

localplan@greatercambridgeplanning.org

Dear Sir/Madam,

Re: Representation to the Greater Cambridge Local Plan – First Proposals Consultation 2021 – Papworth Hospital

This representation has been prepared by DLP Planning Ltd on behalf of Simons Developments Ltd to the Greater Cambridge Local Plan – ‘First Proposals’ Regulation 18 Consultation. This representation seeks to provide feedback on the emerging development strategy and preferred approach to specific development management policies to help shape the new Local Plan as it proceeds through the plan making process.

This response is made in the context of the client’s interest at the former Papworth Hospital site, Papworth Everard. It should be noted that the site is presently allocated for development under Policy E/6 of the South Cambridgeshire Local Plan specifically for the use of healthcare (C2).

Representations

Policy S/DS – Development Strategy

The consultation document outlines the preferred development strategy for Greater Cambridge and defines the intention to direct development where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way.

The strategy notes that development will therefore make use of brownfield opportunities within the Cambridge Urban Area, urban extension and new settlements but only proposes a very limited amount of development in rural areas.

At this early stage in the Local Plan preparation process (Regulation 18), further consideration of sites suitable for potential development of specialist housing for older people (including Extra Care development) in sustainable locations should be undertaken. The former Papworth Hospital site provides an excellent opportunity to deliver Extra Care development in a sustainable location which will support rural services, improve the vitality and viability of Papworth Everard and the local shops and facilities whilst also enhancing local amenities including healthcare. The proposed development strategy focuses on a number of larger, strategic developments which will not support the existing villages and will not deliver the type of housing required to meet the housing needs of specialist groups (such as older people) and the needs of the local community

Policy S/SH: Settlement Hierarchy

The consultation document outlines the preferred settlement hierarchy and identifies the main urban centre as Greater Cambridge. It will also seek to retain the approach within the South Cambridgeshire Local Plan 2018 for locations outside Cambridge. The Local Plan presently identifies Papworth Everard as a ‘Minor Rural Centre’ where residential development and redevelopment up to an indicative scheme size of 30 dwellings will be permitted. The former Papworth Hospital Site provides an opportunity to deliver a healthcare development, which would be over 30 dwellings, in the form of a healthcare use (C2). At this stage, we would suggest that

Papworth Everard is identified in the emerging Local Plan as a 'Rural Centre', which would support does not limit the development potential of the site at the former Papworth Hospital.

The former Papworth Hospital site represents a strategic and excellent opportunity to deliver a high-quality healthcare development (Use Class C2) for older persons on a previously developed site in a sustainable location. Therefore, and as has been demonstrated through this representation, the Council should consider allocating the site, as it is presently within the South Cambridgeshire Local Plan 2018, to support extra-care accommodation within the existing community of Papworth Everard.

We look forward to receiving a response to this representation letter in due course.

Yours faithfully

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Consultant Director