

CORE DOCUMENT INDEX – BEEHIVE INQUIRY

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CD2.61	Applicant Response to Design Review Panel	04.12.2024	2. Application Documents and Plans (2024)

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CD2.62	Design Code Responses to Consultee Comments	04.12.2024	2. Application Documents and Plans (2024)
CD2.63a	Daylight and Sunlight Report Addendum	04.12.2024	2. Application Documents and Plans (2024)
CD2.63b	Daylight and Sunlight Report Addendum Appendices	04.12.2024	2. Application Documents and Plans (2024)
CD2.64a	Design Code (Part 1)	04.12.2024	2. Application Documents and Plans (2024)
CD2.64b	Design Code (Part 2)	04.12.2024	2. Application Documents and Plans (2024)
CD2.64c	Design Code (Part 3)	04.12.2024	2. Application Documents and Plans (2024)
CD2.64d	Design Code (Part 4)	04.12.2024	2. Application Documents and Plans (2024)
CD2.64e	Design Code (Part 5)	04.12.2024	2. Application Documents and Plans (2024)
CD2.65	Public Art Strategy (Updated)	24.12.2024	2. Application Documents and Plans (2024)
3. Committee Reports			
CD3.01	Planning Committee Report	12.02.2025	3. Committee Reports
CD3.02	Committee Amendment Sheet	12.02.2025	3. Committee Reports
CD3.03	Planning Committee Decision Sheet	12.02.2025	3. Committee Reports
CD3.04	Planning Committee Minutes	12.02.2025	3. Committee Reports
CD3.05	Committee Report Appendix E: Daylight and Sunlight Independent Review	12.02.2025	3. Committee Reports
4. The Development Plan and Policy			
CD4.01	Planning Obligations Strategy	2010	4. The Development Plan and Policy
CD4.02	Public Art SPD	2010	4. The Development Plan and Policy
CD4.03	Open Space & Recreation Strategy SPD	2011	4. The Development Plan and Policy
CD4.04	Cambridge City Council Local Plan	2018	4. The Development Plan and Policy
CD4.05	Cambridge Policies Map	2018	4. The Development Plan and Policy
CD4.06	Cambridge Flood and Water SPD	2018	4. The Development Plan and Policy
CD4.07	Sustainability Design and Construction SPD	2020	4. The Development Plan and Policy
CD4.08	Biodiversity SPD	2022	4. The Development Plan and Policy
CD4.09	Greater Cambridge Health Impact Assessment SPD	2025	4. The Development Plan and Policy
5. Emerging Development Plan			
CD5.01	Greater Cambridge Local Plan First Proposals (Regulation 18)	2021	5. Emerging Development Plan
CD5.02	Policy Review of the Adopted Local Plans for Greater Cambridge	June 2023	5. Emerging Development Plan
6. Call In Documents			
CD6.01	Call in Letter to LPA	12.02.2025	6. Call In Documents
CD6.02	Call in Letter to Applicant	12.02.2025	6. Call In Documents
CD6.03	Agreed Statement of Common Ground	28.03.2025	6. Call In Documents
CD6.04	Agreed Statement of Common Ground - Appendix 1 Planning Conditions	28.03.2025	6. Call In Documents

