

CRL CRANLEIGH

RESPONSE TO TOWN COUNCIL

24 MAY 2022

Bats:

An ecological appraisal was submitted with the application to Waverley Borough Council. This included the results of two bat surveys conducted at dusk and the other at dawn.

Whilst two bats were seen flying over the site, there were no bats emerging from the existing buildings on site. As such the ecologists have identified that the site has a low potential for roosting bats.

Notwithstanding this, Churchill Retirement Living will look at bat habitat enhancement measures, such as the inclusion of bat boxes, which will be provided as part of the new development.

Flood Report:

A flood risk assessment produced by AWP along with a drainage strategy and SUDS proposal were submitted with the application which provides an assessment of flood risk, strategies and design to address surface water as part of the application. Surrey County Council as the Lead Local Authority have reviewed the report and strategies and is in agreement with them, subject to appropriate conditions. These reports were submitted alongside the application and are available online. Alternatively I can forward these over to you if that would be helpful.

Churchill have looked at this issue in substantial depth and have provided an appropriate scheme to deal with surface water.

Viability of Shop Units:

As part of the planning application, we have submitted a letter from Mr R J Womack, who was the Managing Director of the Mann's department store. The following extract has been taken from this letter explaining the reasons for the closure of Manns and concerning the viability of the shop units.

Development Communications Limited

Chestnut Barns, Moreton, Thame, Oxfordshire, OX9 2HU | T: 01296 678 320 | E: info@devcomms.co.uk
www.devcomms.co.uk

Registered in England and Wales No. 10620906. Registered Office: As above
Office Locations: Home Counties / London / South West



"Sadly after a concerted effort to keep the store open it became evident in the summer of 2021 that this was simply no longer viable and to mitigate any further losses the Board took the very difficult decision to close the store and I, Mr R Womack who has headed the company for almost 30 years took the decision to retire. With the closure of the store, the site is therefore now available for redevelopment and it is believed that the proposed sale to CRL for the rear of the site will not only rejuvenate and modernize a sad looking and underutilised portion of the site but also offer a housing scheme with high demand in a perfect location for the targeted demographic.

The front of 'Manns' as it is known and loved by the community is not impacted by these plans and although currently closed, remains a large retail/service opportunity. With a c5,000sq.ft ground floor footprint in what could be argued to be the best location in the high street, the owners have now turned their attention to this area.

Although no final decision has been made, options could include, leasing or selling the site in its entirety or sectioning the site into smaller units to attract more than one occupant. The owners of the site are currently in discussion with commercial agents to address this."

Whilst nothing has yet been received from Surrey County Council highways, all servicing of the units can be undertaken from the High Street, as is common place and the case with the other shops situated in Cranleigh.

Parking and Highways:

The decision to purchase a Retirement Living home is predominantly needs based and often rooted in changing circumstances and abilities. The typical resident currently moving into Churchill Retirement communities is around 80 years old and often a widow. Generally, 50% of residents also come from within a 5-mile radius of the location.

Given the above, many residents of Churchill communities choose to not have cars. It is also generally found that those who do have cars tend to give them up soon after moving into a lodge as they find they no longer need it given the sustainable and accessible location. The proposed site for the Churchill scheme in Cranleigh is situated in an accessible location on the High Street, positioned adjacent to everyday facilities.

The research undertaken across several existing Churchill Retirement Developments was undertaken to better understand the operational demands of the developments to inform the design of future developments. The research identified an average car parking demand at existing sites of 0.28 spaces per apartment. It is therefore

generally found that occupant give up their cars soon after moving into a lodge as they find they no longer need it, particularly given the accessibility of local shops and services and transport links on foot.

Historically, Churchill's parking provision, akin with 0.28 spaces per apartment, have been supported by Surrey County Council Highways given the sustainable locations and relatively low level of car ownership in residents.

It is also important to note that the levels of large goods vehicles will reduce as a result of this scheme from the number of delivery vehicles that would have been associated with the previous use of the Manns store.

Mobility Scooters:

The proposals include a mobility scooter store with charging points adjacent to the lodge entrance. In addition, a direct pedestrian link from the site on the High Street will be provided, which will likely be the primary route of choice for residents. It is important to note that this path will be of sufficient width to allow a mobility scooter to access the High Street.

Onslow Mews:

I can confirm that the wall between Onslow Mews and the proposed development site is being retained and will be repointed where necessary.

Public Engagement:

The public consultation was held between 4th – 11th January 2022. Due to social distancing restrictions in place at this time, an in person exhibition could not be held and therefore the consultation was required to be online and was hosted on a dedicated project website.

