

Mary Collins

From: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>
Sent: 17 January 2022 16:55
To: Sharon Brown; Mary Collins; Lorraine Casey
Cc: David Roe
Subject: RE: Hotel Felix
Attachments: Cambridge HPNS 17.1.22.pdf

Sharon

Following my email last week my client commissioned Carterwood to look at the need situation as it is today - I attach that report. It has been prepared by Jessamy Venables, the expert witness on care need for the appellant at the Stapleford Inquiry.

Based on 2024, the earliest the proposed care home could be made available, it shows an unmet need for general care beds in the SCDC local authority area of 102 market standard beds.

The need is even greater for dedicated dementia beds with a net need for 229 market standard beds. (just to remind you, 50% of the proposed accommodation is specialist dementia care).

Note that Carterwood use the latest LaingBuisson regional prevalence rate for care bed need and take a cautious approach to proposed supply and the attrition rate of poorer quality existing provision. Unlike the County, they do not use an artificial, unexplained projected mid-point to determine future care home growth.

Whilst Carterwood and the County refer to the LaingBuisson prevalence rates, it is important to note that the recently prepared evidence base for the local plan (October 2021), by G. L. Hearn, utilises the Housing LIN SHOP@ toolkit and sets out a 'current' (albeit 2020) undersupply of 642 care beds which is expected to increase to a shortfall of over 1,600 care beds by 2040. In para 42 of the Stapleford decision the Inspector noted that based on the numbers in the LPA's evidence base, the appellant's estimate of need based on LaingBuisson figures may be an underestimate.

It is the responsibility of the Local Authority to ensure that suitable provision of specialist care accommodation is available for older people who require it. The pandemic has highlighted the importance of the physical environment in preventing cross infection and a failure to address the shortcomings in the standard of existing care home supply will mean inadequate accommodation and a shortfall in supply for those who require high dependency nursing and dedicated dementia care.

On this basis, it is very clear that there is still a clear and compelling need for general elderly care beds and a critical need for dementia care. Carterwood have provided an update to previously unchallenged evidence on need. The County Council has provided four very limited paragraphs regarding a report which is not in the public domain nor has it been subject to any scrutiny. I would strongly suggest that the reasonable approach is to rely on the Inspectors decision, the position SCDC took at that appeal, and the Carterwood updated evidence attached .

Can you please confirm the committee date asap so we can plan our next steps



Mike Derbyshire
Partner, Head of Planning



From: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>
Sent: 10 January 2022 18:15
To: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>; Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Cc: David Roe <david.roe@kyn.co.uk>
Subject: RE: Hotel Felix

Thanks Mike -I will be going through your various E-Mails sent last week and this week and discussing these with Mary and Lorraine , now that Lorraine is back from leave. Noted your comments in relation to the recent appeal decision which we are still absorbing.

Best wishes,
Sharon

Sharon Brown | Assistant Director Delivery



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Upcoming leave -Friday 7 January.

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From: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>
Sent: 10 January 2022 13:59
To: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>; Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Cc: David Roe <david.roe@kyn.co.uk>
Subject: RE: Hotel Felix
Importance: High

Dear Sharon

I am following on from Fridays two emails. The substantive one below; the earlier one for everyone's reference was the email I forwarded from yourself dated 1.10.21 which said you did not think there were grounds to refuse the scheme on heritage grounds and had asked for that to be removed from the draft report as a reason for refusal, I sent this as the issue seemed to be raising its head again. Sadly, that has been a theme with this application, we have responded to queries in detail and provided extensive additional information only to be asked the same question 3 months later when clearly, our original submission had not been read (the option 5 paper) which I had to resend on the 20.12 is a case in point.