CORE DOC REF	TITLE OF DOCUMENT	DATE OF DOCUMENT	DATAROOM FOLDER NUMBER
CD6.05	Agreed Statement of Common Ground – Appendix 2 Planning Obligations Agreement Heads of Terms	28.03.2025	6. Call In Documents
CD6.06	Agreed Daylight, Sunlight & Overshadowing SoCG	28.03.2025	6. Call In Documents
CD6.07	LPA Statement of Case	28.03.2025	6. Call In Documents
CD6.08	LPA Statement of Case – Appendix A	28.03.2025	6. Call In Documents
CD6.09	LPA Statement of Case – Appendix B	28.03.2025	6. Call In Documents
CD6.10	LPA Statement of Case – Appendix C	28.03.2025	6. Call In Documents
CD6.11	LPA Statement of Case – Appendix D	28.03.2025	6. Call In Documents
CD6.12	LPA Statement of Case – Appendix E	28.03.2025	6. Call In Documents
CD6.13	LPA Statement of Case – Appendix F	28.03.2025	6. Call In Documents
CD6.14	LPA Statement of Case – Appendix G	28.03.2025	6. Call In Documents
CD6.15	Applicant Statement of Case	28.03.2025	6. Call In Documents
CD6.16	Agreed Topic Paper 1 – Design, Scale and Massing	20.05.2025	6. Call In Documents
CD6.17	Agreed Topic Paper 2 – Heritage Assets	May 2025	6. Call In Documents
CD6.18	Agreed Topic Paper 3 – Business Needs	May 2025	6. Call In Documents
CD6.19	Agreed Topic Paper 4 – Daylight, Sunlight and Outlook	20.05.2025	6. Call In Documents
CD6.20	Agreed Topic Paper 5 – Development Plan Policies	19.05.2025	6. Call In Documents
CD6.21	Agreed Schedule of Documentation	04.03.2025	6. Call In Documents
CD6.22	CD6.22 Case Management Conference Summary Note v2	02.04.2025	6. Call In Documents
7. Inquiry Documents			
CD7.01	LPA Daylight and Sunlight Proof of Evidence	27.05.2025	7. Inquiry Documents
CD7.02	LPA Proof of Evidence	27.05.2025	7. Inquiry Documents
CD7.03	LPA PoE – Appendix 1 – TVIA Peer Review	27.05.2025	7. Inquiry Documents
CD7.04	LPA PoE - Appendix 2 - Heritage Peer Review	27.05.2025	7. Inquiry Documents
CD7.05	LPA PoE - Appendix 3 - 3D Model Visualisation Extracts - Maximum Parameters	27.05.2025	7. Inquiry Documents
CD7.06	Applicant PoE - Heritage	27.05.2025	7. Inquiry Documents
CD7.07	Applicant PoE- Heritage Appendices	27.05.2025	7. Inquiry Documents
CD7.08	Applicant PoE – Daylight and Sunlight	27.05.2025	7. Inquiry Documents
CD7.09	Applicant PoE – Daylight and Sunlight Appendices	27.05.2025	7. Inquiry Documents
CD7.10	Applicant PoE – Planning	27.05.2025	7. Inquiry Documents
CD7.11	Applicant PoE – Planning Appendices	27.05.2025	7. Inquiry Documents
CD7.12	Applicant PoE – Masterplanning	27.05.2025	7. Inquiry Documents
CD7.13	Applicant PoE – Masterplanning Appendix A Part 1	27.05.2025	7. Inquiry Documents

CORE DOC REF	TITLE OF DOCUMENT	DATE OF DOCUMENT	DATAROOM FOLDER NUMBER
CD7.14	Applicant PoE – Masterplanning Appendix A Part 2	27.05.2025	7. Inquiry Documents
CD7.15	Applicant PoE – Masterplanning Appendix B	27.05.2025	7. Inquiry Documents
CD7.16	Applicant PoE – Socio- Economic	27.05.2025	7. Inquiry Documents
CD7.17	Applicant PoE – Socio Economic Appendices	27.05.2025	7. Inquiry Documents
CD7.18	Applicant PoE – Townscape and Visual	27.05.2025	7. Inquiry Documents
CD7.19	Applicant PoE – Townscape and Visual Appendices	27.05.2025	7. Inquiry Documents
CD7.20	Draft S.106 Agreement	2025	7. Inquiry Documents
CD7.21	Applicant Rebuttal Submission	June 2025	7. Inquiry Documents
CD7.22	Council Rebuttal Submission	June 2025	7. Inquiry Documents
CD7.23	Draft S106 (Updated)	2025	7. Inquiry Documents
8. Residential Amenity Documents			
CD8. 01	BRE Guideline document 209– Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3 rd Ed, 2020)	2020	8. Residential Amenity Documents
9. Documents Referred to in PoE			
CD9.01	Cambridge Landscape Character Assessment (2003)	April, 2003	9. Documents Referred to in PoE
CD9.02	Historic England, ‘Conservation Principles: Policies and Guidance’	2008	9. Documents Referred to in PoE
CD9.03	Homes and Communities Agency, 2014. Additionality Guide: Fourth Edition.	2014	9. Documents Referred to in PoE
CD9.04	Historic England, ‘Managing Significance in Decision Taking in the Historic Environment’, Historic Environment Good Practice Advice (GPA) in Planning (Note 2)	2015	9. Documents Referred to in PoE
CD9.05	Homes and Communities Agency (3rd edition), November 2015, Employment Densities Guide.	November, 2015	9. Documents Referred to in PoE
CD9.06	Cambridge Inner Green Belt Boundary Study (2015)	November, 2015	9. Documents Referred to in PoE
CD9.07	Historic England, ‘The Setting of Heritage Assets’, Historic England Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)	2017	9. Documents Referred to in PoE
CD9.08	Historic England, ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’, Historic England Advice Note 12	2019	9. Documents Referred to in PoE
CD9.09	Historic England ‘Local Heritage Listing: Identifying and Conserving Local Heritage’, Historic England Advice Note 7 (2nd edition)	2021	9. Documents Referred to in PoE
CD9.10	Greater Cambridge Landscape Character Assessment (Part A) (Chris Blandford Associates)	February 2021	9. Documents Referred to in PoE

