.

Key issues identified:

- Residents placed great value on the importance of affordable amenities.
- The community placed great importance on affordable and convenience retail, for example the existing ASDA, the vets, the gym, and the swimming pool.
- The cost-of-living crisis has made the potential loss of affordable amenities are a real fear for local residents, particularly people living in Petersfield ward.

What did we learn?

- 4.11 Curating a set of amenities and services that are affordable will be essential if the local community are to use the new premises and make the development part of their neighbourhood.
- 4.12 The provision of affordable amenities and retail options is crucial.

Designing a safe space through continuous and active use: now, during construction, and in the future

- 4.13 A safe and secure environment is crucial for the well-being and quality of life of individuals and communities. Designing a safe place and incorporating crime reduction strategies in the construction phase of development can significantly contribute to creating secure and sustainable neighbourhoods.

Key issues identified:

- Currently access to the Site feels unsafe.
- There is a particular issue in evenings with anti-social behaviour.
- Road safety concerns due to high traffic generation.

⁶ Bank of England, 2023. Inflation and the 2% target

What did we learn?

- 4.1 Opportunities for meanwhile use should be explored during the construction period. These spaces should support residents but also attract new interest groups.
- 4.2 The Proposed Development must take into account issues related to safety on Site. Safety in the evenings and reducing anti-social behaviour via evening activation should be a key priority at the Proposed Development.
- 4.3 The provision of a range of food and beverage options should also be considered to ensure use of the Site when retail shops close and workers go home. This will increase safety through an enhanced amount of natural surveillance, reducing the likelihood of anti-social behaviour.
- 4.4 It will be important to provide a traffic management plan in both construction and operational phases. Specific cycling routes should be allocated to reduce the possibility of collision with cars.
- 4.5 Green spaces should be activated through a two-way management mechanism, considering cultural events, leisure classes, neighbourhood activities, etc. The biggest impact on perception of and actual safety will be through maintaining activities and use of the public spaces surrounding the buildings. To achieve this, the operations and programming of the spaces should be taken care of by a dedicated person. There is interest from the local community to participate in the decision surrounding programming and a simple and effective mechanism for engagement should be set up.

Making a unique place that does not replicate what works locally

- 4.6 The importance of uniqueness in a development lies in its ability to create a distinctive and appealing identity that sets it apart from existing offerings in the Local Area. In a competitive market, where differentiation is key, offering something unlike what is already available can attract attention, generate interest, and foster a sense of novelty. Unique features, amenities, or design elements can enhance the overall appeal and desirability of a development, attracting residents, businesses, and visitors. By providing something different, a development can contribute to the vibrancy and diversity of the local area, adding value to the community and creating a sense of place that stands out in people's minds.

Key issues identified:

- Residents had very little interest in replicating what is already working in the local area.
- However, local residents were keen to keep what is currently working in the current retail park (such as the ASDA).

What did we learn?

- 4.7 It is important that the Proposed Development creates a unique commercial proposition that does not mirror what is available locally. This will entice locals to use new places and create a new centre with a distinct identity.
- 4.8 This must be achieved whilst maintaining the elements that are successful in the current retail park.

Creating an interactive space where people can meet, exchange and learn from each other

- 4.9 Creating an interactive space where people can meet, exchange ideas and learn from each other holds immense importance in fostering social connectivity and community engagement. Such spaces provide opportunities for individuals from diverse backgrounds to interact, share knowledge and build relationships, breaking down barriers and fostering a sense of belonging. By facilitating dialogue and collaboration, interactive spaces encourage the exchange of ideas, experiences and perspectives, promoting innovation and understanding. Interactive spaces play a vital role in nurturing social cohesion and enhancing cultural diversity.

Key issues raised:

- Stakeholders noted there was a social divide between Abbey ward and Petersfield ward residents.
- The workshops demonstrated that locals crave contact and exchange between one another. The isolation suffered during the pandemic has intensified the call for enhanced social interaction.

What did we learn?

- 4.10 The Proposed Development will bring in a new population of workers onto the Site, there is an opportunity to create spaces for this new group and local residents to meet and get to know each other.
- 4.11 The importance that locals place on a new community centre is clear. Local residents feel this space is needed to enhance interaction.

