

ID	TITLE	DRAWING / DOCUMENT REFERENCE	DATA ROOM FOLDER NUMBER
Documents, plans and drawings submitted with the original application			
00	Cover Letter	Dated 19 February 2021	1. Application Documents and Plans.
01	Location Plan	A-846 06A	1. Application Documents and Plans.
02	Existing Site Plan	A-846 05A	1. Application Documents and Plans.
03	Existing Elevations	A-846 23A	1. Application Documents and Plans.
04	Existing Basement and Ground Floor Plan	A-846 13A	1. Application Documents and Plans.
05	Existing First and Second Floor Plan	A-846 14A	1. Application Documents and Plans.
06	Existing Roof Plan	A-846 15A	1. Application Documents and Plans.
07	Proposed Site Plan	A-846 04A	1. Application Documents and Plans.
08	Proposed Care Home Courtyard Elevations Plan	A-846 22A	1. Application Documents and Plans.
09	Proposed Floor Plans: Ground Floor and First Floor	A-846 11A	1. Application Documents and Plans.
10	Proposed Floor Plans: Second Floor and Roof	A-846 12A	1. Application Documents and Plans.
11	Proposed Care Home Main Elevations	A-846 21A	1. Application Documents and Plans.
12	Proposed Sections	A-846 24A	1. Application Documents and Plans.
13	Landscape General Arrangement – Sheet 1	LD-PLN-200-B	1. Application Documents and Plans.
14	Landscape General Arrangement – Sheet 2	LD-PLN-201-B	1. Application Documents and Plans.
15	Planning Statement	Dated February	1. Application

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		2021.	Documents and Plans.
16	Statement of Community Involvement	Dated February 2021.	1. Application Documents and Plans.
17	Care Home Planning Need Assessment	Dated December 2020.	1. Application Documents and Plans.
18	Design and Access Statement	Reference: A-846. Dated 19 January 2021.	1. Application Documents and Plans.
19	Heritage Statement	Dated February 2021.	1. Application Documents and Plans.
20	Landscape and Visual Appraisal and Green Belt Study	Dated February 2021	1. Application Documents and Plans.
21	Health Impact Assessment	Dated February 2021.	1. Application Documents and Plans.
22	Transport Statement	Reference 6185. Dated February 2021.	1. Application Documents and Plans.
23	Framework Travel Plan	Reference 6185. Dated February 2021.	1. Application Documents and Plans.
24	Flood Risk Assessment and Drainage Strategy Report	Reference 20106-ARC-XX-00-RP-D-0001-P3. Dated February 2021.	1. Application Documents and Plans.
25	Phase 2: Site Investigation: Hotel Felix, Cambridge	Reference S2011/SI. Dated January 2021	1. Application Documents and Plans.
26	Tree Survey – Constraints Plan	Reference: 8100-D-CP. Dated 23 April 2020.	1. Application Documents and Plans.
27	Energy Strategy Report	Reference: 1761-REP-ES-01-P1. Dated February 2021	1. Application Documents and Plans.
28	Utilities Statement	Reference: 1761-REP-US-01-P1. Dated February 2021.	1. Application Documents and Plans.
29	Ventilation Statement	Reference: 1761-REP-VS-01-P1. Dated February 2021.	1. Application Documents and Plans.

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30	Water Management and Conservation Statement	Reference: 1761-REP-WM-01-P1. Dated February 2021.	1. Application Documents and Plans.
31	Ecological Assessment	Reference: 9153.EcoAs.vf. Dated October 2020	1. Application Documents and Plans.
32	Biodiversity Net Gain Report	Reference: 9153.BNGreport.vf. Dated February 2021.	1. Application Documents and Plans.
33	Acoustic Assessment	Reference: 2019995. Dated 8 th January 2021.	1. Application Documents and Plans.
34	Exterior and Landscape Lighting Concept	Reference PRSM-2349 Revision A. Dated 5 th February 2021.	1. Application Documents and Plans.
35	Archaeological Impact Assessment	Dated January 2021.	1. Application Documents and Plans.
36	Sustainability Statement	Revision C. Dated 12 February 2021.	1. Application Documents and Plans.
38	Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan	Reference: 8100. Dated 23 February 2021.	1. Application Documents and Plans.
39	Arboricultural Plan – Tree Survey and Arboricultural Impact Assessment	Reference 8100-D-AIA. Dated 23 February 2021	1. Application Documents and Plans.
40	Phase 1 Desk Study	Reference 201112. Dated December 2020.	1. Application Documents and Plans.
Documents not submitted with the original application but are revisions			
41	Technical Note - Transport	Reference 6185. Dated 10 th May 2021	2. Revised Application Documents and Plans.
42	Supplementary Notes to FRA and Design Strategy Report	Reference 20106.	2. Revised Application Documents and Plans.
43	Drainage Ground Assessment	Reference: 20106-ARC-XX-00-DR-D-0001-P3.	2. Revised Application Documents and Plans.