CORE DOC REF	TITLE OF DOCUMENT	DATE OF DOCUMENT	DATAROOM FOLDER NUMBER
CD9.11	Greater Cambridge Landscape Character Assessment (Part B) (Chris Blandford Associates)	February 2021	9. Documents Referred to in PoE
CD9.12	Iceni Limited on behalf of Greater Cambridge Shared Planning, 2023. Greater Cambridge Employment and Housing Evidence Update.	January, 2023	9. Documents Referred to in PoE
CD9.13	Department for Business & Trade (2024), Invest 2035: the UK's modern industrial strategy.	24.11.2024	9. Documents Referred to in PoE
CD9.14	Ministry of Housing, Communities and Local Government (March 2024), The Case for Cambridge.	06.03.2024	9. Documents Referred to in PoE
CD9.15	Greater Cambridge Shared Planning (January 2023), Greater Cambridge Local Plan Strategy Topic Paper, Development Strategy Update (Regulation 18 Preferred Options).	January, 2023	9. Documents Referred to in PoE
CD9.16	Comments Received from Cambridge Landscape Team	28.11.2023	9. Documents Referred to in PoE
CD9.17	Cambridgeshire Futures Modelling Team, Martin Centre for Architectural and Urban Studies. Department of Architecture, University of Cambridge. Measuring the impacts of the housing and transport infrastructure gaps on employment growth in the Greater Cambridge city region (Version 3c; August 2024).	August, 2024	9. Documents Referred to in PoE
CD9.18	Iceni Projects Limited on behalf of Greater Cambridge Shared Planning (September 2024), Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs.	September, 2024	9. Documents Referred to in PoE
CD9.19	Appointment of Cambridge Growth Company Chair: Letter from Matthew Pennycook MP. Published 31 October 2024.	31.10.2024	9. Documents Referred to in PoE
CD9.20	Iceni Limited on behalf of Greater Cambridge Shared Planning (October 2024), Greater Cambridge Office and Laboratory Employment Trajectory.	October, 2024	9. Documents Referred to in PoE
CD9.21	Ministry of Housing, Communities and Local Government, March 2025. MHCLG Appraisal Guide. Third edition.	31.03.2025	9. Documents Referred to in PoE
CD9.22	Guidelines for Landscape and Visual Impact Assessment (GLVIA3)	August, 2024	9. Documents Referred to in PoE
CD9.23	Matthew Pennycook Letter to Local Leaders	23.08.2024	9. Documents Referred to in PoE
CD9.24	Matthew Pennycook Letter	30.10.2024	9. Documents Referred to in PoE
CD9.25a	Comments Received from Cambridge Landscape Team - TVIA	31.10.2024	9. Documents Referred to in PoE

CORE DOC REF	TITLE OF DOCUMENT	DATE OF DOCUMENT	DATAROOM FOLDER NUMBER
CD9.25b	Comments Received from Cambridge Landscape Team - Design	31.10.2024	9. Documents Referred to in PoE
CD9.26	Chancellor of the Exchequer Statement	28.01.2025	9. Documents Referred to in PoE
CD9.27	City AM European Tech Funding	11.07.2024	9. Documents Referred to in PoE
CD9.28	Reeves I am going further and faster to kick start the economy	28.01.2025	9. Documents Referred to in PoE
CD9.29	Government economic growth mission	2024	9. Documents Referred to in PoE
CD9.30	Cambridge leaders open letter	2025	9. Documents Referred to in PoE
CD9.31	National Design Guide	January 2021	9. Documents Referred to in PoE
CD9.32	National Model Design code	January 2021	9. Documents Referred to in PoE
CD9.33	National Model Design Code – Part 2	June 2021	9. Documents Referred to in PoE
CD9.34	Health and Wellbeing in Homes – UK Green Building Council Report	July 2016	9. Documents Referred to in PoE
CD9.35	Greater Cambridge Design Review Panel	May 2024	9. Documents Referred to in PoE
CD9.36	Comments Received from Cambridge Conservation Team	07.11.24	9. Documents Referred to in PoE
CD9.37	Comments Received from Cambridge Urban Design 2023	09.11.23	9. Documents Referred to in PoE
CD9.38	Comments Received from Cambridge Urban Design 2024a	25.10.24	9. Documents Referred to in PoE
CD9.39	Comments Received from Cambridge Urban Design 2023b	12.12.24R	9. Documents Referred to in PoE
CD9.40	Cambridge Offices and Labs Arc Market Databook	February 2025	9. Documents Referred to in PoE
CD9.41	NPPG – Design: process and tools	Published 2014, Updated 2019	9. Documents Referred to in PoE
CD9.42	NPPG – Determining a planning application	Published 2014, Updated 2023	9. Documents Referred to in PoE
CD9.43	NPPG – Effective use of land	Published 2019, Updated 2025	9. Documents Referred to in PoE
CD9.44	Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)	August 2024	9. Documents Referred to in PoE
10. Referred to Case Studies			
CD10.01	Enterprise House, 21 Buckle Street (APP/E5900/W/17/3191757) Decision Notice	2018	10.Referred to case studies

