TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG03

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

BARTON WILLMORE ON BEHALF OF
LANDFORM SMALLFIELD LTD

November 2018
Context

Land North of Plough Road, Smallfield

The site is an area on the eastern edge of Smallfield, north of Plough Road. It is an area of agricultural land bounded by a mixture of hedgerows with a large concentration of residential development running adjacent to the western edge.

The site is in singular ownership and was previously submitted through the Housing and Economic Land Availability Assessment process, under reference SMA 30.

The site is being represented by one party – Barton Willmore, on behalf of Landform Smallfield Ltd.
Policy

This site is allocated as HSG03 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033 for 120 residential units and associated infrastructure.

The delivery of this site will be undertaken 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 undeveloped 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.

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 policy wording for the site (HSG03). The infrastructure section of the policy sets out specifically where infrastructure should be provided on site and where contributions would be sought. Some elements of infrastructure (the off-site requirements listed below) are reliant on other sites to contribute to the provision of the infrastructure before it can be delivered. These off-site matters do not however prohibit the delivery of the site. 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).

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.

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.
- Delivery of attenuation ponds

**Off Site**

- Contributions to junction improvements (Plough Road/Redehall Road/Chapel Road/Wheelers Lane)
- Contributions to youth play space at Plough Field Park.

These off-site requirements will be secured by the Council through s106 contributions or CIL. It is anticipated that the County Council, as highway authority, and Tandridge District Council (open space) will deliver the off-site improvements and development of the site can proceed subject to contributions being made in accordance with the agreed terms of any s106 agreement or CIL phasing schedule.

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 site’s representative has requested that the phasing table below be amended to bring the infrastructure and residential units forward to earlier in the plan. This is shown in red in the table below. The promoters of the site anticipate that a full application would be made within 12 months of adoption. Allowing 6 to 12 months for approval of the application and all matters pursuant (i.e. pre-commencement conditions), the construction of the site would be tendered at month 24. Allowing for 6 months for award of contracts, the promoters anticipate that construction would commence at the end of year 3 (month 36) after the adoption of the plan. Much depends upon the date at which the plan is adopted.

TDC do not believe that the site can be delivered as early as 2023 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. Whilst TDC are aware a lot of evidence has been undertaken to support a planning application, work with HSG01 is also required to align conclusions of transport modelling and flood alleviation. For these reasons, TDC believe a more realistic timeframe for development would be 2023-2025. However, the Council would consider the development proceeding earlier Please note that the timeframe has been amended to reflect the most up-to-date trajectory and the Council has also moved the requirement for off-site infrastructure contributions.
### Development Plan

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<th>Total No. Of Dwellings</th>
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**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 promotional/delivery partner that the site could be phased earlier than proposed by the Council, however, given the information provided to TDC, particularly with regards to the flood mitigation, no alteration to the phasing of the site delivery has been made. It is accepted, however, that the promotional/delivery partner 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. The Council is keen to secure the timely delivery of new homes and therefore would consider earlier delivery if feasible through the development management process.

Signatures

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<tr>
<th>Signed on behalf of Tandridge District Council</th>
<th>Signed on behalf of Landform Smallfield Ltd</th>
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<tr>
<td>Position: CHIEF EXECUTIVE</td>
<td>Position: Director</td>
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Name: Mr Erik Pagano