

**FORMER HOTEL FELIX,
CAMBRIDGE
STATEMENT OF
COMMON GROUND**

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Appendix 1

DRAFT HEADS OF TERMS FOR PLANNING OBLIGATIONS AGREEMENT

Appendix 2

CORE DOCUMENTS LIST

Authorised Signatures to Agree the Statement of Common Ground

Signed on behalf of SCDC

Elisabeth Glover

.....

South Cambridge District Council

24 January 2023

Date:

Signed on behalf of the Appellant

M. J. Glover

.....

Cassel Hotels (Cambridge) Ltd

24 January 2023

Date:

1.0 Introduction

- 1.1 This is the Statement of Common Ground agreed between Cassel Hotels (Cambridge) Ltd (the Appellant) and South Cambridgeshire District Council (“the LPA”, “the Council”).
- 1.2 It relates to an appeal lodged in respect of a full planning application 21/00953/FUL for “Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works.”
- 1.3 The application was recommended by Officers for approval at a meeting of the Planning Committee on 13 July 2022; it was resolved by Members to refuse the application for the following three reasons:
- 1) *The site is located outside of the development framework boundary of Girton, within the countryside and Cambridge Green Belt. The proposed development would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms as the development does not fall within any of the exception criteria within paragraphs 149 or 150 of the National Planning Policy Framework 2021. The proposal is therefore contrary to Policy S/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 147, 148, 149 and 150 of the National Planning Policy Framework 2021 that seek to resist inappropriate development in the Green Belt.*
 - 2) *In addition to harm caused by inappropriateness, the proposed development would result in the loss of a non-designated heritage asset to the detriment of the character and appearance of the area. In taking a balanced judgement, the loss of the non-designated heritage asset is considered to cause substantial harm as it would fail to sustain or enhance the significance of the asset and the overall benefits of the scheme are not considered to outweigh the harm identified. The proposal is therefore contrary to paragraph 203 of the National Planning Policy Framework 2021 and policy NH/14 of the South Cambridgeshire Local Plan 2018.*
 - 3) *The application has failed to provide very special circumstances including the need for specialist housing which, taken individually or collectively, demonstrate why the harm by reason of inappropriateness in the Green Belt and other harm identified, being the loss of the non-designated heritage asset, is clearly outweighed by these considerations. The application therefore fails to satisfy the requirements of paragraphs 147 and 148 of the National Planning Policy Framework 2021.*
- 1.4 The decision notice was issued on 22 July 2022 (Core Document 93). The Officer Report is Core Document 91.
- 1.5 This Statement of Common Ground sets out all matters of agreement and disagreement between the Appellant and the Council.

2.0 List of plans that informed the Council's decision

2.1 Both parties agree that the following list of plans are those listed on the decision notice.

PLAN DESCRIPTION	DRAWING REFERENCE
Proposed Care Home Courtyard Elevations Plan	846 22A
Proposed Floor Plans: Ground Floor and First Floor	846 11A
Proposed Floor Plans: Second Floor and Roof	846 12A
Proposed Care Home Main Elevations	846 21A
Proposed Sections	846 24A
Location Plan	A-846 06A
Proposed Site Plan	A-846 04B

2.2 The above list however is incomplete, in terms of what was originally submitted alongside the planning application, along with amended plans and statements submitted during the course of the application.

2.3 The list below identifies the plans and details that were also submitted during the consideration period, prior to determination.

PLAN / STATEMENT DESCRIPTION	ORIGINAL DRAWING / STATEMENT REFERENCE	UPDATED DRAWING / STATEMENT REFERENCE
ORIGINAL SUBMISSION		
Cover Letter	Dated 19 February 2021	
Location Plan	A-846 06A	
Existing Site Plan	A-846 05A	
Existing Elevations	A-846 23A	
Existing Basement and Ground Floor Plan	A-846 13A	
Existing First and Second Floor Plan	A-846 14A	
Existing Roof Plan	A-846 15A	
Proposed Site Plan	A-846 04A	Superseded by Proposed Site Plan: A-846 04B

Proposed Care Home Courtyard Elevations Plan	A-846 22A	
Proposed Floor Plans: Ground Floor and First Floor	A-846 11A	
Proposed Floor Plans: Second Floor and Roof	A-846 12A	
Proposed Care Home Main Elevations	A-846 21A	
Proposed Sections	A-846 24A	
Landscape General Arrangement – Sheet 1	LD-PLN-200-A	Superseded by LD-PLN-200-B.
Landscape General Arrangement – Sheet 2	LD-PLN-201-A	Superseded by LD-PLN-201-B.
Planning Statement	Dated February 2021.	
Statement of Community Involvement	Dated February 2021.	
Care Home Planning Need Assessment	Dated December 2020.	
Design and Access Statement	Reference: A-846. Dated 19 January 2021.	
Heritage Statement	Dated 12 February 2021.	
Landscape and Visual Appraisal and Green Belt Study	Dated 22 February 2021	
Health Impact Assessment	Dated February 2021.	
Transport Statement	Reference 6185. Dated February 2021.	
Framework Travel Plan	Reference 6185. Dated February 2021.	
Flood Risk and Drainage Strategy Report	Reference 20106-ARC-XX-00-RP-D-0001-P3. Dated February 2021.	
Phase 2: Site Investigation: Hotel Felix, Cambridge	Reference S2011/SI. Dated January 2021	
Tree Survey – Constraints Plan	Reference: 8100-D-CP. Dated 23 April 2020.	