CORE DOC REF	TITLE OF DOCUMENT	DATE OF DOCUMENT	DATAROOM FOLDER NUMBER
CD10.02	The Whitechapel Estate (APP/E5900/W/17/3171437) Decision Notice	2018	10.Referred to case studies
CD10.03	Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin)	2018	10.Referred to case studies
CD10.04	Graphite Square Development (App/N5660/W/18/3211223) Decision Notice	2019	10.Referred to case studies
CD10.05	Woodlands Nursing Home (APP/N5660/W/20/3248960) Decision Notice	2021	10.Referred to case studies
CD10.06	Pembroke College, Mill Lane (18/1930/FUL) Decision Notice	2021	10.Referred to case studies
CD10. 07	Goldsworth Road, Woking (APP/A3655/W/21/3276474) Decision Notice	2022	10.Referred to case studies
CD10.08	Clayton Hotel, Station Road, Cambridge CB1 2FB (APP/Q0505/W/24/3347091) Decision Notice	2023	10.Referred to case studies
CD10.09	40-46 Harleyford Road, London SE11 5AY (APP/N5660/W/24/3345872)	2025	10.Referred to case studies
CD10.10	137 And 143 Histon Road (24/01354/FUL) Decision Notice	2025	10.Referred to case studies
CD10.11	Grafton Centre (23/02685/FUL) Decision Notice	2025	10.Referred to case studies
CD10.12	137 and 143 Histon Road (24/01354/FUL) Committee Report	2024	10.Referred to case studies
CD10.13	Pembroke College, Mill Lane (18/1930/FUL) Committee Report	2019	10.Referred to case studies
CD10.14	Grafton Centre (23/02685/FUL) Committee Report	2024	10.Referred to case studies
CD10.15	Land at Jaggard Way (APP/H5960/W/20/3253063) Decision Notice	2020	10.Referred to case studies
CD10.16	Land west of B1057 Bardfield Road (APP/Z1510/W/20/3251952) Decision Notice	2020	10.Referred to case studies
CD10.17	Waitrose, 2 Alexandria Road, Ealing W13 0NL, Appeal Decision	2025	10.Referred to case studies
CD10.18	137 and 143 Histon Road	2 April 2024	10.Referred to case studies
CD10.19a	Grafton Centre Redevelopment Daylight Sunlight Report – Part 1	June 2023	10.Referred to case studies
CD10.19b	Grafton Centre Redevelopment Daylight Sunlight Report Part 2	June 2023	10.Referred to case studies
CD10.20	Pembroke College (181930FUL) Daylight/ Sunlight Report	2.11.2018	10.Referred to case studies
11. Other Documents			
CD11.01	Applicant Correspondence – Applicant Proposed Daylight and Sunlight Condition	31.01.2025	11. Other Documents
CD11.02	Officer Letter – Daylight and Sunlight	31.01.2025	11. Other Documents

CORE DOC REF	TITLE OF DOCUMENT	DATE OF DOCUMENT	DATAROOM FOLDER NUMBER
CD11.03	Agent/ Applicant Public Speaking Letter	03.02.2025	11. Other Documents
CD11.04	Daylight & Sunlight – Independent Review	03.02.2025	11. Other Documents
CD11.05	Supporting letter – Daylight and Sunlight	11.02.2025	11. Other Documents
CB11.06	Supporting Letter (EB7) – Daylight and Sunlight	11.02.2025	11. Other Documents
CD11.07	Legal Advice Note (Daylight & Sunlight)	11.02.2025	11. Other Documents
CD11.08	PINS Inquiry Start Letter	18.02.2025	11. Other Documents
CD11.09	Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)	August 2024	11. Other Documents
CD11.10	Cambridge Ahead, Growth in the Cambridge economy 2018-24	March 2025	11. Other Documents
CD11.11	23_03204_OUT-East West Rail Comment	10.01.2025	11. Other Documents