

Agenda Item 3

0:0:0.0 --> 0:0:2.230

Cllr David Levien (Cambridge City - Trumpington)

And I'll go off camera now, shall I just give a head down?

0:0:2.840 --> 0:0:3.750

Toby Williams

Yep, thanks.

0:2:55.850 --> 0:3:5.400

Toby Williams

I'm I'm accompanied by Steve Fraser. Len, a principal planner and case officer for the proposal.

Steve, could you just say hello very briefly.

0:3:6.540 --> 0:3:10.130

Steve Fraser Lim

I Steve Fraser, Lim, case officer for the application.

0:3:11.250 --> 0:3:32.160

Toby Williams

Right. Thanks, Steve. So the briefing concerns are proposal to create a business district on the site for the technology and life science clusters on the upper floors and retail restaurant and community uses on the ground floors. I will let the developers present this afternoon to explain their emerging proposal in more detail shortly.

0:3:32.850 --> 0:4:3.460

Toby Williams

The briefing allows councillors to feed into the pre application process so no formal decisions are being made today and any future planning application will be determined by the Planning Committee. Following the presentation, Members will have an opportunity to ask questions, raise issues and seek clarification, and I'll ask you to do that by raising your virtual hands please. Councillors who may ultimately make a decision on any subsequent planning application.

0:4:3.970 --> 0:4:27.0

Toby Williams

Should not feel unduly constrained by what they can ask or raise. However, they should have avoid expressing views that might give any appearance that they are approaching the proposal with a closed mind and members of the public should, and I understand there are some interest groups who joined this meeting. They should refrain from entering into the discussion at the meeting.

0:4:27.800 --> 0:4:52.890

Toby Williams

The meeting is being recorded, Steve. I don't know if you you started that already, but it can be made available publicly and nothing said by councillors at the meeting will in any way be binding on the committee. So before we ask the developers to present their proposal, I have apologies from councillors, Thornbrough, Collis and Copley. Are there any other apologies?

0:4:53.570 --> 0:4:55.860

Toby Williams

And that councillors are aware of.

0:5:2.450 --> 0:5:2.940

Toby Williams
Hello.

0:5:2.410 --> 0:5:3.960

Cllr Naomi Bennett (Cambridge City - Abbey)
Sorry I've I've got.

0:5:0.30 --> 0:5:6.730

Cllr Neil Shailer
Hi. Hello. I've been. I believe that Dinah Pounds will be coming a little later.

0:5:8.920 --> 0:5:9.370

Cllr Naomi Bennett (Cambridge City - Abbey)
Right.

0:5:7.860 --> 0:5:9.800

Toby Williams
Great Naomi.

0:5:10.160 --> 0:5:15.640

Cllr Naomi Bennett (Cambridge City - Abbey)
I have an apology for Matthew, who'd hope to be here, but isn't an overrunning work meeting?

0:5:16.600 --> 0:5:22.690

Toby Williams
Right. OK. Thank you for that. And do any Members have any declarations of interest?

0:5:24.530 --> 0:5:33.30

Cllr Naomi Bennett (Cambridge City - Abbey)
Well, I do because I live virtually opposite the sites and I do shop regularly at the Beehive, but I don't think that constrains me.

0:5:34.570 --> 0:5:37.270

Toby Williams
OK. Thank you, councillor Bennett. Any other councillors?

0:5:39.950 --> 0:6:2.270

Toby Williams
Great. OK. Well, on that basis, I'll ask the developer team to introduce themselves and you have up to 30 minutes to present the proposal. And then as I said, we'll have an opportunity for Member questions. In the meantime, if members and viewers could turn off their video and microphones to enable the easy running of the presentation.

0:6:3.340 --> 0:6:3.850

Toby Williams
Thank you.

0:6:6.640 --> 0:6:29.50

Guy Kaddish
Thank you very much, Toby. If it's OK, just just in the interest of time, I will just list down who's on the call to introduce the team as the presenters come up. So you got myself, Guy, Kaddish planning

partner, a bit wells, we've got David Leonard, Harvey Novis and Louise Kirk of and Leonard Design architects, Katie Freeman, Lee of Hawley on sustainability.

0:6:30.570 --> 0:6:41.280

Guy Kaddish

Juliana Lojas serve LDA on landscape architecture mark powers, watermans transport. Oliver Lewis on four communications.

0:6:42.980 --> 0:6:46.850

Guy Kaddish

Oliver stepping from G&T in terms of project management.

0:6:48.30 --> 0:6:52.260

Guy Kaddish

And Peter Beck from Ridgelifth helpers representing rail pen.

0:6:53.880 --> 0:7:4.390

Guy Kaddish

On that we we've prepared a 30 minute presentation to sit with your agenda timing. So without any further ado, if I could invite the team to share screen, we'll, we'll begin. Thank you.

0:7:10.370 --> 0:7:13.280

Peter Beck

Good afternoon. Thank you, guy. Next slide please.

0:7:23.810 --> 0:7:24.30

Dr J V Neal (Guest)

I.

0:7:15.260 --> 0:7:35.710

Peter Beck

So well, Penny, one of the longest established pension funds in the UK responsible for investment of circuit £35 billion on behalf of 350,000 members. They seem to invest in a long hold sustainable investments requiring them to consider the long term future of the investments carefully to fulfill its values and keeping with its commitments to its members.

0:7:36.830 --> 0:8:8.380

Peter Beck

That beehive centre the team have been working in collaboration with your officers to reimagine the future of the site. Our ideas are still sorry, our ideas are still developing and the design is not yet fixed. But currently the design centers around creating a place that embraces these stainability agenda, a place where everyone feels welcome, that brings really useful amenities as well as commercial development that contributes to the long employment history of the site. And as to the strength of Cambridge science, technology and innovation sector.

0:8:9.460 --> 0:8:21.910

Peter Beck

A new local center with a host of shops and amenities as part of a new sustainable innovation district that will nurture cutting edge technology and life sciences, generating a diverse range of job and training opportunities.

0:8:22.740 --> 0:8:23.670

Peter Beck

Next slide please.

0:8:26.740 --> 0:8:40.510

Peter Beck

And we have assembled a best in class team, a team that has experience and passion to share our vision about creating a great place and at the forefront of creative placemaking and delivering truly sustainable developments. Next slide please.

0:8:43.70 --> 0:8:59.430

Peter Beck

Currently, the Beehive Centre is given over to retail sheds with some food and beverage and leisure occupiers. Much of the site is service car parking, limited landscaping or considerate. Sorry, with limited landscaping or consideration for the pedestrian or cyclist.

0:9:0.320 --> 0:9:9.630

Peter Beck

Allied with the limitations of the current layout, the retail sector is evolving and has seen significant change since the centre was conceived. Next slide, please.

0:9:11.760 --> 0:9:35.110

Peter Beck

The retail sector has been changing and this change was accelerated through COVID when there was a rapid increase in the shift to online retail. This change in the retail sector has brought about some common themes up and down the country. There is an oversupply of retail premises both locally and nationally, and online penetration is forecast to increase the demand for retail premises is declining.

0:9:35.930 --> 0:9:58.680

Peter Beck

Naturally, retailers are reevaluating their requirements for premises and in many cases they're seeking to significantly reduce their spatial requirements and to downsize. They are also seeking to occupy better quality units that are better fit, that better fit their requirements for the Beehive Centre. This national change means its future as a retail park is no longer secure. Next slide, please.

0:10:1.50 --> 0:10:34.810

Peter Beck

In this context, you may know that RAILPEN also owned the majority of the Cambridge Retail Park to the immediate north of the Beehive Centre. The falling demand is clear the the falling demand is clear, such that the retail sector can no longer support both retail parks. Hence our proposal today for the reimagining of the Beehive Centre. But alongside a commitment from RAILPEN to invest into Cambridge Retail Park to strengthen, improve and retain the retail offer there did you may have seen our current public consultations on a site known as 230 Newmarket Rd.

0:10:35.280 --> 0:10:44.750

Peter Beck

Which sits on the Cambridge Retail Park as a first part of that investment and commitment to improving the park and its retail offer. Next slide please.

0:10:47.590 --> 0:11:3.60

Peter Beck

One of the further reasons for reimagining the Beehive Centre is his excellent location within the city. An opportunity to do something so much better in the heart of the city and make a valuable contribution to the city and the community. Next slide, please.

0:11:5.250 --> 0:11:32.470

Peter Beck

The site benefits from being well located and is accessible by all modes. Both the city centre and Cambridge station are within walking distance. The central area of Cambridge only 15 minute cycle away and there is an existing foundation for sustainable travel choices. However, the provision of bus services is still limited and park and ride does not directly serve the site. Connectivity through the site is poor. The retail users generate very high car uses.

0:11:33.300 --> 0:11:35.780

Peter Beck

And there are issues with local severance crossing.

0:11:36.450 --> 0:11:43.960

Peter Beck

We've coldham's Lane and Newmarket Rd with incomplete walking and cycling provision to and from the site. Next slide please.

0:11:45.600 --> 0:11:58.580

Peter Beck

We want to propose. Sorry, we want the proposal to bring benefits to the city. We are aware of the existing initiatives in the vicinity of the site, such as the routing of the Chisholm Trail, the status of Coldhams Lane and wider consultations.

0:11:59.280 --> 0:12:17.190

Peter Beck

Our approach is to work together to improve connectivity and the public transport options and their capacity to support the important knowledge based cluster, but in a way that everyone can benefit to form a great new place that we can all be proud of. Hope that this comes through for you in today's presentation.