Summary of identified needs

Headline issue	Identified need
Relationship between people and place	- Stakeholders agree there is a lack of accessible green space in the area. - Stakeholders perceive Abbey ward as lacking night-time activity. - There is a lack of places to dwell in the local area, such as cafes. - There is a lack of facilities for young people (7 -18-year-olds), such as skate parks. - Romsey ward is described as lacking a library, benches to socialise, a community centre that is welcoming to everyone, and more capacity in the primary school which is full. - Stakeholders also noted there was a social divide between Abbey ward and Petersfield ward residents.
Creating and affordable place for locals and workers alike	- Residents place great value on the importance of affordable amenities. - The community place importance on affordable and convenience retail, for example the existing Asda, the vets, the gym and the swimming pool. - The cost-of-living crisis has made the potential loss of affordable amenities are a real fear for local residents, particularly people living in Petersfield ward.

Headline issue	Identified need
Designing a safe space through continuous and active use: now, during construction, and in the future	• The current Site can feel unsafe. • There is a particular issue in evenings with anti-social behaviour. • Road safety concerns due to high traffic generation.
Making a unique place that does not replicate what works locally	• Residents had little interest in replicating what is already working in the local area. • However, local residents were keen to keep what is currently working in the current retail park (such as the Asda).
Creating an interactive space where people can meet, exchange, and learn from each other	• Stakeholders noted there was a social divide between Abbey ward and Petersfield ward residents. • The workshops demonstrated that locals crave contact and exchange between one another. The pandemic has intensified the call for enhanced social interaction.

5. Beehive social infrastructure proposals

- 5.1 The Proposed Development will contribute to the social infrastructure needs of the local area through the delivery of an extensive programme of social infrastructure. The key initiatives driving this programme are outlined below.

Community work

- 5.2 In recognition that places thrive when local people and organisations prosper, the Applicant is committed to continuing to build enduring relationships with charities, schools, local businesses, and community organisations. The Applicant believes that these organisations are best placed in understanding local needs and therefore will continue to work collaboratively to address local priorities.

Bespoke youth and community space

- 5.3 The Applicant has worked with a number of local organisations, including Abbey People, Cambs Youth Panel and Romsey Milll, for the design of a new youth and community space at the Beehive Centre. The new facility will provide a dedicated space for young people and the wider community, in particular meeting a shortfall for youth provision locally. It is expected that the facility will comprise two activity rooms, studio space, centre management and publicly accessible toilets, including a Changing Places facility.
- 5.4 The bespoke community space is expected to be provided on the ground floor of plot 10. This space is approximately 246 sqm. The building will offer space for assembly rooms for community use and for youth provision.
- 5.5 The space itself will be extremely flexible. We know the space will need to be actively managed and a community manager will be appointed to arrange a programme of regular and one-off events such as:
- Coding clubs
 - An under 5's drop-in
 - Homework support clubs
 - Art and craft classes
 - Tai Chi, line dancing and yoga
 - A repair café
- 5.6 There would be dedicated space for community groups to hire. The assembly rooms will provide space for local organisations to hold regular meetings, classes, and groups with rental fees subsidised by the occupants of the occupants of the workplace buildings.
- 5.7 There is currently an undergoing process of consultation with local groups to determine the best way to use the space which could also be used as a permanent home for a single community organisation.

Partnership with Make Space for Girls

- 5.8 Make Space for Girls is working with the Applicant to help plan the open space across the development to ensure it is a welcoming and inclusive place for all. The Make Space for Girls team is working with a group of local young girls and women to investigate the experiences of young girls and women in the local area.

This investigation will contextualise their experiences of youth provisioning to inform the youth strategy and open space strategy for the Beehive.