It is clear from the Councils own case made in support of the Stapleford Inquiry that you accepted for some time the pressing need for care facilities. Notwithstanding that clear stance, since October you have been running a separate parallel exercise with my client asking for evidence on need and arranging a meeting with the County Council which has taken months and further delayed the determination. I cannot understand how these processes have been so disconnected by the LPA. The evidence report submitted in support of my clients planning application was prepared by Carterwood who gave the evidence on behalf of the appellant at Stapleford so these numbers were essentially, the numbers and facts agreed in the appeal.

The new evidence that has appeared from the County after nine months is flimsy, not substantiated and not in the public domain. There are significant omissions in the short note, for example, it says, "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" Why have they chosen a mid-point? This is just one of numerous questions we would ask. I would respectfully suggest that the LPA should attach far greater weight to the Inspectors decision of the 29th over the short comments from the County Council dated 22nd December. The appeal decision has been through extensive public scrutiny, and is independent, the other has not been made available publicly, not consulted on nor is it independent in the same way. I would remind you again that the Hotel Felix numbers were included within the Carterwood evidence at the Inquiry, so if the application is refused the numbers presented at the Inquiry would be commensurately less and the need unfulfilled.

To that end we now need to bring this to a close so my client wishes this application to go the first available committee, I understand the report was substantially drafted so this should be feasible. We are content to give an extension of time for determination until the 9 February (SCDC) or the first available JDDC meeting if that is the decision-making form but after nearly 10 months, we need a decision from the LPA.

I would in conclusion like to focus on the positives of the application which are many indeed. I attach the VSC case which you already have but thought it would be useful to extract the key headlines from it, namely:-

- Supply of specialist elderly accommodation in a location where there is a current substantial shortfall in provision and long-term rising demand;
Current agreed shortfall 642 care beds rising to 1650 by 2041.
- The provision of dementia accommodation;
Significant current unmet need of 242 bedroom.
- The location of the development and its importance in providing greater choice of older persons' accommodation in the local area;
It is located within walking distance of amenities and public transport, it is ideally located for a care home within SCDC.
- The lack of harm to the openness of the Green Belt;

The landscape officer says the harm to the openness is negligible and the removal of surface car parking beneficial

- Employment and economic benefits;

An investment of £25million locally, creating 115 jobs.

- Health, wellbeing and social benefits to the residents and wider community;

The proposed development co-locates a Dementia Research Centre with residential and nursing care, providing unique support for people with Dementia and their carers.

- The release of approximately 42 currently under occupied homes to the general market;

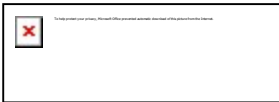
Para 60 of the NPPF requires a significant boost to the supply of housing.

- It will relieve pressure on an overstretched NHS and local authority health services as private pay model, and

- **The overall planning balance**

This is a thoughtful and well-designed scheme that delivers a high-quality care home with a focus on dementia. It is in the green belt but as the recent appeal decision at Stapleford shows, the need is very great and capable of representing VSC.

I look forward to confirmation that the application is being presented to committee, I hope that officers can support it.



Mike Derbyshire

Partner, Head of Planning

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From: Mike Derbyshire

Sent: 07 January 2022 16:42

To: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>; Mary Collins

<Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>

Cc: David Roe <david.roe@kyn.co.uk>

Subject: RE: Hotel Felix

Sharon

Just a holding reply before the weekend, I aim to get a fuller reply by the end of play Monday

I had a catch up with Carterwoods this morning who prepared our needs report submitted with the application and as you are aware provided the needs based evidence for the appellant for the Stapleford Inquiry which was allowed just before Xmas.

For you easy reference I include the statement of common ground for the appeal (see para 7.28-7.37)

Your own witnesses' proof of evidence (see para 3.37)

And the decision notice (see para 43 and 73 amongst others)

The Felix scheme was included in Caterwoods evidence for the Inquiry as coming forward in 2024, if refused, then there would be a commensurate reduction in provision and greater shortfall identified

Yet, only 2 weeks later based on the grand total of 4 paragraphs from the County your housing colleague feels that they can puts aside the mountain of evidence submitted AND AGREED BY THE LPA for a major public inquiry which was allowed and the conclusions of an independent inspector who allowed the appeal on the basis of the shortfall provision of care beds.