0:12:17.980 --> 0:12:20.360

Peter Beck

And I'll now pass you crossed a guy from Bidwells.

0:12:22.340 --> 0:12:23.110

Guy Kaddish

Thank you, Peter.

0:12:24.20 --> 0:12:54.50

Guy Kaddish

There of course, a wealth of adopted and emerging development management policies and the time we have today, I just wish to highlight the key policies in relation to the why here and why now, summary you've just heard on screen is an excerpt from the adopted proposal map, which highlights as per the officer, the ***** now for this session, that there is no designation or allocation to the Beehive Centre, but you can see edged red in the centre. It sits outside of a conservation area and there is no policy protection to the retail space either.

0:12:54.590 --> 0:12:56.450

Guy Kaddish

That leads to the next slide, please.

0:12:57.250 --> 0:13:10.400

Guy Kaddish

And the emerging policy position for the Beehive Centre to become a designated opportunity area. The text on the left hand side of the slide is from the emerging policy position.

0:13:11.640 --> 0:13:27.300

Guy Kaddish

Umm. And that emerging local plan, it states the site does not make very good use of an expansive area of land now and it has the potential to provide a significant opportunity for reimagining this area close to the heart of Cambridge.

0:13:28.480 --> 0:13:33.620

Guy Kaddish

I can now hand over an overview of the vision that we believe can help deliver that reimagining.

0:13:35.390 --> 0:13:51.720

David Leonard

Thank you, guy. But we have several key themes that are guiding us through the design process for creating a great local center and a great place for everyone. And these are based around things like diversity and sustainability and being welcoming for people and nature.

0:13:52.540 --> 0:14:19.990

David Leonard

And the site currently operates reasonably well as a retail park, but there are several key issues. It's turned its back on the local area with poor boundary conditions. It has poor entrances and it has limited green space. Now we'd like to deliver so much more for the local community, such as a new local center with shops, cafes and community spaces with new streets, squares and gardens, and new high quality workplaces with jobs for all.

0:14:21.130 --> 0:14:37.610

David Leonard

Now we're using A5 capitals approach to sustainability, which incorporates standards and accreditation, but also items outside of this. And as a team we're using this to build a sustainability charter that sets our key aims and goals.

0:14:38.790 --> 0:14:48.930

David Leonard

And with a long term project like this, it is key to future proof the sight and our buildings to ensure that we are able to meet the needs of today and those of the future.

0:14:50.40 --> 0:15:5.890

David Leonard

And we want to deliver better, sustainable travel to and through the site and to make changes to benefit the wider transport network. And our goal is to shift away from private car use towards sustainable movement that's walking, cycling and public transport.

0:15:7.470 --> 0:15:25.250

David Leonard

And the site is currently dominated by site, surface parking and hard standing, and there are several good trees and boundary hedges which we will of course need to retain. But our huge opportunity however, is to increase the biodiversity value of the site and to create great open space for public use.

0:15:26.40 --> 0:15:41.910

David Leonard

And will achieve more than the minimum 20% biodiversity, net gain and are setting ourselves an ambitious target of 50% net gain and the amount of public realm that we are looking to provide will be about the same area as the current Surface car park.

0:15:43.350 --> 0:15:49.540

David Leonard

Now I'm master plan has been shaped by the three main strands of our landscape strategy to create great places.

0:15:50.220 --> 0:16:1.310

David Leonard

Firstly, it's a cultural strategy, including events and public art, and secondly, it's community involvement in the design to help create useful, dedicated and active spaces.

0:16:1.980 --> 0:16:14.70

David Leonard

And thirdly, to engage younger people in its design, its range of uses and activities, all within the context of creating a place for positive health and wellbeing, water and ecology and being cycle friendly.

0:16:15.210 --> 0:16:32.590

David Leonard

The development would create an uplift and highly diverse range of jobs for both high and low skilled jobs on site, and the graphic on the right shows the expected increase in jobs across all skill sectors, with the current jobs at the bottom and new jobs on completion at the top.

0:16:33.270 --> 0:16:58.630

David Leonard

And that translates to 5700 to 7900 jobs delivering £12.1 million of local spend by the workforce, £759 million of additional economic output and £8.8 million in annual business rates, which is the equivalent of uplifting the total business rates received in Cambridge. We believe by about 8%.
Oliver over to you.

0:17:5.620 --> 0:17:6.890

David Leonard

Might be on mute there either.

0:17:17.10 --> 0:17:18.520

Oliver Lewis (Guest)

Can you hear me now? Is that better?

0:17:18.380 --> 0:17:19.730

David Leonard

Yes, we can. Yes we can.

0:17:19.670 --> 0:17:21.610

Oliver Lewis (Guest)

Right. Uh. Next slide please, David.

0:17:23.490 --> 0:17:48.460

Oliver Lewis (Guest)

So we've had a broad and deep consultation so far and I'm glad to see some Members in the room today who have attended some of our sessions so far. We held two public exhibition days at the start of the summer. We've held a number of online webinars and there's been three community workshops. These focused on landscape, community facilities and youth facilities.

0:17:49.690 --> 0:18:1.860

Oliver Lewis (Guest)

And we've engaged with hundreds of local people through this process, lots of different elective representatives and over 50 stakeholders and local community groups. Next slide please, David.

0:18:3.600 --> 0:18:17.460

Oliver Lewis (Guest)

So some of the key themes coming out of those conversations include landscape, what happens in the community facilities, what those facilities look like and what sort of youth facilities could be provided.

0:18:18.200 --> 0:18:47.170

Oliver Lewis (Guest)

And in response to those themes, we organized 3 workshops to explore them in more detail. We've had a whole range of feedback on different issues, such as the type of commercial use and what sort of retail and amenities people want, aspects of green space they think are important, what the design of the of the development should look like, and some of the transport options we fed all those into the design process to inform the scheme as it's developed.

0:18:47.670 --> 0:18:53.590

Oliver Lewis (Guest)

And we look forward to bringing, you know, new plans back to public consultation later in the year.

0:18:54.700 --> 0:19:6.580

Oliver Lewis (Guest)

And we've had lots of feedback on immediate issues such as public safety and in relation to those we've taken immediate action to improve some of the entrances of the sites. Next slide please, David.

0:19:7.530 --> 0:19:25.320

Oliver Lewis (Guest)

And these are some of the images of the rope walk entrance to the Beehive Centre and how it has been improved in response to some of the concerns that local people raised. I think I'm handing over to Katie from Horley to talk about sustainability.

0:19:28.150 --> 0:19:29.590

FreemanLea, Katie

Thank you. Next slide, please.

0:19:31.140 --> 0:19:38.60

FreemanLea, Katie

Quantify capitals sustainability and vision for the site. If highlighted, sustainable different targets which industry leading and best practice.

0:19:38.850 --> 0:19:46.90

FreemanLea, Katie

Who worked towards the ugbc that zero carbon framework from body carbon and review, how we can help our tenants to live in net 0 carbon and operation.

0:19:47.10 --> 0:19:53.230

FreemanLea, Katie

Will push the thumb performance, the envelope and I'm a passive house design sent improve performance against building regulations.

0:19:54.380 --> 0:20:5.420

FreemanLea, Katie

You recognize that there can be a performance gap on site and we're ensuring your undertaking studies early in the design to reduce. This will be targeting an aimless rating energy of six stars for base build offices, making development market leading.

0:20:6.570 --> 0:20:16.410

FreemanLea, Katie

Who would sign the building to incorporate? Well building principles and will be working with each tenants. Ensure they could achieve multiplication. It's allows space to be designed for occupant satisfaction while being.

0:20:17.320 --> 0:20:22.440

FreemanLea, Katie

Dream accent will be achieved on site with a route to achieving outstanding currently being optimized within the design.

0:20:23.440 --> 0:20:34.450

FreemanLea, Katie

Reincorporating these targets early, they would come a holistic parts of sign ensuring achievability and provide heavy weighting on design considerations moving forward to of our key design principles are covered in the next few slides. Next slide please.

0:20:36.520 --> 0:20:45.730

FreemanLea, Katie

Did Songland corporate all electric strategy which will benefit from ongoing diagonal organization of the National Grid and you would technology we maximized your battery storage would be to incorporation.

0:20:46.580 --> 0:20:48.780

FreemanLea, Katie

Jesting requirements on the liquid supply.

0:20:49.580 --> 0:20:54.100

FreemanLea, Katie

Be targeting less than 750 kilograms of meter squared of chopped and boiled carbon emissions.

0:20:54.820 --> 0:20:58.410

FreemanLea, Katie

But achieve at least four anyone and aching carbon reduction brain predicts.

0:21:0.280 --> 0:21:1.30

FreemanLea, Katie

Next slide please.

0:21:2.950 --> 0:21:18.200

FreemanLea, Katie

The combination of ambitious passive science standards, which artistically included within the design, was significantly reduced. Energy to mod the scheme will seek to achieve 55 kilowatt hours for me to square a year and energy usage for officers with the total operation energy consumption. Lim 2030 targets the climate challenge.

0:21:18.900 --> 0:21:21.590

FreemanLea, Katie

You ain't complete and achieved some performance certification.

0:21:24.60 --> 0:21:28.310

FreemanLea, Katie

We'll maximise portion of demolition race at this reduced or be used or recycled on the site.

0:21:29.270 --> 0:21:32.330

FreemanLea, Katie

Metric monitoring will be installed optimize energies for the site.

