

CONSULTEE	SUMMARY	DATE	Response
Public Health England	No stance: Not a statutory consultee so we would not normally comment on this type of planning application unless there are specific chemical & environmental hazard concerns which have the potential to impact on the health of local communities. Impacts on public health from local air quality, noise and contaminated land fall under the remit of the local authority and it is their responsibility to decide whether or not to comment on these aspects of the planning application.	12 April 2021	
Natural England	No comments.	16 April 2021	
Local Highway Authority	Given the size and nature of the proposed development Transport Assessment Team within the County Council should be consulted on this application.	20 April 2021	
Designing Out Crime Officer	Supportive and no further comments to make: Comments in regard to safety made within the Design and Access Statements support that these areas should be addressed with what is proposed including the external lighting plan.	22 April 2021	
Contaminated Land Officer	Phase 1 Investigation report received. Awaiting Phase 2 report. If not provided, secure full contamination condition minus Part 1(a) (Detailed desk study).	27 April 2021	
Environmental Health Officer	No objections subject to conditions/informative on construction hours and air source heat pumps.	28 April 2021	
Environment Agency	No objection in principle. The Applicant must demonstrate that the land is uncontaminated for infiltration drainage (including soakaways).	28 April 2021	
Anglian Water	Developer to contact Anglian Water to connect to Foul Drainage network. With regards to Surface Water drainage, it is noted that the strategy seeks to connect to private drainage. If the Applicant seeks Anglian Water adopted, contact must be made.	29 April 2021	
Ecology Officer	No objections: Advised imposing a condition to carry out the development in accordance with Ecological Assessment.	30 April 2021	
Cambridgeshire County Council – Transport	Further to review of the Transport Statement, it is anticipated that the proposed development would result in	30 April 2021	

	<p>a net reduction of 70 daily vehicle movements, including a reduction of 10 movements during AM peak hour and 12 movements during PM peak hour.</p> <p>Further details needed on multi modal trip generation and on the nearest bus stops. Upgrading these stops may be required as potential mitigation again. A travel plan will be required with any permission granted.</p>		
Highways England	No objections.	30 April 2021	
SCDC Drainage Engineer	No stance: The assessment of flood risk appears incomplete. It requires an assessment of flood risk from all sources of flooding (fluvial flood risk, mapped surface water, flood risk associated with potential overland flows from steep ground, groundwater flood risk etc).	4 May 2021	
Greater Cambs Sustainability Officer	No objection: The scheme is supported from a sustainable construction point of view, but further information will be needed if permission is granted, including: i) Detailed design stage SAP calculations to evidence the carbon emission reductions achieved; ii) Technical detailed of the solar PV systems; iii) Site Plan to show where these would be located; and iv) detailed of a maintenance programme to ensure the systems achieve the suggested efficiencies.	4 May 2021	
Cambridgeshire County Council - LLFA	Objection: Objections in relation to Treatment of Water; submission of FSR rainfall data rather than FEH rainfall data; No confirmation that historic surface water sewer still exists, to drain surface water into network; and iv) further details on calculations of volume of attenuation.	5 May 2021	
Ancient Monuments Society	Object: Disappointment that heritage concerns have been dismissed with regards to the complete loss of a historic Victorian Building.	5 May 2021	
Girton Parish Council	Objection: i) Girton is already well-provided with facilities for this age demographic. There will not be adequate medical and burial services to support another 80-bed care and dementia facility. The proposal will merely skew the village's age demographic further towards the elderly, especially at the luxury and most expensive end of the market. If Officers are minded to accept,	5 May 2021	

	<p>contributions towards medical and burial services would be required.</p> <p>ii) The existing building is structurally sound. The resultant damage to the environment and the Girton Gap would be considerable.</p> <p>iii) We object to the LPA's failure to list the building.</p> <p>iv) Inadequate parking for staff, who would not be able to use public transport if they are working shifts.</p>		
SCDC Tree Officer	No arboricultural or hedgerow objections. Further information required to determination.	6 May 2021	
Sustainability Officer	<p>Supportive of fabric first approach to development. More clarification needed from energy strategy on renewable or low/zero carbon technology and accurate BER. Unsure currently on compliance with CC/3.</p> <p>Large number of single aspect dwellings proposed are prone to overheating. Strongly recommends overheating analysis be undertaken.</p> <p>Water consumption of 105.85 litres/person/day is policy compliant. Water efficiency strategy to be conditioned if application is approved.</p> <p>A detailed CMP must be submitted and approved by the local authority detailing measures to limit demolition waste to landfill and ensure new structure is low in embodied carbon.</p>	25 May 2021	
Cambridgeshire County Council - LLFA	<p>Objection.</p> <p>Further information required about proposed outfall. No information about surface water network has been provided. Until information provided unable to support the application.</p>	28 May 2021	
Greater Cambs Landscape Officer	<p>Findings of the Landscape and Visual Appraisal are generally acceptable. Impact to the Green Belt is negligible.</p> <p>Significant concerns over intention to move existing semi-mature trees. The Atlas Cedar being the most vulnerable should be retained and developed into the landscape scheme. Confirmation of methods and phasing to be submitted.</p>	21 June 2021	