Energy Strategy Report	Reference: 1761-REP-ES-01-P1. Dated February 2021	Superseded by Revision P2.
Utilities Statement	Reference: 1761-REP-US-01-P1. Dated February 2021.	
Ventilation Statement	Reference: 1761-REP-VS-01-P1. Dated February 2021.	
Water Management and Conservation Statement	Reference: 1761-REP-WM-01-P1. Dated February 2021.	
Ecological Assessment	Reference: 9153.EcoAs.vf. Dated October 2020	
Biodiversity Net Gain Report	Reference: 9153.BNGreport.vf. Dated February 2021.	
Acoustic Assessment	Reference: 2019995. Dated 8th January 2021.	
Exterior and Landscape Lighting Concept	Reference PRSM-2349 Revision A. Dated 5th February 2021.	
Archaeological Impact Assessment	Dated January 2021.	
Sustainability Statement	Revision C. Dated 12 February 2021.	
Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan	Reference: 8100. Dated 23 February 2021.	Superseded by 8100 Revision B dated 9 July 2021
Arboricultural Plan – TS and AIA	Reference 8100-D-AIA. Dated 23 February 2021	Superseded by 8100-D-AIA-B dated 9 July 2021
Phase 1 Desk Study	S201112. Dated December 2020.	

2.4 The table below shows the revised plans and information which were submitted to the Council as 'revisions' prior to the proposal's determination.

PLAN / STATEMENT DESCRIPTION	DRAWING / STATEMENT REFERENCE
REVISED PLANS AND STATEMENTS	
Technical Note - Transport	Reference 6185. Dated 10th May 2021
Supplementary Notes to FRA and Design Strategy Report	Reference 20106.
Drainage GA	Reference: 20106-ARC-XX-00-DR-D-0001-P3.
Energy Strategy	Reference: 1761-REP-ES-01-P2. Dated May 2021.
Route of Ordinary Watercourse – 1 of 2	Reference 20106 dated June 2021
Route of Ordinary Watercourse – 2 of 2	Reference 20106.
Tree Survey, AIA, Preliminary AMS and TPP	Reference: 8100 Revision B dated 09 July 2021
Arboricultural Plan – TS and AIA	Reference: 8100-D-AIA-B dated 09 July 2021
Landscape General Arrangement - Sheet 1 of 2	Reference: LD-PLN-200-B
Landscape General Arrangement - Sheet 2 of 2	Reference: LD-PLN-201-B
Proposed Site Plan	Reference: A-846 04B
Landscape Proposals	Version 2.0. Dated 16 April 2021 (Superseded by Version 4.0)
Landscape Proposals	Version 4.0. Dated 29 June 2021.
Headline Need Planning Statement (Carterwood)	January 2022
Very Special Circumstances Supplemental Report	Dated 18 October 2021
Health Impact Assessment	Revision dated June 2021
Existing Building Review	Dated 20 th May 2022
Tree Moving Statement, prepared by Glendale Countryside Ltd	Dated 13 th May 2021
Letter to Mary Collins, prepared by Bidwells	Dated 02 September 2021
Email to SCDC, prepared by Bidwells	Dated 17 th January 2022

3.0 Relevant Planning history

- 3.1 The following planning applications, all which were previously approved, relate to this site:
- **S/4502/17/FL** – Erection of a two-storey extension to the rear of the building to provide 16 additional bedrooms and the erection of a new reception area to the side of the building. Decision: Approved.
 - **S/0297/08/F** – Extension of the hotel. Decision: Approved.
 - **S/0817/00/F** – Part Demolition and Extensions to form 48 Bedroomed hotel. Decision: Approved.

4.0 List of the most important Development Plan policies for determining the application

- 4.1 The statutory adopted development plan, insofar as it relates to this appeal, comprises the South Cambridgeshire Local Plan (SCLP), which was adopted by the Council in September 2018

Both parties agree that the following are the most important policies of the development plan for determining the application:

South Cambridgeshire Local Plan (2018)

- S/4 – Cambridge Green Belt.
- S/7 – Development Frameworks.
- NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
- NH/9 – Redevelopment of Previously Developed Sites and Infilling in the Green Belt
- NH/14 – Heritage Assets

5.0 Other relevant planning policy / guidance / material considerations

- 5.1 Both parties agree that the following planning policies, guidance and reports are relevant to the determination of the appeal.
- National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (NPPG)
 - Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document – Adopted February 2022
 - South Cambridgeshire District Council ‘Doubling Nature Strategy’ – adopted Feb 2021
 - Housing Needs of Specific Groups, GL Hearn October 2021
 - Cambridge Inner Green Belt Study (CIGBS) November 2015

- Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute and Institute of Environmental Management and Assessment, 3rd Edition, April 2013
- Technical Guidance Note (TGN) 06/19: Visual Representation of development proposals (Landscape Institute)
- National Character Area (NCA) Profile 88: Bedfordshire and Cambridgeshire Claylands

