Examination – Note for Inspector

HSG17 Land at Farleigh Road, Warlingham – December 2019

December 2019
1. Introduction

This Note has been produced in response to the Inspector’s questions on the nature of the adjoining land use, its planning status and any site relationship issues arising between it and the proposed site allocation. This Note also responds to the Inspector’s questions regarding access arrangements.

2. Adjoining land use

This relates specifically to the site located to the north-west of HSG17. This site is known as The Coal Yard and is located on Mint Walk.

Nature of use

The planning history of this site indicates that it was initially used as a coalyard however in 1966 confirmation was sought from the local planning authority (LPA) that the following uses did not require planning permission:

- Open storage for builders’ merchants with use of existing buildings as before.
- Open storage for timber or timber products with a similar use of the existing buildings.
- Horticultural or agricultural use, such as open storage of peat, garden utensils, garden implements etc.

On 12 April 1967 it was confirmed by the LPA that these uses did not constitute development and as such planning permission was not required (our reference CAT/7443). Subsequent applications indicate that it has been used as a builders’ merchants.

The most up-to-date evidence indicates that the site is operated by a company called Sussex Demolition Services Limited. Their website (https://www.sussexdemolitionservices.co.uk) shows that they are a demolition company that salvages materials.

This is supported by their listing on the EA Public Register as a registered Carrier, Broker, Dealer – Upper Tier. 


Their business, as set out on their website, includes the hiring out of excavators and their attachments. However, based on their website and aerial photographs it is understood that this site is primarily used for the storage of salvaged materials and their onward sale.

The Council considers that the foregoing information sets out the nature of the use of this land and its planning status.

Site relationship issues

Comments have been sought from the Council’s Environmental Health team. They have advised that, aside from complaints dating from 2002 and 2008 relating to the burning of bonfires, they have no further information pertaining to this site.

The Council considers that this demonstrates that the use of this site co-exists with existing residential uses without giving rise to undue harm to their amenities and as such it is considered unlikely to give rise to undue harm to the amenities of future occupiers of the proposed site allocation.

3. Access arrangements
As set out at the hearings, the land promoter/developer (Chartwell Land and New Homes Ltd) has entered into pre-applications discussions with Surrey County Council, as County Highway Authority. The response from Surrey County Council can be found in the following location:


The applicant has also provided a Transport Statement Scoping Report, which can be found in the following location:


The proposed access arrangements referred to within that letter are via Park Lane, which leads directly onto Farleigh Road. Park Lane is a private road for which Surrey County Council is the County Highway Authority. It is also a Public Footpath (48).

Within their response Surrey County Council raises no objections to the proposed access arrangements in principle but they note that any application will need to include a robust evidence base, including an updated speed survey. SCC does set out a preference for having a footway on both sides of the access. However, they acknowledge there may be landownership issues which prevent this and in such a scenario they advise that suitable crossing arrangements should be provided at the bellmouth arrangement.

The Council considers that there is sufficient evidence to demonstrate that this site could be provided with acceptable access arrangements as set out above.