

Annex A: Interim Policy Statement for Housing Delivery

This is an interim Policy Statement for Housing Delivery providing a consistent approach for Development Management for the determination of housing applications in Tandridge District going forward and will include consideration of the matters set out below.

The primacy of the protection of the Green Belt, Surrey Hills Area of Outstanding Natural Beauty (AONB) and the High Weald AONB, candidate areas for AONB status will be the key planning consideration in determining planning applications under this interim Policy.

Infrastructure constraints, such as local, strategic and national route highway capacity constraints and foul or surface water drainage constraints, will be key planning consideration in determining planning applications under this interim Policy.

Applications will be invited to come forward that meet the following criteria and are in accordance with the Council's development plan and with the National Planning Policy Framework (NPPF) and with national planning guidance:

- i) Provide for the re-development of previously developed land in the urban areas and the Green Belt;
- ii) Housing sites included in the emerging Local Plan where the Examiner did not raise concerns (see Appendix A);
- iii) Sites allocated for housing development in adopted Neighbourhood Plans which will make a contribution to the overall delivery of housing in the District;
- iv) Provide for the release of infill or re-development sites in settlements washed over by the Green Belt where this would not conflict with maintaining the openness of the Green Belt;
- v) Constitute enabling development (for charitable development or heritage asset conservation purposes) (See Appendix B);
- vi) Housing development meeting a recognised local community need or realising local community aspirations including affordable housing and the bringing forward of rural exception schemes in appropriate locations;
- vii) Sites that deliver flood mitigation measures for already identified areas of the District at serious risk of flooding;

and any such sites identified according to the above criteria must be deliverable and viable, having regard to the provision of any necessary onsite and off-site infrastructure, affordable housing requirements and payment of the Community Infrastructure Levy.

All development proposals will be expected to comply with the requirements of the NPPF and the policies of adopted development plan, that is the Core Strategy (15th October 2008), Tandridge Local Plan Part 2: Detailed Policies 2014-2029 (July 2014), all adopted Neighbourhood Plans and Supplementary Planning Guidance where relevant.

Planning permission will only be granted for a limited period of 2 years to ensure the rapid development of the sites.

When considering planning applications for residential development on a specific site, the cumulative impact of development (and particularly wider highway capacity and safety considerations) will need to be taken into account.

Applications should be accompanied by Master Plans setting out how the site will be developed, the location of infrastructure, how the site will function, its visual appearance, how it relates to the surrounding area, and the adjacent transport network including roads, footways, cycleways and bridleways.

Tandridge District has a recognised deficit of infrastructure. Special consideration will be given to the development of sites that overcome existing infrastructure deficits.

Where the proposed development would create the need to provide additional or improved off-site infrastructure, funding or a programme of delivery should be agreed with the relevant infrastructure providers to ensure that these improvements are provided at the time they are needed.

Off-site infrastructure requirements essential to allowing the development to proceed will be expected to be included in a Grampian Condition or Section 106 Agreement or other legal agreement as appropriate.

An ecological impact assessment should be undertaken and appropriate measures identified and implemented accordingly to mitigate any potential adverse impacts of the development on biodiversity and to secure biodiversity net gain.

Appendix A - Examples of possible sites:

The emerging Local Plan process identified a number of large sites (75+ units) that could potentially be brought forward where the Examiner did not raise concerns. These sites have been rigorously assessed via the HELAA process and Green Belt assessments. They have also been through two Regulation 18 consultations, one Regulation 19 consultation as well as site specific Examination hearings.

Appendix B – Enabling Development in the context of this Interim Policy Statement for Housing Delivery:

Enabling development means allowing development to take place that would not normally be granted permission because it is contrary to development plan policy (and possibly national planning policy) but which enables the delivery of a development which provides exceptional and significant public benefit.

REASONED JUSTIFICATION: To seek to maintain the delivery of new housing in Tandridge District Council recognising the significant planning and other constraints the District is subject to.