



Our Local Plan

Our Local Plan: 2033
Examination Procedural Meeting
27th July 2023

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Introduction

1.1 Purpose of this document

This note responds directly to the Inspector's request to provide documentation in advance of the procedural meeting scheduled for 27th July 2023.

'It would be helpful to me in preparing for the procedural meeting if the Council could provide a document which details your suggestions for progressing the examination. In the document, please indicate how you wish to amend the Plan and why, this should include why your suggested changes are necessary for soundness.'

This document provides more detail regarding the Council's proposed amendments to the emerging Local Plan as summarised in TED58 and addresses the issues of soundness raised in ID16 and ID19, as well as the request to update evidence base studies set out in ID21. A proposed work programme for all the further workstreams is also presented.

TED58 was written with the assumption that the revised National Planning Policy Framework (NPPF) would be published in Spring 2023, that more clarity regarding the introduction of the National Development Management Policies would soon be available and that the transformation of plan-making being introduced in the Levelling Up and Regeneration Bill would overlap with the work on the emerging Local Plan. All of this has been delayed.

Thus, in providing more detail to proposed approach to modifying the emerging Local Plan, we have taken into account the recent confirmation from Government that anticipated changes to the NPPF and wider policy reform have been delayed. We have also taken note of the Inspector's most recent advice set out in ID23 and ID24, particularly around the point that we should not review those parts of the Plan already found sound.

Given the relatively short timescale offered for the preparation of this note, it is necessarily high level and further detail will be clarified and discussed at the procedural meeting. We have been unable to reflect on any matters discussed at the forthcoming meeting with DLUHC officials, scheduled for 20th July 2023. If any key points arise from that meeting and any external legal advice, we respectfully request that these be taken in account, either through the submission of an additional note in advance of the meeting, or through verbal updates at the procedural meeting. Once we have seen the agenda, we may need to respond in advance of the procedural meeting.

1.2 What will the amended Local Plan look like?

The Council is committed to progressing examination of its emerging Local Plan. The emerging Local Plan to date has been found legally compliant but changes are needed to address issues of soundness and to take account of recent changes reflecting the duration of the Examination.

The proposed approach to the emerging Local Plan is centred around the following:

- Maintenance of the plan period to cover the period 2013-2033.
- Recognition that the residual capacity of Junction 6 of the M25 is a major constraint to delivering the Objectively Assessed Need (OAN).
- Revision of the spatial strategy to remove the South Godstone Garden Community, constrained sites and site allocations which have already been granted planning permission since the plan was submitted for examination. The latter will instead be included in the housing trajectory as committed delivery.
- Update policies to ensure alignment with updated evidence and to reflect recent changes post submission.

Plan Period

The submission Local Plan has a plan period of 2013-2033. It is proposed that these dates remain for the emerging Local Plan. The Council believes that a short and modified Local Plan is the best way forward to ensure there is an up-to-date Local Plan in place in the District.

The plan period partially covers a historic period and it is clear that this is common practice (Table 1). It is acknowledged that Tandridge’s emerging Local Plan will have around nine years remaining within the plan period if it was to be adopted in 2024.

Table 1 Examples of Plan Periods c.f. Adoption Dates

Local Authority	Plan Period	Adoption Date
Epping Forest	2011-2033	2023
Birmingham	2011-2031	2017
Cheshire East	2010-2030	2017
Liverpool	2013-2033	2022

Given that the plan will have a short plan period on adoption, the Council is willing to commit to an early review if the Inspector was to recommend this option. The early review would ensure that a new plan would be capable of being in place by the time the need for supply of specific developable sites for the medium-term, i.e. 6-10 years, would be required. The new plan would be for a 20-year plan period (2024-2044), to ensure that the plan would cover a 15-year period from the date of adoption (2029), in line with current policy.

Again, there are examples of other authorities with short plan periods (less than 15 years) with (Table 2) and without (Table 3) commitments to immediate full or partial review, which suggest this can be a sound approach.

Table 2 Examples of Short Plan Periods and Early Reviews

Local Authority	Plan Period	Adoption Date	Review Requirement
Breckland	2011-2036	2019	Commitment to immediate partial review within 3 years to modify the plan in relation to several key issues: housing developments requirements, Gypsy and Travellers, technical design standards for new homes and economic development.
Chichester	2014-2029	2015	Commitment to reviewing the Local Plan within five years of adoption to ensure that the OAN is met in light of uncertainties related to highways infrastructure improvements, resulting in a housing supply shortfall.
Havering	2016-2031	2021	Commitment to immediate full review upon adoption of the plan. This was to take into account Gypsy and Traveller needs, latest Government guidance and the London Plan.
South Cambridgeshire	2011-2031	2018	Commitment to a full review of the Local Plan commencing in 2019 with submission for Examination anticipated in 2022. Key matters for review include housing needs, spatial strategy for Greater Cambridge and the implications of an assessment of needs of populations residing on sites on which caravans can be stationed.