6.0 Areas of agreement

The site and the surroundings

- 6.1 The site lies outside of the Girton Village Development Framework, within the Green Belt.
- 6.2 The application site comprises a 52-bedroom hotel set in landscaped grounds and accessed via a drive from Whitehouse Lane off Huntingdon Road. The hotel is now permanently closed.
- 6.3 The building is comprised of an original Victorian main house with later extensions in the form of single storey and two storey wings to the side and rear. It is located between the Thornton Road housing estate to the west and the buildings on Whitehouse Lane to the east. To the front and rear of the site are sports grounds.
- 6.4 The building has a Certificate of Immunity, which prevents it being listed by Historic England.
- 6.5 The site lies within Flood Zone 1.
- 6.6 There are a number of trees within the site, including some subject to a Tree Preservation Order (TPO).
- 6.7 Public footpath 39/48 runs north south along Whitehouse Lane which also forms a cycle route to the Darwin Green residential development. To the east of the site lies the boundary of Cambridge City Council.

The Development Proposals

- 6.8 The appeal seeks full planning permission for the demolition of the existing buildings on site and to construct a care home comprising 80 bedrooms. The proposed care home would be supported by features including external amenity space, access, parking and landscaping arrangements, plus other associated works. The description of development identified on the decision for application reference 21/00953/FUL is agreed.
- 6.9 As confirmed at paragraph 6.10 of the Council's Committee Report the proposed development is classified as a C2 development therefore an affordable housing provision would not be required.

Green Belt

- 6.10 The appeal site is located within the Cambridge Green Belt.
- 6.11 Paragraphs 149 and 150 of the NPPF define development that should not be regarded as inappropriate within the Green Belt. The proposals do not align with any of these definitions and therefore constitute inappropriate development within the Green Belt. Given that the proposal represents inappropriate development, it is agreed that the test under paragraph 148 of the NPPF must be applied.
- 6.12 In terms of the five purposes set out at paragraph 138 of the NPPF, the only one which the Council contends the scheme is contrary to is safeguarding the countryside from encroachment (138(c)).
- 6.13 As confirmed at paragraph 10.114 of the Council's Committee Report, the Council's position is that substantial weight is accorded to the in-principle harm to the Green Belt in accordance with paragraph 148 of the NPPF.
- 6.14 It is agreed, notwithstanding this substantial weight, that in accordance with paragraph 148 of the NPPF planning permission can be granted where the harm to a Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Alternative Sites

- 6.15 The planning application was not accompanied by an Alternative Site Search Assessment.

Landscape and Visual Impact

- 6.16 As confirmed at paragraph 10.43 of the Council's Committee Report, the site is not situated in an area that is subject to any national or local designations and does not fall within the scope of 'valued landscapes' under paragraph 174(a) of the NPPF.
- 6.17 The Site is located within National Character Area 88 'Bedfordshire and Cambridgeshire Claylands'.
- 6.18 At a District Level, the most appropriate study which addresses landscape character is the Cambridge Inner Green Belt Boundary Study (CIGBBS) produced by LDA Design in 2015 for both Cambridge City Council and South Cambridgeshire District Council.
- 6.19 Within the CIBBGS the Site falls within Landscape Character Area (LCA) 2A Western Fen Edge which is located to the north and north-west of Cambridge.
- 6.20 The application was supported by a Landscape and Visual Appraisal and Green Belt Study. It is agreed that the methodology adopted by the Landscape and Visual Appraisal and Green Belt Study is sound and in accordance with best practice.

- 6.21 The findings of the LVA & Green Belt Study (Bidwells, February 2021), were considered acceptable by the Council's Landscape Officer in their response dated 21 June 2021 to the planning application 21/00953/FUL. The LVA & Green Belt Study concluded that the proposal would preserve the purpose and function of Sub-sector 1.2 Girton Gap.
- 6.22 It is noted that the Council's Landscape Officer, when responding to the original application, considered that "the impact of the development on the openness of the Greenbelt is negligible due to the existing presence of a similarly functioning and sized building as discussed within the report." (Officer Report para 6.12)
- 6.23 The reduction in surface car parking and additional landscaping would improve the character and openness of the area.
- 6.24 The appellant considers that, in light of the findings of the LVA & Green Belt Study, the proposed development would not harm the landscape and visual qualities associated with the openness of the Cambridge Green Belt.

Need for Older People's Accommodation

- 6.25 It is agreed that the need to provide housing for older people is critical at a national policy level as set out within National Planning Practice Guidance (Paragraph:001 Reference ID: 63-001-20190626).
- 6.26 The Council's Local Plan identifies in a 'Key Facts' section on page 133 that within South Cambridgeshire there is an ageing population with growth forecast between 2001 to 2021 of 95% for the 60-74 age group and 108% for those 75+.
- 6.27 Paragraph 7.38 of the Local Plan confirms that the population of the district is ageing, and identifies that often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property. Paragraph 7.39 provides that there are a range of models that can play a part in providing specialist accommodation for older people.
- 6.28 The officer acknowledged the need for older people's accommodation throughout Section 10 of the Committee Report, specifically referencing under paragraph 10.33 the Inspector's decision on the Stapleford appeal as well as the NPPG's comment of the '*need to provide housing for older people is critical*'.
- 6.29 The Council's Development Plan does not allocate specific sites for the provision of older people's accommodation, as confirmed at paragraph 10.33 of the Committee Report.
- 6.30 Policy H/9 of the Development Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including inter alia older people. The development plan does not include any policies that place a prescriptive requirement upon developments to deliver such housing as part of general housing or other schemes.