5.9 There are currently three planned phases of work with Make Space for Girls:

- One-day 'launch' event. A half day workshop will be held with participants drawn from local schools aiming to recruit around 60 girls. The aim of the workshop is to launch the project and generate interest and start to build a relationship between the development and local schools.
- A further three half-day workshops will be held to explore issues with public space, map existing assets, and speculatively propose alternative public spaces in a range not necessarily (but possibly) limited to the Site.
- The principle aim of the partnership would see a group of young girls and women undertake a year-long paid learning and work experience in public space research, planning and design processes located within any partnering stakeholder, run by Julia King (LSE Cities) and Make Space for Girls.

STEM educational space

5.10 The Applicant and Cambridge Science Centre are working together to create a new STEM educational space at the Beehive. The proposed space will be an energetic hub of youth engagement and activity throughout the day, providing an exceptional and distinctive 'STEM' educational resource nestled in the heart of a vibrant Beehive community.

Careers support

5.11 The Applicant is working with Form the Future to create a long-term programme that will work with schools and local educational organisations to ensure positive employment opportunities for young people.

Relationship with Cam Skate

5.12 Skateboarding is a growing sport and Cambridge is home to the 2019 and 2022 UK Street Skateboarding Champion. The Applicant is working with Cam Skate to co-design skateable streets and skateable furniture within the Proposed Development to support skaters of all abilities, build confidence, and raise the profile of skating in the city.

Active ground floor frontages

5.13 A key principle of this masterplan is the provision of active frontage in order to maximise the activity in the publicly accessible streets and open spaces of the masterplan. Private active frontage will be created by the activity in the proposed technology and life science workplaces at ground floor including the lobby spaces. In locations where the main active frontages are private active frontages, Design Codes will ensure that they appropriately enhance the feeling of activity in spaces bounded by these facades. For example, by restricting the use of opaque or obscure glazing in these locations.

5.14 Active frontage will be created by active commercial spaces at ground floor which will account for approximately 38% of all lettable ground floor space. These active spaces will have a direct interface with the street or open space which they face onto and it is anticipated that the activity within will be able to spill out into external spaces.

5.15 The ground floors of most buildings on-Site will offer a blend of uses that will define the character and quality of this local centre. A mix of shops, cafes, restaurants, services, leisure facilities, health and wellbeing establishments, and co-working spaces will enhance the vitality of the local area.

- 5.16 The ground floor plane has been developed to incorporate a variety of uses for all ages and throughout the week and day and night.
- 5.17 One of the key trends which developed from the consultation process regarding the new local centre was to create an affordable place for locals and workers alike. Central to this is the aspiration to provide a gym, which would be publicly accessible.
- 5.18 There will be a preference for local retailers that align with the retail strategy.

Open space

- 5.19 The Proposed Development will create a 2.6 hectare landscape of pedestrian only streets, squares and spaces other than transport or access. With an expected weekday peak Site capacity of approximately 5,160 workers and an expected daily range of 3,870 – 5,160 workers on Site there is between 6m² – 7 m² of landscape per worker. This does not include the upper level terraces which provide more outdoor space for the users of the buildings.
- 5.20 Central to the plans of the Applicant is to provide substantial new public realm and open space. These areas will be free for the public to enjoy all year round. The landscape design will be informed by ongoing community consultation and will include spaces dedicated to community use.
- 5.21 Hive Park and Maple Square within the Proposed Development have been designed with the intention of hosting a variety of events. The public open space areas will appeal to all ages by hosting markets, food festivals, outdoor cinema nights, and other community-based events.

Meanwhile strategy

- 5.22 There is opportunity to introduce meanwhile uses to add to the variety of facilities and amenities available on site, including during the construction phase of the site. The Applicant is exploring opportunities to support these.

Summary of Proposed Development meeting local need

Table 5.1 – the Proposed Development’s contribution to addressing the identified local social infrastructure needs

