

Andrew Martin

From: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>
Sent: 12 December 2024 16:24
To: Toby Williams; Cuma Ahmet
Cc: Jennie Hainsworth; Andrew Martin; Alfie Hood
Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Toby

The digital model is not required to undertake a peer review of a daylight and sunlight assessment. If the peer review expert has questions on the model then we would be happy to receive those questions and provide answers.

There has been a suggestion by officers that a digital model could be used to test different forms of the development; i.e. an alternate form of development to that presented in the Planning Application. While Officers have a preference to undertake this task, we do not see this as a helpful, worthwhile or material test for the scheme. The development being asked consent for is the one submitted in the planning application. The submission material assesses and demonstrates that the development proposed is acceptable, for which officers can equally assess and determine. To have an 'alternate' form of development in circulation is misleading and would not assist Members or the public to have some false understanding that a different form of development is perceived to be available. It may not be the intention to have an alternate scheme in wider circulation, but rather to be some form of tool to assist officers; but an alternate scheme may nevertheless find its way into a public or decision-making forum.

I am sorry that we cannot agree to the request as would be our normal stance, but on this occasion we do not see that the request, and the purpose of it, is necessary or sound to allow for a proper assessment of the planning proposals submitted. We are otherwise willing and able to support the peer review process.

Kind regards

Guy

Guy Kaddish
Partner, Planning
Ext. 7278 | DD: 01223 559278 | M: 07909 532521

From: Toby Williams <Toby.Williams@greatercambridgeplanning.org>
Sent: 10 December 2024 11:46
To: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>; Cuma Ahmet <Cuma.Ahmet@GreaterCambridgePlanning.org>
Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Andrew Martin <Andrew.Martin@GreaterCambridgePlanning.org>; Alfie Hood <alfie.hood@bidwells.co.uk>
Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Guy

Whilst we would be more than happy for our appointed consultant to liaise with eb7, can you please be explicit in terms of the question we have asked, which concerns your client's agreement to sharing the model.

We will be choosing our own consultant and providing an appropriate brief as necessary.

Time is now of the essence, please confirm agreement.

Toby Williams | Development Manager (East Team)

Pronouns He / Him - please feel free to tell me your pronoun



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My working days are Mon - Thurs

From: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>

Sent: 09 December 2024 09:49

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

Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Toby Williams

<Toby.Williams@greatercambridgeplanning.org>; Andrew Martin

<Andrew.Martin@GreaterCambridgePlanning.org>; Alfie Hood <alfie.hood@bidwells.co.uk>

Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Dear Cuma,

We wish to be collaborative where possible and in this regard we are happy to support your suggestion for an independent review.

The matter is one of expert judgement and interpretation as we have done through our Daylight and Sunlight Statement and recent addendum to present a considered assessment and conclusion derived from an understanding of the effects of the proposal and for a number of reasons it finds the development acceptable through the application of policy and guidance.

In undertaking a peer review it would be usual to seek quotes from practices with recognised expertise in the field and experience in doing such peer reviews. We would be grateful to review any such brief to be provided to a peer reviewer to ensure it is duly proportionate and comparative and I suspect the practices you approach would also wish to input into what constitutes the usual scope for a review.

If a peer review were to be commissioned with a reputable firm we suggest it is essential to include an allowance for an initial meeting with the applicant team and perhaps a follow up meeting in order to understand the assessment and

evaluation approach undertaken and it will help expedite matters for the assessor. It would also be a forum to agree if any additional data is needed from our expert to support the peer review process.

Please do let me know how you wish to progress. We would be happy to suggest 2-3 suitably qualified firms on this expert topic?

Many thanks

Guy

Guy Kaddish

Partner, Planning

Ext. 7278 | DD: 01223 559278 | M: 07909 532521

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

Sent: 05 December 2024 16:16

To: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>

Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Toby Williams

<Toby.Williams@greatercambridgeplanning.org>; Andrew Martin

<Andrew.Martin@GreaterCambridgePlanning.org>

Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Dear Guy

It is disappointing to learn that your client has further declined to provide its massing model. We disagree that it would not be helpful to officers' understanding and overall assessment. For clarification, the purpose of this exercise is for officers to have a better appreciation of the extent and/or range of massing situations and their relative effects in terms of the BRE guidance and to advise members accordingly.

In absence of the ability to contextualise the issue beyond the current level of information being provided, it will make it difficult for officers to provide a comprehensive steer on the matter. This could possibly result in either delay to the determination of the application or a negative outcome for your client depending on the extent to which members would want to interrogate the issue and how the absence of this information is interpreted. You will be aware that the potential residential impacts of your client's scheme on the occupants of properties in Silverwood Close and St Matthew's Gardens will be at the forefront of members' minds.

Whether this information is material and relevant is for the decision maker to determine. We believe the information requested is material and relevant and that it could be construed as unreasonable for it to be withheld.

Whilst we appreciate that your consultant's analysis is that the scheme is BRE compliant, this involves matters of judgement and interpretation. We have not, for example, agreed to the relevance of certain appeals cited by your consultant in shaping their advice. To this extent and notwithstanding the above and the further addendum report to be submitted, we will be seeking an independent review of the current daylight information provided. In such circumstances, failure to provide the model to allow for your consultants' conclusions to be verified is difficult to comprehend.

I would ask that you advise your client to reconsider their position and to respond accordingly. Such a request is perfectly normal within the context of a sunlight / daylight study review.

