

the

**GRAHAM BOLTON PLANNING**  
partnership limited

seb@gbpp-planning.co.uk

Onward Buildings  
207 Deansgate  
Manchester  
M3 3NW

Tel: 0161 833 1616 Fax 0161 833 1414  
E-mail: manchester@gbpp-planning.co.uk

Our ref: SEB/CL/04/2263/PA/HOS

Your Ref: S/2362/05/F

18 July, 2006

Development Services Department  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB3 6EA

SOUTH CAMBRIDGESHIRE PLANNING DEPARTMENT	
20 JUL 2006	
File Ref:.....	
Letter No:.....	

CHARTERED TOWN  
PLANNERS  
•  
ENVIRONMENTAL  
CONSULTANTS  
•  
DEVELOPMENT  
ADVISORS

**FAO: Paul Sexton**

Dear Sir

**Planning Application reference S/0706/06/F**  
**Erection of new ward building**  
**Kneesworth House Hospital, Bassingbourn-cum-Kneesworth**

Further to my recent discussion with Mr Paul Sexton, I provide some additional information relating to the above development proposal:

1. Area: In response to Q.2a (ii), the site area, as referred to in the Planning Statement, is 18.93 ha.
2. Materials: Within the site, there are different types and colours of red bricks on the Listed Building, the "flats" (the two storey building adjacent to the proposed ward) and the adjoining bungalows. In addition, other buildings are rendered or constructed in different coloured bricks. Therefore, it is considered that this is a matter best served by a condition requiring the submission and approval of materials in accordance with Circular 11/95, the Use of Conditions in Planning Permissions which would allow officers to inspect and assess samples on the site against this background.

ADDITIONAL  
INFORMATION

9002 700 9 2

Trees: Enclosed is a report which assesses the condition of eight trees which has been prepared by the arboriculturalists, Eastern Landscape Service Limited. This report was submitted to Mr John Hellingsworth, Arboriculturalist Officer, prior to the submission of this application as part of the ongoing discussions concerning the condition of some trees and was, unfortunately, omitted from the planning application. Of the 3 trees to be removed from the application site, Tree No. 12, a horse chestnut, is in poor condition probably due to Phytophthora and has a life expectancy of less than five years. Therefore, it

Cont/....

Development Services Department  
 South Cambridgeshire District Council  
**Planning Application reference S/0706/06/F**  
**Erection of new ward building**  
**Kneesworth House Hospital, Bassingbourn-cum-Kneesworth**

has been agreed with your arboriculturalist that this tree can be felled due to its deteriorating condition together with Tree No. 9 which already has a tree felling consent from the Council agreed prior to the submission of the application. The third tree, a lime (G5), unavoidably has to be felled due to its position in relation to the proposed ward. While the layout has been designed to protect the majority of the existing trees, its removal has been agreed because new and replacement tree planting is proposed in the landscaping scheme.

4. Drainage: The existing sewage pump house is to be relocated to the car park. It is proposed that the sewer, which connects with the local authority sewer in the A1198 and crosses the paddock, would be diverted from the development site and would form part of the drainage details to be submitted for approval to the Council following the granting of planning permission.
5. Car Parking: The 57 new car parking spaces stated on the application form is slightly misleading as it includes some of the 41 spaces located in the existing car park situated between Wortham and the workshop, some of which are to be reconfigured as new car parking spaces. A total of 81 car parking spaces are shown on drawing No. 337.02B, Landscape Proposals, but as there are already 41 existing car parking spaces in this area and a further 5 spaces would be lost in front of the gymnasium to make way for the access road, there would, in fact, only be a total of 35 additional new car parking spaces provided for the proposed development. Therefore, the numbers of additional parking spaces is not excessive and do not exceed the Council's car parking standards.

Moreover, the applicant will prepare a Green Travel Plan in due course and currently is reviewing the existing bicycle storage facilities at Kneesworth House Hospital which would be included as part of this document. As some staff already cycle to work, showering facilities are provided at the hospital.