Table 3 Examples of Short Plan Periods without Commitments to Early Review

Local Authority	Plan Period	Adoption Date	Rationale for Short Plan Period
Bath and North East Somerset	2011-2029	2023	Partial review of adopted local plan. Inspectors Report (EXAM24) notes that while the new policies would not look ahead for a minimum of 15 years from adoption, this was considered pragmatic given the limited scope of the changes proposed.
East Cambridgeshire	2011-2031	n/a	Single issue review to update Policy Growth 1 and the dwelling requirements. Most recent comments from the Inspector (EX INS11) note that the revised policy would not look ahead over a minimum 15-year period from adoption but rather apply to 2031 (around 8 years from adoption). This

Local Authority	Plan Period	Adoption Date	Rationale for Short Plan Period
			was considered appropriate as only seeking to update one policy of the adopted local plan, the others being found up to date.

OAN and Capacity Constraints

The examination of the submitted Local Plan has already concluded that constraints exist which mean that it will not be possible to provide in full for the Objectively Assessed Needs (OAN) of the District. We are committed to reviewing OAN in line with the comments provided in ID16 (see section 2.5). Work has already begun to update OAN for both the 2016 and 2018 household projections and emerging results suggest that the 2018 projections will result in a lower level of OAN. However, we anticipate that whatever the resultant agreed OAN that the conclusion will likely remain the same that it is not possible to meet the needs in full due to constraints within the District.

A significant amount of work has been and continues to be undertaken to consider the extent of these constraints, particularly those relating to transport infrastructure and ways in which they may be mitigated. In determining the District's requirement, we are proposing that the M25 Junction 6 is treated as a major constraint to growth in the same vein as Green Belt and the AONBs. This is explored further in sections 2.1-2.3.

We are in the process of undertaking further work to ensure that constraints are fully understood and there is robust evidence to support them. We believe that the emerging Local Plan can be modified to provide for homes which can be delivered over the short- medium term within the scope of the transport infrastructure constraints that have been identified.

Spatial Strategy

The spatial strategy will maintain the existing proposed spatial strategy directing development towards the most sustainable settlements in the short-medium term. There is clear indication that the proposed spatial strategy will be deliverable, as it is already being implemented as evidenced by the proportion of proposed site allocations that have already been granted permission (see section 2.9).

The longer-term component of the spatial strategy, i.e. the South Godstone Garden Community (originally due to be delivered from 2026/27) will be removed, given that work carried out in relation to the M25 Junction 6 has demonstrated that this proposal is undeliverable (see sections 2.1 and 2.2). It is proposed that longer-term housing supply is instead addressed through an early review of the emerging Local Plan, when further consideration can be given to the long-term solution to the M25 Junction 6 issues.

In this way, the emerging Local Plan spatial strategy can be modified to provide for homes which can be delivered over the next five years within the scope of constraints that exist. Through the additional work that the Council has been undertaking, the extent of the constraints has become clearer, meaning that the identification of limits to growth is possible.

Growth will be limited to existing commitments and smaller scale site allocations identified in the Submitted Local Plan which are capable of being found sound. This will provide for a level of housing provision below the OAN, but utilising available capacity in infrastructure, and without negatively impacting upon environmental constraints.

Up-to-date Policy

The emerging Local Plan will be updated to reflect conclusions of updated evidence (see section 3) and the work undertaken to address soundness issues (see section 2). This will include that relating to infrastructure (including education), Gypsy and Traveller provision, open market and affordable housing quantum for sites, heritage and ecology site assessments, housing land supply, Statements of Delivery, housing trajectory and viability. This will ensure that the Local Plan remains up-to-date.

We will also undertake more minor amendments to ensure that the emerging Local Plan reflects recent changes to policy, such as the Use Class Order changes. More prosaic updates will also be undertaken to

ensure the emerging Local Plan remains current, for example, to reflect recent progress with the Surrey Hills AONB boundary review.

1.3 Rationale for Continuing with the Emerging Local Plan

We believe that continuing with the Emerging Local Plan would be the best option for the following reasons:

- Aligns with Government aspirations to have plans in place for all Local Authorities as soon as possible, as documented in the Chief Planner's letter to PINS (March 2023):

‘The Department still expects Inspectors to deal with examinations pragmatically continuing to focus on addressing shortcomings in plans to ensure plans can be adopted and communities can benefit from up to date local plans.’

If this plan was to be stopped, we would have to start again. It would take significantly longer to go through the whole process again rather than address the soundness issues associated with the emerging Local Plan. It is of critical importance that the District has an adopted local plan in place.