Release of Housing Stock

- 6.31 Paragraph 7.38 of the Local Plan confirms that the population of the district is ageing, and identifies that often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property. Paragraph 7.39 of the Local Plan provides that there are a range of models that can play a part in providing specialist accommodation for older people.
- 6.32 Paragraph: 016a Reference ID: 63-016a-20190626 of the National Planning Practice Guidance advises that plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.

Heritage

- 6.33 Felix Hotel is not on the Statutory List of Buildings of Special Architectural or Historic Interest, is not located within a Conservation Area, nor is it identified as a Locally Listed Building (the Council has no Local List). The building was granted a Certificate of Immunity by Historic England in August 2020 confirming that the building is not of sufficient special historic or architectural interest to be statutorily designated.
- 6.34 The building was constructed in 1852, as a dwelling, for a surgeon at Addenbrooke's Hospital in Cambridge.
- 6.35 The design of the building is not associated with a well-known or notable architect.
- 6.36 The building has undergone significant changes and alterations. This includes its conversion into a Country Centre by the County Council in 1967, at which time a substantial extension to the western side was added. In the 1970s, the large glasshouse was removed.
- 6.37 The Council sold the building in 2001, and it was converted for use and extended as a hotel, with symmetrical wings of accommodation added to the northern side to form a U-shape and front elevation altered from its asymmetrical appearance to one which is symmetrical (ref: S/0817/00/F).
- 6.38 A conservatory and function room were added to the east and west respectively around 2008 (ref: S/0297/08/F). The conservatory is located in the location of the former glasshouse but does not follow the historic orientation or appearance of this structure.
- 6.39 In light of the Council having identified the building as a non-designated heritage asset (NDHA), the provisions of Paragraph 203 of the NPPF should apply, which requires a "balanced judgement" having regard to the scale of any harm or loss and the significance of the heritage asset to be undertaken.
- 6.40 In this case, due to the proposed demolition of the existing building, the scale of harm to the asset would equate to a "total loss" of significance in terms of the NPPF

Trees

- 6.41 Full arboricultural information, including an impact assessment, preliminary method statement and tree protection plan were submitted with the proposed development. As confirmed at paragraph 10.50 of the Committee Report, the Tree Officer has raised no objection to the proposal, including the relocation of existing trees.
- 6.42 There was a provisional tree protection order (TPO) covering the site (reference TPO 00006 (2021)) which was not confirmed and expired. There is an earlier TPO (reference: 0027) covering trees T6 and T7 within the grounds of Hotel Felix. As such, planning conditions requiring further details within the arboricultural method statement and tree protection plan must be submitted.
- 6.43 As confirmed at paragraph 10.52 of the Council's Committee Report the proposed development would accord with policies NH/2, NH/4 and HQ/1 of the Development Plan in respect of trees, subject to conditions as appropriate.

Biodiversity

- 6.44 As confirmed at paragraph 10.72 of the Committee Report, the application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 6.45 As confirmed at paragraph 10.73 of the Committee Report, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 6.46 Paragraph 145 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to retain and enhance biodiversity.
- 6.47 Paragraph 174d of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 6.48 Paragraph 180d of the NPPF states that development whose primary objective is to conserve or enhance biodiversity should be supported, while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 6.49 In February 2021 the Council adopted a 'Doubling Nature Strategy', which sets out an approach to increasing wildlife-rich habitats and tree canopy and improving access to green spaces. The vision is to double nature in South Cambridgeshire by 2050 and by doing so, enable wildlife and people to thrive and business to prosper, meaning more wildlife-rich habitats, and increase in tree canopy cover and better accessibility to green space.

- 6.50 The scheme was supported by an ecology assessment, as well as a separate Biodiversity Net Gain (BNG) report. The BNG assessment identified a net habitat gain of 74.49% and a net hedgerow gain of 38.72%. The current Greater Cambridge Biodiversity SPD requirement for BNG net gain is 20% and thus the proposal exceeds this requirement.
- 6.51 The LPA note that Natural England's current scheme is Biodiversity Metric 3.1 and the net gain may now be altered. However the scheme would likely still ensure significant Biodiversity Net Gain.

Highways and Transport

- 6.52 The proposed development is supported by a Transport Assessment, with the site to utilise the existing access via Whitehouse Lane.
- 6.53 As confirmed at paragraph 10.80 of the Council's Committee Report, the application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposal, subject to condition requiring a Travel Plan.
- 6.54 As confirmed at paragraph 10.81 of the Council's Committee Report, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.
- 6.55 Both parties agree to the conditions put forward in relation to highway safety and transport, such as submission of details for a travel plan, cycle parking details and provision of car parking as per the submitted plans.
- 6.56 Both parties agree to the application of Policies HQ/1 and TI/2 in relation to the highway and transport considerations for this scheme.