Headline issue	Identified need	Proposed Development contribution
Relationship between people and place	- Stakeholders agree there is a lack of accessible green space in the area. - Stakeholders perceive Abbey ward as lacking night-time activity. - There is a lack of places to linger in the local area, such as cafes. - There is a lack of facilities for young people (7 -18-year-olds), such as skate parks. - Romsey ward is described as lacking a library, benches to socialise, a community centre that is welcoming to everyone, and more capacity in the primary school which is full. - Stakeholders also noted there was a social divide between Abbey Ward and Petersfield Ward residents.	2.6 hectares of open spaces, a community garden. - Publicly accessible public realm, informed by community consultation. - Active ground floor frontages, with a mix of food and beverage units to use throughout the week, day and night. - Provision of a bespoke community space for youth provision and assembly rooms for community use. - Partnership with Cam Skate to provide space for younger people to skate and socialise. - Collaboration with Make Space for Girls to allow local girls to contribute to the open space strategy.
Creating an affordable place for locals and workers alike	- Residents placed great value on the importance of affordable amenities. - The community placed great importance on affordable and convenience retail, for example the existing ASDA, the vets, the gym, and the swimming pool. - The cost-of-living crisis has made the potential loss of affordable amenities a real fear for local residents, particularly people living in Petersfield ward.	- The development will retain the opportunity to relocate Asda and other retailers to the nearby Cambridge Retail Park, which is also in the ownership of the Applicant. - Provide a range of retail and F&B options. - A preference for local retailers.
Designing a safe space through continuous and active use: now, during construction, and in the future	- The current Site can feel unsafe. - There is a particular issue in evenings with anti-social behaviour.	- The Applicant will provide units with opening hours into the evening. The likely candidates in these spaces are food and beverage units, retailers, and retail spaces. - Ground floor uses on all corners of the Site will be activated. - The public spaces provided will be designed to allow a programme of outdoor evening events (such as cinemas, markets, and food festivals).

Headline issue	Identified need	Proposed Development contribution
		- Green spaces will be activated and the spaces will be maintained and programmed. - Natural surveillance throughout the site and to its access points - There will be 24/7 security patrolling. - Exploring opportunities for meanwhile uses.
Making a unique place that does not replicate what works locally	- Residents have little interest in replicating what is already working in the local area. - However, local residents were keen to keep what is currently working in the current retail park (such as the Asda).	- The youth provision in the community space has been designed by local institutions who work within the communities of the local area. - The Make Space for Girls programme will result in the creation of unique space due to the contribution of local girls in developing the plans. - The Applicant is exploring the opportunity to have a health and wellness facility onsite.
Creating an interactive space where people can meet, exchange, and learn from each other	- Stakeholders noted there was a social divide between Abbey Ward and Petersfield Ward residents. - The workshops demonstrated that locals crave contact and exchange between one another, which intensified during the pandemic.	- The Applicant is committed to continuing to build enduring relationships with charities, schools, local businesses, and community organisations. The Applicant believes that these organisations are best placed to deliver programmes that address local issues. - Provision of the bespoke community space to act as a community centre where people can interact and socialise. The youth provision in this space represents a modern meeting place for young people. - Creating opportunities for interactions between workers and local residents through programmes held in the community space. - Position the facilities servicing the local community in the centre of the development, to draw locals into the heart of the Site.

6. Action plan

- 6.1 This section provides an overview of how the Proposed Development's contribution to the social infrastructure needs identified in **Table 5.1** could be implemented. This includes continued engagement with the local community, monitoring and management, a list of potential delivery partners, and the ways delivery of social infrastructure could be secured through a section 106 (s106) agreement or planning conditions.

Continued engagement

- 6.2 The Proposed Development is not expected to be completed until at least 2034. This makes it difficult to provide specific commitments at this stage as the needs of the local community may change over time. To account for this, the Applicant is committed to continued engagement with the local community to ensure the social infrastructure provided on Site continues to be reviewed and updated to ensure it best meets local needs.
- 6.3 Prior to the opening of the Proposed Development, the Applicant would produce a full Social Infrastructure Implementation Plan which would be based on the recommendations of this report. To ensure the strategy is targeted to the current need, we recommend Social Life (or an alternative social enterprise) conduct another Social Infrastructure Assessment, which should feed into the Social Infrastructure Implementation Plan. This would be a similar approach to their last study which uses street surveys and interviews with local stakeholders to identify new local infrastructure needs that could be resolved by spaces on offer at the Proposed Development.

