Runnymede Local Plan EIP
Statement on behalf of Taylor Wimpey

Land at Green Lane, Chertsey (SL14)
Matter 8
January 2019
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25 Jan 2019
1. **Introduction**

1.1 This Statement is submitted on behalf of Taylor Wimpey in relation to ‘Land at Green Lane, Chertsey’ (known as Parcel A, Chertsey Bittams for the purposes of the Local Plan - Policy SL14). We have attended the Stage 1 Hearing Sessions which focussed on the strategic matter associated with the Local Plan.

1.2 This Statement responds to Matter 8: Housing Land Supply with specific regard had to the timescales for delivery of policy SL14.

1.3 The comments contained within this Statement builds upon the detailed representations submitted to support the Regulation 19 consultation on the proposed submission Local Plan in light of the Inspector’s questions.
2. **Matter 8: Housing Land Supply**

Matter 8.1 (c) - Are the estimates of site capacities (for the site allocations/opportunity areas, SLAA sites and estates regeneration) robust, taking account of viability, infrastructure and any other delivery constraints?

2.1 A detailed response has been provided with regard to draft policy SL14 through our Hearing Statements to Matter 6.

2.2 We support the Council’s evidence supporting the site capacity of a minimum of 175 dwellings within SL14 alongside it being expressed as a ‘minimum’ figure in the interest of ‘significantly boosting housing supply’ under 47 of the Framework.

2.3 The Site Capacity Analysis Addendum (April 2018) identifies scope for the capacity to increase to 225 dwellings subject to detailed design on air quality and noise matters. As such, our Client is supportive of the reference to a ‘minimum’ figure within the policy, and the Council’s evidence considers the housing capacity against the land required for infrastructure and other technical matters.

2.4 A Vision Document has been prepared and previously submitted under the Regulation 19 representations alongside Matter 6 which demonstrates the opportunity and constraints across the site, and the ability for the site to deliver a minimum of 175 dwellings over the plan period when taking account of technical considerations. The illustrative layout contained within the Vision Document further supports the Council’s evidence within the Site Capacity Analysis Addendum (April 2018) that a net density of 39 dwellings is deliverable and is reflective of the prevailing character of the area. Furthermore, the assumptions being made by RBC with regard to the site density and associated capacity are supported by our Client and the approach aligns with paragraph 47 of the Framework.

2.5 In relation to specific matters on infrastructure we have set out our Client’s position within our response to Matter 10, and will comment further on the implications of the timescales for the delivery of the site arising from associated mitigation along the A320 at the appropriate time.