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44	Energy Strategy	Reference: 1761-REP-ES-01-P2. Dated May 2021.	2. Revised Application Documents and Plans.
45	Route of Ordinary Watercourse – 1 of 2	Reference 20106.	2. Revised Application Documents and Plans.
46	Route of Ordinary Watercourse – 2 of 2	Reference 20106.	2. Revised Application Documents and Plans.
47	Tree Survey, AIA, Preliminary AMS and TTP	Reference: 8100 Revision A.	2. Revised Application Documents and Plans.
48	Arboricultural Plan – TS and AIA	Reference: 8100-D-AIA-A. Dated 23 March 2021	2. Revised Application Documents and Plans.
49	Landscape General Arrangement - Sheet 1 of 2	Reference: LD-PLN-200-B	2. Revised Application Documents and Plans.
50	Landscape General Arrangement - Sheet 2 of 2	Reference: LD-PLN-201-B	2. Revised Application Documents and Plans.
51	Proposed Site Plan	Reference: A-846 04B	2. Revised Application Documents and Plans.
52	Landscape Proposals	Version 2.0. Dated 16 April 2021 (Superseded by Version 4.0)	2. Revised Application Documents and Plans.
53	Landscape Proposals	Version 4.0. Dated 29 June 2021.	2. Revised Application Documents and Plans.
54	Headline Need Planning Statement (Carterwood)	Dated January 2022	2. Revised Application Documents and Plans.
55	Very Special Circumstances Supplemental Report	Dated 18 October 2021	2. Revised Application Documents and Plans.

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56	Health Impact Assessment	Revision dated June 2021	2. Revised Application Documents and Plans.
57	Existing Building Review	Dated May 2021	2. Revised Application Documents and Plans.
123	Tree Moving Statement, prepared by Glendale Countryside Ltd	Dated 13 th May 2021	2. Revised Application Documents and Plans.
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	3. Key Representations
59	Natural England	16 April 2021	3. Key Representations
60	Local Highway Authority	20 April 2021	3. Key Representations
61	Designing Out Crime Officer	22 April 2021	3. Key Representations
62	Contaminated Land Officer	27 April 2021	3. Key Representations
63	Environmental Health Officer	28 April 2021	3. Key Representations
64	Environment Agency	28 April 2021	3. Key Representations
65	Anglian Water	29 April 2021	3. Key Representations
66	Ecology Officer	30 April 2021	3. Key Representations
67	Cambridgeshire County Council – Transport	30 April 2021	3. Key Representations
68	Highways England	30 April 2021	3. Key Representations
69	SCDC Drainage Engineer	4 May 2021	3. Key Representations
70	Greater Cambs Sustainability Officer	4 May 2021	3. Key Representations
71	Cambridgeshire County Council - LLFA	5 May 2021	3. Key Representations
72	Ancient Monuments Society	5 May 2021	3. Key

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			Representations
73	SCDC Tree Officer	6 May 2021	3. Key Representations
74	SCDC Health Development Officer	19 May 2021	3. Key Representations
75	Cambridgeshire County Council - LLFA	28 May 2021	3. Key Representations
76	Greater Cambs Landscape Officer	21 June 2021	3. Key Representations
77	Greater Cambs Sustainability Officer	24 June 2021	3. Key Representations
78	Greater Cambs Conservation Officer	2 July 2021	3. Key Representations
79	Cambridgeshire County Council - LLFA	5 July 2021	3. Key Representations
80	SCDC Health Development Officer	19 July 2021	3. Key Representations
81	Archaeologist	3 August 2021	3. Key Representations
82	Cambridgeshire County Council – Transport	16 August 2021	3. Key Representations
83	Cambridgeshire County Council – Commissioning Manager - Adults	22 December 2021	3. Key Representations
84	Greater Cambs – Housing	23 December 2021	3. Key Representations
85	Greater Cambs Conservation Officer	7 February 2022	3. Key Representations
86	NHS Cambridgeshire and Peterborough CCG	8 June 2022	3. Key Representations
87	PPSE	17 June 2022	3. Key Representations
88	SCDC S106 Officer	27 June 2022	3. Key Representations
89	SCDC Environmental Health Officer (Contamination)	5 July 2022	3. Key Representations
90	Cambs Fire and Rescue	3 November 2022	3. Key Representations
Committee Report and Minutes			
91	Committee Report	13 July 2022	4. Planning Committee Report and Decision
92	Printed Committee Minutes	13 July 2022	4. Planning Committee Report and Decision

