

## **Draft Greater Cambridge Local Plan for consultation**

### **Representations on behalf of The Police and Crime Commissioner for Cambridgeshire**

#### **POLICY S/C/PPS: POLICE STATION, PARKSIDE**

Savills (UK) Ltd Planning Team are instructed by The Police and Crime Commissioner for Cambridgeshire (PCC) to make representations in support of Policy S/C/PPS as owner of the Site, to confirm that it is deliverable within the Local Plan period and to suggest minor changes to the wording of the policy which would ensure that the requirements are clearer for all.

PCC supports the proposed uses referenced in the policy, namely a residential-led scheme with ancillary complimentary uses such as offices or a hotel. It is important that this flexibility in potential uses is retained as part of the policy wording so as to ensure that a deliverable scheme can be developed at the detailed design stage.

The criteria set out as 1. a. to d. and 2. are generally supported. It is agreed that it will be important to ensure:

- There are no adverse impacts on heritage assets (or any adverse impacts are outweighed by public benefits as provided for in the National Planning Policy Framework) as a result of development;
- The design is sympathetic to the local 19th Century building style of the local area, including appropriate building heights, to ensure no unacceptable adverse impacts on the setting and character of the Historic Core, Parker's Piece, the Kite and Central Conservation Areas, and the nearby Listed Buildings;
- Development does not cause any unacceptable adverse impacts on Strategic Viewpoint A Castle View Mound, Shire Hall; trees on the site that are protected by a Tree Preservation Order or by virtue of their location within the Kite Conservation Area must be retained and incorporated into the design and layout of any development proposal (unless their removal is justified as part of a planning application); and
- There should be no unacceptable adverse impacts on residential amenity.

In this regard, it is suggested that the policy is amended to:

- Reflect that national planning policy specifically recognises that there can be circumstances where a harm to a heritage asset can be outweighed by public benefit.
- Revise the precise wording of 1. d. to add "... (unless their removal is justified as part of a planning application)" at the end of this criterion.
- Revise the precise wording of 2. to state "... provided there is no unacceptable adverse impacts on residential amenity" rather than "... provided there is no adverse impacts on residential amenity" as some level of impacts can be acceptable. Indeed, Draft Local Plan Policy GP/QD: Achieving high quality development refers to "minimising adverse impacts" on amenity rather than requiring that there is no adverse impacts on residential amenity. Criteria 1. b. and c. also already refer to avoiding "unacceptable" impacts.
- Include land in PCC ownership on the Parkside frontage which is not currently within the proposed allocation site as shown below – proposed allocation site plan reproduced below above title plan showing all of the PCC site. , the inclusion of this land will ensure that the whole site is considered comprehensively.