Flexibility of use

- 6.4 To again reflect the uncertainty of demand, flexibility is built into the potential uses. Certain areas will be conditioned as community use but they will be designed to ensure that different types of uses could come forward, depending on demand and local need. This will be informed through the regular social infrastructure assessments and feedback from the Community Steering Group, discussed below.

Monitoring and management

- 6.5 To ensure the benefits of the social infrastructure at the Proposed Development are tangible, community focused and up to date. The Applicant aims to curate a Community Steering Group which would include a variety of perspectives, expertise and insights from different backgrounds. The members of the Community Steering Group should be flexible and respond to identified needs, but members may include:
- A nominated leader or chair to represent the Applicant. This person would be responsible for the management of the group. This includes setting up group meetings, contacting delivery partners, developing relationships with local bodies, and ensuring the monitoring, management and reporting of social infrastructure benefits. They would also be responsible for producing a short quarterly progress report based on the objectives set on within the Social Infrastructure Strategy;
 - Abbey, Petersfield, and Romsey ward councillors;
 - Delivery partners;
 - Members of the local community – possible leaders of community groups;
 - Tenants and users of the social spaces; and
 - The remaining local groups and organisations interviewed by Social Life in their updated Social Infrastructure Assessment.

- 6.6 The Community Steering Group will convene before the opening of the social spaces at the Proposed Development. They will help establish targeted use of the social infrastructure spaces provided. The groups main objectives within these sessions would be, but are not limited to the following: evaluating whether the current uses of the social infrastructure are maximising the social benefit to the local community, suggesting changes to uses to improve the local benefit, programming opportunities, identifying local issues that could be addressed through the space.
- 6.7 For example, the Applicant is focused on activating the site through operations and programming of green spaces. There is an interest from the local community to participate in the decision surrounding programming. The Community Steering Group will provide an opportunity for the community to participate in this decision making.

