

SUPPLEMENTARY BRIEFING NOTE

Item 4.2 – TA/2022/267 – Former Shelton Sports Club, Shelton Avenue And Land Adjacent To 267 Hillbury Road, Warlingham, Surrey, CR6 9TL

Additional comments received:

Statutory:

SCC Heritage: The setting of both buildings [The Vicarage (Grade II*) and Oakes Barn (Grade II)] is largely self-contained and revealed through their garden curtilage. However, the plot around both sites also makes something of a contribution to their significance as it was historically glebe land which would have been used to support the vicar. Should this be developed in the future, consideration would have to be given as to the impact on the setting of both buildings.

With regard the application site, there is no historic relationship with either building aside from geographical proximity. There is very limited intervisibility between the two sites as well. As such, I am not of the opinion the scheme will impact the setting of either listed building.

Public Representations:

Further comments of objection received raising the following:

- Impact on Shelton Close- will create a rat run. With no footpath conflict between cyclists and pedestrians. Emergency access will be used by other vehicles
- Shelton Close is a private road. Should not be considered an access point for the development. Impact on provision of parking restrictions
- Impact on local services
- Highways-impact on traffic

Conditions:

The condition numbering within the report is incorrect. A correction to the condition numbering is suggested below. Amendment is also proposed to previous condition no 15 (new condition no 18) to require details of emergency access by condition. Existing condition 17 relating to upgrading the bridleway will be omitted. An additional condition is also proposed in relation to securing ecological mitigation (condition 25).

17. The development hereby approved shall not be first occupied unless and until a scheme of traffic calming measures has been delivered along Hilbury Road, in accordance with a scheme to be submitted to and approved in writing by the District Council.

Reason: In recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy NPPF 2023 and to accord with the Surrey Local Transport Plan 4 and Healthy Streets for Surrey Guidance.

18. The development hereby approved shall not be first occupied unless and until an emergency access route has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved emergency access shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to accord with the requirements of Core Strategy Policy CSP12, Local Plan Policy DP5 and National Planning Policy NPPF 2023.

19. The development hereby approved shall not be first occupied unless and until a scheme of traffic calming measures has been delivered along Hilbury Road, in accordance with a scheme to be submitted to and approved in writing by the District Council.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to accord with the requirements of Core Strategy Policy CSP12, Local Plan Policy DP5 and National Planning Policy NPPF 2023.

20. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the District Council . Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to accord with the requirements of Core Strategy Policy CSP12, Local Plan Policy DP5 and National Planning Policy NPPF 2023.

21. Prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the District Council in accordance with the sustainable development aims and objectives of the National Planning Policy NPPF, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document. And then the approved Travel Plan shall be implemented ahead of first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the District Council .

Reason: In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy NPPF 2023 and to accord with the Surrey Local Transport Plan 4 and Healthy Streets for Surrey Guidance.

22. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a

charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the District Council and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the District Council .

Reason: In recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy NPPF 2023 and to accord with the Surrey Local Transport Plan 4 and Healthy Streets for Surrey Guidance.

23. The internal site layout shall be designed in general accordance with the Healthy Streets for Surrey Guidance and include a cycle link between Hillbury Road and Shelton Close, in accordance with a scheme to be submitted to and approved in writing by the District Council .

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to accord with the requirements of Core Strategy Policy CSP12, Local Plan Policy DP5 and National Planning Policy NPPF 2023.

24. The development hereby approved shall not be first occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the District Council and thereafter retained and maintained to the satisfaction of the District Council

Reason: In recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy NPPF 2023 and to accord with the Surrey Local Transport Plan 4 and Healthy Streets for Surrey Guidance.

25. When approval of the reserved matters of landscaping and layout are sought (whichever is earlier if submitted separately), then details should be provided to demonstrate the recommendations and mitigation outlined within the Ecological Impact Assessment and Mitigation Proposals report dated August

2021 have been included. Thereafter, all works shall be carried out in accordance with the approved details.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.