

Site Specific Policies DPD – Issues to be brought back to Council

Relates to Agenda Item 8 / Appendix G of report to Council meeting of 15 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
810	SP/2	Policy SP/2 CNF(W) – make it clear in the text that the policy only remains in the LDF because permission was granted after March 05 and the policy is needed to ensure the site’s contribution to housing land supply is acknowledged.	A note has been added at the end of Policy SP/2 as follows: “Note: Planning permission was granted in June 2005. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged.”
817	SP/10	Policy SP/10 – clarify text to make it clear that it refers to substantial buildings (not glass houses).	Amend first sentence of Policy SP/10 as follows: “Within the former Land Settlement Association Site at Fen Drayton, as defined on the Proposals Map, where it can be demonstrated that buildings <u>(excluding glass houses)</u> are no longer needed...”
818	SP/11	Review Policy SP/11 Papworth Hospital Site with regards the reuse of Hospital – consider policy rewording to focus on health or employment redevelopment but not residential or large-scale retail.	A meeting was held with local members, the Parish Council and the Varrier Jones Foundation. A revised policy and supporting text is attached at Appendix 1 to this addenda item. The revised policy clarifies that site of Papworth Hospital will continue to be an employment use with the preferred use being for healthcare but allowing for the possibility of B1 employment if a healthcare use/redevelopment is not forthcoming.

APPENDIX 1

Site 1 – Papworth Hospital Site

Re-use and/or re-development will provide for the continuation of employment uses on the Papworth Hospital site.

A sequential approach will be taken to finding replacement uses beginning with healthcare. Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period beginning no later than mid 2006 and ending no earlier than 12 months before the final closure and vacation of Papworth Hospital would other employment uses within the B1 use classes that would be compatible with this location in the centre of Papworth Everard be permitted.

Any scheme must:

- (1) Maintain the vitality and viability of Papworth Everard village;**
- (2) Maintain the housing and employment balance of the village;**
- (3) Maintain the present setting of Papworth Hall; and**
- (4) Preserve buildings on the site that contribute to the setting of the village and history of the site.**

Development and/or redevelopment for housing will not be permitted. Conversion of existing buildings of character for residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and re-create the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall.

Papworth Everard is a unique village within South Cambridgeshire where a unique policy approach has been developed and applied in recent years. The presence of medical facilities in Papworth for nearly a century has seen a focus of healthcare provision in the village ranging from the treatment and convalescence of tuberculosis sufferers to the current provision of residential rehabilitation facilities for the disabled by the independent Papworth Trust, and the treatment of people with life threatening cardio-vascular problems by the Papworth Hospital NHS Trust. By the late 1980's, with an ageing population (many of them ex-TB patients) and a relatively high proportion of younger residents with physical disabilities, the village was in decline. To meet this challenge and to make Papworth Everard a more sustainable settlement, a planned development/redevelopment was begun in the 1990's to provide a bypass, 1,000 additional dwellings, the redevelopment of the village centre and the re-location of some employment uses from the village centre to an edge of village location

Papworth Hospital is a major employment site and some 300 local residents work at the hospital either directly or as sub-contractors. The Hospital provides a range of employment opportunities from the unskilled to highly specialised doctors. The NHS Trust's decision to transfer Papworth Hospital to Cambridge is a major threat to the future viability of Papworth Everard and the maintenance of a sustainable and balanced community. The whole 1990's planning strategy is in danger of being undone at a stroke.

Papworth Everard is synonymous with healthcare provision which provides a breadth of employment opportunities. Healthcare provision is therefore the preferred use. This could include a continued role within the NHS or trading on the world renowned Papworth Hospital name could include private healthcare facilities. A long term approach will need to be taken to securing a healthcare future, and now that the NHS Trust has made the decision to re-locate to Addenbrookes, this should begin immediately. .

If it is necessary to consider other forms of employment for the Papworth Hospital site, then a mix of uses within the B1 Business Class would be the most appropriate in this historic parkland setting.

Residential development would not be acceptable other than for the conversion of any existing buildings which would not be suitable for healthcare/employment uses or which would make the most appropriate contribution to enhancing the historic setting of Papworth Hall. Residential redevelopment as an alternative to healthcare/employment uses is not compatible with the long term strategy to make Papworth Everard a sustainable village and would make the village a dormitory settlement unrelated to the main focus of jobs growth in and on the edge of Cambridge.