

APPLICATION - CONSULTATION RESPONSE

Consultee:	Urban Design
Reference Number:	23/03204/OUT
Proposal:	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. (The Development is the subject of an Environmental Impact Assessment)
Site Address:	Beehive Centre, Coldhams Lane, Cambridge
Case Officer:	Cuma Ahmet
Responding Officer:	Sarah Chubb
Date:	12.12.24



No objection subject to further Daylight and Sunlight investigations.

Documents Reviewed

- Design Code Responses to Consultee Comments, Leonard Design Architects, November 2024
- Design Code: The Beehive Redevelopment, Leonard Design Architects, November 2024.
- Design Review Panel: Applicant's Design Response.
- Cover letter – response to consultation feedback.

Suggested Conditions	Code
See comments dated 25.10.14	

Background information /additional comments:

Urban design has reviewed the further series of amendments to the outline application, and overall, we are satisfied that most of our actions identified in our previous comments dated 25.10.24 have been addressed.

The majority of our amendments sought to the design code have been undertaken and this is very much welcomed. However, we query that the coding instruction for

plots 7-10 regarding daylight and sunlight lacks clarity and purpose by only stating *“Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters stage”*. While we are still of the view that the wording we suggested in our previous comments is more suitable, we are aware that further investigations of the impacts of Daylight and Sunlight on existing properties is currently being undertaken, and therefore subject to this further work, and the conditions recommended in our previous comments, urban design do not object to the application.