0:21:33.100 --> 0:21:39.760

FreemanLea, Katie

This is damage stretched the benchmarks being cleared within the contractor tender pack to ensure the approach is continued with design and build process.

0:21:40.490 --> 0:21:41.140

FreemanLea, Katie

Exciting.

0:21:43.260 --> 0:21:48.650

FreemanLea, Katie

We're in the process of modeling the buildings from an optimized daylighting passive design measures and thermal comfort for tenants.

0:21:49.410 --> 0:21:58.320

FreemanLea, Katie

Review the design comments of Bell bring criteria for H1 and well, building air standards and incorporate air filtration in line with best practice to ensure air quality for occupants.

0:21:59.520 --> 0:22:5.550

FreemanLea, Katie

Movie that since the bream H1 and well building lights downwards, fried optimized daylighting documents.

0:22:6.280 --> 0:22:11.470

FreemanLea, Katie

To bring HO5 criteria will be sought with the acoustic elements of comfort section of the World building sounded reviewed.

0:22:12.210 --> 0:22:23.300

FreemanLea, Katie

Gaining an early understanding of how the building's performance this stage means that the key message is above can be considered and incorporated. This will further reduce energy usage and improve well-being for occupants. It's like this.

0:22:25.920 --> 0:22:54.660

FreemanLea, Katie

Your parents UK GBC framework definition to achieve somebody carbon within the development will assess the likely embodied carbon and the design review were improvements can be achieved. This will be done in conjunction with achieving the breed matter well. It's a credit design that aims to use less materials by optimizing simplifying the design. This will be done in conjunction with achieving the motto 5 and Moto Six points of Brain. Initial studies avoid being undertaken on site to identify opportunities to reclaim and reuse existing materials within the design and this will progress and continues.

0:22:55.370 --> 0:23:12.720

FreemanLea, Katie

Movie encouraging and asking contractors to optimize their choice of materials and we will consider the whole life carbon of materials to ensure the longevity of construction. And as we undertaken as part of three Matteo 5, which aims to reduce and the need for repairing replace of materials. From this the embodied carbon and bromine can be verified. Next slide please.

0:23:15.310 --> 0:23:21.860

FreemanLea, Katie

The eight tenants further reducing the operational carbon emissions will first assess the likely energy usage of the site and compare against industry targets.

0:23:23.90 --> 0:23:29.600

FreemanLea, Katie

We would use energy to run through, pass them active measures by improving the building fabric and ensuring efficient base MVP plant.

0:23:30.410 --> 0:23:41.910

FreemanLea, Katie

The development be fully electric and generate energy by incorporating air source heat pumps for heating, cooling and domestic hot water. Photovoltaics in maximized across the site and tenants were encouraged to insource energy for green towers were applicable.

0:23:42.610 --> 0:23:49.130

FreemanLea, Katie

I shall. She can then be developed off site, cut to develop offsite carbon emissions. The off site, renewable sources and the offset carbon schemes.

0:23:50.160 --> 0:23:50.930

FreemanLea, Katie

Next 5 days.

0:23:53.80 --> 0:24:22.890

FreemanLea, Katie

The current site since upon standing, creates significant surface one off with her negligible sustainable range features to control flows, enhanced water quality, your appraisal responds to local and national policies to provide a robust service water management scheme. Appraisal will drive down surface water runoff weights towards Greenfield and embrace sustainable drainage features. The use of sustainable drainage systems will help to reduce flood risk of site. I will services be used across the public room integrated with soft landscaping to my surface water and safeguard water quality. Green polo.

0:24:23.30 --> 0:24:46.160

FreemanLea, Katie

They floated sets, water management, be viewed to demonstrate the above principles, green and Blues being corporate or in conjunction with incorporation of photovoltaic panels, the water quality in biodiversity principles are credible, scientific are included, improving water quality, improved biodiversity, net gains, green and blue roofs, rain gardens, linear swales without pretence to be controlled and captured at source before releasing cleaner runoff to the positive drainage systems.

0:24:46.910 --> 0:24:54.940

FreemanLea, Katie

This scheme will, if you how rainwater harvesting, irrigation and other water saving measures can be incorporated to achieve the prime bring water 1 credits. Next slide please.

0:24:58.260 --> 0:25:28.670

FreemanLea, Katie

The price will maintain its significantly improved the number of trees on site to provide amenity improved well-being whilst reducing pollution, increasing habitats. Existing sites is relatively low level spired by Steed, so we're targeting net increase in biodiversity more than 20% where the target to reach 50. This will be achieved the incorporation of Brown and green roofs and immediate Red Bend area and arched provided a home for traditional Cambridge fruit trees and instruction of a woodland air which will help to reduce noise and air pollution. Boundary incorporate shrubs that easy to maintain and provide a better hotels.

0:25:28.770 --> 0:25:38.490

FreemanLea, Katie

See post Battenberg boxes. These measures will help to write habitats and increased biodiversity on the site. I will now pass over to Mike Flowers to cover transport.

0:25:41.850 --> 0:25:44.70

Mark Powers

OK. Could we have the next slide please?

0:25:46.90 --> 0:25:55.130

Mark Powers

So sustainable transport is at the heart of the proposed development. The strategy for this site makes a positive contribution to Cambridge and helps deliver current and emerging policy aspirations.

0:25:56.220 --> 0:26:5.910

Mark Powers

The core principle is minimizing reliance on private cars and to provide significant mode shift to sustainable alternatives. With the suite of measures and incentives to help deliver that.

0:26:7.200 --> 0:26:24.370

Mark Powers

This is achieved through limiting parking numbers on the site and also closely controlling the access to that parking alongside incentivizing public transport, cycling and walking use with the enhanced measures on and off the site. All of this will be monitored and managed through a robust travel plan.

0:26:25.600 --> 0:26:32.510

Mark Powers

The images here I like the change from typical weekday mode shares for this nature of employment. Use of the left hand column.

0:26:33.470 --> 0:26:40.700

Mark Powers

With the proposed mode shares that are being targeted, demonstrating the reduced car use and the increasing non car mode.

0:26:41.490 --> 0:26:48.70

Mark Powers

Cambridge, as you be aware, benefits from a very high cycling motor currently, and this seeks to help capitalize upon that.

0:26:49.270 --> 0:26:50.40

Mark Powers

Next slide please.

0:26:52.590 --> 0:26:58.200

Mark Powers

Currently the site has over 800 parking spaces that are used repeatedly through the day, typically 5 to 10 times a day.

0:26:59.200 --> 0:27:3.280

Mark Powers

The development reduces the amount of parking significantly almost half.

0:27:3.900 --> 0:27:7.420

Mark Powers

But significantly, it reduces the turnover of those bags.

0:27:8.460 --> 0:27:17.50

Mark Powers

Access to parking is needs based in the strategy as well, so there will be strong eligibility criteria they bring, for example Blue badge holders.

0:27:18.360 --> 0:27:22.800

Mark Powers

This reduces Cllr movements on weekdays and the effect is even more pronounced on weekends.

0:27:24.290 --> 0:27:31.350

Mark Powers

These images show the proportional change for a typical weekday morning and evening peak period morning on the left, evening on the right.

0:27:32.200 --> 0:27:36.840

Mark Powers

Blue shows reductions and the thickness of the line shows the scale of change being seen.

0:27:37.940 --> 0:27:42.110

Mark Powers

We're working closely with Cambridgeshire highways on the network assessment as part of this application.

0:27:43.510 --> 0:27:44.170

Mark Powers

Next slide please.

0:27:46.360 --> 0:27:51.590

Mark Powers

Public transport is an essential part of the transport strategy and really helps to deliver this night shift.

0:27:52.480 --> 0:28:2.280

Mark Powers

We're already engaged with officers from the combined authority regarding bus operations, and we're continuing discussions with representative from Stagecoach. Feedback today is positive on the strategy.

0:28:3.330 --> 0:28:8.40

Mark Powers

Additional service frequencies will be being developed with the operators and the combined authority.

0:28:8.670 --> 0:28:18.710

Mark Powers

But crucially, this also includes the parking road and regular bus services, as well as dedicated shuttle service associated with the site. So it really provides a hierarchy of benefit.

0:28:20.170 --> 0:28:23.580

Mark Powers

Given the presence in the bus industry, especially in and around Cambridge.

0:28:24.500 --> 0:28:30.720

Mark Powers

The proposal to provide a valuable benefit, not just for the site, but also for the existing populations in and around Cambridge.

0:28:32.800 --> 0:28:45.930

Mark Powers

The graphic here shows a current assessment helping us develop the scale of what we're proposing. It's based on the census data for populations living around and in Cambridge, but crucially working in Cambridge.

0:28:47.570 --> 0:28:55.270

Mark Powers

These roots are identified catering to that scale of intervention that we're looking at, but this will be developed and refined over the course of the application.

0:28:56.660 --> 0:28:59.790

Mark Powers

Critically, this integrates very strongly with the park and ride system as well.

0:29:1.140 --> 0:29:7.850

Mark Powers

The public transport offer is scalable, adaptable, but also demand LED. It will be closely monitored and managed to make sure it remains effective.

0:29:8.990 --> 0:29:9.650

Mark Powers

Looks like please.

0:29:12.550 --> 0:29:19.750

Mark Powers

The site is within 15 minutes cycle of the Cambridge built up area. It's also within walking distance of the Cambridge station and the city centre.

0:29:20.740 --> 0:29:26.350

Mark Powers

Discussions with highways officers that generated the focus on the four main corridors that you can see on the graphic to the left.

