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Date 24 July 2015  
Our ref 13906/02/JF/HFo/9635502v1  
Your ref 15/01013/FUL

Dear Janet

### **Peterborough City Council: Queensgate Shopping Centre LPA Ref. 15/01013/FUL**

On behalf of our client, IREEF Queensgate Peterborough Propco S.á.r.l, we write to respond to the consultation responses received from Peterborough's Civic Society, Local Access Forum and River Island in respect of the above planning application at Queensgate Shopping Centre (QSC). We deal with each in turn.

#### **1. Peterborough Civic Society**

We welcome the support of the Civic Society on the provision of additional retail and leisure facilities and improvements to permeability through QSC and the wider city centre. These are significant planning benefits of the scheme.

We note three areas of concern they raise and respond to each below.

##### *1) Design and Materials*

The design and materials of the extension have taken into account the existing design and materials of QSC so the extension merges, rather than contrasts, with the existing building. For example, the new extension incorporates grey and aluminium framing and cladding to complement the existing lead mansard. The glazed boxes reflect the use of glazing elsewhere on the QSC (such as the corner of the north elevation). The aluminium cladding and glazed boxes, are therefore characteristic of the centre and in-keeping with the existing materials. In regards to the design of the west elevation, the use of boxes of grey cladding and glazing reflects the existing block structure on this elevation formed by the mansard roofs, and bays at ground floor level created by glazing and details in the brickwork. The design for the new extension on the west elevation provides an active and varied façade rather than a blank elevation. The design and



materials are therefore considered to be in-keeping with the design of the existing elevation and are appropriate for this development.

### *2) Massing and Bulk*

Although there is inevitably an increase in bulk on the west elevation fronting the bus station, this forms an infill between the existing lead mansard roofs. The design of the extension, such as the stepped roof level and the introduction of grey clad boxes and glazed boxes, is intended to break up the massing. It is therefore considered that the extension forms an addition to the centre which would not appear either incongruous or uncharacteristic in its context. We have demonstrated through the Townscape and Visual Impact Assessment which accompanies the planning application that the extension forms an acceptable addition to QSC.

### *3) North Westgate*

The statutory development plan supports both development at QSC and redevelopment at North Westgate. City Centre Plan Policy CC3 explicitly refers to a cinema being provided within the city centre core, outside of the North Westgate Opportunity Area, and the QSC development directly responds to this policy aspiration. Further, the supporting text to this policy, which sets out the vision for the City Core states that “there will be new retail and leisure provision, particularly further improvements to QSC and the North Westgate Opportunity Area”.

There is policy support for both schemes and the mix of uses proposed at QSC is entirely in line with the statutory development plan. We are providing a ‘main town centre use’ in a city centre location within the existing city centre core.

We note the request by the Civic Society for the applicant to provide illumination to Crescent Bridge through a planning obligation, if planning permission is granted. Seeking such a contribution, in our view, would fail the tests set out within the National Planning Policy Framework (paras . 203 and 204) which apply to Local Planning Authorities considering whether planning obligations are required. The proposed development does not have an unacceptable impact on the surrounding townscape and such an obligation is not necessary to make the development acceptable in planning terms. Furthermore the request is not directly related to the development or fairly or reasonably related in scale or kind; there is no planning justification for this request.

## **2. Peterborough Local Access Forum**

We note at the outset that this consultation response relates to both QSC and North Westgate schemes. Whilst considering these comments we reiterate that the QSC planning application does not create or alter the existing vehicular or pedestrian access points into the site. It does, however, deliver a number of benefits to pedestrian access by providing an access through the centre during the evening which will help improve accessibility through the city centre more widely. We demonstrate in the Design and Access Statement how the QSC will connect to the railway station and wider city centre.

On the basis of the above, from a highways perspective the North Westgate scheme must ensure it can work with the existing arrangements for QSC which remain unchanged as part of our proposals. In this respect, it is also important to note that the redevelopment of North Westgate will only be acceptable in planning policy terms if it integrates fully within the existing retail area and provides improvements to pedestrian connectivity between the site and railway station (as set out



in the City Centre Plan Policy CC3) . We understand an amended scheme has been submitted for the North Westgate site which seeks to address the concerns raised by the Local Access Forum.

### 3. River Island

Turley has submitted comments on behalf of River Island, who operates a store within QSC. It does not raise an objection but expresses concern regarding the consultation undertaken with operators within the centre and potential disruption during construction.

Invesco and its asset manager, Lend Lease, are committed to consulting with its tenants on the development proposals. As part of the public consultation event at QSC in May, a preview event was held on the 14 May to which all managers of all the stores within QSC were invited.

In addition to this, QSC Centre Management issue monthly newsletters to all stores which provides updates on the proposed development and holds monthly Queensgate Centre Association meetings which all managers are invited to attend. There have therefore been opportunities for the River Island store manager to discuss the proposed development with the team.

We confirm that Invesco and Lend Lease will be seeking to minimise disruption to the ongoing operation of QSC during the construction works and we would be pleased to offer up a Construction Management Plan before development commences. .

We hope the above assists your consideration of the comments raised. In If you require any further information from us in respect of the above please contact Oliver Yeats or me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Hannah Fortune'.

**Hannah Fortune**  
**Associate Director**

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