TANDRIDGE DISTRICT COUNCIL
OUR LOCAL PLAN 2033

SITE REF. HSG15

STATEMENT OF DELIVERY

BETWEEN

TANDRIDGE DISTRICT COUNCIL (TDC)

AND

CHARTERHOUSE STRATEGIC LAND (CSL)

November 2019
Context

HSG15: Land west of Limpsfield Road, Warlingham

The site forms approximately 10.9ha.

The site is broadly rectangular in shape and currently comprises two recreation grounds with associated playing pitches, clubhouses and car parking at either end of the site and parcel of underutilised scrub land which separates the two grounds.

The site is in control of two developer interests – Charterhouse Strategic Land (“CSL”) and CALA Homes as depicted on Map 1 appended to this Statement of Delivery (“Statement”). The northern part of the site (approximately 4.04ha) is controlled by CALA Homes (land edged ‘yellow’ on Map 1) and the southern part of the site (approximately 6.86ha) is controlled by CSL (land edged ‘green’ on Map 1). For the avoidance of any doubt this Statement relates solely to the land controlled by CSL.

The CSL land

Adjacent to the site’s southern boundary is residential development fronting Shelton Avenue. The site is bounded by Limpsfield Road to the east, off which there is an existing vehicular site access. Beyond Limpsfield Road lies further residential development and a care home. Adjacent to the site’s western boundary is paddock land.

The site’s perimeter is lined by mature vegetation and trees except at the point of access off Limpsfield Road. This vegetation screens the site from the Green Belt land to the west.

The site lies entirely within Flood Zone 1 and as such is at a low risk of flooding.

The nearest listed buildings are the Grade II* listed Church of All Saints and the Grade II First World War memorial, located approximately 300m to the east and south of the site, respectively.

The site was previously submitted through the Housing and Economic Land Availability Assessment process, under reference WAR 005.
Policy HSG15 allocation requirements

Policy HSG15 contained within the submitted Local Plan envisages the site delivering: - [in summary form]

- A minimum of 190 residential units (Use Class C3);
- The relocation and expansion of Warlingham Village Primary School;
- Possible re-provision for the loss of playing pitch provision on-site; and
- Sensitive landscaping and on-site amenity green space.

Opportunity provided by the CSL land

Site capacity

The Promoter suggests the site can accommodate a minimum of 121 dwellings. The site's capacity to accommodate additional dwellings will increase proportionately if it is established that there is no requirement for a new primary school for Warlingham on site and/or that playing field re-provision can most appropriately be made off-site. These issues are the subject of separate representations to the Examination.

Affordable housing

With reference to our Matter 6 Written Hearing Statement, specifically paragraph 2.60, on-site provision for 40% affordable housing can be achieved where the educational requirement as set out in Policy HSG15 is removed. However, in the event that robust evidence is forthcoming to justify the educational requirements contained within Policy HSG15, then clearly 40% affordable housing will not be viable proposition for the CSL land when it is also expected to transfer serviced land to Surrey County Council at nil value for a school.

Landscaping

The landscape and layout of the site will address its location on the edge of the settlement and robust Green Belt boundaries will 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), subject to viability.

The Infrastructure Delivery Plan that supports the Local Plan sets out a number of requirements for the delivery of this site. These infrastructure requirements for the site have been set out below.

The infrastructure section of Policy HSG15 identifies specific infrastructure requirements to be provided on and/or off-site, including where contributions are likely to 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 all to be delivered within the next five years.

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, viability testing 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 TDC’s CIL will be reviewed following the adoption of the Local Plan.

On or off-site contributions (if requirements meet the obligations test)

The on and/or off-site contributions below relate only to CSL land (as outlined in green on Map 1 of this document)\(^1\).

- The re-provision of a playing pitch on or off-site;
- The provision of public and private amenity green space where appropriate and, if necessary, subject to need and the viability of the CSL scheme at the time of an application submission;
- The provision of a financial contribution for a pedestrian crossing between Warlingham Green and Trenham Drive, if necessary;
- The provision of a financial contribution for the expansion to the doctor’s surgery in Warlingham, if necessary, based on CSL land capacity and the doctor’s surgery capacity;
- The provision of a cycle route through CSL land;
- The retention of and improvement to the existing public footpath which runs along the western boundary and the provision of a new public footpath through CSL’s land;
- The provision of a singular access and egress from Limpfield Road with a secondary emergency access;
- The provision of appropriate landscaping within CSL development scheme to address the character of the surrounding area; and
- The inclusion of a "green strip" along the frontage of the site.

\(^1\) Our response to Matter 6 included a list of contributions that should be included within the policy, however, these have been looked into in more detail. The full list of contributions that relate to the site have been listed above and supersede the list included within our Matter 6 response.
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 will be prepared and submitted at the earliest stage of the application process.

**Phasing for CSL land**

The projected delivery timescales 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, whilst the Regulation 19 identified this site to come forward in 2031-2032 based on the assumptions that it is part of a wider site. The re-provision of the playing pitch relating to the CSL land was assumed to be provided at South Godstone Garden Community, however, this development is not due to commence until 2026. CSL land can be delivered ahead of these projections, as there are considered to be more suitable locations for the re-provision of the pitches on other sites within the Warlingham area. Therefore, CSL land can come forward earlier in the plan period. Details of the timeline for delivering the CSL land have been set out below.
<table>
<thead>
<tr>
<th>Development name</th>
<th>Local Plan policy reference</th>
<th>Completion date</th>
<th>Total number of dwellings</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
<th>2024/25</th>
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<tr>
<td>Land west of Limpsfield Road, Warlingham</td>
<td>HSG15 (CSL land – outlined in green on Map 1)</td>
<td>2022</td>
<td>Up to 185 residential dwellings</td>
<td>30 residential dwellings</td>
<td>91 residential dwellings</td>
<td>Re-provision of the playing pitches either on site or off site.</td>
<td>Provision of public and private amenity green space where appropriate, subject to the need and viability of the scheme (in part)</td>
<td>The provision of a singular access and egress from Limpsfield Road with a secondary emergency access</td>
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<td>The inclusion of a “green strip” along the frontage of the site (in part)</td>
<td>Provision of a financial contribution for the expansion to the doctor’s surgery in Warlingham, if necessary, based on the site capacity and the doctor’s surgery capacity</td>
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Position statement

This statement represents a formal position for both TDC and CSL and confirms that all parties agree that CSL land (as outlined in green on Map 1 of this document) and the infrastructure and contributions specified above can be delivered within the next five years.

Signatures

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<th>Signed on behalf of Tandridge District Council</th>
<th>Signed on behalf of Charterhouse Strategic Land</th>
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<th>Position: C.E.Y.</th>
<th>Position: DIRECTOR</th>
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<td>Date: 15.11.15</td>
<td>Date: 18 November 2019</td>
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Appendix 1 - Map 1

Land to the West of Limpsfield Road, Warlingham