TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG14

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

Tandridge District Council

November 2018
Context

Warren Lane Depot, Hurst Green

The site is a Waste and Recycling Depot on the south-western edge of Hurst Green. It contains a number of buildings, as well as storage and parking areas related to its depot use. These will all need to be relocated.

The site is in singular ownership and was previously submitted through the Housing and Economic Land Availability Assessment process under reference OXT 067.

The site is being represented by one party – Tandridge District Council
This site is allocated as HSG14 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033 for 50 residential units and associated infrastructure.

Any delivery of this site will be done in accordance with all relevant policies of the development plan, including the provision of 20% affordable housing, along with other infrastructure contributions and on-site delivery set out below.

Any development will need to be mindful of the landscape and layout of the site as it is on the edge of the settlement. 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 (HSG14). 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 Parkir g
Contributions for improvements to Mill Lane/Hurst Green Lane
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

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

Remove "Footpath extension at Mill Lane"
Remove "Oxted Library refurbishment"

The Council's Development and Enabling team has indicated that this site may deliver a level of affordable housing beyond that required by the planning policy. At the planning application stage, factors such as this will be taken into account as 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 Council's Development and Enabling team has requested amendments to the phasing of delivery in light of this site's current use as part of the Council's refuse and recycling service and future contractual changes. They have therefore requested that the site's delivery be changed to 2030/31 from 2021/2022, the delivery of the infrastructure provision and contributions be moved from 2021/2022 to 2031/32 and its completion date amended from 2022 to 2030. The Council's Strategy team has accepted the proposed changes to the phasing and completion date as set out in the table below.

<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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</thead>
<tbody>
<tr>
<td>Warren Lane</td>
<td>HSG14</td>
<td>(2030)</td>
<td>50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increased capacity to station car parking</td>
<td>Improvements to Mill Lane/Hurst Green Lane</td>
<td>Footpath extension at Mill Lane</td>
<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>
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Depot

Infrastructure provision
**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 Tandridge District Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position: EXECUTIVE</td>
<td>Position: Development Manager (Housing) Head of Strategic Asset Management</td>
</tr>
<tr>
<td>Date: 19/12/19</td>
<td>Date: 17/12/18</td>
</tr>
</tbody>
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