- Best use of public funds. The Council has already spent in excess of £3.5m on the emerging Local Plan and it is keen to see this investment realised with an up-to-date development plan in place. We are also aware that if we cannot continue with this Plan, it will leave the Council open to continued planning applications on Green Belt land, likely resulting in additional appeal costs for the Council.
- Infrastructure shortfalls will be exacerbated. In recent years, pepper potted growth around the District has led to a lack of coordinated infrastructure provision. Setting out a clear spatial strategy in an adopted Local Plan represents the best opportunity to deliver much needed infrastructure to meet existing and future needs.
- Although planning reforms have been delayed, it is anticipated that these are likely to be rolled out in the relative near future. By continuing with the emerging Local Plan, it would mean that the Council has an up-to-date planning framework in place and this can be reviewed once the Levelling Up and Regeneration Bill and wider changes to national planning policy have been implemented.
- Wider contextual factors that may influence the District's Local Plan, such as the Gatwick DCO and Surrey Hills AONB boundary review, are still to be decided but are anticipated to have significant influence on the future of the District. Continuing with the plan but committing to an early review will allow such significant changes to be addressed at the earliest point possible, when more detail will be known.

2 Soundness Issues

ID16 set out the soundness issues that need to be addressed if the Examination is to progress. These were reiterated in ID20, as:

- Junction 6 M25 mitigation;
- The deliverability / developability of Strategic Policy SGC01: South Godstone Garden Community;
- Calculating the OAN;
- Housing Land Supply (HLS), to include calculation of the 5-year HLS;
- Provision for education facilities; and
- Provision for Gypsies, Travellers and Travelling Showpeople.

ID16 also raised concerns in relation to specific site allocations and development management policies.

This section of the document sets out our understanding of the issues, progress made to date with regards to addressing these issues and the proposed course of action for the emerging Local Plan.

2.1 Strategic Road Network and M25 Junction 6

ID16 highlighted that the Statement of Common Ground (SoCG) with Highways England is clear that impacts of the development proposed through the Plan as a whole on the Strategic Road Network (SRN) would be, in terms of the Framework, severe and that mitigation is required at Junction 6 of the M25 by 2024/25, with the junction already operating over design capacity during AM and PM peaks. ID16 further notes that the HIF bid pursued to fund the required improvements to Junction 6 and other parts of the strategic road network such as A22/ A264 Felbridge junction was unsuccessful and therefore, there are concerns regarding the deliverability of the spatial strategy, particularly relating to the South Godstone Garden Community and site allocation HSG11, which are both dependent on Junction 6.

Further work examining the capacity of and mitigation for Junction 6 was undertaken in 2021 as documented in TED50. The assessment confirmed that the junction already operates over design capacity and that the eastbound off-slip would require upgrading to safely accommodate forecast traffic volumes in approximately 2027, regardless of the Local Plan¹. The congestion on the M25 eastbound off-slip is of particular concern as it has significant adverse highway safety implications. Correspondence from National Highways highlights that work on the eastbound off-slip would need to start as soon as possible to progress the scheme and identify suitable funding opportunities to enable implementation at the optimum time.

A potential mitigation scheme was identified for the junction and its approaches, which has been shown to suitably address the impact of allocated Local Plan growth to 2035². Both National Highways³ and Surrey County Council⁴ confirmed that the proposed mitigation strategy was appropriate and would address the impact of allocated Local Plan growth to 2035.

ID20 confirmed that the technical assessment sets out a potential solution to the capacity issues at Junction 6 sufficient to enable the examination to proceed. Therefore, it is suggested that this soundness issue regarding Junction 6 has been resolved and is no longer an impediment to the Examination continuing.

The most recent information available to the Council after further discussion with National Highways and Surrey County Council indicates that the costs to complete the necessary works would be in the region of

¹ TED50 - DHA (2021) Transport Technical Note

² The transport modelling considered two scenarios one with a total of 6,034 units delivered over the period 2013/14 to 2032/33, including 510 at the Garden Community, and the other 6,922 units with 1,410 at the Garden Community.

³ TED50 – Email from National Highways

⁴ TED50 – Email from Surrey County Council

£54m. This is outlined in the Planning Policy Committee papers of 22 November 2022 (item 7, paragraphs 8 and 9). Following the failure of the HIF bid, no suitable funding stream(s) to meet these costs have been identified.

The Council subsequently commissioned further work in 2023 on Junction 6 of the M25. This work is still in draft and has yet to be subject to discussion with either National Highways or Surrey County Council. This work has reiterated that the roundabouts and approaches of the junction operate over design capacity, particularly on the A22 approaches. A situation that is expected to worsen due to forecast background traffic growth over the coming years. As already discussed, a technical solution for the roundabouts and approaches has been identified but funding has not been secured.

