

BEEHIVE CENTRE REDEVELOPMENT: REVISED PROPOSALS (OUTLINE PLANNING APPLICATION 23/03204/OUT)

RE-SUBMISSION STATEMENT

This Statement supports the recent submission of revised planning application documents under live Planning Application 23/03204/OUT. This Statement provides a short summary of the Revised Proposals and sets out a clear guide to the application documents that have been submitted.

Background

Following consultee and community feedback to Outline Planning Application 23/03204/OUT, the Applicant and their Design Team has undertaken a thorough review of the proposals. A redesign process has been undertaken, including a series of meetings with the Local Planning Authority (LPA) and other stakeholders; attendance at a Design Review Panel (DRP) session; and extensive public consultation. This process has resulted in Revised Proposals, which are hereby submitted to the LPA for consideration.

Revised Proposals

As per the original submission, the vision for the Beehive Centre includes the comprehensive redevelopment of the Site to create a vibrant, landscape-led, mixed-use quarter. The Proposed Development will provide a high-quality new local centre with vibrant ground floor uses at the heart of a new employment location.

The Design and Access Statement (DAS) Addendum sets out the changes that have been made to the Proposed Development, and the reasons why these changes have been made to the original scheme. 'Masterplan Development' is explained fully in the DAS Addendum, pages 13-37. This includes details of the meetings and engagement that has taken place since August 2023, and how the design of the scheme has evolved as a result.

The 'Masterplan Evolution' is also helpfully summarised in the Environmental Statement Addendum Volume 3: Non-Technical Summary, pages 6-11.

The key changes that have been made to the scheme include:

- **Connectivity**
A more direct cycle and pedestrian link between Sleaford Street and Coldham's Lane is proposed, enhancing connectivity for active travel. In addition, the Coldham's Lane junction has been redesigned to provide higher priority for cyclists and pedestrians. There is a continued commitment to improving bus access, delivering a modal shift away from private car use.
- **Public realm and open space**
There is a more legible network of open spaces, including a new green park in the southern part of the Site and a new civic square at the heart of the Site, which provides flexible activity space for a range of events.

- **Local centre and community space**

The simpler layout of larger open spaces provides significant external amenity space for formal and informal activities. This is supported by a more focused mixed-use local centre that will include new shops, cafes, restaurants and community spaces.

- **Building plots, footprints and heights**

The number of buildings has been reduced from 13 to 10, with a change in footprints and locations enabling improved local neighbouring conditions, larger open spaces and reductions in some building heights.

Supported by an in-depth townscape and heritage assessment process, four buildings have been reduced in height, with other changes to volume and form. The massing changes create a better relationship with Cambridge's historic core and Green Belt. In addition, a fully updated Design Code document ensures that the outcomes of the roofscape and flue studies will be appropriately controlled through detailed design (Reserved Matters) stage.

Updates to the Outline Planning Application

The key uses proposed for the Site remain the same as per the original submission and there is therefore no change to the Description of Development, which remains as follows:

"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 Proposed Development is in 'Outline' only at this stage, with all detailed matters (appearance, means of access, landscaping, layout and scale) reserved for future consideration.

As an Outline application, the planning permission will be controlled by Parameter Plans and a Design Code, which are submitted as the key documents for approval. Future reserved matters applications will need to be prepared in accordance with the Parameter Plans and Design Code, in conformity with the Environmental Statement.

There are five Parameter Plans, which have been revised to reflect the changes to the scheme. These are:

- Land Use - Ground Floor
- Land Use - Upper Floors
- Access and Circulation
- Landscape and Open Space
- Maximum Building Heights and Plots

An Illustrative Masterplan supports the Outline application. The Illustrative Masterplan (and associated Illustrative Landscape Masterplan and Illustrative Landscape General Arrangement Plan) shows a scheme that could be achieved in compliance with the Parameter Plans and Design Code.

Revised Planning Documents

Many of the original application documents have been revised so that they reflect the changes that have been made by the Revised Proposals. Hence, the re-submission includes a large number of documents to either replace or supplement those originally submitted.

A comprehensive review of the documents has been undertaken to ensure that all of the documents within the application pack are consistent.

The below tables set out the lists of documents that are submitted for consideration as part of the Outline Planning Application. For clarity, this sets out where:

- the original document remains for approval
- a fully revised version of the document is hereby submitted, fully superseding the original document
- an additional document is provided, which supplements the original document (so the two should be read together).

In terms of the documents for approval, the Parameter Plans have been revised to reflect the Revised Proposals. Likewise, the Design Code for approval has been fully updated and supersedes the previous document.

PLANNING APPLICATION - DOCUMENTS FOR APPROVAL			
	ORIGINAL DOCUMENT REMAINS FOR APPROVAL	FULLY REVISED VERSION (SUPERSEDES ORIGINAL)	SUPPLEMENTARY DOCUMENT
Application Forms	✓		
Site Location Plan		✓	
Existing Site Plan		✓	
Demolition Plan		✓	
Parameter Plan: Land Use - Ground Floor		✓	
Parameter Plan: Land Use - Upper Floors		✓	
Parameter Plan: Access and Circulation		✓	
Parameter Plan: Landscape and Open Space		✓	
Parameter Plan: Maximum Building Heights and Plots		✓	
Design Code		✓	

In terms of supporting documentation, the Planning Statement has been fully revised to reflect the Revised Proposals and this supersedes the original Planning Statement. A DAS Addendum has been prepared to explain the changes to the scheme. This therefore supplements the original DAS. Likewise, a Statement of Community Involvement (SCI) Addendum has been prepared to explain the recent engagement and consultation that has been undertaken, which therefore supplements the original SCI. Similarly, the Retail Statement Response should be read in conjunction with (supplementary to) the original Retail Statement.

