TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG12

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

Woolbro Homes Ltd

November 2018
Context

Land at the Old Cottage, Station Road, Lingfield

The site is an agricultural field, currently lying fallow, adjacent to the south east boundary of Lingfield. The site is partly within a Conservation Area and a Grade II* listed building sits to the east.

The site was previously submitted through the Housing and Economic Land Availability Assessment process under reference LIN 030 and the Urban Capacity Study identified UCS11, which is a strip of land to the west.

The site is held by two principle landowners, with the additional area on the shared boundary with The Star Public House also owned by a different landowner.

The site is being represented by one party – Woolbro Homes Ltd.
Policy

This site is allocated as HSG12 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033 for 61 residential units and associated infrastructure.

The site's representative has requested that the Statement of Delivery should be amended to refer to an indicative yield of residential units, rather than stating the number of units as set out in the sentence above. They have stated that they consider that the site has capacity to deliver a greater quantity of new homes and associated development in an acceptable manner, and that they will continue to address the potential site capacity via design and constraint studies e.g. Heritage Landscape Impact and Ecology assessments. They also note that the precise site capacity should be determined via the development management process. However, TDC's preference is to retain the present wording. TDC would have it noted that they have not specified in the Local Plan that the amount of units are maximums.

Any delivery of this site will be carried out 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.

The site's representative has requested that the sentence above be amended to refer to the provision of affordable housing but excluding the reference to provision at 40%. The Council does not propose changing its wording as the evidence base indicates that 40% affordable housing is viable on this site.

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.

The site is also partly located within a Conservation Area and therefore the development to be carried out must conserve and enhance the Conservation Area, as well as addressing its relationship to the wider historic area and the significance of nearby listed buildings.

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 (HSG12). 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.

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**

On site provision of open space

**Off Site**

Opportunities to improve Lingfield station car park
Contributions to mobility impaired persons bridge at Lingfield Station
Contributions to the rebuilding of Lingfield Surgery

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.
<table>
<thead>
<tr>
<th>Land at the Old Cottage, Station Road, Lingfields</th>
<th>HSG12</th>
<th>2024</th>
<th>61</th>
<th>11</th>
<th>50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure provision</td>
<td>Open site provided</td>
<td>to rebuild Lingfield Surgery</td>
<td>Contributions to persons</td>
<td>Car park</td>
<td></td>
</tr>
</tbody>
</table>

**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.

**Signatures**
<table>
<thead>
<tr>
<th>Signed on behalf of Tandridge District Council</th>
<th>Signed on behalf of Woolbro Holdings Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Position: Chief Executive</td>
<td>Position: Director (ROK Planning)</td>
</tr>
<tr>
<td>Date:</td>
<td>Date: 10/12/2018</td>
</tr>
</tbody>
</table>