



# Ida Darwin Hospital and Capital Park

Cambridge East Community Forum

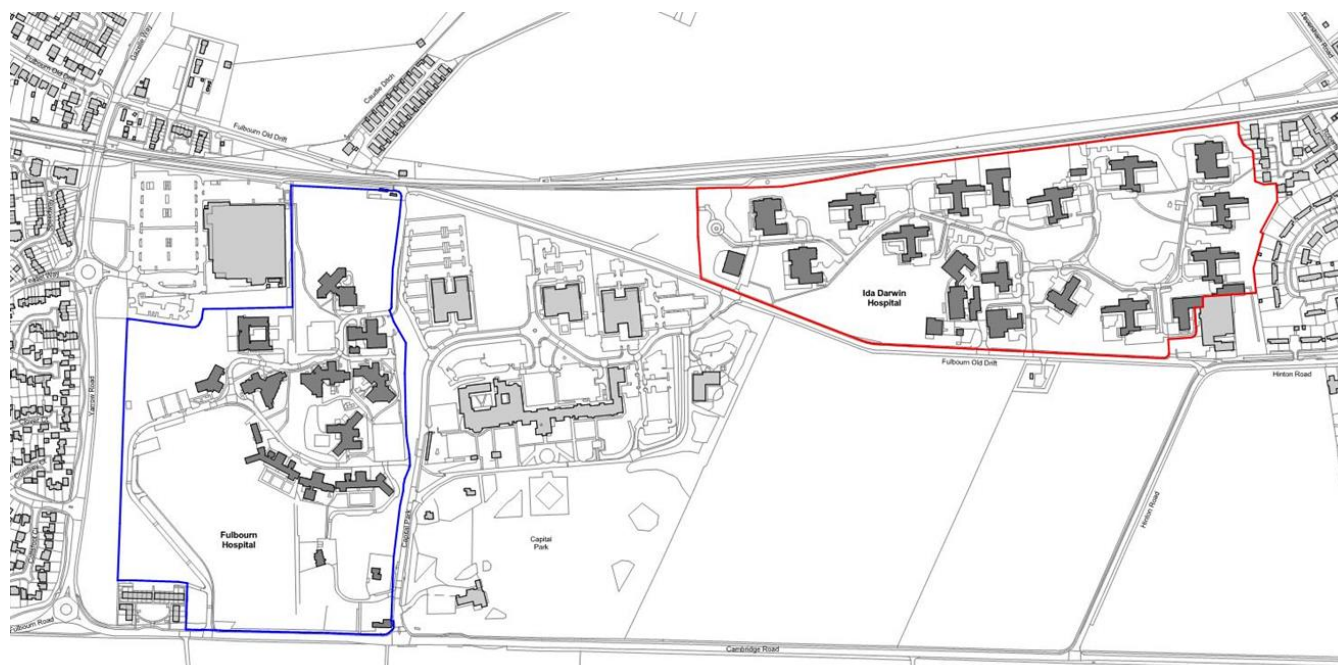


# Ida Darwin Hospital site



## The Ida Darwin and Fulbourn Hospitals

- Allocated in existing and draft Local Plan as Major Developed site in Green Belt.
- Ida Darwin site is allocated for housing
- Fulbourn for expansion to accommodate relocation of mental health facility



Ida Darwin (red) and Fulbourn (blue) hospital sites



## Development Brief and Outline Planning application submitted in 2013

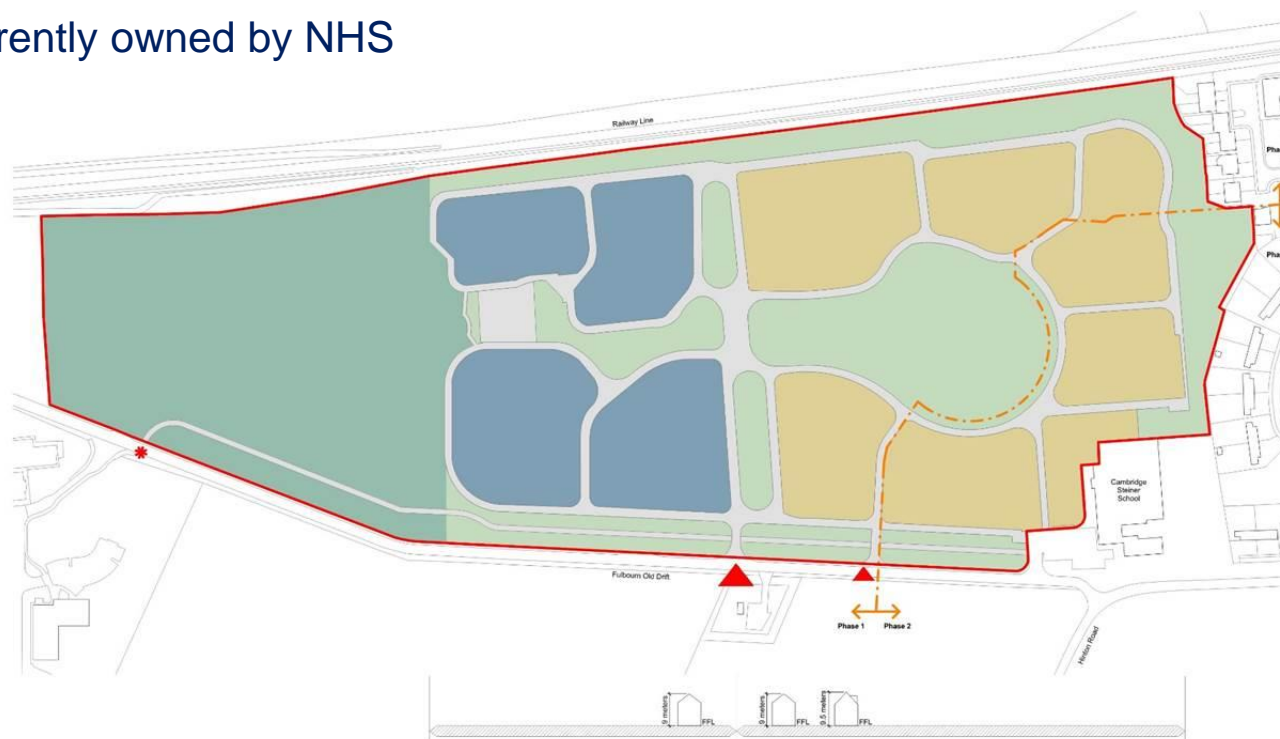
- Development Brief for both hospital sites (below) setting out design principles endorsed by SCDC Planning Committee in June 2014
- Parallel Outline application for Ida Darwin residential scheme refused by SCDC Committee in June 2014 on ground of lack of community facility provision





