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From: Clerk <clerk@cranleigh-pc.gov.uk>
Sent: Friday 24 July 2020 13:00
To: Consultation Planning
Cc: Adminclerk
Subject: Planning Application WA 2020 0965

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Good Afternoon

Planning application WA/2020/0965

Erection of a building to provide a 64 bed care home with 16 community beds together with a building to provide 14 health worker accommodation units with access from Knowle Lane, associated parking and ancillary work (revision of WA/2018/1966)

- **Response as a local authority having regard to the public interest of its parishioners.**

The Parish Council discussed this planning application with the regard to the public interest of its parishioners. Concerns were raised about the benefit of the community beds to the Cranleigh community. Questions were asked about the exact usage of the beds with regards to care, nursing, Alzheimer's, post op and/or mother and baby care and how the provision of community beds in the CVHT care home differ in funding and allocation to the provision of NHS/Surrey funded beds in any other care home. The Council would like to know the exact usage of these proposed community beds as this is currently unclear. The Council would also like to know what the exact financial community benefit of the beds is and how this differs to other NHS/Council funded beds and how they would be allocated. The Council also asked for confirmation of how the viability of the community beds had been assessed. The Council would like CVHT to clarify the qualifying criteria and to confirm it to Waverley Borough Council.

The Parish Council would like CVHT to clarify to us and to Waverley Borough Council the qualifying criteria for the proposed accommodation block as this is currently unclear. Is the accommodation for key workers or local healthcare workers? Should this application progress the Parish Council would like to see any appropriate qualifying criteria and allocation process secured through a legal agreement rather than a condition. We would also like to highlight that there is still no clarity on the legal agreement and connection between the care home and the separate accommodation block. This must also be established.

- **Response as adjacent land owner and beneficiary of the restrictive covenant**

The Parish Council discussed this planning application as adjacent land owner and beneficiary of the restrictive covenant. The Council's concerns are:

- Impact on the ASVI and views to and from the playing field and from Village Way.
- Flood risk – Concerns were raised that whilst the applicant may have mitigated flooding on their site, the discharge into the watercourse would have a cumulative impact, along with other significant local development on residents further downstream.
- Noise and disturbance from the development – odours, noise from machinery and equipment installed in the buildings for heating, cooling or circulating/extraction of air, light pollution. The overall impact on neighbouring amenity particularly on John Wiskar Drive and the Berkeley Homes development on Knowle Lane from what is a 24-hour business operating on site and its associated traffic, in addition to noise pollution impacting Snoxhall Fields and the loss of rural amenity to the recreation ground.

- Highway safety – Cumulative impact of additional traffic movements from this development, the Berkeley Homes development, and the operation of the commercial premises on Knowle Lane, particularly the long standing independent garage operating towards the junction of Knowle Lane which requires the parking of vehicles outside, reducing that area of the road to one lane. The Council also wants to highlight the impact of this development on the dangerous pedestrian crossing between Knowle Lane and High Street as well as the impact on the crossing point from Snoxhall Fields to the Bruce MacKenzie Playing/Football Field.

Regards
Beverley Bell FSLCC
Parish Clerk

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