Flood risk and drainage

- 6.57 Both parties agree that the application site is located within Flood Zone 1 and therefore the site is of low risk to flooding.
- 6.58 A flood risk assessment was submitted with the scheme. The Sustainable Drainage Officer and Lead Local Flood Authority (LLFA) concluded that they had no objection to the proposals.
- 6.59 Both parties agree to the relevant planning conditions recommended by the LLFA and case officer for detailed surface water drainage design and measures to deal with surface water during site construction.
- 6.60 As confirmed at paragraph 10.77 of the Council's Committee Report, the development proposals would comply with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Residential Amenity

- 6.61 With regards to the impact of the development upon neighbouring properties, it is agreed that sufficient separation distance would be retained to avoid any adverse overbearing, shadowing or loss of privacy impact.
- 6.62 With reference to the impact upon future occupiers, the proposed scheme has been designed taking account of the ten HAPPI principles (Housing our Ageing Population Panel for Innovation). Each resident would have 43.5sqm including a wet room, internal seating area and access to a garden.
- 6.63 As confirmed at paragraph 10.96 of the Council's Committee Report, the development proposals would provide a good level of amenity for future occupiers and will not harm the amenity of adjacent residents. As such it is in accordance with the NPPF and policy HQ/1 of the Local Plan.

Renewable Energy, Climate Change and Sustainability

- 6.64 Policies CC/1, CC/3 and CC/4 of the Local Plan require development to demonstrate and embed the principles of climate change mitigation and adaptation, that the carbon emissions of the development are at least 10% lower than that of a standard development and that all new residential developments achieve as a minimum water efficiency equivalent to 110 litres per person per day.
- 6.65 As confirmed at paragraph 10.69 of the Committee Report, the application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 6.66 It is agreed that the Appellant has suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Construction and Environmental Health Impacts

- 6.67 As confirmed at paragraph 10.102 of the Committee Report, the Council's Environmental Health Team have assessed the application and recommended conditions are attached to ensure appropriate mitigation during the construction period and necessary mitigation with regard to potential land contamination.
- 6.68 Paragraph 10.103 of the Committee Report confirms that the associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

Health and wellbeing

- 6.69 A Health Impact Assessment (HIA) was submitted with the planning application. Further to consultation and consideration, the Council's Health Development Officer raised no objection to

the scheme and rated the submitted HIA as grade A. Only A and B grades are acceptable in line with the HIA SPD.

6.70 The case officer therefore raised no issue with this consideration in the Committee Report.

Job Creation and Economic Impact

6.71 Chapter 6 of the NPPF focuses on building a strong, competitive economy and paragraph 81 of the NPPF sets out that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

6.72 The proposed care home would provide employment for 92no. full time employees and 11no. part time employees, across a variety of roles. Additionally, various temporary jobs would be created during demolition and construction, and to support the supply chain for the care home once operational.

Section 106 matters

6.73 Girton Parish Council requested a contribution in relation to burial spaces and the additional provision of such spaces. A contribution calculated at £16,800 was considered necessary to mitigate the impact of the care home, combined with an additional £500 monitoring fee on top of this figure.

6.74 The Appellant agrees to enter into a S106 agreement to facilitate this. The Draft Heads of Terms are within Appendix 1.

Locational Sustainability and Site Status

6.75 The site is previously developed, through the construction of the original building, plus additional enlargements and extensions to the building which have followed thereafter, with planning permission granted for these additional developments (see Section 3.0 'Relevant Planning History').

6.76 The site is located adjacent to the settlement boundaries of both Cambridge and Girton. Additionally, the hotel is accessed via Whitehouse Lane, which connects to the A1307 Huntingdon Road which provides direct access to Cambridge city centre.

7.0 Matters Not Agreed

7.1 The following matters are not agreed between the Appellant and the Council.

- i) Whether the loss of a non-designated heritage asset is justified applying the test in paragraph 203 of the National Planning Policy Framework (2021); and

- ii) Whether very special circumstances exist that would clearly outweigh the inappropriate development in the Green Belt and any other harm with reference to the test at paragraph 148 of the NPPF.

8.0 List of planning conditions

8.1 The following conditions are as per the Committee Report:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy Report prepared by Arc Engineers (ref: 20 106) dated February 2021 and shall also include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems.
- g) Full details of the maintenance/adoption of the surface water drainage system.
- h) Permissions to connect to a receiving watercourse or sewer.
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 4 No development, including preparatory works but excluding demolition, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

- 5 Before any works on site commence a detailed Arboricultural Method Statement, Tree Protection Strategy and Schedule of Monitoring shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: In the interests of ensuring tree works are carried out in accordance with details that are acceptable to the Local Planning Authority, in accordance with and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 6 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 7 The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 8 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 9 No development with the exception of demolition shall take place until:
- a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 10 Prior to the first occupation of the development hereby permitted, the works specified in any remediation method statement detailed in Condition 9 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 11 If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the care home hereby approved.

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 12 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (South Cambridgeshire Local Plan 2018 Policy CC/9).

- 13 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing.

The plan shall include the following matters: -

- a) Piling methods (if employed);
 - b) Earthworks;
 - c) Hoardings to the site,
 - d) Noise limits;
 - e) Hours of working;
 - f) Vibration;
 - g) Control of emissions;
 - h) Waste management and disposal and material re use;
 - (i) anticipated nature and volumes of waste
 - (j) measure to ensure the maximisation of the reuse of waste
 - (k) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - (l) any other steps to ensure the minimisation of waste during construction
 - (m) the location and timing of provision of facilities pursuant to criteria b/c/d
 - (n) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- and,
- o) Materials storage; and hazardous material storage and removal.

