

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

04 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1066/13/OL
Parish(es):	Fulbourn
Proposal:	Development Brief for the redevelopment of the Fulbourn Hospital and Ida Darwin Hospital.
Site address:	Ida Darwin Hospital and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn, Cambridge, CB21 5EE
Applicant(s):	Cambridge and Peterborough NHS Foundation
Recommendation:	Endorsement of the Development Brief
Key material considerations:	Impact on the Openness of the Green Belt and the Conservation Area.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Katie Parry
Application brought to Committee because:	It relates to an outline application for a major site and the Officer's recommendation conflicts with that of the Parish Council.
Date by which decision due:	15 th August 2013

Update to the Report for Agenda Item 6

1. Since the publication of the Report further comments have been received, these are summarised below:
2. **Fulbourn Forum** – Considers that the minor changes put forward do not alter their original comments on the scheme. It is still too big, too high, and too dense for this 'isolated' (words of the applicant's agent at his presentation to Committee on 8 January 2014) site and for the general infrastructure of Fulbourn. The applicants Design and Access Statement (page 64) states that "... it is anticipated that the development will be largely 2 storeys, with some occasional one storey houses." If translated into the plans and the built form

this would achieve, together with more space between houses, a more open development consistent with the NPPF and SCDC Policy GB/4, and greatly reduce the impact of the proposed Extra Care scheme, although we still consider this facility to be a very poor location for such a development.

3. We urge the committee to reject the Design Brief. Page 48 outlines a number of design principles, some of which should not be accepted:

1- Establish a clear and visually open green wedge at the western end of the site – this should be amended to say the ‘western part of the site’ thus requiring the Masterplan to be suitably altered to reflect the intentions of the ‘Proof of Evidence’ accepted by the Planning Inspector by increasing the extent of the Green Wedge.

2 – Locate any larger scale elements appropriately –no larger scale built elements should be allowed in this Green Belt, edge of village, rural site. This will help reduce the visual impact of the whole scheme, especially when viewed from the Cambridge Road and Teversham Road has virtually no impact on the ‘green’ separation between Capital Park and the present edge of Fulbourn village – a view that will be significantly changed by a three storey construction close to the railway line. Large scale buildings will also conflict with one of the applicant’s other design principles that housing should “relate to the areas around it, and form part of the village.” Existing edge-of-village development is small scale and lower density than the Ida Darwin proposals.

3 – ‘Extra Care provision to be at the heart of the development, as an integral part of the new community’ – this is a very poor location for a large Extra Care facility, particularly when it is not within reasonable walking distance, especially for older people, of all the main village facilities. The aim should be for the Ida Darwin redevelopment to become, as much as is possible for this ‘isolated’ site, an integrated part of the existing village, not a separate ‘new community’ built around Extra Care provision. We also have concerns that much of the affordable housing on the site will be tied up in the Extra Care unit (with a District City catchment), limiting the number of homes available for local young people and families. If the District Council is still minded to proceed with an Extra Care Facility then the Design Brief should be altered as indicated in item 2 above, to limit its height to two storeys with some lower height elements to break up the massing of a large, institutional building.

4. Notwithstanding the minor changes to the original application, the illustrative Masterplan and the Design and Access Statement should also be rejected for the reasons set out in our earlier response of 20 July 2014.
5. The comments by the Fulbourn Forum have been supported by 23 no. residents.

Planning comments

Extent of Development

6. The extent of the development was addressed in paragraph 44 of the original report and explains the reasons why it is considered that the extent of development put forward through the Development Brief and subsequent Outline application are considered acceptable.

Larger scale development

7. The height of the extra care facility, it is proposed through the outline application to control the height to 2 storeys. This is likely to cause a reduction in numbers for the Extra Care facility from 70 units to 50 units. .

Extra Care Provision

8. There is a need within the district for this type of housing to be provided. The scheme will be 100% affordable. The site is not located within the centre of the site however the facilities are considered to be a reasonable walking distance from the site. The facility will cater for older people with varying degrees of care needs. In addition, it is normal for some service to go into a facility such as this so there will not always be the need for residents to access facilities in Fulbourn. The footpath links from the site to the village are proposed to be improved if planning permission is granted.
9. Update to paragraph 40 – Storey heights have been discussed with Ian Howes, Principle Urban Design Officer and he has confirmed that the storey heights being proposed are acceptable.
10. The officer recommendation remains as per paragraph 47 of the original report, namely endorsement of the Development Brief as a material consideration for all subsequent planning applications.

Contact Officer: Katie Parry – Senior Planning Officer

Telephone: 01954 713379