TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG06

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

THE CROYDON & DISTRICT EDUCATION TRUST

November 2018
Context

Land off Salmons Lane West, Caterham

The site is located within the Kenley Aerodrome Conservation Area and close to the border with the London Borough of Croydon. It comprises the land surrounding the former NAAFI building. To the west, on the other side of the access road, is a flat open area with a number of semi mature trees. The northern part of the site includes redundant workshops, that are not listed, an area of hard-standing and there are some deposits of building materials.

The site is in singular ownership and was previously submitted through the Housing and Economic Land Availability Assessment process, under reference CAT 040.

The site is being represented by one party – Rodway Planning Ltd.
Policy

This site is allocated as HSG06 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033 for 75 residential units and associated infrastructure.

The site's representative has requested that this should not be a maximum in relation to the number of units. TDC have not specified in the Local Plan that the amount of units are maximums.

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 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 (HSG06). 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).

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.

Off Site
Contributions to multi-use sports hall and multi-use games area
Contributions to pedestrian crossing at Burntwood Lane/Milner Close
Contributions to pedestrian access improvements across Buxton Lane
Contributions to pedestrian crossing at Salmons Lane / Whyteleafe Road
Contributions to cycle route from Salmons Lane to Whyteleafe Station

Please note that, subject to the approval of the Planning Policy committee, the following proposed Main Modifications relating to this site will be discussed at examination:

Remove "Pedestrian crossing at Burntwood Lane/Milner Close."

Remove "Pedestrian crossing at Buxton Lane."

Remove "Pedestrian crossing at Salmons Lane/Whyteleafe Road."

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.

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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 at this moment in time, no alteration to the phasing of the site delivery has been made. It is accepted, however,
that the promotional/delivery partner will continue to prepare their assessments to support a planning application to see if earlier phasing can be achieved.

Signatures

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| Date: 17/12/18 | Date: 22/10/18 |