The further work highlights that congestion on the M25 off-slips is of particular concern, as it risks traffic tailing back to the mainline carriageway during busy periods, as it has significant adverse highway safety implications. The M25 merges and diverges are considered to be of a suitable standard to accommodate traffic growth until 2034, with the exception of the eastbound off-slip, which requires upgrading by 2027 to safely accommodate forecast traffic growth. Addressing this issue would require land that it is not within the control of National Highways and as yet, no work has been done on design, costing, planning and legal process, or funding.

In the absence of deliverable upgrades to the junction, it is necessary to consider what proposed site allocations could be accommodated in the short term without exacerbating the adverse safety impacts. The emerging high level estimate is 1,400 new dwellings, assuming that planning conditions are applied to non-residential developments to limit their vehicular trips during the highway network peak hours. This assumes all of this capacity is used by new residential development in Tandridge.

However, this provisional estimate is subject to a number of caveats and should not be taken as the definitive capacity at this stage. It is worth highlighting that the residual safety capacity is already being eroded by committed development approved for proposed allocations and non-allocation sites within the District and neighbouring authorities. Non-Tandridge generated traffic comprises approximately 80% of junction usage and so proportionate background traffic growth arising elsewhere will also further erode this preliminary estimate. Further work is ongoing to refine the estimate and ensure the associated implications for growth are fully understood. This includes confirmation of the assumptions - for example around growth quantum / site allocations built into the modelling and junction capacity share between neighbouring districts and boroughs.

As there is currently no funding identified to mitigate the severe impacts of growth on the junction, in particular the upgrade for eastbound off-slip required by 2027, the Council seeks to treat J6 as a major constraint for the emerging Local Plan going forward and accordingly to ensure planned growth is commensurate with the remaining design and safety capacities.

The impact of a revised spatial strategy on the remainder of the SRN will continue to be considered as part of the ongoing work for the emerging Local Plan (see Section 3.4).

2.2 South Godstone Garden Community

South Godstone Garden Community was originally intended to deliver about 1,400 homes in the plan period, starting in 2026/27, with a further 2,600 homes delivered beyond the plan period. As highlighted in ID16 improvements to the Junction 6 of the M25 are considered necessary prior to any delivery of any dwellings at the proposed South Godstone Garden Community.

As discussed in Section 2.1, limited residual safety capacity remains at Junction 6, which is insufficient to accommodate the Garden Community, particularly since this capacity will likely be absorbed before any development could be delivered within the proposed community. Funding to fully mitigate the highway infrastructure constraints at Junction 6 has not been identified. It is therefore proposed that the South Godstone Garden Community is not taken forward as part of the spatial strategy for the emerging Local Plan.

2.3 HSG11: Land to the West of Godstone

Concerns were also raised regarding site allocation HSG11 in ID16. These centred on the fact the Policy HSG11 Land to the West of Godstone required a contribution to improvements to the M25 Junction 6 and the fact that development of this proposal would appear dependent on improvements being undertaken.

As set out in section 2.1, limited residual safety capacity remains at Junction 6, which is insufficient to accommodate the full planned growth in the submitted emerging Local Plan and that there is no funding available to deliver the required mitigation scheme.

As part of the immediate work being proposed for the emerging Local Plan, we will assess how HSG11 can be brought forward ahead of the capacity limitation.

2.4 Spatial Strategy

ID16 questions the soundness of the spatial strategy given the constraints around the M25 Junction 6. ID19 cautions that in considering an amended spatial strategy, it would be necessary to consider whether it is the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence. It was also suggested that an exploration of alternative spatial strategy options would be required, for example, whether to allocate more small and medium sized sites that could deliver homes to boost the supply of housing.

As confirmed in ID16, the Sustainability Appraisal (SA), to date has been considered legally compliant. Reasonable alternative options were identified and assessed appropriately. As stated in SPS2 Our Local Plan Preferred Strategy Paper (2017), the Council has already exhaustively assessed the possibility of allocating more small and medium sites throughout the District as part of the SA process and consistently concluded that the harm outweighs the benefits.

We suggest that the most appropriate strategy, is to maintain that part that directs growth towards the most sustainable settlements in the short-medium term. As already referenced in section 1.2, this element of the strategy is already being delivered.

As set out in in sections 1.2, 2.1 and 2.2, we are proposing the longer-term component of the spatial strategy be removed from the emerging Local Plan due the infrastructure and associated financial constraints, which render this part of the spatial strategy undeliverable. This is a pragmatic approach, which retains the sound elements of the plan, whilst giving all parties the further time required to consider longer term potential solutions and growth opportunities.

Taking forward this revised spatial strategy will require an update and revision of the SA, which we have included within the proposed programme.