The development shall be carried out in accordance with the approved details

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy HQ/1 of the adopted Local Plan 2018.

- 14 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 15 All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecology Assessment (Ecology Solutions, October 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To maintain, enhance, restore or add to biodiversity in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 16 Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details as to how a measurable net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To maintain, enhance, restore or add to biodiversity in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 17 Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

It should also provide details of the installation of all the low-level lighting, including tree up lighting, which is proposed.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Lighting shall not be installed in the canopy of trees. If lighting is proposed, a bat roost assessment of the tree shall be undertaken and submitted to and approved in writing by the local planning authority.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.

18 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

e) any trees to be translocated and their means of protection and establishment

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

19 All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity and to ensure that the impact on the Green Belt is mitigated in accordance with Policies HQ/1, NH/4 and NH/8 of the South Cambridgeshire Local Plan 2018.

20 The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 21 Prior to the first occupation or bringing into use of the development, hereby permitted, two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 22 The new proposed drive shall be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 23 No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

- 24 The approved renewable/low carbon energy technologies (as set out in the Energy Strategy Report, Version P2, May 2021) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, details of which shall have previously been submitted to and approved in writing by the local planning authority.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (South Cambridgeshire District Council Local Plan 2018, policy CC/3 and Greater Cambridge Sustainable Design and Construction SPD)

- 25 No part of the care home hereby permitted shall be occupied until a water efficiency specification for the proposed development, based on the Water Efficiency Calculator Methodology or the

Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition), has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 26 The care home hereby approved shall not be occupied until the care home has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

- 27 No permanent connection to the electricity distribution network shall be established until an electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (South Cambridgeshire Local Plan 2018 policy CC/3 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

- 28 No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

- 29 Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for a residential care home and for no other purpose (including any other purposes in Class C2 of the Schedule to the Town

and Country Planning (Use Classes) (England) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: For the avoidance of doubt, and because use of the building has been identified as a care home. (South Cambridge Local Plan 2018 Policy HQ/1).

30 The care home hereby approved shall only be occupied by persons aged at least 55 years.

Reason: For the avoidance of doubt, and because use of the building has been identified as a care home (South Cambridge Local Plan 2018 Policy HQ/1).

31 Prior to the commencement of the development hereby approved, with the exception of below ground works, drawings at a scale of 1:10 showing details of the material finish and colour of windows and doors, sills, reveals, lintels, jambs, transoms, and mullions shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory. (South Cambridgeshire Local Plan 2018 policy HQ/1).

32 No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include non-masonry walling systems, brickwork, windows, doors and entrances, porches and canopies, roof cladding, balustrades and rain water goods. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (South Cambridgeshire Local Plan 2018 policy HQ/1).

33 Before starting any external finishes, a sample panel of the facing materials to be used shall be erected on site to establish the detail of the materials palette and shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

34 The development, hereby permitted, shall not be occupied until details of the refuse storage has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter retained.

Reason: To provide for the screened storage of refuse in accordance with Policy HQ/1 of the adopted Local Plan 2018.

- 35 Prior to the first use of the development hereby approved, a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

- 36 Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

- 37 Prior to first occupation of the development, hereby permitted, or commencement of the use, the car parking spaces shall be provided in accordance with the approved details and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the parking of vehicles in accordance with Policy HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

APPENDIX 1

DRAFT HEADS OF TERMS FOR PLANNING OBLIGATIONS AGREEMENT

OBLIGATION	CONTRIBUTION	TRIGGER
Community facilities - Burial	£16,800	Prior to occupation.
MONITORING FEES		
Monitoring fee	£500	On commencement of development.

APPENDIX 2

CORE DOCUMENTS LIST

ID	TITLE	DRAWING / DOCUMENT REFERENCE
Documents, plans and drawings submitted with the original application		
00	Cover Letter	Dated 19 February 2021
01	Location Plan	A-846 06A
02	Existing Site Plan	A-846 05A
03	Existing Elevations	A-846 23A
04	Existing Basement and Ground Floor Plan	A-846 13A
05	Existing First and Second Floor Plan	A-846 14A
06	Existing Roof Plan	A-846 15A
07	Proposed Site Plan	A-846 04A
08	Proposed Care Home Courtyard Elevations Plan	A-846 22A
09	Proposed Floor Plans: Ground Floor and First Floor	A-846 11A
10	Proposed Floor Plans: Second Floor and Roof	A-846 12A
11	Proposed Care Home Main Elevations	A-846 21A
12	Proposed Sections	A-846 24A
13	Landscape General Arrangement – Sheet 1	LD-PLN-200-A
14	Landscape General Arrangement – Sheet 2	LD-PLN-201-A
15	Planning Statement	Dated February 2021.
16	Statement of Community Involvement	Dated February 2021.
17	Care Home Planning Need Assessment	Dated December 2020.
18	Design and Access Statement	Reference: A-846. Dated 19 January 2021.
19	Heritage Statement	Dated February 2021.
20	Landscape and Visual Appraisal and Green Belt Study	Dated February 2021
21	Health Impact Assessment	Dated February 2021.
22	Transport Statement	Reference 6185. Dated February 2021.
23	Framework Travel Plan	Reference 6185. Dated February 2021.
24	Flood Risk and Drainage Strategy Report	Reference 20106-ARC-XX-00-RP-D-0001-P3. Dated February 2021.
25	Phase 2: Site Investigation: Hotel Felix, Cambridge	Reference S2011/SI. Dated January 2021
26	Tree Survey – Constraints Plan	Reference: 8100-D-CP. Dated 23 April 2020.