0:29:27.520 --> 0:29:40.180

Mark Powers

This is focused on roots and parallel routes from the site between Cambridge North Station, Cambridge Station. Colder is laying the series roundabout to the east and then city centre to the West.

0:29:41.870 --> 0:29:53.870

Mark Powers

They were just to the right high like some of the emerging possibilities that we're starting to focus on with officers at the moment. These measures are still being developed, but we're focusing on improving the connections to and through the site.

0:29:54.580 --> 0:29:58.290

Mark Powers

Reducing severance typically on locations like Coldhams lane.

0:29:59.460 --> 0:30:9.580

Mark Powers

These also support the aspirations of the sustainable travel zone proposals Eastern corridor along Newmarket Rd and also potential aspirations such as the Street Reclassification program.

0:30:10.630 --> 0:30:11.380

Mark Powers

Next slide please.

0:30:14.670 --> 0:30:19.20

Mark Powers

So I've tried to keep connection with the Chisholm Trail. This is considered essential to the development.

0:30:19.890 --> 0:30:28.20

Mark Powers

The images to the left show some of the current difficulties facing cyclists, with very tight access, particularly from Sleaford St and York Street.

0:30:28.670 --> 0:30:36.470

Mark Powers

But also with roots running through service yards or with shared roots that are actually now substandard compared to current design requirements.

0:30:38.650 --> 0:30:46.470

Mark Powers

The master plan and the measures that being developed off the site will all comply with the current LTN 120. The cycle infrastructure design guidance.

0:30:47.430 --> 0:30:54.520

Mark Powers

This is being rolled out across the site. These will then provide clear and safe routes where pedestrians and cyclists have priority over vehicles.

0:30:55.580 --> 0:30:57.720

Mark Powers

Have a nice hamburger to take it. Thank you.

0:30:59.330 --> 0:31:22.840

David Leonard

Thanks, mark. Now these goals all manifest themselves in our master plan principles and key to interact, to reimagining the site is to firstly create well designed routes to hugely improve access into and across the site from surrounding communities, especially for walking and cycling. Even though our sites entry points are fixed.

0:31:23.500 --> 0:31:39.170

David Leonard

And these routes respond to the local urban street grain and the railway line. And to this we've added a hierarchy of great public space as a key points, the various routes are designated to prioritize pedestrians and cyclists and to minimize vehicle use.

0:31:40.360 --> 0:31:51.960

David Leonard

Building edges helped define the roots, squares and spaces, and we start to create a series of individual building plots with the ability to hugely contribute to the placemaking qualities of the master plan.

0:31:53.330 --> 0:32:18.70

David Leonard

Each building plot has its own characteristics due to its location on the site, and it's very important of course to be a good neighbor and we are limiting building heights by residential boundaries to three

stories. Buildings tend to become taller towards the center of the site and against the railway line, and we have undertaken extensive townscape modelling and testing to demonstrate that we are creating a positive addition to the cityscape.

0:32:19.150 --> 0:32:32.620

David Leonard

Boundary conditions are hugely important and this drawing overlay shows we are turning what are currently service yards and backs of retail sheds and car parks into high quality public space with a positive aspect on neighbours.

0:32:34.480 --> 0:33:1.710

David Leonard

And this drawing illustrates our transport strategy. High quality cycle route shown in green thread through the site, creating a high quality network for access to and through the site and onto the Chisholm Trail. A bus stop in Pink is located at the center of the site. The car park access in Orange is located close to Coldhams roundabout and larger service vehicles are limited to the two service yards on the railway line shown as a red dotted line.

0:33:2.750 --> 0:33:17.920

David Leonard

This old builds up to the master plan as it stands today and will now talk through in more detail how landscape buildings and design combined to create a high quality new local center, and I'd like to now to discuss the importance of our open space.

0:33:18.750 --> 0:33:34.450

David Leonard

Whilst Cambridge is a city with many great open and green spaces, there are areas of the city less well provided for. For example, in the corridor of space alongside the railway line where our site sits, which is typically more dense residential areas.

0:33:35.230 --> 0:33:58.200

David Leonard

Not proposal brings the opportunity to improve local access to high quality open space for immunity for Abbey ward, in which the site is located and also for neighbouring Petersfield, which is quite under provided for in terms of open space and you can see the importance of the site in terms of providing new green space which is connected to those existing green spaces.

0:33:59.440 --> 0:34:17.910

David Leonard

Alright, is to identify and create a range of attractive and usable open spaces within the proposal that can contribute to the local area, and this has been helped through a very valuable workshop sessions with local people plus consultations, and you can start to see some of the outputs of that here.

0:34:18.570 --> 0:34:49.820

David Leonard

And these sessions have helped to inform how public space can be used around the site, and it's important to us that the principle open spaces can actually function together as a continuous space almost which were starting to call the Beehive Greenway. It's 340 meters long and can provide room for a wide range of uses. The scale of this space will make it a key part of the local network of green

spaces. Supporting Greenway is various gardens, a space that has been designated for community use.

0:34:50.80 --> 0:35:0.170

David Leonard

Adjacent to one of the primary entrance routes from the local residential areas and you can see the important connections between our site and other green space in the local area.

0:35:1.300 --> 0:35:14.410

David Leonard

Now there's a clear hierarchy of spaces that combine to create a well thought out place, which knits into the local context. The Beehive Greenway is intersected by active streets and supported by connecting green boulevards.

0:35:15.430 --> 0:35:32.740

David Leonard

Space comparisons give a great sense of the scale of space that we're aiming to provide. This new space, outlined in Orange on the master plan, is just one of those to be provided on site and is compared here to Market Square in the bottom left hand plan the station square in the plan above it.

0:35:33.910 --> 0:35:39.990

David Leonard

And we're exploring options for wetland feature at the South of the site and how this can benefit local people and wildlife.

0:35:40.630 --> 0:35:51.680

David Leonard

The concepts on this sheet illustrate some examples of how this might be achieved alongside water play features or incidental play equipment alongside a body of water that creates new habitats.

0:35:53.450 --> 0:35:56.890

David Leonard

And I'd like to concentrate now on the establishment of a new local center.

0:35:57.910 --> 0:36:19.40

David Leonard

Our master plan creates a new local focus for the neighbourhood with a mixed-use and vibrant ground floor of shops, cafes and restaurants, community, small businesses and leisure facilities alongside all the new open spaces and workplace entrances, with the vast majority of our active frontages being earmarked for those mixed uses.

0:36:20.180 --> 0:36:43.330

David Leonard

And we're starting to think about how we create the ground floor users so that they contribute most positively to their public spaces and buildings to create great place making qualities. And I must say, what's been really great is the important input and suggestions that we are getting through our consultation sessions with local residents and stakeholders. And they are proving to be very helpful and influential indeed.

0:36:44.80 --> 0:37:3.390

David Leonard

And the ground floor is planned to be occupied by wide range of uses, like convenience retail or grocers, microbrewery dining, culture and community cafes, health and well-being, and coworking, and the mix of uses in in each area will define the character of each of the primary character areas and inform how the buildings and spaces around them will be used.

0:37:4.120 --> 0:37:29.190

David Leonard

So various users are now starting to be clustered together to create as vibrant and useful and mix as we can to serve both the local area and the users of the buildings and users both inside and outside the buildings are being considered together to build a strong sense of place throughout the whole development. For example, we're calling this area of Abbey woodland a setting for cultural events, theater and art installations, a gym, restaurant, and other leisure.

0:37:29.870 --> 0:38:0.130

David Leonard

And this area were calling the High Street small scale retail a convenience store, outdoor working and garden. The functional heart of the new local center. And this is the square for a mix of outdoor fitness, larger outdoor events pop up, cinema community and shopping and dining that will create a vibrant mix with activity throughout the day, evening and weekends and at the center of the area as a pavilion building which will house an active community space and cafe and at the South of the site is the wetland with its biodiversity waterfront cafes.

0:38:0.440 --> 0:38:28.90

David Leonard

Microbrewery picnic areas and communal lawns, the community space and building at the heart of the site will play an important role for the integration of community into the site and is proposed to include flexible amenity space for local groups. We're developing a strategy on how the Community could accept, could be cross subsidized to enable even wider community benefit and we're looking forward to further ongoing consultation with residents to help develop these ideas.

0:38:29.140 --> 0:38:54.410

David Leonard

And so to the buildings. So we have a pretty vibrant mixed-use neighbourhood district of users and spaces emerging mixed uses are in green workplace in blue with workplace and life sciences on all upper floors providing a wide range of flexible space combinations for modern and future requirements. And all this translates to a total building area of about 146,000 square meters, a combined footprint which covers only 45% of the site area.

0:38:55.480 --> 0:38:59.510

David Leonard

As discussed earlier, there's a clear strategy of how we are working with building heights.

0:39:0.640 --> 0:39:30.910

David Leonard

Buildings range in height from three to six stories plus rooftop plant, with the lower heights adjacent to residential boundaries and the taller buildings towards the center of the rail and the railway carefully planned to create a positive contribution to the city. We're constantly assessing daylight and sunlight, firstly to ensure that the massing and orientation of the development works well for managing any impact on neighbors, and secondly, to ensure that our public spaces have been designed and located and orientated for great access to daylight and sunlight.

0:39:31.860 --> 0:39:32.370

David Leonard
Me too.

0:39:41.960 --> 0:39:42.440

David Leonard
Perfect.