2.5 Objectively Assessed Need

The submitted Local Plan calculated Objectively Assessed Need (OAN) for the Housing Market Area of Tandridge District of 332 dwellings per annum, based on the 2016 household projections released by the ONS. Following release of the 2018 projections, the Council wrote to the Inspector (TED42 and related ID14) that they considered the new 2018 household projections as a meaningful change⁵ and that the new OAN would be 266 dwellings per annum.

In ID16, the Inspector requested that the OAN should be recalculated using both the 2016 and 2018 household projections and using the advice on methodology which is set out in ID16.

The Council will commission an update to its OAN calculation as well as the following evidence base:

- HNS10 – Assessing the Needs for All Household Types for Tandridge Updated 2018
- HNS12 - SHMA 2018 Market Signals Technical Paper

The Council will also update its Affordable Housing Needs (HNS11 – Affordable Housing Needs Assessment for Tandridge Updated 2018), which were identified as being out of date in ID20.

⁵ Paragraph 016 of the PPG.

2.6 Housing Land Supply

ID16 states that the housing land supply should be recalculated using the latest available details. Although the level of windfall allowance has been found sound, questions have been raised regarding contributions to supply from town centre initiatives, Council home building, vacant and empty homes. The Garden Community also needs to be removed from the housing land supply, due to the identified strategic road infrastructure constraints. ID20 re-iterates that the five-year housing land supply needs to use the completions since the plan base date and commitments from the last annual monitoring data, revised capacity for the proposed housing allocations and having regard to the advice in ID16.

We will update the housing land supply and are confident that we can address the technical issues raised. We will provide evidence to support updates to the individual components of the housing land supply, for example, around the recent Council home building programme. We have been undertaking regular updates of the HEELA and will update this evidence document again this year to support the revision of the housing land supply and housing trajectory.

Following adoption of the Local Plan, the Council will need to start calculating five-year housing land supply using the current national policy and definitions of deliverable and developable. The Council will need to consider this when calculating their 5-year housing land supply for the purpose of the Local Plan (ID20, paragraph 13).

2.7 School Places Forecasting

As specified in ID16 and ID20, the Council needs to undertake further assessment of the need for proposed school sites in the context of the existing provision and capacity of primary schools in Tandridge and forecast growth in need arising through the plan period.

The Council has already begun this exercise, although it is acknowledged that further checks with Surrey County Council will be necessary to check that the latest figures have been secured. The updated school places need will be part of the updated Infrastructure Delivery Plan and be considered as part of the reviewed site allocations.

2.8 Gypsy, Travelling and Showpeople Accommodation Need

ID16 identifies the Local Plan approach to assessing and meeting the needs of Gypsies, Travellers and travelling Showpeople as inadequate and unsound as it does not meet national policy⁶ nor the Equalities Act 2010. The level of needs to be reassessed and a supply of specific deliverable and developable sites identified. ID20 specifies that the Council needs to provide an update on the provision of pitches and plots, including the status of current planning applications before the Council (and intended determination dates) and any planning appeals.

Significant progress has already been made on a Gypsy and Traveller Land Availability Assessment. This includes an updated needs statement addressing the definitional concerns raised during the hearings, as well as an updated suitability assessment of potential sites. The Council expects to be in a position to share its updated schedule of provision in early Autumn. This will include an update on supply since 2016 (approved applications) and an update on current planning applications and appeals. Work to date has shown that 22 permanent pitches had been granted planning permission between April 2016 and December 2022.

One option that we wish to explore is whether, if the results of the assessment were to conclude (it may not do so) that additional sites are required, the issue of Gypsy and Traveller site allocations could be separated into a single issue DPD. It is considered that this could offer a pragmatic approach to ensure this issue is addressed fully (if further sites are required) whilst not delaying the emerging Local Plan.

⁶ Planning Policy for Traveller Sites (PPTS)

2.9 Site Allocations

As set out in ID16, further assessment and potential updates are required for some of the identified site allocations in the emerging Local Plan to address identified soundness issues. Some of these issues were identified by the Inspector in his post-hearing letter.

Details of progress and outstanding tasks to address identified soundness issues are identified in Table 4.

Since the emerging Local Plan was submitted for examination, several of the sites allocated in the plan have been granted permission and the Council seeks to remove them from the allocations. The final delivery figures from these sites will be included in the ‘under permission’ section of the housing trajectory. These are also highlighted in Table 4.

For all sites that are to be retained as proposed site allocations, we will clarify the amount of open market and affordable housing expected on these sites.