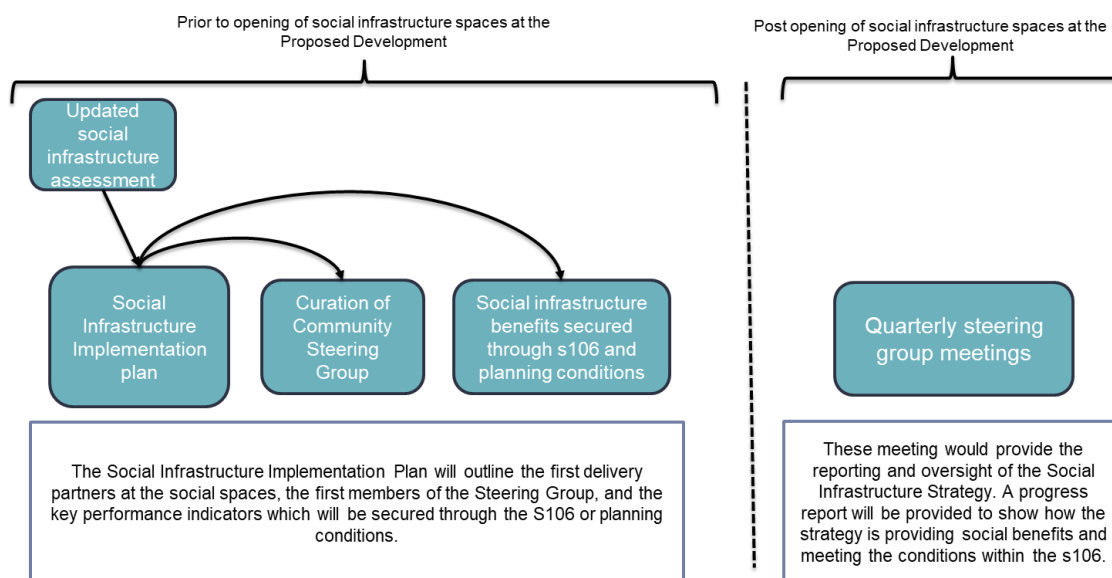
Potential delivery partners

- 6.8 Central to the Social Infrastructure Strategy is working with delivery partners to achieve the outcomes described in this report. The partners already identified are listed below and are outlined in the section above. This list is not exhaustive and it is likely that more partners will be discovered before opening.
- **Cambs Youth Panel and Abbey Works** – the youth centre has been designed with guidance from Cambs Youth Panel and Abbey Works. There are on going discussions to understand who will be running this space.
 - **Make Space for Girls:** the Applicant has planned three phases of work with Make Space for Girls. This includes a launch event, three half day workshops, and space for a year long paid learning experience for a group of young girls and women in public space research;
 - **Cambridge Science Centre:** the Applicant and Cambridge Science Centre are working together to create a new STEM educational space at the Beehive. The proposed space will be an energetic hub of youth engagement and activity throughout the day, providing an exceptional and distinctive ‘STEM’ educational resource nestled in the heart of a vibrant Beehive community; and
 - **Form the Future:** the Applicant has actively worked with Form the Future to develop a curated educational programme which would provide skills for jobs on offer at the Proposed Development, helping to improve educational outcomes for local people; and
 - **Cam Skate:** the Applicant is working with Cam Skate to provide skatable areas within the Proposed Development.

Broad approach

- 6.9 The figure below outlines the broad approach for this stream of social benefits. This includes elements discussed above such as the continued engagement, a social infrastructure strategy, curation of the Community Steering Group, as well as how the Social Infrastructure Strategy will be delivered through the s106 agreement or planning conditions.

Figure 6.1 – broad approach for delivery and implementation of the Social Infrastructure Strategy



Reporting and oversight

- 6.10 Reporting on the progress of the commitments is essential to ensure the Social Infrastructure Strategy provides the maximum social benefits.
- 6.11 Reporting would be carried out through the Community Steering Group's quarterly progress meetings. The group will include all the necessary perspectives required for reporting outcomes of the strategy. The group will be established as a forum for discussion, information and feedback on social infrastructure and opportunities for programming onsite. The group will facilitate good neighbour liaison and enable members of the local community to explain any issues and share local insights and knowledge.
- 6.12 The Applicant's chair will be responsible for providing a short progress report of the Social Infrastructure Strategy. This would be based on how the current proposals are meeting the conditions set within the S106 and planning conditions.

Potential S106 and planning conditions

6.13

The potential S106 or planning conditions that could be implemented at the Proposed Development. These are aligned to the identified local needs identified within the current social life assessment, and the proposed contribution of the Proposed Development to help offset this need. It should be noted that these commitments will be solidified within the next Social Infrastructure Strategy, but they should broadly align to those included below.

Headline issue	Identified need	Proposed Development contribution	Commitments through potential S106 and planning conditions
Relationship between people and place	- Stakeholders agree there is a lack of accessible green space in the area. - Stakeholders perceive Abbey ward as lacking night-time activity. - There is a lack of places to linger in the local area, such as cafes. - There is a lack of facilities for young people (7 -18-year-olds), such as skate parks. - Romsey ward is described as lacking a library, benches to socialise, a community centre that is welcoming to everyone, and more capacity in the primary school which is full. - Stakeholders also noted there was a social divide between Abbey Ward and Petersfield Ward residents.	2.6 hectares of open spaces and a community garden. - Bespoke community space on the ground floor of plot 10. - Publicly accessible public realm, informed by community consultation. - Active ground floor frontages, with a mix of food and beverage units to use throughout the week, day and night. - Partnership with Cam Skate to provide space for younger people to skate and socialise. - Collaboration with Make Space for Girls to allow local girls to contribute to the open space strategy. - The youth provision on site has been designed by local organisations that work within these groups.	- Commitment to maintain, programme and outreach for the public spaces. - Commitment to active frontages with a mix of food and beverage units that offer activity throughout the day. - Condition the community space. - Commitment to continued engagement with Make Space for Girls and the Cambs Youth Panel. - Commitment to ensure the operator of the youth space is a local organisation.
Creating and affordable place for locals and workers alike	- Residents placed great value on the importance of affordable amenities. - The community placed great importance on affordable and convenience retail, for example the existing ASDA, the vets, the gym, and the swimming pool. - The cost-of-living crisis has made the potential loss of affordable amenities	- The development will retain the opportunity to relocate Asda and other retailers to the nearby Cambridge Retail Park, which is also in the ownership of the Applicant. - Provide a range of retail and F&B options. - A preference for local retailers, where appropriate.	- Make reasonable endeavours to provide space for local retailers onsite. - Deliver the space in line with the vision and delivery plan within the Local Centre and Public Realm Strategy.