0:39:31.440 --> 0:39:43.850

Toby Williams

David, can I? Can I ask that you you kind of wrap up your presentation with we've gone over in terms of timings and I want to make sure we have enough time for councillors to ask questions. Thanks.

0:39:43.630 --> 0:40:14.750

David Leonard

Matter of fact, yes. OK, I'll, I'll just. So there's this items on materiality. There are some massing study starting to be done with respect to our neighbors and edge conditions. And we have three of those and then we have some longer views which are verified city skyline views which sort of sort of illustrate the work that we've done to make sure we get a positive impact on the townscape. I don't know if you want a quick line on next steps, but this is the last slide.

0:40:16.170 --> 0:40:37.40

Peter Beck

But I think as we're over, I'll just point out the fact that, I mean it's a fairly clear slide and it really it's the fact that we're not going to be on site about 2025 and that just sort of sets the, the, the sort of the the time frame for the work we're doing here. So I'll hand back to you Toby. Now thanks very much for listening to us and hope there will be no answer your questions.

0:40:38.270 --> 0:40:53.900

Toby Williams

Thank you. Maybe if Members, do you have any questions around the visualizations, we can come back to those in June. Course I'll hand over to councils if you want to ask a question, if you could put your your hand up and we'll try and take you in order.

0:40:54.770 --> 0:40:57.320

Toby Williams

So Councilor Robertson.

0:41:0.190 --> 0:41:2.780

Cllr Richard Robertson (Cambridge City - Petersfield)
I can't just getting yes, there we are.

0:41:3.640 --> 0:41:4.500

Cllr Richard Robertson (Cambridge City - Petersfield)
Thank you.

0:41:5.260 --> 0:41:23.0

Cllr Richard Robertson (Cambridge City - Petersfield)

One of the most uh, demand most demand from local residents is their shops. They want to retain their local shops and they're very worried about the fact that you, although you might have put some shopping on the site, it's not going to be anything like as big as the stores they're used to.

0:41:24.60 --> 0:41:27.430

Cllr Richard Robertson (Cambridge City - Petersfield)

The particularly the cheaper stores, B&M in particular.

0:41:28.410 --> 0:41:42.870

Cllr Richard Robertson (Cambridge City - Petersfield)

Uh, you would have heard that from everybody who's talked to you. So can you please explain how you talking about relocating them on the retail park, but that also is going to be redeveloped. So I'm just concerned that you wouldn't have anything usable by the local residents.

0:41:43.900 --> 0:41:56.850

Cllr Richard Robertson (Cambridge City - Petersfield)

These Chisholm Trail entry should be from Sleaford St, primarily not from York Street. I think that seems to have been lost in the in the translation somehow the virus.

0:41:57.110 --> 0:42:6.440

Cllr Richard Robertson (Cambridge City - Petersfield)

Here, I'll here is Lane entry from Sleaford Street is far too narrow at the moment, but a 5 meter wide routing from there would be ideal.

0:42:9.280 --> 0:42:17.870

Cllr Richard Robertson (Cambridge City - Petersfield)

One of your presenters talked about three stories being in the maximum, but the other ones talking about three are going up to six. So I got confused at that point.

0:42:19.30 --> 0:42:45.660

Cllr Richard Robertson (Cambridge City - Petersfield)

And finally, homes, you've not to put any provided proposals in for providing housing in any way on the site. And that, I think, is a mistake. You can't expect everybody's in Cambridge to be living elsewhere. You've got to provide. I know this site wasn't designated for housing, but it could be used for housing, at least part of it. And I think I'd like to understand why you're turning your back on that opportunity. Thank you.

0:42:48.840 --> 0:42:52.890

Toby Williams

Thanks. I'll hang back to you guys and for your team to answer those questions.

0:42:53.700 --> 0:43:23.210

Guy Kaddish

Yes, thank you for handing back and I bring in members of the team through those questions. I think firstly, just to put a couple of points of clarity I can bring. So for the Cambridge retail Park, Railpen is very clear that they're investing in Cambridge Retail Park as a retail place and that's part of the current consultation on 2/30 Newmarket Rd. It's to retain and strengthen enhance the retail offer there. And Peter, do you want to add in in terms of the question on those shops?

0:43:25.50 --> 0:43:38.760

Peter Beck

Yes, I mean, I think that as we said in the presentation and the the the retail market has changed significantly since these two centers were were conceived and there is a less demand for them.

0:43:39.180 --> 0:44:0.320

Peter Beck

Umm, we are able to. You know, we we do have some space that's coming across on on Cambridge Retail Park and we are talking to those that are interested on Beehive. So it's early, it's early days and it's some way off before any changes actually happened by which time there will have been further movement in the market.

0:44:5.180 --> 0:44:5.690

Guy Kaddish

Thank you.

0:44:6.970 --> 0:44:21.940

Guy Kaddish

To the point of clarity, coming through councillor was there was mention of three and six stories, so there was mention of three stories maximum where we where we have buildings close to a neighbours boundary, but building up to six stories where we're further away from neighbors in the middle and towards the air railway line.

0:44:22.800 --> 0:44:28.80

Guy Kaddish

Was the reference there mark? Could I bring you in, please, to answer about the Chisholm Trail routing?

0:44:29.90 --> 0:44:59.280

Mark Powers

OK. Yes. Uh so Sleepers Street is, albeit the access from Sleaford Street is taking the greatest change. We're making that much wider, less tortuous to come through and making it much more safer than its operation. The connection through to York Street is recognizing the existing connection that is there, but in terms of the standard provision and the with the space available. Crucially, that's where Sleaford Street is is fulfilling its role.

0:45:0.240 --> 0:45:1.440

Mark Powers

And the way that you describe.

0:45:1.960 --> 0:45:4.170

Cllr Richard Robertson (Cambridge City - Petersfield)

And you confirm it would be 5 meters wide.

0:45:5.100 --> 0:45:23.510

Mark Powers

That's what we're seeking, or clearly designs a ongoing with the with with balancing the the level change that's in the area as well as the landscape proposals and then integrating that with the in, in, in the circulations. But all of the design criteria set out in the LTM 120 document are being applied.

0:45:27.230 --> 0:45:28.580

Cllr Richard Robertson (Cambridge City - Petersfield)

Now leave us rather for a bit.

0:45:30.300 --> 0:45:35.370

Toby Williams

Guy, I think there was one of the question around why aren't homes being proposed on the site?

0:45:35.970 --> 0:45:42.170

Guy Kaddish

Yes, I'll I'll cover that. Maybe at the end, David, you might want to write in about placemaking, but in terms of housing.

0:45:43.810 --> 0:45:54.940

Guy Kaddish

That the Council at the moment has a strong five year housing land supply and its own publications. It's got a good strong housing delivery test result coming through from government.

0:45:56.420 --> 0:46:5.30

Guy Kaddish

The emerging local plan as a housing number in it that has drafted allocations in there to provide for that number. So there's no policy need for housing.

0:46:6.110 --> 0:46:14.730

Guy Kaddish

Interestingly, the the wave of comment we're getting through from the local consultation is that people are happier that it's an employment LED opposition.

0:46:15.440 --> 0:46:17.170

Guy Kaddish

Rather than residential.

0:46:18.240 --> 0:46:21.250

Guy Kaddish

Have David, I can comment, but would you like to talk about placemaking?

0:46:21.820 --> 0:46:51.640

David Leonard

Yeah, I think they, I mean, what what we're we're and we're certainly making I think big efforts to maximize the amount of publicly accessible green space and the active users of ground floor and the combination of those to create great places and we've tried to maximize that as much as we can and of course to us that is the we get more space if we use we maximize the site for that as well.

0:46:52.10 --> 0:47:3.710

David Leonard

And so we see that as a as a side benefit of, you know, being able to have this as a very community LED ground floor and public realm, you know, piece of master planning and placemaking as well.

0:47:7.950 --> 0:47:8.410

David Leonard

Thank you.

0:47:6.920 --> 0:47:21.470

Toby Williams

OK. Thank you. I'm conscious that there are other councillors with questions, so if if we have time, we could always come back. If Richard has any follow-ups, councillor Chela.

0:47:23.820 --> 0:47:53.510

Cllr Neil Shailer

Thank you. Just unmute on there. A couple of questions about traffic. Thanks so much for the

projections. Clearly, with the less turnover that is projected, there will be a reduction in traffic around the the site. What is the current projected number of parking spaces? That was one question that a lot of people ask me that the next one is about HDV usage. I'm guessing we're not, we're not.

0:47:53.710 --> 0:48:16.510

Cllr Neil Shailer

We would see a reduction in HIV as well because it's less heavy kind of stuff going on, but that would be good to get a a clear steer on and the other one was about the Community provision I've had ask you about toy libraries crashes, anything, any, any kind of list of those sorts of things might be a helpful as well.

0:48:20.770 --> 0:48:25.620

Guy Kaddish

Thank you. Marshall. Can invite you in for the car, parking and HGV.

0:48:25.930 --> 0:48:35.960

Mark Powers

Yep, thank you. So the proposed parking numbers are again subject to ongoing design development, but we're in the region of 450.

0:48:37.70 --> 0:48:45.30

Mark Powers

Spaces. The vast majority of those are focused in one place and relatively close to where the main servicing.

0:48:45.790 --> 0:48:58.330

Mark Powers

And maybe this will take place and that's pulls most most of the vehicle movements away from the rest of the site. So it gives more space. The lighter traffic movements necessary, small deliveries.

0:48:59.30 --> 0:49:2.70

Mark Powers

I mean, obviously people walking in, cycling through the site.