Table 4 Site Allocations – Soundness Issues to Resolve and Planning Approval Updates

Site	Task
HSG02: Chapel Road	Undertake further flood zone analysis to inform exceptions text and potential site policies modification.
HSG04: Woodlands Garage, Chapel Road, Smallfield	Undertake further flood zone analysis to inform exceptions text and potential site policies modification.
HSG05 Sandiford House, Caterham	Remove site allocation HSG05 as planning permission has already been granted for this site.
HSG06: Land of Salmons Lane West, Caterham	Site specific heritage assessment to be conducted.
HSG07 Coulsdon Lodge, Coulsdon Road, Caterham	Remove from site allocation as planning permission has already been granted.
HSG08 156-180 Whyteleafe Road, Caterham	Remove from site allocation as planning permission has already been granted.
HSG09 Land at Fern Towers, Harestone Hill, Caterham	Remove from site allocation as planning permission has already been granted.
HSG10 William Way builders merchant, Godstone	Remove from site allocation as planning permission has already been granted.
HSG12: Land at the Old Cottage, Station Road, Lingfield	A planning application for this site has been submitted and is due to be determined by appeal August 2023. The heritage assessment necessary for this site, raised by the Inspector during the Examination, has been carried out
HSG15 Land West of Limpsfield Road, Warlingham	The site already has planning permission for 100 units. The remainder of the 90 units allocated on the site should remain in the emerging Local Plan.
HSG20 North Tandridge One Public Estate	This site was queried during the Examination Hearings and further work is required to assess it.

Site	Task
SES04: Westerham Road Industrial Estate	Update the policy SES04 to ensure that the landscape and scenic beauty of the AONB and the openness of the Green Belt would be conserved

It is proposed that the following sites will be retained as part of the emerging Local Plan allocations (Table 5). The sites amount to a total of 840 units, prior to any review of site yields, which the Council will undertake as was advised by the Inspector in ID16. Any increase in yields may however, be limited due to the need to provide infrastructure as a consequence of the removal of the South Godstone Garden Community. This does not amount to the total housing provision which is proposed in the emerging Local Plan as this does not take into account any growth that might be delivered on sites where further work is required, the Council's own building programme, windfalls etc.. These wider components will also be updated to feed into the housing trajectory (see section 2.6).

Table 5 Residual Proposed Site Allocations

Site	Estimated capacity, no. of units
HSG01 Land at Plough Road and Redehall Road, Smallfield	160
HSG03 Land North of Plough Road, Smallfield	120
HSG11 Land to the West of Godstone	150
HSG13 Land West of Red Lane, Hurst Green	60
HSG14 Warren Lane Depot, Hurst Green	50
HSG15 Land West of Limpsfield Road, Warlingham	90
HSG16 Land at Green Hill Lane and Alexandra Avenue, Warlingham	50
HSG17 Land at Farleigh Road, Warlingham	50
HSG18 Former Shelton Sports Ground, Warlingham	110
Total	840

2.10 Development Management Policies

ID16 identifies three policies that will require review / updates to address issues of soundness, namely policies TLP02: Presumption in favour of Sustainable Development, TLP08: Rural Settlements and TLP12: Affordable Housing Requirement.

Policy TLP02 will be deleted, following advice from the Inspector. This is to avoid repetition of national policy already contained in the NPPF.

ID16 identifies that Policy TLP08: Rural Settlements would not be effective and is not consistent with national policy and particularly with the Green Belt purposes set out in the 2012 NPPF. Therefore, this policy will be reviewed and revised.

As identified in ID16, the application of a threshold of 5 dwellings and over for the provision of affordable requirements outside Tier 1 and Tier 2 settlement is not justified for areas which are not designated as 'rural' under section 157 of the Housing Act 1985. Consequently, Policy TLP12 will need to be amended. TLP12 will be amended in accordance with the changes agreed at the Hearings, which are highlighted in TED01.

2.11 Further Hearings

Following updates to the evidence base and where necessary drafting of revised policies, the Council would welcome further hearings with the Inspector to progress the Plan. It is hoped that these topics could be addressed across one or two hearings, aligning with progress on the various workstreams and the Inspectors availability for hearings.

3 Evidence Base

Responding to ID21, it will be necessary for the Council to review and update various evidence base documents. The Council proposes to review some of the evidence base themselves and to appoint external consultants to update elements of the evidence base originally done externally. This will increase the Council's resource capacity and will allow for several workstreams to run in parallel, therefore shortening the time needed to update the evidence base.

3.1 Economy

Since the production of the economy evidence base studies, the world has experienced and emerged from a Global Pandemic, which had significant effects in the short-term and the medium-long term effects are still being determined, including likely future requirements for employment land. The proposed expansion of Gatwick continues to progress, with the DCO application recently submitted to PINs, which will in due course influence employment, travel patterns, infrastructure and services. There may also be other more localised changes in the economy. Therefore, it is important these studies are reviewed and updated to reflect the latest economic projections and associated land requirements. The following evidence base will be reviewed and updated:

- ECRT1 - Tandridge Strategic Economic Assessment 2018
- ECRT4 - Tandridge Economic Needs Assessment Update 2017

The Council proposes to appoint consultants to undertake this review.

