Parish Council Meetings

- 28 July 2020 - Invitation from Parish Council to CVHT to open discussions in the spirit of the exchange of letters 2010 as the hospital had not been built within 5 years
- 07 August 2020 – CVHT declined meeting as they said they are in the midst of a major planning application
- 23 October 2020 – Parish Council again extended an invitation to CVHT to an online meeting in the spirit of the exchange of letters 2010
- 05 November 2020 – CVHT replied to invite two Parish Council representatives and the Clerk to a private meeting as topics commercial in confidence
- 19 November 2020 – Parish Council unanimously welcomed a meeting with CVHT to discuss the future use of the Paddock Field at an online meeting held in public, whilst reserving the right to go into private session for commercially sensitive matters.
- 19 January 2021 – CVHT said their planning consultant is awaiting further input from WBC Planning Dept, so are not in a position to discuss their plans with the Parish Council.
Current Planning Status

WA/2018/1966
80 Bed Care Home including 20 community beds free at point of entry and 26 unit accommodation block.
SUBMITTED 05/11/2018
REFUSED 04/12/2019
APPEALED 21/09/2020
WITHDRAWN 05/11/2020
WA/2020/0965
Erection of a building to provide a 64 bed care home including 16 community beds together with a building to provide 14 health workers accommodation units with access from Knowle Lane associated parking and ancillary work (revision of WA/2018/1966).
SUBMITTED 15/06/2020
AMENDED PLANS – closing date for comments 05/02/2021
Community Beds – Previous Response

- The Parish Council had written to Surrey County Council, Surrey Heartlands CCG and CVHT for details about the provision of community beds within the proposed care home.
- The Parish Council felt the ICP response conflicted the response from Surrey County Council.
- The Parish Council does not support planning application WA/2020/0965.
- The Council said that all the additional information requested about the provision and funding of the community beds and the community benefit had not been forthcoming.
Previously the Council had written to CVHT for clarification of the qualifying criteria for the accommodation block which is proposed for key workers or healthcare workers employed in local health provision. The Council had said there is still no clarity on the legal agreement and connection between the care home and accommodation block.

CVHT replied to confirm that while CVHT will, indefinitely, retain the freehold of the overall site in perpetuity (with an appropriate lease being granted to HC-One for the Care Home), the ‘accommodation block’ will have no commercial or legal link whatsoever with either HC-One or the 64-bed care home. CVHT said both ‘key workers’ and ‘local healthcare workers’ who work in the care home, or other local healthcare provision, could qualify for occupancy. Furthermore, CVHT will ensure that the Parish Council will be duly appraised of the ultimately selected qualifying criteria (and any subsequent variations thereto) when these are agreed with the Integrated Care Partnership and the potential relevant employers (e.g. Cranleigh Medical Practice, Cranleigh Village Hospital, and Community Nursing Services).

Councillors wanted a formal link between the care home and accommodation block in a legal agreement, but have not received the assurances they had requested, so are unable to support an accommodation block which is not ancillary to the care home.

The Council AGREED to submit the additional information regarding the accommodation block to the Planning Inspectorate and Waverley Borough Council in respect of the planning appeal for WA/2018/1966 and planning application WA/2020/0965. In the absence of a legal link between the care home and the accommodation block, the accommodation block is an independent residential development outside the settlement boundary and within the ASVI and the Council does not support planning application WA/2018/1966 and WA/2020/0965.
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CVHT Viability Summary

- Point 1.8 Gross Development Value is £13,740,449. The Total Build Costs (net of funding costs etc) is £10,881,600 (Difference is £2,858,849)
- CVHT Financial Statement 31 August 2019 – The value of the site, including development costs to date, was independently valued by Fairweathers, Chartered Surveyors, as at 31 March 2015, at £2.4 million (this is not the BLV)
- Point 1.14 - In summary we can conclude the development does not generate a surplus over the benchmark land value, and thus the number of open market care home beds is less than is necessary to provide full funding to the community beds and health worker accommodation. The balance of funds required has been pledged by CVHT and local benefactors who wish to see the scheme proceed and the public benefit from these facilities be realised.

*How will the balance of funds from CVHT and local benefactors be detailed in the agreement for the care home beds?*
WBC Viability Summary

- **Point 1.1.4** - The information supplied to DSP to inform and support this review process has been supplied on behalf of the planning applicant on a confidential basis. *How much has been allowed for the balance of funds from CVHT and local benefactors for the care home beds in this viability report?*

- **Point 3.31** assumes HC1 will operate the care home.

- **Point 4.1.4** - Therefore, we consider that the scheme is on the margins of viability and is unlikely to be able to support any further planning contributions.
Parish Council Response

PC has four roles:

- Consultee on planning application – through Planning Committee/Full Council
- Public interest of parishioners
- Adjacent landowner
- Beneficiary of the Covenant