Headline issue	Identified need	Proposed Development contribution	Commitments through potential S106 and planning conditions
	are a real fear for local residents, particularly people living in Petersfield ward.		
Designing a safe space through continuous and active use: now, during construction, and in the future	- The current Site can feel unsafe. - There is a particular issue in evenings with anti-social behaviour.	- The Applicant will provide units with opening hours into the evening. The likely candidates in these spaces are food and beverage units, retailers and retail spaces. - Ground floor uses on all corners of the Site will be activated. - The public spaces provided will be designed to allow a programme of outdoor evening events (such as cinemas, markets, and food festivals).	- Condition ground floor uses across the site and a mix of F&B and evening uses, as prescribed by the Parameter Plans. - Commitment to a programme of events throughout the year, designed with the Community Steering Group. - Explore opportunities for meanwhile use.
Making a unique place that does not replicate what works locally	- Residents have little interest in replicating what is already working in the local area. - However, local residents were keen to keep what is currently working in the current retail park (such as the Asda).	- Completely unique area provided in the form of the youth/community space developed in coordination with Cambs Youth Panel, Romsey Mill and Abbey People. - The Make Space for Girls programme will result in the creation of unique space due to the contribution of local girls in developing the plans. - The Applicant is exploring the opportunity to have a health and wellness facility onsite.	- Commitment to working with partners such as Make Space for Girls and Cambs Youth Panel. - Spaces should be secured as community spaces that will be flexible in use. - Continued engagement with the York Street Medical Practice to understand demand for a health and wellness facility on-site.
Creating an interactive space where people can meet, exchange, and learn from each other	- Stakeholders noted there was a social divide between Abbey Ward and Petersfield Ward residents. - The workshops demonstrated that locals crave contact and exchange between one another, which intensified during the pandemic.	- The Applicant is committed to continuing to build enduring relationships with charities, schools, local businesses, and community organisations. The Applicant believes that these organisations are best placed to deliver programmes that address local issues. - Provision of a dedicated community space where people can interact and socialise. - The youth provision at plot 10 represents a modern meeting place for young people.	- Commitment to curate a range of programmes for workers and local residents in the community space. - Condition delivery and retention of the community facilities in the centre of the development. - Commitment to continued engagement through the Community Steering Group and updated social infrastructure assessments.

Headline issue	Identified need	Proposed Development contribution	Commitments through potential S106 and planning conditions
		- Creating opportunities for interactions between workers and local residents through programmes held in the community space. - Position the facilities servicing the local community in the centre of the development, to draw locals into the heart of the Site.	Commitment to the careers support and a comprehensive Employment and Skills Strategy.

The benefits of the social infrastructure strategy

6.14 There are significant benefits associated with investment in social infrastructure. These are summarised in the framework overleaf.⁷ The proposals will:

- **Directly enhance social capital** – the investment will support social centres and deepen and expand connections across communities;
- **Support broader types of capital** – they will enhance physical capital, human capital and natural capital; and
- **Support the drivers of local economic performance** – they will support the broader drivers of local growth.