6. Fencing Details: It is intended that the proposed fencing would be erected to a height of 3m and would be a weldmesh security fencing system called Exempla which is distributed by a number of suppliers; a brochure has been forwarded to the Planning Department. Whilst the standards for medium secure units usually specify that the perimeter fencing should be 5.2m high this is not the case with low secure units. There is no requirement for perimeter security fencing and the only external fencing that is required will be round two garden areas which will be used by the patients to give them adequate privacy. The gardens have been designed to accommodate additional landscaping on their perimeter together with mounding resulting in the fencing having little visual impact on the surrounding area.

Cont/....

ADDITIONAL  
 INFORMATION  
 26 JUL 2006

Development Services Department  
 South Cambridgeshire District Council  
**Planning Application reference S/0706/06/F**  
**Erection of new ward building**  
**Kneesworth House Hospital, Bassingbourn-cum-Kneesworth**

ADDITIONAL  
 INFORMATION

26 JUL 2006

The letter from Leith Planning criticises the development proposal as offering poor amenity to patients which is a preposterous assertion. As explained in the Design Statement at Section 2, the Client's Brief for the development is that patients and staff should be provided with all the necessary facilities required for their well being and at Section 3, the Design and Accommodation Standards, further explains that the building itself must meet certain criteria and standards for it to be registered and allowed to operate by the Healthcare Commission which promotes improvement in the quality of the NHS and independent healthcare.

The Mental Health Policy Implementation Guide sets out the national minimum standard for general adult services and defines a low secure unit as a unit that delivers intensive, comprehensive, multi-disciplinary treatment and care by qualified staff for patients who demonstrate disturbed behaviour in the context of a mental disorder and who require the provision of low security. Such units aim to provide a homely, safe environment which has occupational and recreational opportunities mixed with community facilities. The new wards have been designed to provide for reasonably independent living where the patient can be responsible for cooking, cleaning and organising their day and where, within a secure environment, the clinical agendas can be safely carried out and the privacy of patients maintained. However, the proposed development must be seen in the context of the whole of the Kneesworth House estate which would provide additional recreational facilities outside the proposed wards for its patients such as a heated swimming pool, a tennis court, gymnasium and opportunities for recreational activity within the grounds as well as a practical skills centre which provides vocational and skills training on projects within the estate, carpentry or light assembly.

If the proposed development does not satisfy the strict standards imposed by the Healthcare Commission then it would not be registered. Therefore, it is offensive for Leith Planning to contend that the proposal offers "poor amenity to the occupiers, such as lack of sunlight, over-crowded residential development generally, a lack of amenity space, susceptible to noise and so forth" particularly when one of the purposes of this new development is to replace the more institutionalised and utilitarian accommodation of Wortham which will cease to be a rehabilitation unit.

Lastly, while we are pleased to provide the Council with any additional information in support of the planning application, Partnerships in Care Ltd are affronted by this letter from Leith Planning which is written on behalf of an unnamed client. It is the belief of the applicant that the unnamed client is a commercial competitor who has recently opened a similar unit in Stevenage and on whose behalf Leith Planning has written previously to other Councils objecting to both my client's and other companies' planning applications for similar developments again purporting to be acting in the interests of prospective patients, local residents and fair competition. Moreover, the proposed development scheme has been presented to the Parish Council where there is an active Village Liaison Committee

Cont/....

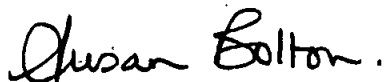
4.

Development Services Department  
South Cambridgeshire District Council  
**Planning Application reference S/0706/06/F**  
**Erection of new ward building**  
**Kneesworth House Hospital, Bassingbourn-cum-Kneesworth**

comprising local residents and due to the hospital's good working relationship with the community and the benefits that would arise from the development, it is significant that no valid letters of objection have been received by the Council. In reality, their letter is a scurrilous means of seeking to delay the determination of a valid planning application and though, as mentioned, we are happy to assist the officers by providing additional information where possible, other matters which would not affect the determination of this application can be conditioned in accordance with Circular 11/95 which advises that when used properly, conditions can enhance the quality of development.