In order to promote the consultation, letters were issued on 31st December 2021, 1st class, to circa 244 residential and business addresses within close proximity to the site. The letter provided an overview of the proposals and invited residents to submit their comments on the proposal via the project website.

An advert was also placed in the Surrey Advertiser on 7th January 2022, which is circulated to circa 5,406 people every month.



Between 4th January -11th January 2022, the project website received 637 views from 502 users.

Despite the above, only 11 feedback forms were received. This suggests that local residents either liked the proposals or were unconcerned over the proposals.

In addition, you will be aware that representatives of Churchill Retirement Living attended the Cranleigh Town Council meeting on Monday 31st January 2022, which was a public meeting. Under item 5 of the agenda a short presentation was provided to members followed by a short Q&A session following the presentation.

Need for Retirement Housing:

Churchill Retirement Living are one of the market leaders of specialist Retirement Living accommodation for the elderly with 160+ schemes nationwide, with successful developments in the Surrey region, including a development at Farnham.

The 2011 Census data identified that 12,395 homes within the district are owned or shared ownership that are aged 65 and over. This is the biggest tenure category for the over 65's, with Social Rented at 2,155 and private rented and living rent free at 734. The Development Plan acknowledges the need for older peoples housing with Policy AHN3 (Housing Types and Size) stating that the Council's Strategic Housing Market Assessment (SHMA) identifies a need for over 1,700 specialist older persons dwellings.

The SHMA report provides an indicative assessment of need for specialist housing for older persons. It identifies a need for 3,995 additional specialist homes between 2013-2033, with 1,705 of these allocated to Waverley.

Government guidance advises that 'where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.

Considering all of the above. Churchill have done a substantial level of market research to identify the need for retirement housing in Cranleigh. It is also positive to note, Churchill have already received expressions of interest in the development from the local area.

Photographs of Victoria Road:

Since the committee meeting, attended on 31st January 2022, Churchill have had verified visual images produced which provide an accurate representation of the proposed developments location.

The following images were taken from a point on Victoria Road at 12:10pm on 11th February 2022.



Photography from viewpoint A



Application scheme Viewpoint A



Benefits of Churchill Retirement Living Schemes on Local Area:

There are a number of social, economic and environmental benefits presented by the Churchill Retirement Living proposals, some of which I have detailed below:

Supporting local businesses – The site is well-located to shops and essential services, reducing the need to travel by car and delivering a significant uplift in local expenditure at local shops and businesses.

Recent research, [published by Homes For Later Living](#), shows that on average people retirement communities generate £550,000 of local spending per year, £347,000 of which is spent on the local high street, directly contributing to creating new jobs and enabling high streets to thrive.

Reducing demands on health and social services – Retirement communities reduce the risk of health challenges by helping to reduce social isolation and loneliness for elderly people as well as improving safety and security.

The proposals will reduce the demand on local health and social services as studies have shown that each person living in a retirement community enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year ([Homes for Later Living Report - September 2019](#)).

Helping the housing market – Providing homes at the top of the housing ladder, which meet the needs and aspirations of older people, will help to free up homes for growing families and in turn free up more homes for first-time buyers further down the housing chain ([Chain Reaction research report](#)).

Regeneration of an important site – The proposals would bring these vacant service buildings to the rear of the Manns department store into positive and beneficial use and make a significant contribution locally in terms of social, economic and environmental benefits. The proposals would in turn ensure that the historical shop units and coffee shop fronting the High Street would be retained used in the future for new high street shops and services.

Meeting the needs of older people – By moving to a Churchill Retirement Community of like-minded people, isolation and loneliness are significantly reduced as are anxieties related to the maintenance of the home and to safety and security experienced by many older people, enabling our residents to enjoy greatly improved health and general wellbeing.

Beverley Bell

Cranleigh Parish Council
Cranleigh Parish Council Offices
Village Way
CRANLEIGH
GU6 8AF

Mr Zac Ellwood
Head of Planning & Economic Development
Our ref: WA/2022/00657
Case Officer: Tracy Farthing

27 May 2022

Dear Sir/Madam

Reference: WA/2022/00657

Proposal: Erection of 38 retirement housing units including parking, pedestrian access, communal facilities and landscaping following demolition of existing buildings.

Location: REAR OF DAVID MANN AND SONS LTD
101 HIGH STREET
CRANLEIGH

I am writing to inform you that I have received an amendment/additional information in respect of the above application; this can be viewed on our website at www.waverley.gov.uk/planning.