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Appeal Submission Documents (as received by inspector)			
93	Decision Notice	22 July 2022	6. Appeal Submission
94	Appeal Form		6. Appeal Submission
95	Appeal Covering Letter		6. Appeal Submission
96	Appeal Site Location Plan		6. Appeal Submission
97	Statement of Case		6. Appeal Submission
Development Plan and Policy			
100	South Cambridgeshire Local Plan DPD (2018)		5. Development Plan and Policy
101	Girton Policies Map (2018)		5. Development Plan and Policy
102	Sustainable Design and Construction SPD (2020)		5. Development Plan and Policy
103	Biodiversity SPD (2022)		5. Development Plan and Policy
104	Health Impact Assessment SPD (2011)		5. Development Plan and Policy
131	Cambridge Inner Green Belt Boundary Study (2015)		5. Development Plan and Policy
Council Evidence Base			
105	Greater Cambridge Housing Strategy 2019 – 2023 (2019)		5. Development Plan and Policy
119	SCDC Doubling Nature Strategy (2021)		5. Development Plan and Policy
121	The Older People's Housing, Care and Support Needs in Greater Cambridge 2017-2036' report (2017)		5. Development Plan and Policy
Appellant's Documents			
106	Statement of Case		8. Appellant's Documents
153	Appellant Proof of Evidence - Architect		8. Appellant's Documents
154	Appellant Proof of Evidence - Heritage		8. Appellant's Documents
155	Appellant Proof of Evidence - Landscape		8. Appellant's Documents
156	Appellant Proof of Evidence - Need		8. Appellant's

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157	Appellant Proof of Evidence - Planning		8. Appellant's Documents
161	Rebuttal Proof of Evidence Hotel Felix		8. Appellant's Documents
162	Rebuttal Heritage proof of evidence		8. Appellant's Documents
163	Rebuttal Need proof - Mrs J Venables		8. Appellant's Documents
Other Case Law and Appeal Decisions: 21/05276/FUL; APP/W0530/W/22/3296300 - Station Road			
108	Appeal Decision Notice		7. Case Law and Appeal Decisions
109	Statement of Common Ground		7. Case Law and Appeal Decisions
110	Appellant Statement of Case		7. Case Law and Appeal Decisions
111	Council's Statement of Case		7. Case Law and Appeal Decisions
112	Local Planning Authority Closing Statement		7. Case Law and Appeal Decisions
Other Case Law and Appeal Decisions: 20/02929/OUT; APP/W0530/W/21/3280395 - Stapleford			
113	Appeal Decision Notice		7. Case Law and Appeal Decisions
114	Statement of Common Ground		7. Case Law and Appeal Decisions
115	Appellant Statement of Case		7. Case Law and Appeal Decisions
116	Council's Statement of Case		7. Case Law and Appeal Decisions
Other Case Law and Appeal Decisions: S/3418/17/FL – Capital Park, Fulbourn			
122	Committee Report		7. Case Law and Appeal Decisions
Other Case Law and Appeal Decisions			
130	APP/B1930/W/20/3259161 Chelford House, Coldharbour Lane, Harpenden AL5 4UN (September 2021)		7. Case Law and Appeal Decisions.
Appeal Documents			
98	Statement of Common Ground		11. Inquiry Documents
117	Draft Section 106 agreement		11. Inquiry Documents
Representations received during Appeal			