## Policy Background

- Site allocated as a major developed site in the Green Belt under Special Policy
- Allocated for redevelopment for housing in the adopted Local Development Framework (Site Specific Policies) and draft Local Plan.
- Site currently owned by NHS





## Outline Application Submitted for Ida Darwin Site (S/0670/17/OL)

- Relocation of existing services from site
- Phased removal of existing buildings which cover majority of site
- Up to 203 dwellings on Eastern portion of site at up to 40dph density
- 'Green Wedge' of open space to Western portion creating separation from Capital Park
- Currently out to consultation until end March





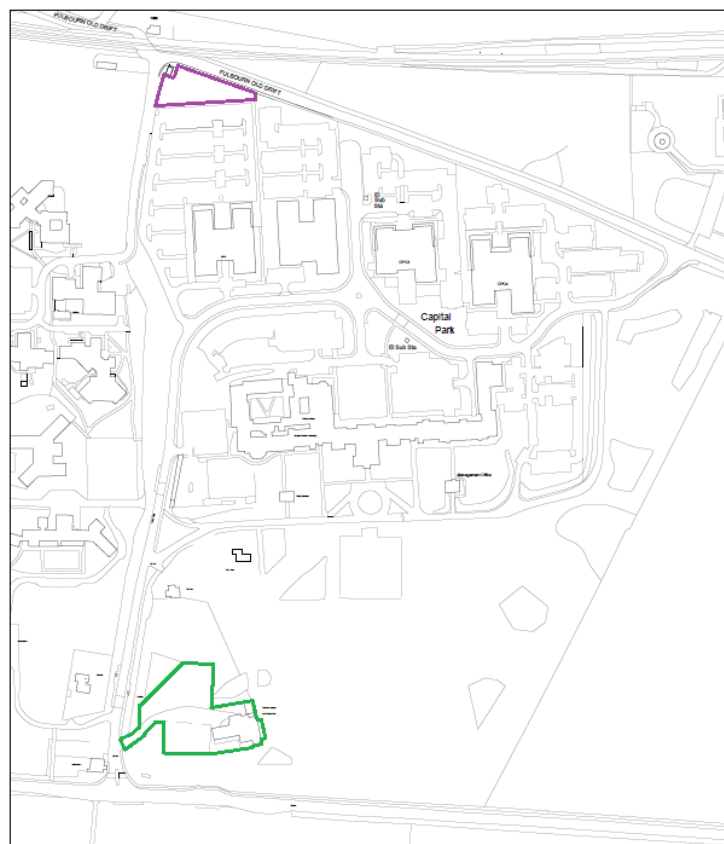
# Capital Park sites:

Sports and Social Club site and  
Former Ambulance Station site



## Pre-application discussion for two plots on Capital Park site

- Sports and Social Club currently occupies building on Southern part of Park
- Former Ambulance Station and Laundry site on Northern edge of Park



- Both sites within Major Developed Site in Green Belt
- Vacant former Ambulance station site accessed via Fulbourn Old Drift
- Sports Club site accessed off main Capital Park entrance
- Both sites within Fulbourn Conservation Area.

Sports Club site (green). Vacant Ambulance Station (purple)





## Proposed development

- Relocation of sports club to vacant site.
- Redevelopment of existing sports club site to provide a 72 bed care home.
- Proposed to create 10 dwellings alongside new sports club as enabling development.
- Pre-application discussions continuing.
- Applicant for both sites is Henderson UK who own the Capital Park site.
- Applications expected Summer 2017.



## Vacant Former Ambulance Station Site

- Single storey sports and social club building to West side
- 10 residential flats in a 3 storey building alongside Fulbourn Old Drift
- SCDC has advised that case for Green Belt VSC will have to be made and viability assessment submitted to demonstrate need for enabling development.





## Existing Sport and Social Club Site

- 3 storey, 72 bed residential care home replacing single storey club building
- SCDC has advised that Green Belt VSC case will have to be made. Likely to hinge on Needs Assessment for care home facilities in the area
- SCDC has advised that current architectural approach is not of sufficiently high quality given its Conservation Area location.



Existing Club building (left) and Proposed Car Home building (right)



## Existing Sport and Social Club Site



Visual of proposed care home