

Your ref:
 Our ref:
 DD: 07876498912
 E: rebecca.smith@bidwells.co.uk
 Date: 19/02/2021

Katie Christodoulides
 Principal Planning Officer
 South Cambridgeshire Hall
 Cambourne Business Park
 Cambourne
 Cambridge
 CB23 6EA

Dear Katie

**FULL PLANNING APPLICATION FOR NEW CARE HOME (C2 USE) AT FORMER HOTEL FELIX,
 WHITEHOUSE LANE, GIRTON, CAMBRIDGESHIRE**

On behalf of the applicant, Cassel Hotels (Cambridge) Ltd, I am pleased to submit a full planning application for the demolition of existing buildings and the construction of a new 80 bed care home, with associated gardens, landscaping, drainage, car and cycle parking and access.

The planning application has been submitted via the Planning Portal (ref: PP-09202280) and comprises the following documentation:

NO	DOCUMENT/DRAWING	REFERENCE/DATE	AUTHOR
00	Application Form		
01	Site Location Plan	A-846 06A	Carless & Adams
02	Existing Site Plan	A-846 05A	Carless & Adams
03	Existing Elevations	A-846 23A	Carless & Adams
04	Proposed Site Plan	A-846 04A	Carless & Adams
05	Proposed Main Elevations	A-846 21A	Carless & Adams
06	Proposed Courtyard Elevations	A-846 22A	Carless & Adams
07	Proposed Ground and First Floor Plan	A-846 11A	Carless & Adams
08	Proposed Second and Roof Floor Plan	A-846 12A	Carless & Adams
09	Proposed Sections	A-846 24A	Carless & Adams
10	Landscape General Arrangement Sheet 1 of 2	LD-PLN-200 A	LUC
11	Landscape General Arrangement Sheet 2 of 2	LD-PLN-201 A	LUC
12	Planning Statement	February 2021	Bidwells

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NO	DOCUMENT/DRAWING	REFERENCE/DATE	AUTHOR
13	Statement of Community Involvement	February 2021	Marengo
14	Care Home Needs Assessment	December 2020	Carterwood
15	Design and Access Statement	February 2021	Carless & Adams
16	Heritage Statement	February 2021	Bidwells Heritage
17	LVA and Green Belt Assessment	February 2021	Bidwells UDS
18	Health Impact Assessment (Ext. Screening)	February 2021	Bidwells
19	Transport Statement	November 2020	Bright Plan
20	Framework Travel Plan	November 2020	Bright Plan
21	Flood Risk Assessment & Drainage Strategy	February 2021 Rev P3	ARC
22	Phase 1 Geo-Environmental Desk Study	December 2020	Solmek
23	Phase 2 Site Investigation	December 2020	Solmek
24	Tree Survey Constraints Plan	8100-D-CP	Hayden's
25	Energy Strategy Statement	February 2021	Harniss Consulting
26	Utilities Statement	February 2021	Harniss Consulting
27	Ventilation Statement	February 2021	Harniss Consulting
28	Water Conservation Statement	February 2021	Harniss Consulting
29	Ecological Assessment	October 2020	Ecology Solutions
30	Biodiversity Net Gain Report	February 2021	Ecology Solutions
31	Acoustic Assessment	6th January 2021	Sharpes Redmore
32	Lighting Report	February 2021 Rev A	Foundry
33	Archaeology Report	January 2021	Andrew Josephs
34	Sustainability Statement	February 2021 Rev C	Hoare Lea

The planning application fee of £25,067 has been paid via the Planning Portal.

I trust the scope of the submission is sufficient for your validation purposes, but if you have any queries then please do not hesitate to contact me.

Yours Sincerely



Rebecca Smith MRTPI
Principal Planner