ID	TITLE	DRAWING / DOCUMENT REFERENCE
27	Energy Strategy Report	Reference: 1761-REP-ES-01-P1. Dated February 2021
28	Utilities Statement	Reference: 1761-REP-US-01-P1. Dated February 2021.
29	Ventilation Statement	Reference: 1761-REP-VS-01-P1. Dated February 2021.
30	Water Management and Conservation Statement	Reference: 1761-REP-WM-01-P1. Dated February 2021.
31	Ecological Assessment	Reference: 9153.EcoAs.vf. Dated October 2020
32	Biodiversity Net Gain Report	Reference: 9153.BNGreport.vf. Dated February 2021.
33	Acoustic Assessment	Reference: 2019995. Dated 8 th January 2021.
34	Exterior and Landscape Lighting Concept	Reference PRSM-2349 Revision A. Dated 5 th February 2021.
35	Archaeological Impact Assessment	Dated January 2021.
36	Sustainability Statement	Revision C. Dated 12 February 2021.
38	Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan	Reference: 8100. Dated 23 February 2021.
39	Arboricultural Plan – TS and AIA	Reference 8100-D-AIA. Dated 23 February 2021
40	Phase 1 Desk Study	Reference S201112. Dated December 2020.
Documents not submitted with the original application but are revisions		
41	Technical Note - Transport	Reference 6185. Dated 10 th May 2021
42	Supplementary Notes to FRA and Design Strategy Report	Reference 20106.
43	Drainage GA	Reference: 20106-ARC-XX-00-DR-D-0001-P3.
44	Energy Strategy	Reference: 1761-REP-ES-01-P2. Dated May 2021.
45	Route of Ordinary Watercourse – 1 of 2	Reference 20106.
46	Route of Ordinary Watercourse – 2 of 2	Reference 20106.

ID	TITLE	DRAWING / DOCUMENT REFERENCE
47	Tree Survey, AIA, Preliminary AMS and TTP	Reference: 8100 Revision B.
48	Arboricultural Plan – TS and AIA	Reference: 8100-D-AIA-B. Dated 23 March 2021
49	Landscape General Arrangement - Sheet 1 of 2	Reference: LD-PLN-200-B
50	Landscape General Arrangement - Sheet 2 of 2	Reference: LD-PLN-201-B
51	Proposed Site Plan	Reference: A-846 04B
52	Landscape Proposals	Version 2.0. Dated 16 April 2021 (Superseded by Version 4.0)
53	Landscape Proposals	Version 4.0. Dated 29 June 2021.
54	Headline Need Planning Statement (Carterwood)	Dated January 2022
55	Very Special Circumstances Supplemental Report	Dated 18 October 2021
56	Health Impact Assessment	Revision dated June 2021
57	Existing Building Review	Dated May 2021
123	Tree Moving Statement, prepared by Glendale Countryside Ltd	Dated 13 th May 2021
125	Email to SCDC, prepared by Bidwells	Dated 17 th January 2022
Key comments, representations, Minutes and Correspondence as submitted by the Authority to the appeal questionnaire		
58	Public Health England	12 April 2021
59	Natural England	16 April 2021
60	Local Highway Authority	20 April 2021
61	Designing Out Crime Officer	22 April 2021
62	Contaminated Land Officer	27 April 2021
63	Environmental Health Officer	28 April 2021
64	Environment Agency	28 April 2021

ID	TITLE	DRAWING / DOCUMENT REFERENCE
65	Anglian Water	29 April 2021
66	Ecology Officer	30 April 2021
67	Cambridgeshire County Council – Transport	30 April 2021
68	Highways England	30 April 2021
69	SCDC Drainage Engineer	4 May 2021
70	Greater Cambs Sustainability Officer	4 May 2021
71	Cambridgeshire County Council - LLFA	5 May 2021
72	Ancient Monuments Society	5 May 2021
73	SCDC Tree Officer	6 May 2021
74	SCDC Health Development Officer	19 May 2021
75	Cambridgeshire County Council - LLFA	28 May 2021
76	Greater Cambs Landscape Officer	21 June 2021
77	Greater Cambs Sustainability Officer	24 June 2021
78	Greater Cambs Conservation Officer	2 July 2021
79	Cambridgeshire County Council - LLFA	5 July 2021
80	SCDC Health Development Officer	19 July 2021
81	Archaeologist	3 August 2021
82	Cambridgeshire County Council – Transport	16 August 2021
83	Cambridgeshire County Council – Commissioning Manager - Adults	22 December 2021
84	Greater Cambs – Housing	23 December 2021
85	Greater Cambs Conservation Officer	7 February 2022
86	NHS Cambridgeshire and Peterborough CCG	8 June 2022
87	PPSE	17 June 2022
88	SCDC S106 Officer	27 June 2022
89	SCDC Environmental Health Officer (Contamination)	5 July 2022
90	Cambs Fire and Rescue	3 November 2022
Committee Report and Minutes		
91	Committee Report	13 July 2022
92	Printed Committee Minutes	13 July 2022
Appeal Submission Documents (as received by inspector)		
93	Decision Notice	22 July 2022
94	Appeal Form	
95	Appeal Covering Letter	
96	Appeal Site Location Plan	
97	Statement of Case	