0:49:3.440 --> 0:49:22.510

Mark Powers

The HV component, yes, we do expect the numbers to reduce then, but another met vital component here is that we will have a delivering servicing management strategy across the site. The site is only accessible by 1 vehicular point from Coldham's Lane.

0:49:23.720 --> 0:49:33.150

Mark Powers

But the extent of adopted highway public highway doesn't extend into the site, so that also means that the site can be quite well and quite closely managed.

0:49:33.920 --> 0:49:42.150

Mark Powers

And so as part of that strategy, the there will be a delivery booking system. So all of the premises and occupiers through that will go through the same system.

0:49:42.870 --> 0:50:9.770

Mark Powers

So the deliveries can be coordinated. Peak times can be avoided and it can be managed out that way. That's also enables delivery, consolidation and more sustainable uses for last mile deliveries. So enabling cycle carriers for obviously smaller goods, but also then to help coordinate maybe shared ordering. So that two sites on buying the same goods and having two sets of deliveries, it can be reduced and consolidated down to one.

0:50:12.480 --> 0:50:31.770

Guy Kaddish

Thank you, mark. And then just on the Community provision question, we are committed to Community provision within the scheme. We're at the point where we're just really want contributions from people input as to what should that look like, what are the ideas we're talking to the community and we would really like those ideas of what is the best fit.

0:50:32.410 --> 0:50:33.520

Guy Kaddish

For those contributions.

0:50:34.900 --> 0:50:36.780

David Leonard

It's also fair to say I think guy, that.

0:50:36.860 --> 0:50:49.950

David Leonard

And and goes much wider than the site boundary because there are provisions elsewhere locally so that there will have to be quite a lot of care into, you know, choosing what goes in here and the there's we have time on our hands on that.

0:50:52.320 --> 0:50:53.510

Cllr Neil Shailer

Thank you very much.

0:50:54.470 --> 0:50:59.730

Toby Williams

Great. Thank you. And next on the list to ask questions is Councillor Levine.

0:51:5.460 --> 0:51:14.330

Cllr David Levien (Cambridge City - Trumpington)

Yes. Hello. Just yeah, getting a video. Yep. Just quickly, you've got lots of roof space there. Do you have any plans for putting solar?

0:51:15.50 --> 0:51:17.750

Cllr David Levien (Cambridge City - Trumpington)

Peev panels on on any of that.

0:51:20.700 --> 0:51:23.370

Guy Kaddish

Thank you. Leave it to you. Press pleased.

0:51:24.990 --> 0:51:36.620

David Leonard

And well, yes, I can do A tag team and as well with them with others on here. But but yes, you know, part of the roofs are being seen as as good resources, especially for, you know, photovoltaics.

0:51:37.520 --> 0:51:44.430

David Leonard

And and and other, you know, sustainable drainage and all sorts of things like that as well, but.

0:51:45.180 --> 0:51:54.920

David Leonard

And and so yes, they are being seen very positively like that and cancel Levien and and I and I think there we can be a little bit more specific I suspect with others on the on the call as well.

0:51:55.990 --> 0:51:56.560

Cllr David Levien (Cambridge City - Trumpington)

Can you? Yeah.

0:51:56.170 --> 0:52:12.150

Lewis Kirk

Yeah. And I think in terms of the heights of the buildings that we're showing as part of this application, every single one of those buildings on its top floor is being allowed height to have app zone on top of it. And obviously there's more detail work to be done to determine the extent of that on every building, but they're.

0:52:12.990 --> 0:52:15.330

Lewis Kirk

Isn't allowance for each one of those buildings to have that provision?

0:52:16.200 --> 0:52:16.590

Lewis Kirk

Certainly.

0:52:15.890 --> 0:52:17.630

Cllr David Levien (Cambridge City - Trumpington)

Not be these days. Thank you. Yeah.

0:52:17.390 --> 0:52:17.820

Lewis Kirk

Yep.

0:52:18.200 --> 0:52:18.470

David Leonard

No.

0:52:18.90 --> 0:52:20.990

Harvey Norris

And all and all the views have been tested with this tight.

0:52:27.50 --> 0:52:30.350

Toby Williams

Great. OK. Just that answer your questions, councillor.

0:52:31.830 --> 0:52:33.600

Toby Williams

I think it I think it has.

0:52:33.180 --> 0:52:36.400

Cllr David Levien (Cambridge City - Trumpington)

Yeah. Sorry I got on. I read muted myself. Yes, it does. Thank you.

0:52:36.770 --> 0:52:38.850

Toby Williams

Thank you, councillor Copley.

0:52:41.860 --> 0:52:43.970

Cllr Hannah Copley (Cambridge City - Abbey)

I think I think Councillor Bennett was first.

0:52:45.630 --> 0:52:48.520

Toby Williams

I think actually you're I think you're next, councillor.

0:52:47.170 --> 0:52:49.800

Cllr Hannah Copley (Cambridge City - Abbey)

Ohh with me. OK, no problem. Thank you.

0:52:55.370 --> 0:52:55.960

Cllr Hannah Copley (Cambridge City - Abbey)

Grape.

0:52:49.190 --> 0:52:57.190

Cllr Naomi Bennett (Cambridge City - Abbey)

You are first and I'm happy to go last because I'm typing my questions into the chat, so please let everybody else go first.

0:52:58.30 --> 0:53:16.730

Cllr Hannah Copley (Cambridge City - Abbey)

OK, great. Thank you. So, yeah, my first question is about housing provisions. So previously I previous round of consultation you'd cited between 5000 and 10,000 new jobs. From my understanding of the slide you showed, it was 4880 additional jobs on the new site, 3630 high skilled, 1250 low skilled.

0:53:17.520 --> 0:53:19.170

Cllr Hannah Copley (Cambridge City - Abbey)

So using ratios from.

0:53:19.610 --> 0:53:40.770

Cllr Hannah Copley (Cambridge City - Abbey)

And the N Cambridge N sorry NE Cambridge area action plan that was 1.6 employees per house. So kind of doing the math quickly ends up with 3050 new homes required for the additional employees that the Beehive Centre would have following the development compared to before.

0:53:41.520 --> 0:53:52.170

Cllr Hannah Copley (Cambridge City - Abbey)

And so just in terms of kind of scale of land and development that requires the land north of Cherry, Hinton is 1200 homes, that's it kind of really, you know, reasonably large area of land.

0:53:52.770 --> 0:54:22.620

Cllr Hannah Copley (Cambridge City - Abbey)

So this is essentially 2 1/2 land north of Cherry Hinton's that the Beehive Centre development as proposed would require to have the number of houses to match up with the number of employees proposed, and the local plan may state that housing supply is good, but it's a housing affordability crisis that we're facing. And so as someone who represents Abbey, which has a very kind of large number of residents who are just getting by.

0:54:22.780 --> 0:54:34.430

Cllr Hannah Copley (Cambridge City - Abbey)

I'm pretty particularly struggling to live in the same area and multi generational way. I current rabbit Abbey residents can't manage to find local homes for their children to stay geographically near to them.

0:54:35.880 --> 0:55:5.50

Cllr Hannah Copley (Cambridge City - Abbey)

I kind of put it to to the developers that this is gonna make that significantly worse by adding in 3630 high skilled, high paid employees and you know right next to the local area. And So what would kind of be truly beneficial for the local area would be to to have a site that's more focused around the needs of the local community rather than the needs of the local community, which is predominantly being focused on the ground floor.

0:55:5.150 --> 0:55:36.450

Cllr Hannah Copley (Cambridge City - Abbey)

Plus kind of. Yeah, a huge economic growth of the area. So it's it's similar to what Councillor Robertson asked about housing, but I guess my question is slightly differently, which is why are you providing so many new jobs when there's such a housing affordability crisis and the amount of land required to house these people will be so significant, so qualities that was quite lengthy. That's question one. And if I just put a few kind of smaller questions in into question, two, I'd like to know a bit more about the bus routes.

0:55:36.540 --> 0:55:46.230

Cllr Hannah Copley (Cambridge City - Abbey)

You referred to. I like specifically, are you subsidizing public bus routes that will end up at the site? If so, how long will that apply for? Will it be kind of?

0:55:46.830 --> 0:55:54.670

Cllr Hannah Copley (Cambridge City - Abbey)

Demand LED as in you will ensure that there is public transport available for all reviewed potential employees of the site. So yeah, I'd like to hear a bit more about that.

0:55:55.950 --> 0:55:59.430

Cllr Hannah Copley (Cambridge City - Abbey)

And my third question is a fairly brief one about the scale.

0:56:0.200 --> 0:56:30.340

Cllr Hannah Copley (Cambridge City - Abbey)

So I'm aware the Beehive Centre isn't in a conservation area, but obviously the Millard conservation areas immediately adjacent on two sides and the Saint Matthews Gardens and Sleaford St were both built more recently than the rest of the Mill Rd houses and they followed the 2 + 1 height pattern. So two stories of regular building and then the top story is embedded into the roof with dormer windows or similar. And so I put it to the developers that that would be the most appropriate height for this site to be in keeping with the local area.

0:56:30.620 --> 0:56:34.240

Cllr Hannah Copley (Cambridge City - Abbey)

And so that story, that's question 3.

0:56:35.680 --> 0:56:44.280

Cllr Hannah Copley (Cambridge City - Abbey)

Question four is very short, which is will the existing embodied carbon in the current buildings be counted towards the total carbon calculations and?