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165	Appeal Representation - Cllr Bygott - Interested Party form with comments		13. Documents submitted during Inquiry.
166	Appeal Representation - Cllr Bygott - letter to Inspector (dated 06.12.2022)		13. Documents submitted during Inquiry.
167	Cllr Bygott Call-in request and comments (dated 21.05.2021)		13. Documents submitted during Inquiry.
168	Cllr Bygott objection (received by SCDC on 21.05.2021)		13. Documents submitted during Inquiry.
169	Appeal Representation - Mr David Rosewarne - Interested Party form with comments.		13. Documents submitted during Inquiry.
170	Appeal Representation - National Highways (dated 03.11.2022)		13. Documents submitted during Inquiry.
171	Appeal Representation - Ms Ann Rennie - Interested Party form		13. Documents submitted during Inquiry.
172	Appeal Representation - Ms Ann Rennie - letter to Inspector (dated 05.12.2022)		13. Documents submitted during Inquiry.
173	Appeal Representation - Mr Sav Patel (Strutt and Parker) - letter to Inspector (dated 06.12.2022)		13. Documents submitted during Inquiry.
174	Appeal Representation - Mrs Yvonne Murray - Interested Party form with comments.		13. Documents submitted during Inquiry.
175	Appeal Representation - Victorian Society - comments (dated 14.12.2022).		13. Documents submitted during Inquiry.
Council's Appeal Documents			
120	Council's Statement of Case		9. SCDC Documents
132	LPA Proof of Evidence - Planning		9. SCDC Documents
133	LPA Proof of Evidence - Heritage		9. SCDC Documents
134	LPA Proof of Evidence - Need		9. SCDC Documents
135	LPA Proof of Evidence List of Documents		9. SCDC Documents -
136	LPA Proof of Evidence Appendix EG1 - Cambridge Inner Green Belt Boundary Study		9. SCDC Documents
137	LPA Proof of Evidence Appendix EG2 - Stapleford Committee Report		9. SCDC Documents

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138	LPA Proof of Evidence Appendix EG3 - Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report	1 April 2022	9. SCDC Documents
139	LPA Proof of Evidence Appendix EG4 - Housing Delivery Test 2021 Measurements		9. SCDC Documents
140	LPA Proof of Evidence Elisabeth Glover Summary		9. SCDC Documents
141	LPA Proof of Evidence Appendix GB Proof of Evidence - Heritage - Summary		9. SCDC Documents
142	LPA Proof of Evidence Appendix GS1 LaingBuisson Care Homes Older People v2.0		9. SCDC Documents
143	LPA Proof of Evidence Appendix Market Engagement Event_ Slides		9. SCDC Documents
144	LPA Proof of Evidence Appendix GS3 CWS-Housing-Needs-of-Specific-Groups	October 2021	9. SCDC Documents
145	LPA Proof of Evidence Appendix GS4 Consultation Response Email LOB	22 December 2021	9. SCDC Documents
146	LPA Proof of Evidence Appendix GS5 Applicants Response Email Mike Derbyshire	17 January 2022	9. SCDC Documents
147	LPA Proof of Evidence Appendix GS6 Older Peoples Accommodation Demand Profiles		9. SCDC Documents
148	LPA Proof of Evidence Appendix GS7 Alzheimers Society Factsheet 400LP		9. SCDC Documents
149	LPA Proof of Evidence Appendix GS8 ONS information v2.0		9. SCDC Documents
150	LPA Proof of Evidence Appendix GS9 County Council Population Analysis		9. SCDC Documents
151	LPA Proof of Evidence Appendix GS10 CQC Registered Bed Numbers		9. SCDC Documents
152	LPA Proof of Evidence Personal Form		9. SCDC Documents
Other Evidence Documents			
124	Letter to Mary Collins, prepared by Bidwells	02 September 2021	11. Inquiry Documents
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)		11. Inquiry Documents
127	Older People's Accommodation with Care – Planning for future demand (June 2021). Cambridgeshire County		11. Inquiry Documents

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	Council		
128	Cambridgeshire and Peterborough Market Position Statement 2018/2019		11. Inquiry Documents
129	Housing Needs of Specific Groups – Cambridgeshire and West Suffolk (October 2021) GL Hearn		11. Inquiry Documents
158	Pre-App 1 – LPA Planning Response	Dated 09/09/2020	11. Inquiry Documents
159	Pre-App 2 – LPA Planning Response	Dated 16/11/2020	11. Inquiry Documents
160	Design Enabling Panel Response	Dated 13/01/2021	11. Inquiry Documents
164	Draft Heads of Terms		11. Inquiry Documents