The amendment/information relates, briefly, to the following:

AMENDMENT TO REDLINE

Please send your responses to planconsult@waverley.gov.uk by 17/06/2022

Yours faithfully

Mr Zac Ellwood
Head of Planning & Economic Development



Waverley Borough Council
Council Offices, The Burys,
Godalming, Surrey
GU7 1HR
www.waverley.gov.uk

Beverley Bell

Cranleigh Parish Council
Cranleigh Parish Council Offices
Village Way
CRANLEIGH
GU6 8AF

Mr Zac Ellwood
Head of Planning & Economic Development
Our ref: WA/2022/00657
Case Officer: Tracy Farthing

27 May 2022

Dear Sir/Madam

Reference: WA/2022/00657

Proposal: Erection of 38 retirement housing units including parking, pedestrian access, communal facilities and landscaping following demolition of existing buildings.

Location: REAR OF DAVID MANN AND SONS LTD
101 HIGH STREET
CRANLEIGH

I am writing to inform you that I have received an amendment/additional information in respect of the above application; this can be viewed on our website at www.waverley.gov.uk/planning.

The amendment/information relates, briefly, to the following:

AMENDMENT TO REDLINE

Please send your responses to planconsult@waverley.gov.uk by 17/06/2022

Yours faithfully

Mr Zac Ellwood
Head of Planning & Economic Development



Mr Zac Ellwood
Head of Planning & Economic Development

Case Officer: Philippa Smyth

Email: planningenquiries@waverley.gov.uk

24 May 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (As Amended)

Location: Lemans Barn Farm WYKEHURST LANE EWHURST CRANLEIGH GU6 7PF
Proposal: Erection of a dwelling and associated landscaping following demolition of existing agricultural barns.
Waverley Reference: WA/2020/1853
Planning Inspectorate Reference: APP/R3650/W/21/3283914
Planning Inspectorate Case Officer Details: Stephen Wallis,
PLANNING INSPECTORATE
TEMPLE QUAY HOUSE
2 THE SQUARE
BRISTOL
BS1 6PN

Email: east2@planninginspectorate.gov.uk
Appellant: Mr S Hayes,

I refer to the Council's previous correspondence and am writing to let you know that an Inspector has been appointed by the Secretary of State under Paragraph 1(1) of Schedule 6 to the Town and Country Planning Act 1990 to determine the above hearing.

A **Hearing** for this appeal will be held on **15/06/2022 at 10:00 AM** at **COMMITTEE ROOM 2, COUNCIL OFFICES, THE BURYS, GODALMING, GU7 1HR** and is expected to last 1 day(s).

The Inspector currently nominated to hold the hearing is M Jones BA(Hons) MA MRTPI.

Any interested parties may, if they wish, join the hearing and, at the Inspector's discretion give their views. Please contact the Local Planning Authority as soon as possible if you wish to speak at the Hearing. Either telephone 01483 523073 or email consultation.planning@waverley.gov.uk with your

full name and address. You are advised to prepare speaking notes (about 5 minutes each) which will need to be forwarded to the Inspector after your appearance.

Should you or anyone you know have a disability, we have 2 disabled parking spaces available at The Burys. There is a disabled access toilet by the Council Chamber and a lift to get to the first floor. In the chamber there is a space in front of the public seating area which can accommodate a couple of wheelchairs and we can make more room if needed. Please let us know in advance of the Inquiry should you require any of these facilities or are concerned about the provisions available.

The Appeal documents will be available for viewing on the Waverley Borough Council website:
Erection of a dwelling and associated landscaping following demolition of existing agricultural barns.

Once determined the decision will be available on Waverley's website and published on
<https://acp.planninginspectorate.gov.uk/>

Yours faithfully

Mr Zac Ellwood
Head of Planning & Economic Development

Beverley Bell
CRANLEIGH PARISH COUNCIL
PARISH COUNCIL OFFICES
VILLAGE WAY
CRANLEIGH
GU6 8AF

Mr Zac Ellwood
Head of Planning & Economic Development

Case Officer: Patrick Arthurs
Email: Planningenquiries@waverley.gov.uk

26 May 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Reference: WA/2022/00195

Proposal: Erection of 110 dwellings together with associated car parking, landscaping and open space, an increase of 36 dwellings from approved phase 3 planning permission WA/2016/2207 and WA/2020/1652. This application is accompanied by an Environmental Statement.

Location: Land At West Cranleigh Nurseries & North Of Knowle Park Between Knowle Lane & ALFOLD ROAD CRANLEIGH

I am writing to you in respect of the above application which falls within the criteria for Public Speaking at Committee.

The application is due to be considered by the **Eastern Committee on 08/06/2022** at 6:00 PM and will be held via Zoom video-conference.