	<p>Pressure arising from a symmetrical building and garden design on western end is creating desire to relocate trees. Feel that this is not strong enough reason for moving trees. Garden design should react to context and constraints of the environment. Require review of the proposed landscape with this consideration in mind.</p> <p>Support application aside from intention to relocate trees. Redesign of the gardens and retention of more trees must be reviewed and submitted through an amendment.</p>		
Greater Cambs Sustainability Officer	<p>Support application with conditions.</p> <ol style="list-style-type: none"> 1. Carbon emission – approved renewable/low carbon energy technologies will be fully installed and operational prior to occupation. 2. Water efficiency – no dwellings shall be occupied into a water efficiency specification for the proposed development has been submitted and approved. 	24 June 2021	
Greater Cambs Conservation Officer	<p>Can be categorized as an NDHA. Maintaining the Girton Gap is important in terms of evolution of both settlements.</p> <p>The fifth design concept has conservation merit.</p> <p>The proposals will not comply with policy NH/14. Scheme fails to sustain and enhance the significance of the NDHA.</p> <p>Should the application gain consent, the usual conditions relating to external materials and detailing would be necessary.</p>	2 July 2021	
Cambridgeshire County Council - LLFA	<p>Removal of objection.</p> <p>Supporting documents show that surface water can discharge via the existing outfall pipe to the watercourse to the east.</p> <p>LLFA is supportive of the use of permeable paving as controls surface water and provides water quality treatment.</p> <p>Conditions applied.</p>	5 July 2021	

SCDC Health Development Officer	The Health Impact Assessment (date of review 19 May 2021) provides an overall grade A of the submitted HIA for this scheme.	19 July 2021	
Cambridgeshire County Council - Archaeologist	No objections.	3 August 2021	
Cambridgeshire County Council – Transport	No objections: Further to the additional information provided, the proposed use would not have a detrimental impact upon the public highway. A travel plan will be required.	16 August 2021	
Cambridgeshire County Council – Commissioning Manger - Adults	<p>The following observations are made:</p> <p>i) The County Council has been finalising needs assessment for accommodation-based services for older people which it expects to publish in the next few months. In its assessment of accommodation-based provision for older people, it has taken account of the Laing Buisson research which has noted that care home market capacity has remained largely flat over the past ten years, even though the numbers of older people has increased significantly. During the same period there has been substantial growth in ‘housing with care’ options. Projecting forwards, Laing Buisson’s analysis suggests that care home growth would be between 4 – 23% above the existing provision. In its forecast, the county council has used the mid-point i.e. 13.5% which equates to an additional 731 beds across Cambridgeshire & Peterborough.</p> <p>ii) According to CQC Care Directory, in April 2020 there were 928 care beds in South Cambridgeshire and 697 beds in Cambridge City. Using the mid-point as the basis of its projections, the County Council’s needs assessment is that by 2036 1,052 care beds will be required in South Cambs and 791 in Cambridge City. So, the expected need would be an additional 124 beds in South Cambs and 94 beds in Cambridge City.</p> <p>iii) The County Council also noted that planning permission had been granted for a further 3 care homes with a total of 210 care beds.</p>	22 December 2021	
Greater Cambs – Housing	Whilst we acknowledge that projections show that there will be an increase in the older population and that we need to plan for this need, the information from the County Council shows that there is	23 December 2021	

	sufficient provision and pipeline provision to meet this need.		
Greater Cambs Conservation Officer	Main issues highlighted in original response are still of concern and conclusion remains the same. Proposals will result in total loss of heritage asset.	7 February 2022	
NHS Cambridgeshire and Peterborough Clinical Commissioning Group (“CCG”)	<p>There aren't really any other Practices nearby that care home patients would likely attend. The site is pretty equidistant between Huntingdon Road main site and its branch surgery in Girton.</p> <p>The other nearest surgeries - Arbury Road and Red House - are both over 2 miles away by road and only Red House is on a main public transport route, but Red House probably ranks the highest across our entire footprint in terms of lack of space. They have a net internal area of 550 sqm which should serve a maximum weighted patient list size of 8020 but their weighted list size is 17,500.</p> <p>The next nearest Practices are all city centre Practices (nearly 3 miles by road) or Firs House surgery in Histon is 4 miles away but they have zero capacity and also rank highest across our entire footprint for percentage of patients over 65 and serve multiple care homes already.</p> <p>Re Darwin Green and Eddington, the CCG and STP are yet to make a decision on what services are to be provided from these sites but, regardless, the healthcare estate will be required to serve the large populations emanating from these developments and there will not be additional capacity in the long term to serve additional patients from outside of these areas. It is likely that the services on offer at Eddington and Darwin Green will be appropriate for the needs of the new developments and demographics of those who live there and so it is perhaps likely that Primary care provision will be co-located with community services such as mental health, maternity services, children's services etc.</p>	8 June 2022	
PPSE	County council have found a much lower level of need than two studies	17 June 2022	

	<p>undertaken. County Council estimates led by proposed change to their commissioning strategy.</p> <p>County Council project need for additional 124 bedspaces to 2036 but consider that as there has already been 210 permitted there is no further need.</p> <p>Councils have requested further information from the county council to better understand how their estimates relate to the GL Hearn study.</p>		
SCDC S106 Officer	Planning obligations are sought in relation to burial provision (£16,800) and monitoring fee (£500)	27 June 2022	
Contaminated Land Officer	No objection subject to standard full contamination condition being applied, minus Part 1a (Detailed desk study).	11 July 2022	
Cambs Fire and Rescue	Provision of Fire Hydrants either by planning condition or through S106 agreement.	3 November 2022 (post-decision)	