0:56:44.950 --> 0:56:45.630

Cllr Hannah Copley (Cambridge City - Abbey)

Uh.

0:56:46.660 --> 0:56:49.540

Cllr Hannah Copley (Cambridge City - Abbey)

Yeah. And that's. Uh, that's it. Thank you.

0:56:50.140 --> 0:56:56.710

Toby Williams

Mikey council. Lots of questions then kind of conscious of the time that the the first question.

0:56:57.220 --> 0:57:21.720

Toby Williams

And may need expanding upon, perhaps later in terms of a. A note following the meeting, but give unit. Got any comments around kind of existing need and affordability of housing and kind of balance of what's being proposed against kind of what's being kind of generated in terms of housing demand potentially from the site?

0:57:23.900 --> 0:57:26.150

Guy Kaddish

Yeah, I'll, I'll. I'll begin with that one.

0:57:27.820 --> 0:57:43.960

Guy Kaddish

So firstly there was a there was a certain duty within the planning system to make good and efficient use of brownfield land, which it is it's it's a it's an almighty opportunity as the opportunity policy identifies to reimagine this. So we do want to make.

0:57:44.790 --> 0:58:10.700

Guy Kaddish

Good, efficient use of this site. This once in a generation opportunity for the Beehive Centre in terms of in terms of those low skilled jobs as the government defines them. So the current number potentially within the floor space on the Beehive Centre would be 480 low skilled jobs available within the scheme. There there abouts. It's always an emerging design.

0:58:11.900 --> 0:58:26.940

Guy Kaddish

There would be around 2400 low skilled jobs in terms of those very transferable skills, as well as having the ground floor environment and there's lot of various opportunities within the R&D employment environment.

0:58:28.90 --> 0:58:48.330

Guy Kaddish

And within that R&D environment with those low skilled jobs, the average wage in the ARM and environment is is greater than the average wage across across all jobs across society, so that they can be economic benefits for all. With such developments, the other piece, not the way we want to outpace anybody from their homes at all.

0:58:49.0 --> 0:59:18.490

Guy Kaddish

But here we we do want to be part of a solution around meaningful change in sustainable transport. We are of a scale that we're having, I think very serious conversations with those authorities to be part of the solution and expedite and help deliver some of those meaningful, sustainable transport measures such as buses, as you say, and we'll get to that question as I think that's so important that we bring about beneficial change and for the wider community around around bus provision. Maybe if I could Segway to that one to mark.

0:59:20.860 --> 0:59:22.890

Mark Powers

Yes, we are looking at.

0:59:23.350 --> 0:59:37.840

Mark Powers

And it's part of the incentivization as well to get people out of cars towards buses looking to make the apart from the fully eligible users. But to make car parking the more expensive option. So there is a financial encouragement.

0:59:38.550 --> 0:59:39.450

Mark Powers

Other people there.

0:59:40.70 --> 1:0:9.460

Mark Powers

I put a lot of the exercise that we are going through and we can't presuppose the outcome just yet, but talking with the operators in terms of what we can get the site to help support, but also then with the additional services, the frequencies that have to operate over the rest of the route as well, and it's balancing that relative to the development and also then the benefits and the support that the rest of that bus route corridor or corridors.

1:0:9.970 --> 1:0:18.490

Mark Powers

Will help provide so we don't have a a a conclusion to this piece just yet, but we are very much working in that vein.

1:0:19.160 --> 1:0:25.540

Mark Powers

And these are the components were then just working at the financials for that as part of the as part of the assessment.

1:0:26.720 --> 1:0:42.400

Toby Williams

OK, thanks. I think we can come back maybe to that initial question maybe in a bit detail in a bit

more detail if the developer wanted to do a note for you, councillor, that the other two questions were around scale and existing embodied carbon.

1:0:45.60 --> 1:0:51.210

David Leonard

Will certainly the the scale issue and you you were talking in in particular up against the conservation areas, I think the.

1:0:52.490 --> 1:1:15.200

David Leonard

I you know, the team is doing quite a lot of work, quite a lot of detailed work at the moment with a number of key views and working through those in quite a lot of massing detail just to make sure that those sort of medium and close views from outside of the site are done in an acceptable way that.

1:1:15.480 --> 1:1:46.550

David Leonard

You know that that that makes a, you know, a A that is, you know, it's sensitive to the, to the, to the area there. I think the other the other part to it I think is the efforts that we're trying to make to create almost like sort of green green space as you enter as you enter the sites from from everywhere and making some efforts to create areas where there are trees between existing boundaries and buildings as well. So that limit that we set ourselves as.

1:1:46.620 --> 1:1:59.770

David Leonard

Then three stories where it's closest to the residential, together with those setbacks enough to have active spaces and trees in them, seem to us to be a good part of that solution there. So that's the work that's been ongoing.

1:2:2.780 --> 1:2:6.470

Toby Williams

Great. Thank you. And then do I think you you have a sustainability?

1:2:7.630 --> 1:2:8.340

Guy Kaddish

Yes.

1:2:7.530 --> 1:2:8.600

Toby Williams

Consultant.

1:2:9.230 --> 1:2:11.880

Guy Kaddish

Course, Katie. John to come in on that embodied point.

1:2:12.810 --> 1:2:37.770

FreemanLea, Katie

We of course say we will be considering embodied carbon of the site already, and I think it's unfortunate the performance of those buildings is not up to best practice anymore. We're delivering a new site which takes into account better building materials, locally sourced materials and will be specifically considering the embodied new development, but also embracing the opportunity to

reuse what's existing on site already and how we can form that back into the development to reduce the embodied carbon of the development going forward.

1:2:41.90 --> 1:2:50.890

Toby Williams

That Kate, thank you. I'm conscious that we've got a number of more questions. There are some in the chat. Councillor Bennett has posted a.

1:2:51.530 --> 1:3:10.910

Toby Williams

Question on behalf of two people, do you have any plans to make use of the railway line running through the site? Do you have any projections for the impact on weekday traffic, which is usually worse than weekend traffic? Sorry weekend traffic, which is usually worse than weekday traffic.

1:3:11.530 --> 1:3:20.630

Toby Williams

And what steps have you taken to reach out to South and East Cambs residents who use these retail parks for their main shop?

1:3:22.990 --> 1:3:28.900

Guy Kaddish

If you, Toby, if I could start with Mark and then bring it over to talk about the extent of our consultation. Mark.

1:3:29.990 --> 1:3:42.220

Mark Powers

He options to incorporate the rail line facilities are are limited and the space constraints not just on this the site side for anything even approaching a new station.

1:3:44.130 --> 1:3:53.50

Mark Powers

Not really practicable in this location. Also, giving the line headways as well with the split just immediately north of the site.

1:3:54.110 --> 1:4:14.720

Mark Powers

And have been the preliminary discussions about incorporating some element, the deliveries there, but again it's limited by line capacities as well as long term Network Rail programs for the rail line through this location. So on that side of things where there isn't forming a part of it, but it has formed part of the consideration.

1:4:16.380 --> 1:4:22.430

Mark Powers

And it's all weekend traffic. Yes, we are underway with that at the moment, the other.

1:4:23.570 --> 1:4:34.440

Mark Powers

Deep discussions going on with Cambridgeshire highways on this at the moment that the indications are with the analysis we've done based on surveys that we've carried out as well that the.

1:4:34.910 --> 1:4:41.100

Mark Powers

A change for the weekend situation is more positive than the change on the week day.

1:4:42.130 --> 1:4:48.510

Mark Powers

So the margin of change is a little bit smaller on the weekday just because there's more people moving around in that sense on the weekday.

1:4:49.200 --> 1:4:54.590

Mark Powers

But yes, we are looking at further positive benefits with the traffic reductions on Saturdays and Sundays.

1:4:57.610 --> 1:4:59.330

Guy Kaddish

Thank you. And Oliver.

1:5:0.900 --> 1:5:9.270

Oliver Lewis (Guest)

Yes. So so far we've had a pretty broad and deep consultation. There's been various different events in person online.

1:5:9.930 --> 1:5:22.320

Oliver Lewis (Guest)

And evening, weekday, weekend. Lots of different opportunities for people to get involved. We've had, you know, hundreds of local people attend those we've had over 50.

1:5:22.550 --> 1:5:38.870

Oliver Lewis (Guest)

And local groups involved in our workshops over the summer and and we've tried, you know, so we've tried to make it accessible and engaging and meaningful as well. So I think the team have found it valuable to get that feedback from the community to inform the designs.

1:5:40.540 --> 1:5:49.970

Oliver Lewis (Guest)

You know, that was just stage one. So, you know, in a few weeks time, we'll be going back out to consultation and we'll be, you know, following a similar kind of.

1:5:50.470 --> 1:5:51.0

Oliver Lewis (Guest)

And.

1:5:52.280 --> 1:6:3.890

Oliver Lewis (Guest)

Process, you know, being open, engaging, going deep and broad and trying to speak to as many local people as possible because it's that feedback that actually is really helpful to us.

1:6:5.30 --> 1:6:32.180

Toby Williams

OK. Thank you. I'm conscious that we're running slightly over what I intend to do is maybe run until 10 past four. And then if there are any other questions, put them in the chat and we you can, if

you're willing going team to produce a a note at the end, I'm going to skip to Counselor Davies. That's OK, councillor Robertson. Then I'll come to you next. After cancel the Davies. He hasn't asked a question.