3.2 Housing, Site Assessments and Delivery

ID21 specifies the Council needs to review and update the following evidence base studies:

- HNS10 - Addressing the Needs of All Household Types for Tandridge Updated 2018
- HNS11 - Affordable Housing Needs Assessment for Tandridge Updated 2018
- HNS12 - Analysis of Market Signals for Tandridge Updated 2018

These evidence base studies will feed into the updated position of the Council in terms of Objectively Assessed Needs and Affordable Housing Needs, which may need to be reflected in the emerging Local Plan policies.

3.3 Housing Land Supply and Housing Trajectory

ID21 specifies the Council needs to review and update the following evidence base studies:

- SAD1 - Housing and Economic Land Availability Assessment Interim Report 2019
- SAD14 - Tandridge District Council Gypsy and Traveller Accommodation Assessment 2017

Work is currently underway to update both evidence base studies (see sections 2.6 and 2.8), which will feed into the housing trajectory.

3.4 Infrastructure and Viability

3.4.1 Infrastructure Delivery Plan

As identified in ID21, evidence base INF1 – Tandridge District Infrastructure Delivery Plan 2019 (IDP) will need to be updated to reflect the current state of infrastructure provision and need in the district. The updated IDP will also need to consider the impact of changes which are being proposed to the Spatial Strategy. The Council are in the process of appointing consultants to undertake this update. This work may require updating individual site viability studies.

3.4.2 South Godstone Garden Community Financial Viability Assessment

ID21 specified that it was necessary to update INF2 Tandridge District South Godstone Garden Community Financial Viability Assessment 2018. As stated in section 2, it is proposed that the Garden Community will be removed from the emerging Local Plan. An update to INF2 is no longer required.

3.4.3 Tandridge District Strategic Highway Assessment Mitigation

The sub-area transport model used to inform the preparation of the submission version of the emerging Local Plan has now been retired. Surrey County Council have updated the County Model to meet the latest guidance and use the most recent forecasts. It will be necessary to build a new sub-area model for Tandridge. We have already been in discussions with Surrey County Council regarding this new model. Once the model is built, the Council will be able to update evidence base INF12 – Tandridge District Strategic Highway Assessment Mitigation 2018.

The new model will use the latest data available from TEMPro. Following early conversations with our highways consultants, we are re-assured that there is unlikely to be material change to travel demand for Tandridge and that the proposed Spatial Strategy (with the removal of South Godstone Garden Community) would be deliverable.

3.4.4 Tandridge District Strategic Highway Assessment Scenarios

As identified in ID21, the evidence base - INF16 - Tandridge District Strategic Highway Assessment Scenarios 2A F 2018 needs to be updated. This evidence base tests the suitability of potential development sites and their impact on the highway network.

The Council will update the evidence base to reflect the changes proposed to the Spatial Strategy. This will require the development of the sub-area traffic model, as discussed in section 3.4.3. Evidence base INF16 will be updated concurrently with INF12.

3.4.5 Tandridge Local Plan Viability Assessment

As specified in ID21, the Council needs to review and update evidence base INF15 – Tandridge Draft Local Plan Viability Assessment 2018. The Council is proposing to commission this work. Other evidence bases will feed into this work. It is proposed that the work will be commissioned once certainty on the OAN and housing requirement is achieved.

3.4.6 Educational Requirements

ID21 specified that it is necessary to update the assessment for educational requirements (as set out in ID-16). This evidence base will be updated as part of the Infrastructure Delivery Plan.

3.5 Ecology and Environmental Quality

As identified in section 2.9, a desktop review of the site based ecological assessments will be updated, where identified for the proposed site allocations.

3.6 Other Evidence Base Studies

The Council is carrying out a full review of the remaining evidence base to ascertain whether it will be necessary to update any further studies given the prolonged Examination period. It has not been possible to complete this exercise for this high-level note, however, it is assumed that many of the remaining studies will remain current. For example, there will be no need to update the stage 1 strategic green belt study as the strategic function and performance of the Green Belt is likely unchanged given no significant developments have occurred within the Green Belt since the study was prepared.

4 Other Key Updates

4.1 Statements of Delivery

Following the completion of additional evidence regarding the site allocations, including that relating to heritage, flooding, ecology and infrastructure, we will prepare updated Statements of Delivery for those site allocations to be taken forward in the updated Plan. This is a key task given that it will inform the housing trajectory (see Section 4.32).

4.2 Housing Trajectory

Given that the inputs informing the housing trajectory will be reviewed and updated to address soundness concerns, it will also be necessary to revisit the housing trajectory so that it reflects the latest data.

