

25 March 2019
PR/CAPL



Paul Rowland DipEnvP MRTPI

E: [REDACTED]

DL: [REDACTED]

F: 01223 347 111

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
F: +44 (0) 1223 347 111
savills.com

Cambridge City Council
Call For Sites Consultation
Planning Policy Team
Planning Services
Cambridge City Council PO Box 700
Cambridge, CB1 0JH

Dear Sirs

**Strategic Housing and Economic Land Availability Assessment Call for Sites and Broad Locations.
Response Form 2019
Submission by Savills (UK) Limited on behalf of Cambridge Constabulary**

Land at Parkside, Cambridge.

Savills (UK) Ltd Planning Team are instructed by our clients Cambridge Constabulary to make the relevant and necessary representations to the Council's Call for Sites consultation exercise to promote our clients landholdings at the Sub Divisional Headquarters, Parkside, Cambridge.

In the context of submitting representations to this consultation exercise, we welcome the two Councils embarking on a review of the existing recently adopted Local Plans to create a new Greater Cambridge Local Plan for the next plan period. We certainly consider that there is great merit in a single plan covering the Cambridge area because there is a very clear relationship between the City and the area surrounding it.

The development strategy within the recently adopted Local Plans for the City and South Cambridgeshire acknowledge that Cambridge remains the most sustainable location for new development – that strategy identified the Cambridge urban area as the starting point for identifying sites for new development. This previously developed, town centre site offers the ideal location to provide sustainable development without causing harm to the qualities that the Councils seek to protect. The redevelopment of the site will allow for the environmental enhancement of the conservation area, as well as the provision of social and economic benefits, depending on the mix of uses delivered.

Cambridgeshire Constabulary has for some time been seeking to resolve the operational difficulties that flow from the limitations of the buildings on site at present. This complex process is now coming to a positive

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conclusion with the prospect of the delivery of a new purpose-built facility elsewhere in the next three years. This makes it very important for the emerging local plan to recognise and respond flexibly to the likelihood that this site will become available for new uses in around 2023. As a public authority, the constabulary must have regard to the public interest in achieving best use of the land asset and given the need to be able to respond to fluctuating markets for housing, office and hotel uses in the central area this call for sites proposal seeks an allocation for mixed use, within Classes B1, C1 (hotel) and C3.

Enclosed with this letter are

- Completed response form
- Red line site boundary plan

We look forward to acknowledgement of this submission and being kept informed of plan progress.

Yours sincerely

Paul Rowland DipEnvP MRTPI
Director