The illustrative plans and masterplans have been fully revised to reflect the changes to the scheme, and these therefore supersede the original.

In order to appropriately assess and reflect the Revised Proposals, Parameter Plans and Illustrative Masterplan, the majority of the topic-based reports have been fully updated and revised.

PLANNING APPLICATION - SUPPORTING INFORMATION			
	ORIGINAL DOCUMENT REMAINS FOR APPROVAL	FULLY REVISED VERSION (SUPERSEDES ORIGINAL)	SUPPLEMENTARY DOCUMENT
Planning Statement		✓	
Design and Access Statement	✓		

Design and Access Statement Addendum			✓
Illustrative Masterplan		✓	
Illustrative Landscape Masterplan		✓	
Illustrative Landscape General Arrangement Plan		✓	
Indicative Phasing Plan		✓	
Benefit Delivery Plan		✓	
Local Centre and Public Realm Management Strategy		✓	
Wayfinding Strategy		✓	
Public Art Strategy		✓	
Statement of Community Involvement	✓		
Statement of Community Involvement Addendum			✓
Social Infrastructure Assessment	✓		
Social Infrastructure Strategy		✓	
Economic Impact Assessment		✓	
Employment and Skills Strategy		✓	
Ecology Report including BNG Assessment		✓	
Arboricultural Impact Assessment		✓	
Sustainability Strategy		✓	
Energy Strategy		✓	
Lighting Assessment		✓	
Daylight and Sunlight Report		✓	
Wind Microclimate Report		✓	
Retail Statement	✓		
Retail Statement Response			✓
Cambridge Office and Lab Occupational Agency Market Report		✓	
Utilities Report		✓	
Operational Waste Management Strategy		✓	
Archaeology DBA	✓		

As an Environmental Impact Assessment (EIA) was completed for the original scheme, this has been fully reviewed and updated to reflect the Revised Proposals.

An Environmental Statement (ES) Addendum is hereby submitted which is designed to be read in conjunction with the original ES (2023). For ease, 'tracked changes' have been used to clearly highlight what has been modified, eliminating the need for readers to review the entire ES again. The approach is explained in the Volume 1 – ES Addendum – Main Report (paragraph 1.8 and Table 1.1A) and in an explanatory note at the beginning of the Non-Technical Summary (Volume 3).

ENVIRONMENTAL STATEMENT DOCUMENTS			
	ORIGINAL DOCUMENT REMAINS FOR APPROVAL	FULLY REVISED VERSION (SUPERSEDES ORIGINAL)	SUPPLEMENTARY DOCUMENT
Volume 1 – Environmental Statement – Main Report The original Volume 1 ES Main Report.	✓		
Volume 1 – Environmental Statement Addendum – Main Report A 'tracked changes' version of the original Volume 1 Main ES document has been submitted. This includes additions and omissions in blue text.			✓

Volume 2 – Technical Appendices Some technical appendices remain as submitted; some are fully superseded (marked as A); and one is supplementary (marked as A), as follows:			
• Appendix 2.1 Scoping Request	✓		
• Appendix 2.2 Scoping Opinion	✓		
• Appendix 4.1A Parameter Plans and Drawings		✓	
• Appendix 4.2A Construction Environmental Management Plan (CEMP)		✓	
• Appendix 6.1A Summary of Relevant Legislation, Planning Policy and Guidance		✓	
• Appendix 7.1A Heritage Assessment		✓	
• Appendix 8.1A Flood Risk Assessment and Drainage Strategy		✓	
• Appendix 9.1A Preliminary Risk Assessment		✓	
• Appendix 9.2 Preliminary Generic Quantitative Environmental Risk Assessment Report	✓		
• Appendix 9.3 Ground Investigation Report	✓		
• Appendix 10.1 Methodology	✓		
• Appendix 10.2 Mapping	✓		
• Appendix 10.3A Viewpoint Assessment		✓	
• Appendix 10.4 Technical Visualisations	✓		
• Appendix 10.5 Correspondence	✓		
• Appendix 10.6A Updated Technical Visualisations			✓
• Appendix 11.1A Policy and Guidance		✓	
• Appendix 11.2 Baseline Sound Survey	✓		
• Appendix 12.1A Health Impact Assessment		✓	
• Appendix 13.1A Transport Assessment		✓	
• Appendix 13.2A Travel Plan		✓	
• Appendix 13.3A Car Parking Management Plan		✓	
• Appendix 13.4A Delivery and Servicing Plan		✓	
Volume 3 – Non-Technical Summary A 'tracked changes' version of the original Volume 3 NTS document has been submitted, with additions and omissions in blue text.		✓	