TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG13

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

CBRE on behalf of Ashill Land Ltd and Vail Williams on behalf of Surrey County Council

November 2018
Context

Land west of Red Lane, Hurst Green

The site allocated for development is comprised of fields and a limited number of residential properties. It is located south east of Hurst Green. The railway line borders the west of the site, Red Lane is to the east and woodland to the South forming robust defensible Green Belt boundaries.

The allocated site is in an amalgamation of 3 land parcels which were previously submitted through the Housing and Economic Land Availability Assessment process under references OXT 021, OXT 048, and OXT 063 (part of).

Part of the site is owned by Ashill Land Ltd, who are represented by CBRE. Part of the site is owned by Surrey County Council, who are represented by Vail Williams. Whilst part of the site to the south is owned by Fairalls. The landowners are co-operating to deliver the site.
This site is allocated as HSG13 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033 for 60 residential units and associated infrastructure.

Vail Williams on behalf of Surrey County Council has requested that the sentence above should state that their part of the site will deliver a proportion of the circa 80 residential units and associated infrastructure. Similarly CBRE on behalf of Ashill Land Ltd has requested that the above sentence refer to the site’s potential to deliver circa 80 residential units. Tandridge District Council does not propose to change its wording however, TDC would have it noted that we have not specified in the Local Plan that the amount of units are maximums.

Any 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.

Both Vail Williams on behalf of Surrey County Council and CBRE on behalf of Ashill Land Ltd have requested changes to the wording of the above sentence, including omitting reference to 40% affordable housing and replacing it with reference to the provision of affordable housing being in accordance with the adopted Local Plan. The Council does not propose changing its wording as the evidence base indicates that 40% affordable housing is viable on this site. CBRE has also requested the deletion of reference to on-site delivery, which TDC do not accept however TDC has addressed this point 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 master-planning/design of the site. Tandridge District Council notes Vail Williams’ inclusion of the following sentence. "Any development of this site will be designed to facilitate access to the remaining (western) part of the site to allow a comprehensive scheme." TDC considers it important that this site is designed and developed comprehensively. As such master-planning is important for this site due to it being within the ownership of three separate landowners as it will ensure the three sites complement each other. Furthermore, the use of master-planning will ensure its development addresses its location on the edge of the settlement, including the need to secure a robust and defensible boundary. 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 policy wording for the site (HSG13). 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.

**Off Site**

Contributions for increased capacity to Hurst Green Station Car Parking
Contributions for footpath extension at Mill Lane
Contributions for pedestrian crossing on Pollards Oak Road
Contributions for multi-use sports hall
Contributions for playground improvements at Warren Lane Park and Mill Lane recreation ground
Contributions for allotment provision
Contributions for youth play space
Contributions for Oxted Library refurbishment
Contributions for cycle route from Holland to Hurst Green Station

CBRE on behalf of Ashill Land Ltd has requested the deletion of the first two off-site requirements listed above.

Please note that subject to Planning Policy Committee approval the following Main Modifications relating to this site will be discussed at examination.

Remove “Footpath extension at Mill Lane.”

Remove “Oxted Library refurbishment.”
However, the Council has not accepted any of the other proposed amendments as the infrastructure requirements listed above have been arrived at based on what our evidence indicates is required and in line with the CIL Regulations on planning obligations.

Moreover, 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. Reflecting both CBRE's and Vail Williams’ request referred to above in relation to the on-site and off-site infrastructure, they have also sought its deletion from the phasing table below however for the reasons stated above, TDC has not accepted this change. Their requested amendment to the number of units is set down in red in the table below, however as stated above the requested change has not been accepted.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>URN</th>
<th>Completion Date</th>
<th>Total No. Of Dwellings</th>
<th>5 year plan period</th>
<th>10-15 years</th>
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<tbody>
<tr>
<td>Infrastructure provision</td>
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<tr>
<td>Pedestrian crossing on Pollards Oak Road</td>
<td>Multi-use sports hall</td>
<td>Playground improvements at Warren Lane Park and Mill Lane</td>
<td>Allotment provision</td>
<td>Youth play space</td>
<td>Oxted library refurbishment</td>
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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 majority of the infrastructure and contributions specified can be delivered within the first five years of the plan period. There remains disagreement on aspects relating to (inter alia) infrastructure provision and quantum of development. The position of both parties in respect of this, and any other matters arising following the publication of the submission version of the Local Plan to the Secretary of State, will be clarified through the forthcoming Hearing Statements and Examination in Public as part of the next stages of the progression of Tandridge Local Plan.

Signatures

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<th>Signed on behalf of Tandridge District Council</th>
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<td>Position: EXECUTIVE</td>
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<td>Date: 17/1/19</td>
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<td>Position: D.G.</td>
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<th>Signed on behalf of Surrey County Council</th>
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<td>Position: PARTNER VAIL WILLIAMS</td>
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<td>Date: 13 DECEMBER 2018.</td>
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