Kind regards

Cuma Ahmet | Principal Planner (Consultant to East Team)



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From: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>

Sent: 04 December 2024 12:01

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

Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Toby Williams <Toby.Williams@greatercambridgeplanning.org>; Andrew Martin <Andrew.Martin@GreaterCambridgePlanning.org>

Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Dear Cuma

We have reflected on the request for a 'BRE compliant' model. We are concerned that such a model would not represent a helpful form of the development and is not a form of development that is being asked permission for. The BRE guidelines include for context to be taken into account. It is not a binary assessment. A 'compliant' model would artificially message that the current scheme is not acceptable, whereas our technical expert evidence and further addendum (submitted yesterday) does conclude the current proposal accords with BRE guidance.

We wish to continue to be as collaborative as we can be, but the request is not one that will lead to a better understanding of the development and would be difficult for third-parties to interpret.

Our submission includes a substantive sunlight and daylight report, plus addendum, to help address the issue and provide substantive detail to officers and interested parties.

I am happy to talk this through with you.

Kind regards

Guy

Guy Kaddish

Partner, Planning

Ext. 7278 | DD: 01223 559278 | M: 07909 532521

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

Sent: 02 December 2024 15:41

To: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>

Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Toby Williams

<Toby.Williams@greatercambridgeplanning.org>; Andrew Martin

<Andrew.Martin@GreaterCambridgePlanning.org>

Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Guy

I have not heard back from you in respect to our request for the massing model. Please could you also advise on progress with the amendments which we were expecting to have been submitted at the end of last week. Many thanks.

Kind regards

Cuma Ahmet | Principal Planner (Consultant to East Team)



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From: Cuma Ahmet
Sent: 22 November 2024 11:12
To: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>
Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Toby Williams <Toby.Williams@greatercambridgeplanning.org>; Andrew Martin <Andrew.Martin@GreaterCambridgePlanning.org>
Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Dear Guy

I refer my recent request for the alternative massing scheme scenario and your subsequent verbal confirmation that the client would not seek to include this either as part of an addendum or as a stand-alone piece. On that basis, officers have considered this further and agreed to acquire its own independent review. To facilitate, I would be grateful if the client provides the latest digital massing of both maximum and illustrative schemes. I recall the model was shared previously in relation to the original scheme version and hope the same collaborative approach will be observed again.

Happy to discuss.

Kind regards

Cuma Ahmet | Principal Planner (Consultant to East Team)



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From: Cuma Ahmet
Sent: 13 November 2024 15:08

To: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>
Cc: Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>; Toby Williams <Toby.Williams@greatercambridgeplanning.org>; Andrew Martin <Andrew.Martin@GreaterCambridgePlanning.org>
Subject: RE: Beehive Centre: Daylight & Sunlight Impacts

Dear Guy

The meeting this afternoon was helpful as an initial step and look forward to receiving EB7's addendum note in short course.

I would however be grateful if you could confirm whether there is any potential that the client would consider providing the alternative massing scenario in addition to the addendum note. We consider that this piece of work would contextualise our understanding of the proposed impacts further and hopefully equip us better to address concerns of both residents and committee members at a future committee.

Without prejudice.

Cuma Ahmet | Principal Planner (East Team)



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From: Cuma Ahmet

Sent: 05 November 2024 15:25

To: Guy Kaddish <Guy.Kaddish@bidwells.co.uk>

Cc: Toby Williams <Toby.Williams@greatercambridgeplanning.org>; Andrew Martin <Andrew.Martin@GreaterCambridgePlanning.org>; Jennie Hainsworth <jennie.hainsworth@bidwells.co.uk>

Subject: Beehive Centre: Daylight & Sunlight Impacts

Dear Guy

I refer to the recent officer's review of the submitted daylight and sunlight assessment with the main focus of attention on transgressions (above BRE recommended guidelines) which are concentrated in St Matthew's Gardens and Silverwood Close locations. I have attached an Excel spreadsheet and associated mapping to visually locate where impacts on daylight and sunlight in both maximum and illustrative scenarios are located.

As you will see from the comparison between maximum and illustrative scenarios, there will remain significant reductions above the BRE recommended guidelines for (and in particular) (VSC) residual daylight in the cases of properties at:

Nos.163-167, 169, 171, 173, 175 and 177-201 St Matthew's Gardens;

Nos. 34, 35, 36, 37, 38, 39 and 40 Silverwood Close.

Similarly, in terms of sunlight (APSH) significant impact would likely remain in the case of properties at:

Nos. 36, 39 and 44 Silverwood Close.

Officers acknowledge that there will be some cases where the deviations are unavoidable, however, it would be more difficult to justify these in the circumstances where a future scheme (as shown in the illustrative scenario) would retain significant (VSC) residual daylight loss.

Therefore, for comparison purposes, we request that your client's daylight/sunlight expert demonstrates what a theoretical BRE compliant massing envelope for plots 8,9 and 10 would look like in practice. In addition to this, we also request that the room types are identified rather than defined as 'residential' as this is ambiguous and unhelpful to our understanding.

The daylight/sunlight consultant's reference to an Inspector decision's which relied on using retained VSC values in the 'mid-teens' as an acceptable benchmark for considering daylight/sunlight losses in this case, in our opinion, cannot be justified. We acknowledge that BRE guidance criteria should be applied flexibly to each situation, although the Beehive Centre is clearly different in terms of its built and locational context to that of the appeal scheme being referred including the planning considerations underpinning that decision.

Officers will be seeking to brief members on this issue (amongst others) in due course, which I'm sure you will acknowledge has been a long-standing concern for them. I would therefore welcome a meeting with you and the daylight/sunlight consultant as soon as possible.

Without prejudice

Cuma Ahmet | Principal Planner (East Team)



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