Under the Council's Public Speaking Scheme, one speaker is entitled to present views opposing and one speaker is entitled to present views supporting the application, verbally to the Committee. **There is also the opportunity for a representative of the Parish/Town Council to speak. Each speaker will be able to speak for 4 minutes.** Only the nominated spokespersons will be able to speak.

Please advise us whether the Parish/Town Council wish to speak in respect of this application and whom will be speaking, on telephone number 01483 523224. Calls will be taken from **9am Monday until 12 NOON on FRIDAY** of the week preceding the committee.

The nominated speakers will be invited to join the Zoom meeting by video or by phone for the duration of the relevant item, and details of how to do this will be provided by Waverley's Democratic Services Team in advance of the meeting.

The agenda for the planning committee meeting is available on Waverley website at least five clear working days before the date of the meeting. There may be updates published a day or two prior to the meeting, with any information received after the publication of the agenda.

The meeting will be webcast live on the [Waverley YouTube channel](#), and available to view after the meeting.

Yours faithfully

Mr Zac Ellwood
Head of Planning & Economic Development

Cranleigh Parish Councils Previous Comments

WA/2020/1853

Lemans Barn Farm, Wykehurst Lane, Ewhurst, GU6 7PF

Erection of a dwelling and associated landscaping following demolition of existing agricultural barns.

OBJECTION – Members agreed that this application needs to be considered at committee level as it is a significant development on a greenfield site within the Countryside and a large change of policy would be needed to permit the application, concerning a greenfield site to brownfield site. Members highlighted that this is also in an area of great landscape value with ancient woodland close by.

Members note that at the time of the meeting there was no report from SCC. Members consider this important due to the narrow proposed access, that is shared, which would cause difficulty with cars and construction traffic passing each other. If permission is to be granted a biodiversity report should be completed and traffic management plan would have to be put in place, both would need to be strictly adhered to and conditioned within the permissions given.

It was also agreed that there should be no increased external lighting for the proposed dwelling due to the impact on the ancient woodland and surrounding area.

WA/2022/00657

Rear of David Mann and Sons LTD, 101 High Street, Cranleigh

Erection of 38 retirement housing units including parking, pedestrian access, communal facilities and landscaping following demolition of existing buildings.

OBJECTION – Members outlined the following points:

- A bat report should be carried out for the existing buildings.
- A flood run report should be included and the design for surface water drainage would need to be confirmed by WBC.
- Confirmation of the viability of the retail use at the front of the site should be included to ensure its future use.
- The proposed parking is extremely inadequate for the location, volume of housing proposed and the potential occupants. Members note that the plans show there are 16 spaces for the potential occupants with two of the 18 spaces shown are reserved for Oliver House.
- Access for large vehicles would be difficult, due to the lack of parking in the area, with roadside parking and the potential occupants having to find parking off site, therefore exacerbating the current lack of residents parking in the area.
- Members agreed that access for emergency vehicles could be restricted, and that parking provision needs to be given for visitors and carers within the site to assist with emergency vehicle access.
- There appears to be no provision given for the storage and access of mobility scooters, along with no indication given for electrical charging points.
- The wall between the site and Onslow Mews must be retained in order to keep the areas separate, to prevent through traffic.
- Members highlighted the Police Report - "that consideration is given a planning condition to requiring the development, to achieve a Secure By Design accreditation. The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made."
- Members agreed that the public engagement was minimal, given the impact the proposal will have to the surrounding area.

- There is currently no demand for retirement housing with housing being provided at Elmbridge Village and a site under construction along the Horsham Road.
- The access to and from the site pose dangers to pedestrians and vehicles entering and exiting the site.
- Members agreed that the applicants have misunderstood the needs of the elderly demographic in a rural village setting.
- It is highlighted that there may be negative impacts to the existing pub and school, due to future complaints of noise and disruption to the potential occupants, therefore prevent the future growth of Cranleigh.
- There is a lack of convenient access to the High Street for the potential occupants who use mobility scooters or walking aids, due to the narrow nature of the alley way between the shop front of the site and Oliver House. This would result in many of the potential occupants accessing the High Street via Victoria Road.
- Members would like to see the pictures of Victoria Road retaken to show a true view of the road, as it has been taken a rare time of day where cars are not parked as they usually would be, and the angle of the picture suggests the road is wider than it is.
- The only positive Members could find with the application is that it is within the village and High Street.

WA/2022/00046 Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh

Application under section 73 to vary Condition 1 and 10 of WA/2019/1168 to allow changes to the design of the toilet block and change to wording of condition to allow non-native plant species.

NO OBJECTION – Members recommend that native plant species and pollinators are used within the development.