

Your ref: 23/03204/OUT
Our ref: Beehive
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Date: 03/12/2024

Greater Cambridge Shared Planning Service
Mandela House
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F.A.O. Cuma Ahmet

Dear Cuma

**THE BEEHIVE CENTRE REDEVELOPMENT – OUTLINE PLANNING APPLICATION REF.
23/03204/OUT**

RESPONSE TO CONSULTATION FEEDBACK

Further to the consultation feedback you have received on the above live Outline Planning Application (OPA) (Ref. 23/03204/OUT), and our meeting with Andrew Martin and yourself on 20 November 2024, we write to provide a response on various matters. The majority of the Consultee Comments raise no objection to the proposals, but some have raised minor points that we can readily address. The following matters have been addressed already through submissions as follows:

- Lead Local Flood Authority (LLFA) (feedback of 06/11/2024) has been discussed directly with the LLFA, and a Revised Flood Risk Assessment and Drainage Strategy (ES Appendix 8.1A) has been submitted for approval (uploaded 20 November 2024). The LLFA has confirmed (feedback of 03/12/2024) that this is acceptable, subject to Planning Conditions.
- Environmental Health Officer (EHO) (feedback of 26/09/2024) has been considered and a Revised Lighting Strategy submitted for approval (uploaded 12 November 2024). The EHO has confirmed (feedback of 21/11/2024) that this is acceptable and resolves the matter, subject to Planning Conditions.

The remaining feedback items are discussed below, and new documents are submitted for consideration as listed. Only the Revised Design Code (November 2024) is submitted as a document for approval (to supersede the previous version). All other documents are submitted as supporting information.

Urban Design

The application feedback received from the Urban Design Officer (25/10/2024) included for nine requested 'Actions'. These have been carefully considered by the team and can be positively addressed as follows as set out in the table below:



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ACTION	APPLICANT RESPONSE
1. Submit a summary table that provides a clear response to all comments raised by the DRP on 23.05.24, providing clarity on the action taken or a justification as to why the suggestion was not incorporated into the revised proposal.	See submitted Design Review Panel (DRP) Applicant Response Log.
2. Design Code to be listed as a document for approval and a compliance condition attached to the outline approval to require accordance with design code and the submission of compliance checklist.	Principle accepted.
3. DAS to be listed as a document for approval.	This has been discussed with Planning Officers. The DAS was not written to be an approved document for compliance, but we would be grateful to understand if there are particular elements in the DAS and the DAS addendum that are of specific interest that should more fully inform the reserved matters stage.
4. Site wide 15mph design speed to be conditioned.	Principle accepted.
5. Amend building height and plot parameter key text to read “Top: AOD measured at parapet level and includes roof top plant, lift overrun and PV.....”	See submitted Design Code Changes Log and revised Design Code, plus the existing Parameter Plan text which controls this matter.
6. Add additional daylight and sunlight coding for plots 7, 8, 9, and 10 as set out in table 1.	See submitted Design Code Changes Log and revised Design Code.
7. Secure a site wide meanwhile strategy via S106.	Principle accepted.
8. Further amendments to design code required as set out in table 1.	See submitted Design Code Changes Log and revised Design Code.
9. Add condition to require further work and amendments to ‘The Beehive Masterplan Outline Wayfinding Strategy’.	Principle accepted.

The following documents are hereby submitted in response:

- DRP Applicant Response Log – setting out the DRP’s written feedback on each topic, and the associated Design Response
- Revised Design Code
- Design Code Changes Log – setting out Urban Design, Ecology, Landscape, Conservation and Sustainability Feedback and the Applicant’s Design Response

Landscape

In response to the feedback received from the Landscape Officer (31/10/2024), please see attached, which positively addresses all comments:

- Revised Design Code
- Design Code Changes Log

Conservation

In response to the feedback received from the Conservation Area (07/11/2024), please see attached:

- Revised Design Code
- Design Code Changes Log

The Conservation Officer makes comment, in particular, on the flues. The Design Code Changes Log explains that the flues are already controlled by the Parameter Plans and the Design Code, in a coordinated way, but the revised Design Code nevertheless takes the opportunity to make clearer the planning controls that will be in place.