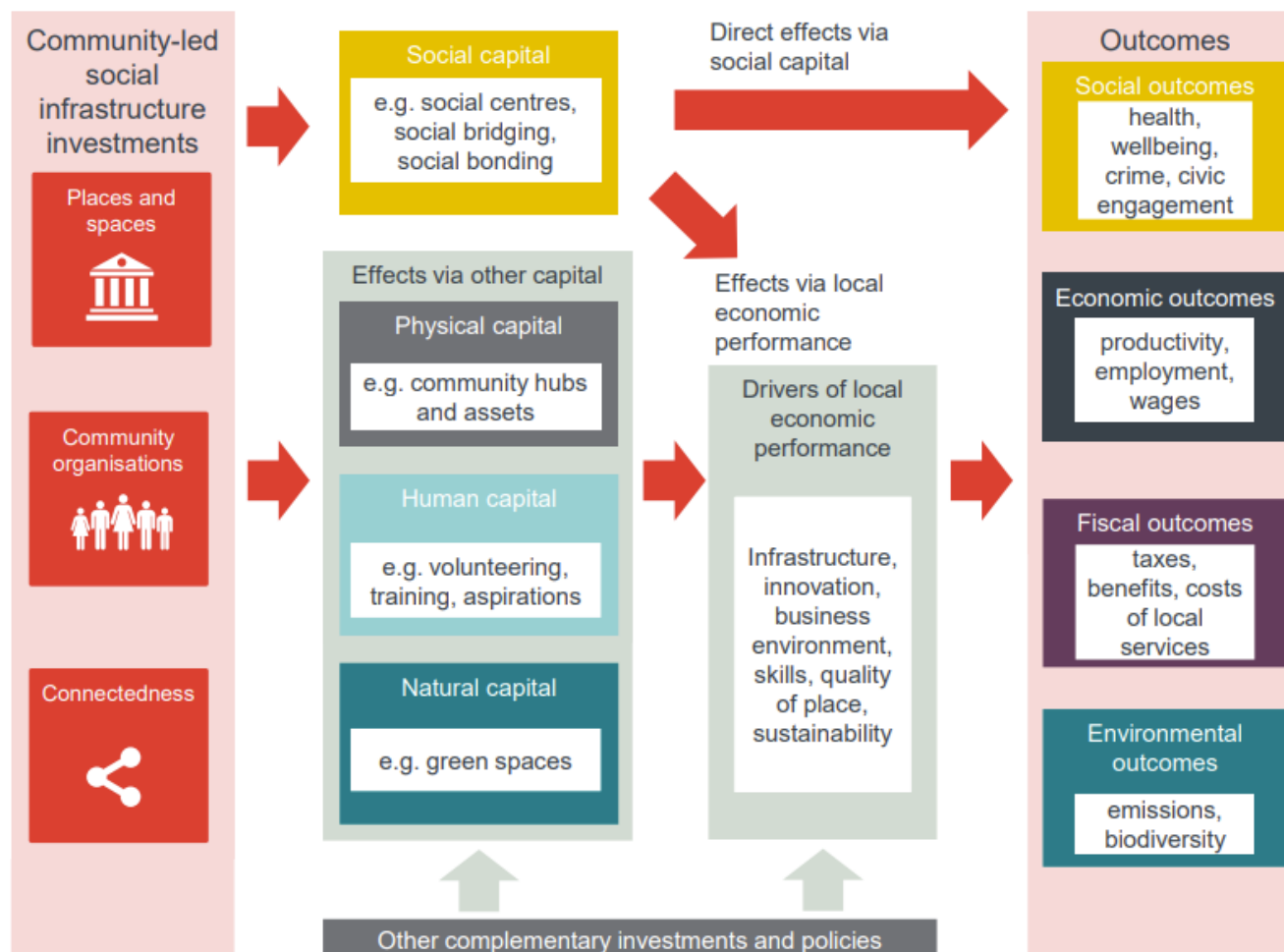
6.15 There are therefore a variety of benefits of the improvements which are difficult to summarise. For example, green spaces alone will have a positive impact on:⁸

- **Health, mortality and morbidity** – areas with lower levels of mortality tend to have more green space.
- **Physical activity and exercise** – the spaces will encourage physical activity.
- **Wellbeing and stress relief** – there are strong links between time spent in green space and wellbeing.
- **Life satisfaction** – living or moving to areas with more green spaces is linked with sustained improvements in mental health.

6.16 The social infrastructure proposed in this report is expected to result in positive social, economic fiscal and environmental outcomes for local residents.

⁷ https://localtrust.org.uk/wp-content/uploads/2021/07/Frontier-Economics_the-impacts-of-social-infrastructure-investment.pdf

⁸ Heritage Fund (2019), 'Space to thrive – A rapid evidence review of the benefits of parks and green spaces for people and communities'



Source: Frontier Economics



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