

13 December 2021

The Greater Cambridge Local Plan team  
Greater Cambridge Shared Planning

Ref: BRYC3002

Dear Sir / Madam

## **POLICY J/RC RETAIL AND CENTRES GREATER CAMBRIDGE LOCAL PLAN**

I write on behalf of Brydell Partners (BPS2 Varsity 3 Limited), the owners of Castle Park to submit representations to the Greater Cambridge Local Plan – First Proposals.

These representations to the Greater Cambridge Local Plan – First Proposals are submitted by Turley on behalf of Brydell Partners.

GCP state that the policy is intended to guide retail and centres to adapt to the changing retail environment and to the new Use Class E. The fundamental concern being the pressure for change, loss of retail and undermining of their vitality or ability to serve local communities.

Working and shopping practices are changing and a thorough understanding of the role and function of centres is essential. The policy should acknowledge the flexibility and scope that Class E provides to retain and expand the range of retail and leisure uses to aid the revitalisation of high streets. In order to succeed local authorities should be open to all manner of uses and mix of complimentary uses to ensure a resilience in repurposing the town centres.

Taking a positive and creative policy approach to town centre development would enable local authorities to deliver housing and jobs in the most sustainable locations. Moreover to be open to different residential models and work spaces which are increasingly in demand. People living and working in town and city centres demand a range of complimentary retail and leisure uses thereby reinforcing viable and attractive places.

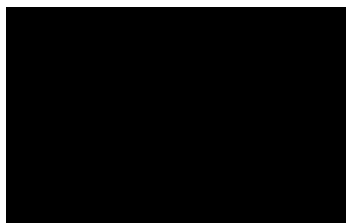
Policy and any supporting guidance must be flexible to accommodate a rapidly changing market conditions such that projects are viable and deliverable and can be undertaken in a timely manner to ensure development can be sustained and the town centres remain successful.

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Brydell Partners are keen to be involved in the shaping of policy and would welcome the opportunity to discuss this further with the Greater Cambridge Local Plan team.

Yours faithfully



**Director**