ID	TITLE	DRAWING / DOCUMENT REFERENCE
98	Draft Statement of Common Ground	
Development Plan and Policy		
100	South Cambridgeshire Local Plan DPD (2018)	
101	Girton Policies Map (2018)	
102	Sustainable Design and Construction SPD (2020)	
103	Biodiversity SPD (2022)	
104	Health Impact Assessment SPD (2011)	
LPA Evidence Base		
105	Greater Cambridge Housing Strategy 2019 – 2023 (2019)	
119	SCDC Doubling Nature Strategy (2021)	
121	The Older People's Housing, Care and Support Needs in Greater Cambridge 2017-2036' report (2017)	
131	Cambridge Inner Green Belt Boundary Study 2015	
Appellant's Documents		
106	Statement of Case	
124	Letter to Mary Collins, prepared by Bidwells	Dated 02 September 2021
126	District Demand Profiles for Older People's Accommodation 2021 – 2036. People and Communities Directorate, Cambridgeshire County Council and Peterborough City Council. Winter 2021 (available during 2022)	
127	Older People's Accommodation with Care – Planning for future demand (June 2021). Cambridgeshire County Council	
128	Cambridgeshire and Peterborough Market Position Statement 2018/2019	
129	Housing Needs of Specific Groups – Cambridgeshire and West Suffolk (October 2021) GL Hearn	
153	Appellant Proof of Evidence - Architect	
154	Appellant Proof of Evidence - Heritage	
155	Appellant Proof of Evidence - Landscape	
156	Appellant Proof of Evidence - Need	
157	Appellant Proof of Evidence - Planning	
158	Pre-App 1 – LPA Planning Response	
159	Pre-App 2 – LPA Planning Response	

ID	TITLE	DRAWING / DOCUMENT REFERENCE
160	Design Enabling Panel Response	
161	Rebuttal Proof of Evidence Hotel Felix	
162	Rebuttal Heritage proof of evidence	
163	Rebuttal Need proof - Mrs J Venables	
Other Case Law and Appeal Decisions: 21/05276/FUL; APP/W0530/W/22/3296300 - Station Road		
108	Appeal Decision Notice	
109	Statement of Common Ground	
110	Appellant Statement of Case	
111	LPA Statement of Case	
112	Local Planning Authority Closing Statement	
Other Case Law and Appeal Decisions: 20/02929/OUT; APP/W0530/W/21/3280395 - Stapleford		
113	Appeal Decision Notice	
114	Statement of Common Ground	
115	Appellant Statement of Case	
116	LPA Statement of Case	
Other Case Law and Appeal Decisions: S/3418/17/FL – Capital Park, Fulbourn		
122	Committee Report	
Other Case Law and Appeal Decisions: APP/B1930/W/20/3259161 - Chelford House,		
130	APP/B1930/W/20/3259161 Chelford House, Coldharbour Lane, Harpenden AL5 4UN (September 2021)	
Appeal Documents		
117	Draft Section 106	
164	Draft Heads of Terms	
LPA's Appeal Documents		
120	LPA Statement of Case	
132	LPA Proof of Evidence - Planning	
133	LPA Proof of Evidence - Heritage	
134	LPA Proof of Evidence - Need	
135	LPA Proof of Evidence List of Documents	
136	LPA Proof of Evidence Appendix EG1 - Cambridge Inner Green Belt Boundary Study	
137	LPA Proof of Evidence Appendix EG2 - Stapleford Committee Report	
138	LPA Proof of Evidence Appendix EG3 - Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report	

ID	TITLE	DRAWING / DOCUMENT REFERENCE
139	LPA Proof of Evidence Appendix EG4 - Housing Delivery Test 2021 Measurements	
140	LPA Proof of Evidence Elisabeth Glover Summary	
141	LPA Proof of Evidence Appendix GB Proof of Evidence - Heritage - Summary	
142	LPA Proof of Evidence Appendix GS1 LaingBuisson Care Homes Older People v2.0	
143	LPA Proof of Evidence Appendix Market Engagement Event_ Slides	
144	LPA Proof of Evidence Appendix GS3 CWS-Housing-Needs-of-Specific-Groups	
145	LPA Proof of Evidence Appendix GS4 Consultation Response Email LOB	
146	LPA Proof of Evidence Appendix GS5 Applicants Response Email Mike Derbyshire	
147	LPA Proof of Evidence Appendix GS6 Older Peoples Accommodation Demand Profiles	
148	LPA Proof of Evidence Appendix GS7 Alzheimers Society Factsheet 400LP	
149	LPA Proof of Evidence Appendix GS8 ONS information v2.0	
150	LPA Proof of Evidence Appendix GS9 County Council Population Analysis	
151	LPA Proof of Evidence Appendix GS10 CQC Registered Bed Numbers	
152	LPA Proof of Evidence Personal Form	



BIDWELLS