

CASE MANAGEMENT CONFERENCE SUMMARY

Case Management Conference held on Wednesday 2 April 2025

Inquiry scheduled for 10:00am on Tuesday 24 June 2025

PLANNING INSPECTORATE REF: APP/Q0505/V/25/3360616

Application by Railway Pension Nominees Limited (Railpen)

The Beehive Centre, Cambridge

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.

Present

Jonathan Bore

Inspector

Rupert Warren KC

For the Applicant

Lois Lane

Barrister for the Local Planning Authority

Purpose of the conference

1. The purpose of the conference was to establish how the inquiry and related evidence will be managed.

Date and venue of the inquiry

2. The Inquiry is scheduled to open at 10.00am on Tuesday 24 June 2025.
3. The venue will be the Guildhall, Market Hill, Cambridge CB2 3QJ.
4. The venue has an effective sound system, good quality wifi and will be provided with adequate sockets. There will be a retiring room for myself.

Main Issues

5. The Secretary of State's call-in letter of 12 February 2025 set out the matters which she particularly wishes to be informed about for the purposes of her consideration of the Application. These are:
 1. The extent to which the proposed development is consistent with Government policies for building a strong, competitive economy (NPPF Chapter 6)

2. The extent to which the proposed development is consistent with Government policies for ensuring the vitality of town centres (NPPF Chapter 7)
3. The extent to which the proposed development is consistent with Government policies for achieving well-designed places (NPPF Chapter 12)
4. The extent to which the proposed development is consistent with the development plan for the area.

Inquiry format and scheduling

6. Sessions will start at 10am and will finish at or before 5pm each day, with appropriate morning and afternoon breaks.
7. The draft timetable is as follows.

Day 1: Tuesday 24 June

- Appearances
- Opening statements: Applicant, LPA
- Appellant's presentation on the scheme concept including business and retail matters
- Interested persons wishing to speak

Day 2: Wednesday 25 June

- Council's sunlight/daylight evidence
- Council's planning evidence

Day 3: Thursday 26 June

- Applicant's sunlight and daylight evidence
- Applicant's masterplanning and design evidence
- Applicant's townscape evidence

Day 4: Friday 27 June:

- Applicant's heritage evidence
- Applicant's socio-economic evidence
- Applicant's planning evidence

Day 5: Wednesday 2 July

- Conditions and s106 round table sessions

Day 6: Thursday 3 July

- Closing submissions
- Inspector's site visit (if not previous)

Evidence

Core documents

8. Bidwells will host the core documents and there will be a link to the site from the Council's website.
9. All core documents should be given a number and should be included on the core documents list, which needs to have a live index so that all submitted documents before and during the inquiry are appropriately numbered and made accessible.

Proofs

10. The Appellant is expecting to call witnesses on masterplanning, heritage, townscape, daylight and sunlight, socio-economics and planning. The Council is expecting to call witnesses on daylight and sunlight, and planning.
11. Proofs and related appendices will be produced in the usual way. The deadline for proofs will be 5pm on Tuesday 27 May.
12. Rebuttals are not encouraged unless they are clearly helpful in assisting the inquiry by helping to clarify evidence or by addressing new issues that may have arisen. The deadline for rebuttals will be 5pm on Tuesday 10 June.

Plans and visuals

13. I will need a hard copy set of plans and visuals in A3 in a manageable form that I can look at in the inquiry and take on site.
14. Please can the Applicant and Council get together and provide me with a small hard copy plan with an itinerary for my site visit. It would be helpful to have this at the same time as the deadline for proofs, Tuesday 27 May.

Statements of common ground and topic papers

15. A statement of common ground has been produced. However, to facilitate the writing of my report and to help the decision-maker, the Applicant and Council should also produce detailed, meaningful and helpful agreed topic papers, as separate documents, on:
 - Design, scale and massing including helpful visual material
 - Heritage assets, including map plotting, listing description and photographs and their assessment of the scheme's impact on them (which should be as far as possible agreed)
 - Business needs, floorspace supply and assessed economic benefits
 - Daylight, sunlight and outlook – agreed methodology and the differences between the parties in respect of any assessment
 - The development plan policies that relate to the Secretary of State's matters.

16. The topic papers should be factual. They may include helpful plans and summary tables where appropriate as well as relevant references to core documents. They may briefly explain points of divergence between the parties but they should not stray into debating merits or impacts, which are for the proofs of evidence.
17. Topic papers should be submitted at least one week before the deadline for proofs of evidence, in other words 5pm on Tuesday 20 May.

Conditions and Obligation

18. I have been provided with draft heads of terms for a planning obligation but will expect these to be reviewed critically by the parties to ensure that any clauses meet the CIL regulations.
19. A set of conditions has been supplied but again these should be critically reviewed.
20. There will be a round table session on conditions and the s106 obligation towards the end of the inquiry.

Conclusion

21. This note supersedes my pre-conference note of 31 March 2025.
22. As things stand it appears unlikely that a further case management conference will be required but the position will be kept under review.
23. I hope that matters raised in this note are clear, but if you have any queries, please raise them with the PINS case officer, Alison Dyson.

Jonathan Bore

INSPECTOR

2 April 2025