It is Partnerships in Care stated aim "*to add value to peoples' lives, meeting their needs by providing them with comfortable surroundings and high standards of treatment and care*". They are confident that the proposed development will meet the same and that the hospital will continue to be an established part of the community of Bassingbourn. I would, therefore, be grateful if the Members of the Committee do not give any undue weight to the contents of their letter of objection as this planning application has been carefully considered and assessed by your officers and found to be acceptable for legitimate planning reasons.

Yours sincerely



**Susan Bolton**  
**On behalf of Partnerships in Care Limited**

Enc

ALL INFORMATION  
26 JUL 2008

Tree No.	Species	Life Expectancy	Height in metres (appx)	Stem Diameter 1m above ground level	Obvious Defects Comments	Recommended Work	BS Category
T14	Sycamore	30+ But subject to a further inspection following ivy removal.	17	680mm	Almost completely covered in ivy - now cut at base to allow access to stem for measurement and inspection. Very little deadwood in outer crown, small wound (80mm high and 12mm wide) on east side of main stem at 1m, approximately 130mm deep. Cavity appears to have compartmentalised. No signs of other decay, wounds or fungal fruiting bodies in the lowest 1m of trunk (this is the most likely area for defects to exist).	Remove remaining ivy and check for defects - particularly on main stem above area of ivy clearance and at main limb unions.	B/C
G8	Horse Chestnut	10 (I)	14	820mm	(I) (average time scale given) - If regularly pruned to control regeneration of new stems at reduction point the tree could be retained with low risk for a longer period. Upper crown missing following gale damage or pruning. Top of main stem at reduction point badly decayed. Some ivy cover on trunk. Small wound at 1m approximately 230mm high and 20mm wide. Area of discolouration on south-east side from 2m to ground level. A small amount of exudation commonly associated with Phytophthora or a bacterial infection common to Horse Chestnut. Twigs and buds appear healthy with reasonable extension growth.	Crown reduce/crown thin to relieve weight on stems/limbs, particularly where growing from close to top of decayed trunk.	C
G8	Horse Chestnut	30	22	860mm	2 small bark wounds on north side between roots and 2 small areas of discolouration and exudation, 1 on south-east side and 1 on south side from small wound at 2m. Wound appears to have been caused by physical damage to stem. Reasonable extension growth, minor deadwood only and no major defects seen from ground level in upper crown.	Remove minor deadwood, clean out crown and check for defects in upper crown during climb.	B/C



Tree No.	Species	Life Expectancy	Height in metres (appx)	Stem Diameter 1m above ground level	Oblivious Defects Comments	Recommended Work	B S Category
98							
D	Horse Chestnut	5-15	14	800mm	Upper crown missing - pruned at approximately 8m, upper laterals suspect due to decay at top of trunk weight reduce required to reduce risk of failure. Very small wound at 1m - discolouration and exudation. Very little deadwood, reasonable extension growth in upper crown implying that the sap supply to the crown is relatively unaffected.	Crown reduce upper laterals and heavy epicormic stems.	C
T10							
E	Sycamore	10-15	15	490mm	Deadwood in upper crown, wound at 11m, reasonable extension growth in places.	Remove deadwood	C
T12							
F	Horse Chestnut ((T12) on plan)	-5	22	620mm	40% of circumference at ground level dead probably due to Phytophthora. Sparse upper crown. (with such a large wound at the base - this tall tree will become susceptible to breakage very quickly).	Fell	D
T7	Lime				A mature tree with no sign from ground level of serious defects.		B
T8	Horse Chestnut				A mature tree with similar wounds, discolouration and exudation to Horse Chestnut "D".		C
							ADDITIONAL INFORMATION