We only have a very slim and selective extract from the Laing Buisson's report which has not been released nor is it in the public domain

I will provide a more detailed update on Monday.

Have a good weekend



Mike Derbyshire
Partner, Head of Planning

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From: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>
Sent: 06 January 2022 08:45
To: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>; Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Cc: David Roe <david.roe@kyn.co.uk>
Subject: RE: Hotel Felix

Good morning Mike,
I am picking this one up following my Christmas break.

I assume you have seen a copy of the response from Housing/County on the housing needs issue?

Before Christmas, Lorraine and Mary were going to discuss the additional heritage information with the Conservation Team and I am not sure if this happened. I will follow this up with Mary (Lorraine is on leave this week) .

Best regards,
Sharon

Sharon Brown | Assistant Director Delivery



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Upcoming leave -Friday 7 January.

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From: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>
Sent: 04 January 2022 08:57
To: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>; Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Cc: David Roe <david.roe@kyn.co.uk>
Subject: RE: Hotel Felix

Happy New Year to you all

I have reviewed emails of the Christmas and New Year and could not see any reply to my email below. Apologies if this was sent direct to client but I do not appear to have been cc'd

Regards



Mike Derbyshire
Partner, Head of Planning

Bidwell House, Trumpington Road, Cambridge, Cambridgeshire. CB2 9LD
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From: Mike Derbyshire
Sent: 20 December 2021 12:06
To: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>; Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Cc: David Roe <david.roe@kyn.co.uk>
Subject: RE: Hotel Felix

Many thanks Sharon

I am hoping that this information on Option 5 is very clear and that you agree with me on the VSC argument, (you have previously said heritage is not a ground for refusal), and recommend the application for approval and send it to the first available committee (please provide some dates)

You did allude to some possible changes, I am not encouraging this as Bonnie has approved the design, but if that is your view, we would need to be very clear on the scope of these changes before deciding what to do next – again, some time frames on this process would be most appreciated.

I look forward to hearing from you

I am away as of end of play tomorrow, so please copy in David who is cc'd (he is back on the Friday) so we don't lose momentum

And best wishes

Mike



Mike Derbyshire
Partner, Head of Planning

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As a business, we have chosen to donate to [Maggie's](#) and [Scotland's Charity Air Ambulance](#) this Christmas, in place of sending Christmas cards.

From: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>
Sent: 20 December 2021 11:32

To: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>; Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Subject: RE: Hotel Felix

Hi Mike,

I am around today and have asked the County to copy in Mary and Lorraine to their response when it is issued this week -I understand that this will be potentially tomorrow onwards.

Thanks for providing the additional information on Option 5.

Best regards,
Sharon

Sharon Brown | Assistant Director Delivery



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From: Mike Derbyshire <mike.derbyshire@bidwells.co.uk>
Sent: 20 December 2021 11:23
To: Mary Collins <Mary.Collins@greatercambridgeplanning.org>; Lorraine Casey <Lorraine.Casey@greatercambridgeplanning.org>
Cc: Sharon Brown <Sharon.Brown@greatercambridgeplanning.org>
Subject: Hotel Felix

In my discussion with Sharon she referred to Jonathan Hursts comments and the reference to insufficient work being carried out on our Option 5. Sharon clearly wasn't aware of the detailed work we did and the explanation we gave in response, so to save everyone time, I attach my letter from 2 September where I set this out. It is slightly frustrating that we keep on having to deal with issues we have responded to at great length many months before.

I understand Sharon is away but has left instructions with you both to chase up County tomorrow and get back to me

I do look forward to hearing from you and I wish you all of the best for the Christmas holiday and for a happy and healthy 2022



Mike Derbyshire
Partner, Head of Planning

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