TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG01

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

Wilks Head,
Kitewood,
Urban Green Developments

November 2018
**Context**

*Land at Plough Road and Redehall Road, Smallfield*

The site is an area on the southern edge of Smallfield, south of Plough Road. It is predominantly green fields and includes one existing residential property within the allocation boundary.

The site is an amalgamation of 3 land parcels which were previously submitted through the Housing and Economic Land Availability Assessment process under references:

*SMA 004 - Wilks Head (agent)*
*SMA 008 – Kitewood (developer)*
*SMA 040 – Urban Green Developments (developer)*

The developers/agents are acting on behalf of the 4 landowners. All parties are working together to bring the site forward and this delivery statement sets out the joint position.
Land at Plough Road, Smallfield
Policy

This site is allocated as HSG01 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033. Any delivery of this site will be done in accordance with all relevant policies of the development plan, including the provision of 40% affordable housing, along with other infrastructure contributions and on-site delivery set out below.

Given the overwhelming green field nature of the site, which is land released from the Green Belt for development, constraints to development are not considered to be of any significance or hindrance to delivery. That said, the landscape and layout of the site will be mindful of its location on the edge of the settlement and robust Green belt boundaries will need to be established and set out in the masterplanning/design of the site. The Council considers masterplanning important for this site due to it being within the ownership of three separate landowners and its promotion by 3 separate developers/agents. Masterplanning will ensure the three sites complement each other and that its development addresses its location on the edge of the settlement, including the need to secure a robust and defensible boundary, and the requirement for on-site open space in a comprehensive manner. The Council will expect a masterplan to be submitted by the developers/agents prior to the submission of any application.

Infrastructure

The allocated site is expected to contribute to the provision of infrastructure, both on site and off site, through a variety of mechanisms (including s106 and s278 agreements, CIL and appropriate Planning Conditions).

The Infrastructure Delivery Plan that supports the Local Plan sets out a number of requirements for the delivery of this site, which is then identified in the Local Plan policy wording for the site (HSG01). The infrastructure section of the policy sets out specifically where infrastructure should be provided on site and where contributions would be sought. Some infrastructure is reliant on other sites to contribute to the provision of the infrastructure before it can be delivered. The phasing programme below considers the timely delivery of infrastructure and the housing to accord with the housing trajectory set out in the Council's Housing Land Supply Topic Paper (this will be updated following signed statements of delivery to reflect the most up to date information if necessary).

Further, the Infrastructure Delivery Plan is a 'living' document and can be updated when additional information is received, i.e. through these Statements of Delivery, further liaisons with infrastructure providers, s106 agreements and the delivery of a Planning Performance Agreement. The Infrastructure Delivery Plan also sets out where CIL should assist in funding certain infrastructure and the CIL Committee on 12 July 2018 approved a list of strategic projects that CIL should be spent on. This will be incorporated into the Regulation 123 when CIL is reviewed.
As a result of the Local Plan, it is anticipated that the Council's CIL will be reviewed following the adoption of the Local Plan.

**On Site**

Open Space provision in accordance with the policies of the development plan.

Kitewood (developer) has requested an amendment to this requirement to refer to on or off-site provision. However, TDC has not accepted this amendment on the grounds that there is an evidenced need for open space provision and given there are limited opportunities for its provision on other sites. In particular, HSG03 in providing a large attenuation pond needed to address flooding issues in Smallfield, does not have physical capacity to provide open space and also remain viable.

**Off Site**

Junction Improvements (Plough Road/Redehall Road/Chapel Road/Wheelers Lane)
Contribution to the delivery of attenuation ponds at site HSG03
Contribution to other flood alleviation
Contribution to youth play space at Plough Field park and amenity space for the wider area.

Wilks Head (agent) has requested that the listed contributions towards the delivery of attenuation ponds at site HSG03, other flood alleviation measures and towards youth play space and amenity space for the wider area be deleted. However, whilst this request has been noted TDC has retained the listed requirements on grounds that the evidence clearly sets out that the youth play space and amenity space are needed. Moreover, in relation to the flood alleviation contributions, the evidence demonstrates that additional development in and around Smallfield, whether or not it is located in Flood Zones 2 and/or 3, would worsen flooding problems in the locality.

At the planning application stage, all contributions will be assessed in accordance with the relevant NPPF tests as set out in paragraph 56 (namely that they are necessary to make the development acceptable in planning terms; directly related to the development and fairly and reasonably related in scale and kind to the development) and the CIL Regulations. Where the applicant cannot fulfil the requirements, either in part or in full, detailed viability assessments should be prepared and submitted at the earliest stage of the application process.

**Phasing**

The projected delivery rates set out below are based upon the evidence and assumptions of Our Local Plan: 2033 and the work undertaken with infrastructure providers and key bodies.
The agent/developers have noted that the total number of dwellings listed in the phasing table below differs from that listed under the policy. The figure listed below (164) reflects the numbers used within the Council’s Housing Land Supply 2018 whilst the figure used in the Local Plan has been rounded down. TDC would have it noted that they have not specified in the Local Plan that the amount of units are maximums.

Wilks Head (agent) has requested that the phasing table below be amended to bring the infrastructure and residential units forward to earlier in the plan. They have not set out a specific timeframe although they have stated that its delivery should be based on an updated and viable infrastructure plan and in advance of much of the area infrastructure installation as this is not critical to the physical development of the site. TDC do not believe that the site can be delivered any earlier than set down in the phasing table as the Local Plan is not due to be adopted until the end of 2019. Following this, a planning application would need to be submitted and the s106 would need to be agreed before the site could commence. Furthermore, work with HSG03 is also required to align conclusions of transport modelling and flood alleviation. For these reasons, TDC believe that the timeframe for development of 2023-2026 is realistic.

Kitewood (developer) has requested amendments to the phasing in relation to the number of units to be delivered in each year. The Council had accepted the suggested amendment of 40 (from 50) in the first year (2023/24) with 57 units delivered in 2024/25 and 2025/26 respectively (from 54 units). However, in line with its trajectory the Council has retained the figure of 50 in the first year, but with 57 delivered in each of the two subsequent years.
Position statement

This statement represents a formal position for both the Council and the promotional/delivery parties of the site and confirms that all parties agree that the land identified and the infrastructure and contributions specified can be delivered.

It has been suggested by the agent/developers that the site could be phased earlier than proposed by the Council, however, given the information provided to TDC, particularly with regard to the flood mitigation, no alteration to the phasing of the site delivery has been made. It is accepted, however, that the agent/developers will continue to liaise with relevant flood parties such as the Environment Agency and Surrey County Council as the Local Lead Flood Authority, as well as the promoting/delivery partner for HSG03 to see if earlier phasing can be achieved.

Signatures

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<th>Signed on behalf of Tandridge District Council</th>
<th>Signed on behalf of Wilks Head</th>
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<tr>
<td>Position: EXECUTIVE</td>
<td>Position: PARTNER</td>
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<td>Date: 10 DECEMBER 2018</td>
<td>Date: 10 DECEMBER 2018</td>
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<td>Signed on behalf of Kitewood</td>
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<td><strong>Position:</strong> PLANNING MANAGER, KITEWOOD</td>
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<td><strong>Position:</strong> Associate Director (Boyer) on behalf of Urban Green Developments</td>
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