Sustainability

To address the feedback received from the Sustainability Officer (17/10/2024), please see attached:

- Revised Design Code
- Design Code Changes Log
- Technical Note on Sustainability

Water Resources

The Environment Agency (EA) feedback (29/11/2024) removes the holding objection to the Proposed Development. The EA recommends that the scheme delivers full credits for category WAT 01 for BREEAM, unless demonstrated impracticable, and they also encourage the developer to achieve full credits under BREEAM categories WAT 02, 03 and 04. These credits are already targeted as set out in the Sustainability Strategy.

Ecology

To address the feedback from the Ecology Officer (23/11/2024), please see attached:

- Revised Design Code
- Design Code Changes Log

Trees

The Project Arboriculturalist has reviewed the feedback from the Arboricultural Officer (07/11/2024), in particular with regard to tree loss near the main entrance to the Site.

The trees across the Site were surveyed in accordance with BS5837:2012, including 113 individual trees and 6 groups of trees. Many of the higher value trees, including all 3no. Category A trees, are located along the northern edge of the Site where it fronts onto Coldhams Lane. Whilst the trees within the existing car parks do contribute to the local amenity of the Site, due to the small size of many, they have only limited wider amenity value. Many trees across the site were awarded lower grades than they may otherwise have been due to repeated past management in the form of heavy crown reductions.

Efforts have been made throughout the design process to retain trees wherever possible, as is demonstrated by +14% additional trees being retained in the Revised Proposals compared with the original submission scheme. Not only has the number of trees to be retained increased, but by retaining and creating greater levels of greenspace, including along Coldham's Lane, Abbey Grove and Hive Park, space is provided for incorporating increased levels of strategic tree planting including large tree species. This is in contrast to the current tree stock in the existing car park area, which although including some larger species, have been repeatedly pruned to maintain a small canopy area.

10no. trees towards the northern edge of the Site are afforded protection through the provision of a Tree Preservation Order (TPO). Whilst every reasonable effort was made to retain these trees, in order to make the development of Plot 1 viable as part of a holistic masterplan and its important role at the entrance to the Site and to the Coldham's Lane streetscene, 2no. of these trees will need to be removed. By removing these two trees, greater space has been allowed for the remainder of the protected trees to develop naturally, and again, the two trees to be removed were downgraded as despite only being in-situ for 15 to 20 years they had already been subject to heavy pruning in order to maintain a small canopy area.

Overall, the Proposed Development will result in a more than doubling of the number of trees present across the Site. With the majority of these trees being given the space to develop naturally, in the long term these will create a diverse tree stock which contributes to the amenity and character of the area well into the future and well beyond that of the existing Site arrangement.

Daylight Sunlight

In response to further comments on the relationship with neighbouring properties, an addendum to the 'Daylight and Sunlight Report' has been prepared by EB7. This includes further analysis of neighbouring properties and provides a greater description of the relevant guidance, how that is to be applied, and the assessment undertaken:

- Daylight and Sunlight Addendum (29 November 2024)

Environmental Statement (ES)

An Environmental Impact Assessment (EIA) was undertaken for the original submission scheme in August 2023. The Environmental Statement (ES) was reviewed to reflect the Revised Proposals, and an ES Addendum was submitted with the Revised Proposals (August 2024).

The only change that has been made to the ES documentation since August 2024 is an updated Flood Risk Assessment and Drainage Strategy (Appendix 8.1A). The Lead Local Flood Authority (LLFA) requested additional information with respect to storm calculations and SuDS volumes, hence the revised document. Whilst Appendix 8.1A has been superseded with the revised document, there has been no change to the contents or conclusions of ES Chapter 8 (Flood Risk, Drainage and Water Resources), which remains valid.

Notwithstanding the above matters of clarification in response to recent consultation responses to the application, the submitted ES (August 2023) and its addendum (August 2024) remains valid.

We would be grateful if this letter and the associated enclosures could be accepted as a formal update to the submitted application package, and the relevant consultees contacted.

Kind regards

Guy Kaddish

Partner, Planning

Enclosures DRP Applicant Response Log

Revised Design Code

Design Code Changes Log – setting out Urban Design, Ecology, Landscape, Conservation and Sustainability Feedback and the Applicant’s Design Response

Technical Note on Sustainability

Daylight and Sunlight Addendum