TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE HSG16

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

MRS SUSAN DANZIGER
AND
MRS DALE LASSETTER
AND
MONTAGU EVANS

December 2018
**Context**

**Land at Green Hill Lane and Alexandra Avenue, Warlingham**

The site contains a horse paddock, a hay storage facility and partially cleared woodland. It lies on the edge of the urban area of Warlingham and is contained on three sides by Alexandra Avenue, Chelsham Road and Green Hill Lane.

The site is an amalgamation of 2 parcels and was previously submitted through the Housing and Economic Land Availability Assessment process under references WAR 011 and WAR 023.

There are multiple landowners, all of which are working together to bring the site forward. Each are being promoted by different agencies but this delivery statement sets out the joint position of all parties.
**Policy**

This site is allocated as HSG16 in the July 2018, Regulation 19 iteration of Our Local Plan: 2033 for 50 residential units (including a mix C2 Extra Care and C3 uses) and associated infrastructure.

The site's representative has requested that the sentence above be amended to state that the site is allocated 'for an estimated 50 residential units'. TDC would have it noted that, whilst it has not accepted this amendment, it has 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 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 (HSG16). 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 to congestion alleviation at Sunny Bank

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. However it is noted that the site’s representative considers that the delivery of development could realistically be brought forward to 2022/23; this is set down in red in the table below. TDC do not believe that the site can be delivered any earlier than set down in the phasing table 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. For these reasons, TDC believe that the timeframe for development of 2023/24 is realistic.

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<td>Land at Green Hill Lane and Alexandra Avenue, Warlingham</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 infrastructure and contributions specified can be delivered.

Signatures

Signed on behalf of Tandridge District Council

Position: CHIEF EXECUTIVE
Date: 1.12.18

Signed by Mrs Dale Lasseter

Signed by Mrs Susan Danziger

Position: 7.12.18

Signed on behalf of Montagu Evans

Position: 6.12.18

Date: 6.12.18