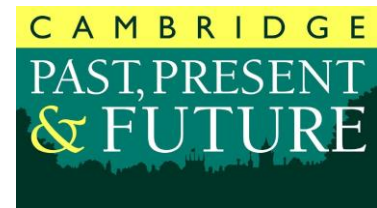


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13/07/2022

Dear Marina

### **Response to webinar on Redevelopment of the Beehive Centre, Cambridge**

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

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I recently attended your consultation webinar on Railpen's proposals to redevelop the Beehive Centre, Cambridge. We are disappointed that no formal opportunity was offered to provide a written response. Please forward this letter to the person dealing with this development.

Although we welcome the consultation you have undertaken recently, we are disappointed that you did not involve the community as you developed your ideas. Rather than engage people's local knowledge and ambitions for their community you have presented an outline plan which people will react to negatively.

We suggest that you run community workshops about re-planning the area with planning and transport officers on-hand to provide expert technical advice on what is and is not possible and the trade-offs inherent in any choice.

CambridgePPF have concerns about the employment use of this site. In the adopted local plan, the site has no policy designation. In the emerging local plan, it is designated as an Opportunity Area where the policy direction is to deliver mixed uses and multiple functions. Your proposal is not delivering a mix of uses, suitable to its central location.

Such intense employment development will also add to the peak hour traffic congestion. Although the site is located on the Chisholm Trail, it will still be very car based.

We are also concerned that the potential additional 7000 new jobs will add to the already overheated housing market. Additional employment should be matched by a corresponding addition in housing.

CambridgePPF would like to see a better mix of retail, residential and employment development on this site.

We support that the redevelopment of the site can potentially lead to more satisfactory delivery of the Chisholm Trail in this location.

Plans should aim to reduce carbon emissions from transport significantly to offset the carbon costs of construction. This will require radically improved provision for active travel, public transport and freight (efficient delivery of stock and options for retail deliveries to homes and hubs).

The fact that Railpen also own the Cambridge Retail Park, the other side of Coldham's Lane from the Beehive Centre, creates an opportunity for a much radical reorganisation of space and access. It may be possible to connect the Cambridge Retail Park, the Henley Road industrial site and the Coldham's Road industrial site on the other side of the railway in a new way that potentially resolves many of the problems we have today, including:

- Poor access to retail/industrial sites by active travel and public transport.
- Congestion and pollution on Coldham's Lane.
- Severance of Coldham's Lane, in particular because of oversized junctions either side of the railway bridge
- Inefficient use of land on Coldham's Road
- Poor access to Coldham's Common.

I trust that you will take our comments into consideration.

Yours sincerely  
*Sarah Nicholas*  
Principal Planning Officer

cc Greater Cambridge Share Planning Services