Policy GP/QD: Achieving High-Quality Development

The University of Cambridge is supportive of the principle of the policy, to ensure that new development is of the highest design quality. However, to ensure that it is clear and effective in line with **National Policy PM15**, it is requested that two additional criteria are added to paragraph 2 of the policy as follows (in red):

q. Create safe open spaces and active streets, by providing highway layouts that incorporate well-integrated car parking and landscaping. Proposals should avoid the perception of a car-dominated environment and prioritise safe and convenient pedestrian and cycle movement; and,

r. Protect the amenity of neighbouring uses and provide a high standard of amenity for future occupiers. Design should minimise adverse impacts including loss of privacy, overlooking, overshadowing, poor daylight/sunlight access, microclimate effects, artificial lighting, noise, vibration, fumes, odours, and other forms of pollution.

These criteria were included in the Regulation 18 Consultation (as criteria (d) and (h)) and addressed important place-making and amenity considerations. However, through the re-drafting of the policy wording for the Regulation 19 Consultation, these two requirements have been deleted in favour of two replacement criteria around designing out crime and integration of measures such as Hostile Vehicle Mitigation.

While the University supports the inclusion of these additional design and safety considerations, it considers that they should not have been introduced at the expense of the original criteria. The matters covered by criteria (q) and (r) are fundamental to achieving high-quality development and ensuring that proposals create attractive, functional and healthy environments for both existing and future users.

The University therefore considers that the original criteria should be reinstated alongside the new requirements. Without these provisions, the policy does not fully address key design and amenity considerations and may be less effective in delivering its stated objectives.

Accordingly, a modification to the policy wording is necessary to ensure that the policy is justified, effective and consistent with national policy, and that the Draft Local Plan can be found sound at examination.