1:6:34.230 --> 1:7:3.720

Cllr Mike Davey (Cambridge City - Petersfield)

Thank you, Toby. My my question, I still there's a lot of great work being done. I appreciate what's been done and the desire to make it green and create green space. The thing I'm missing is a real feel for who do you expect to be there. It's the use of the project, who's going to be who would you like to see as your ideal tenants? What kind of activity would you like to see there because that's the bit that I'm still sort of struggling to understand and that would give me a much better understanding I suppose of the needs therefore that are linked to about transport.

1:7:4.160 --> 1:7:31.800

Cllr Mike Davey (Cambridge City - Petersfield)

About the use and and, it's about how that fits within the locality cause the final bit to that is clearly from our aspirations, Hannah's already related to this is there is a huge disparity in wealth within the city and I think one of the things we'd like to see is that people who work there will be from the city rather than outsiders. So if you could give us that flavor about when you put the development together, who do you think will be there, who the people are gonna come and rent from yourselves? Thank you.

1:7:34.580 --> 1:7:41.580

Guy Kaddish

Thank you. Peter, would you like to take that one and talk about the diversity of of floor space and offer that you're looking to achieve?

1:7:42.610 --> 1:8:6.520

Peter Beck

You don't give a. Give a try and the IT will appeal to national and local businesses and it's gonna be very high quality space that there, there's limited supply of it will be there will be a range of different sizes, range of different offers to make it appeal to the businesses that are on the various different stages of their funding.

1:8:7.660 --> 1:8:15.930

Peter Beck

And they will be very much focused on trying to bring local people into their to support their businesses. It's it makes sense for their their business model.

1:8:17.30 --> 1:8:31.280

Peter Beck

And actually, you know what we found from going to the, you know, from engaging with those businesses. One of the problems they have with some of the existing parks is that people don't live close enough. And obviously we don't have that problem here. We have lots of people living close by.

1:8:34.40 --> 1:8:34.390

Guy Kaddish

David.

1:8:33.580 --> 1:9:3.970

David Leonard

I think we could add. Oh, sorry. Yeah. I think we could add and thank you, guy. You know, everything from absolute best in class and and to startups as well and genuinely it's been seen as being flexible to have all of those. So some of those you know, start up whether they are sciences related or business related. You've then got a third layer which effectively is quite a lot of the ground floor and those tenancies may be.

1:9:4.60 --> 1:9:33.180

David Leonard

And some of those might be quite local, you know, retailers or or services or community as well. So it's genuinely quite a wide range, but is absolutely goes from absolute best in class to the startups to the ground floor. And I think there's quite a range there and really a lot of the energy is going into making sure the buildings, the building plots are flexible enough so that actually we can get great combinations, we can get things like that but.

1:9:34.280 --> 1:9:48.50

David Leonard

I think the inherent flexibility that together with the public realm and making that best in class as well, you know we'll we'll make it pretty attractive to really quite a wide range of occupiers and then.

1:9:49.190 --> 1:10:17.120

Guy Kaddish

Just add one thing very quickly, Toby on on on that just we've been speaking through the application with officers as an idea, I need to flush out the detail of committing to apprenticeships quite rightly and committing to local employment and how that could look like that there could be an employment mechanism, that there's a cascade mechanism where you first look into the local community before you look further. There's a principle there where we're exploring to make that more meaningful.

1:10:18.590 --> 1:10:28.880

Toby Williams

That sounds very interesting concept, guys. Look forward to kind of discussing that, that, that, that with you going forward, Councillor Robinson, I'll come back to you.

1:10:30.640 --> 1:10:53.790

Cllr Richard Robertson (Cambridge City - Petersfield)

Thank you. Just a few extras questions. Umm, you talked about community provision being requested by local people and you're a desire to provide. It can only see if facilities are no use to way people. They're too expensive. How do you propose to actually provide accessible cheaper access community facilities and gyms are not an example of a cheap facility.

1:10:55.410 --> 1:11:16.600

Cllr Richard Robertson (Cambridge City - Petersfield)

The scale of the whole operation I I should perhaps have started with this is huge proposal you putting in here. It really is going to be, I think, far too much. It's trying to get far too many things, far too many people onto the site. And I would question that. I really think it's it's over the top. I don't think. Did you answer the question about?

1:11:16.660 --> 1:11:18.300

Cllr Richard Robertson (Cambridge City - Petersfield)
Then the.

1:11:18.370 --> 1:11:18.810

Cllr Richard Robertson (Cambridge City - Petersfield)
Yeah.

1:11:19.600 --> 1:11:20.110

Cllr Richard Robertson (Cambridge City - Petersfield)
Umm.

1:11:21.600 --> 1:11:22.230

Cllr Richard Robertson (Cambridge City - Petersfield)
Where was it?

1:11:24.200 --> 1:11:29.420

Cllr Richard Robertson (Cambridge City - Petersfield)
Out of class. That's my point with somebody asked the question I didn't think was answered on them.

1:11:32.770 --> 1:11:49.740

Cllr Richard Robertson (Cambridge City - Petersfield)
Oh, no, sorry, it was answered. Sorry, the one I've got is question. So could you explain why you think you can really get all this onto the side? And I think the point about creating need for housing is what you would be doing if you really went for this scale. I think that really needs to be answered more clearly.

1:11:54.30 --> 1:11:59.320

Guy Kaddish
Thank you. Two things that I'm happy to start with. One is the community space provision.

1:12:0.130 --> 1:12:2.840

Guy Kaddish
Again, speaking with your officers that there's a principal.

1:12:3.510 --> 1:12:13.100

Guy Kaddish
Which we support that there is a way for developments to bring about payment for Community provision and for the longevity around Community provision.

1:12:13.400 --> 1:12:20.530

Guy Kaddish
Umm so that that by financial support comes from the development itself and not from the public purse.

1:12:21.660 --> 1:12:41.470

Guy Kaddish
Quite rightly, and then in terms of the scale of development, we want to be design LED. We've been we've got extensive work around viewpoints, conservation areas of full design team. Again to make sure we make efficient use of the land as we quite rightly should do. But do that in a very informed way. David, do you want to layer on to that?

1:12:41.750 --> 1:13:13.560

David Leonard

Yeah, it is really important on it and you know and as we said earlier, I think the we are making a great emphasis on you know the amount of public space and and that Community involvement in the ground floor and the fact that we are you know if you aggregate all of the you know the building footprints together, we're about 45% of the the overall site area and about the same again or about 44% as it currently stands. I think just in terms of.

1:13:13.750 --> 1:13:20.910

David Leonard

You know, public realm that people can get to and then the rest are the access Rd and the service yards at the back. So you know so.

1:13:21.590 --> 1:13:51.180

David Leonard

And you know, we are trying to make sure that we have a, a, the building massing and densities that are making a good contribution to the city and the you know and the locale being good neighbors to the surroundings. But at the same time being able to create a lot of, you know, decent amount of very useful public space as well, not just one big space but a whole series of spaces that have that have a blend and have a real sort of place making quality.

1:13:51.420 --> 1:13:56.100

David Leonard

To them, and it is a careful blend, you know, that's that's what we're all trying to do.

1:13:58.140 --> 1:14:3.590

Toby Williams

Great. OK. Thank you. And I think I'll call the meeting to a close.

1:14:2.740 --> 1:14:7.470

Cllr Richard Robertson (Cambridge City - Petersfield)

SO11 last thing I didn't think they answered was the subsidy of buses. Was that answered?

1:14:9.710 --> 1:14:23.540

Toby Williams

Don't think that wasn't that? I don't think that was specifically answered, Councillor Robertson. I think there was mention of and within the the presentation kind of demand response, demand, responsive service perhaps.

1:14:24.180 --> 1:14:27.510

Toby Williams

Guy very, very briefly please or mark.

1:14:28.630 --> 1:14:29.220

Mark Powers

Uh.

1:14:28.530 --> 1:14:29.580

Guy Kaddish

Mark very quickly.

1:14:30.150 --> 1:14:37.880

Mark Powers

The touch on that, the the just a few minutes ago that we it is part of the strategy that we're preparing. So it's very much dependent on.

1:14:39.220 --> 1:15:3.960

Mark Powers

Ultimately, where the future employees live as to where these services will run to, but as part of structuring the scale of bus provision, we're going through significant round of discussions and negotiations with the operator to actually set out that not just in terms of what we where, but then the financials of that as well. So all of this is being progressed as part of the assessment for this application.

1:15:6.240 --> 1:15:9.150

Toby Williams

OK. Thank you. I think we'll have to kind of call it there.

1:15:9.570 --> 1:15:29.300

Toby Williams

I'm thank you guy and team for coming to present to councillors this afternoon. I think it's been really interesting session. There are some additional questions in the chat that you might want to answer by way of a follow up note and maybe expand on some of the earlier questions as well.

1:15:45.520 --> 1:15:45.900

Guy Kaddish

Umm.

1:15:30.380 --> 1:16:0.10

Toby Williams

The the actual session has been recorded so you can play that back if you liked. Thank you to councillors for coming. I'm sure there will be an opportunity again prior to any formal submission for another counselor briefing. The scheme is of such a scale that it strikes me that it would be well worth the emerging scheme being presented at some point, perhaps in the new year. So thank you to everyone.

1:16:0.290 --> 1:16:3.320

Toby Williams

And I'm sure we'll touch base again soon. Bye.

1:16:4.390 --> 1:16:5.90

Guy Kaddish

Thank you very much.

1:16:4.380 --> 1:16:5.310

Peter Beck

Thank you very much.

1:16:4.610 --> 1:16:5.320

David Leonard

Thanks very much.