

Papworth Everard Parish Council

Keith Miles
Planning Policy Manager
SCDC

30th November 2005

Mrs M A Smith
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Dear Mr Miles,

Re: LDF representations from Papworth Everard Parish Council

Further to my letter of 10th November, it may be helpful to clarify the Parish Council's concerns over the future use of the Papworth Hospital Site.

Our response in November 2004 to the LDF draft policies CS55/56/57/58 is still relevant, in particular our support for paragraph 8.20 and policy CS58 that rejects the option of the hospital site being redeveloped for housing.

On 27th October after many years of uncertainty the decision was announced that Papworth Hospital would definitely relocate from Papworth Everard to a new site near Addenbrooke's in Cambridge. As we had previously held on to the hope that the hospital would remain in Papworth, such that no alternative policy would be required, the decision to relocate has caused the Parish Council to look again at the wording of LDF policy SP/11 Site 1 and paragraph 11.16 as presented for consultation in June 2005 to see if the Parish Council's concerns over the continued availability of employment in the village are indeed capable of being delivered.

Hence our late 'Objection' to the policy as the way it is worded may undermine the objective to retain the site as a major employment area.

These concerns have come more closely into focus because of the heightened perception of the impact of the loss to the village of the hospital in employment, economic and social terms.

- Of significant concern is that any non-specific, non-robust wording in the LDF policy might result in the inability to effectively oppose, or even the imposition of, some unsympathetic/undesirable development on the site. In particular we would wish to maintain the housing/employment balance that the recent development was intended to secure, without which Papworth Everard would become a significantly less sustainable place, and without which the major expansion of the village would not have been permitted.
- We fear that the successful redevelopment of the village centre may be undermined if the daytime custom from people employed on the Hospital site were to evaporate. This would make Papworth Everard even less sustainable than just the loss of employment.

Clerk Mrs Elizabeth Sim

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Papworth Everard Parish Council

- Our over-riding wish is to ensure that the policy supports the need for future employment opportunities, suited to the skills of the local workforce and that, given our local history, every possible effort is made to encourage health-related employment on the site.
- Some of the residential development in Papworth Everard over the past decade or so (750 completed dwellings and approximately 400 more already planned for) was agreed in order to provide local accommodation for Hospital workers. Upon their completion of the planned development the village will have virtually trebled in size, so we do not wish provision of yet more dwellings to take precedence over the employment needs of the existing members of our community.
- The Hospital management initially informed the Parish Council that about 70 residents of the village worked there. That figure has now been revised upwards to 300 to include sub-contracted staff. Many of these are long-term residents of the village in lower paid occupations who may not be in a position to move with their jobs even if they were able to afford to do so. The increased costs of daily travel to the Addenbrooke's site or of housing in the vicinity would be prohibitive.
- We are concerned that, without a very clear policy steer, the NHS Trust will pursue housing development on the site. We are also concerned that there has been a lack of any real progress by the Regional NHS Strategic Authority to produce realistic proposals for the use of the site. The future of this site and the contribution that it will make to the future of Papworth Everard is too important for it to be determined by the financial aspirations of the Health Authority.
- Policy SP/11 uses the phrase 'mixed-use scheme based primarily on employment but potentially incorporating housing development'. This is too imprecise. It provides the opportunity for a forceful landowner to argue the case for more commercially profitable housing development at the expense of employment opportunities.
- Policy SP/11 uses the phrase 'could also continue to incorporate health services'. This understates the widely held view that the use of the site for health-related services is the preferred option.
- Policy SP/11 Site 1 item 2 states that redevelopment must 'Maintain the housing and employment balance of the village'. Currently there appears to be no quantified assessment of precisely what this balance entails, or even how it would be calculated, so the potential effectiveness of this policy statement cannot be judged. A basic interpretation might be that some unknown but a sizeable proportion of the 300 residents' jobs which will be lost would need to be replaced in the village (in order to retain the current 'balance'), before **even one** new dwelling is approved on the Hospital site.

In general we are of the opinion that the policy should incorporate some unambiguous, stringent criteria, so that decisions about the future use of the hospital site are sound and robust, and meet the needs of the local community.

If you require any further information please do not hesitate to contact me.

Yours sincerely

Angela Smith (Mrs)

Chairman, Papworth Everard Parish Council Planning Committee

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