4.3 Green Belt Exceptional Circumstances

Given the work needed to update key evidence base studies, including the spatial strategy and housing need, it will be necessary to review the strategic exceptional circumstances case for Green Belt release to consider whether the arguments presented will need updating. In addition, it will be necessary to review whether site level exceptional circumstances cases are also still current. It is anticipated that this evidence base study will also need to be updated to reflect more recent case law on exceptional circumstances than *Calverton Parish Council v Greater Nottingham Councils* [2015] EWHC 1078, such as *Compton PC, Ockham PC & Cranwell v Guildford BC, SSHCLG & Ors* [2019] EWHC 3242.

4.4 AONB & Landscape Policies

The Natural England consultation on proposals to extend the boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB) closed in June 2023. Within Tandridge itself, an increase of 30,016 sq.m. (28.19%) was proposed with four areas for expansion at Caterham Woods, Woldingham Valleys, Limpsfield and Godstone Hills. The Council submitted a response to the consultation suggesting that further areas should be considered for inclusion within the revised boundary. The review process now lies again with Natural England, who have suggested six months will be required to analyse responses before moving to the next stages, including any further consultation and submission of a legal order to the Secretary of State for decision. There is need to make minor updates to the narrative preceding policy 'TLP33: Surrey Hills and High Weald Areas of Outstanding Natural Beauty' to reflect the latest developments in the review. Depending on how quickly the next stages of the AONB boundary review progress, there may be a need to update the plan further.

4.5 Previously Discussed / Documented Updates

Where the Inspector is in agreement, it will also be necessary to take forward other previously discussed / documented updates, including those relating to:

- Use Class Order updates, as discussed in ID15 and TED41.
- Modifications, as discussed in ID2, TED01, TED02, ID4 and ID5.
- Inclusion of landscape evidence (LAN1-LAN33) within the emerging Local Plan, as discussed during previous Examination Hearings.

5 Implementation / Next Steps

The preceding sections have set out how we propose to address the outstanding issues raised for the emerging Local Plan. This last section sets out our understanding of the key tasks, resourcing and a proposed overall programme.

5.1 Key Tasks and Programme

As highlighted in correspondence to date, including ID20, the Council will need to undertake a significant programme of work post the gathering and analysis of additional information to address matters of soundness and to update the evidence base. This includes a series of further consultations and hearings, main modifications and an updated Sustainability Appraisal and HRA.

We are proposing an overall programme, with the clear objective of getting the Plan adopted by December 2024. The programme is based on the following:

- Immediate update of the Local Development Scheme following the procedural meeting, ready for adoption at the next planning policy committee meeting in September 2023.
- the evidence base that were originally commissioned externally.
- Completion and publication of all other outstanding work relating to matters of soundness by the planning policy team for completion by early November 2023
- Ongoing engagement with key stakeholders in the delivery of the Plan.
- Further Matters, Issues and Questions at the end of November with associated hearings in December 2023.
- An assumed two-week break over the holiday season at the end of 2023, where limited work is likely to be delivered.
- Publication and submission to the Inspector of the remaining updated evidence base studies at the end of January 2024, with hearing sessions being held in February 2024.
- The Boundary Commission has proposed new ward boundaries for the District. As a result, next year, there will be an election for the full council in May. We have therefore included the likely six-week period of purdah within the programme, when we will be unable to carry out activities, such as consultations or hearings. If a General Election is called next year, purdah will also apply to the preceding period, which may have implications for the programme.
- Submission of full main modifications consultation documents together with the revised plan to the Inspector at the end of May 2024.
- Main modifications consultation scheduled for the end of June to the end of August 2024 - an eight-week period to offset the fact that the consultation period partly runs into the summer holidays. Following analysis of consultation responses, the consultation statement submitted at the end of September 2024.
- Final procedural steps schedule starting in October 2024 leading to adoption of the plan by early December 2024.

The overarching programme overleaf will of course be subject to your own agreement and availability. The Council would welcome your input on the suggested programme to best ensure good progress of the examination of the Local Plan.

It would be helpful to the Council, if further procedural meetings could be scheduled through the Autumn and the early months of next year, prior to any further hearings, to ensure that progress remains on track and that any issues are addressed as they arise.

Tandridge Local Plan - Work Plan Procedural Meeting 27/07/2023	In-house or commissioned	Status	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24																																																							
			24/07/2023	31/07/2023	07/08/2023	14/08/2023	21/08/2023	28/08/2023	04/09/2023	11/09/2023	18/09/2023	25/09/2023	02/10/2023	09/10/2023	16/10/2023	23/10/2023	30/10/2023	06/11/2023	13/11/2023	20/11/2023	27/11/2023	04/12/2023	11/12/2023	18/12/2023	25/12/2023	01/01/2024	08/01/2024	15/01/2024	22/01/2024	29/01/2024	05/02/2024	12/02/2024	19/02/2024	26/02/2024	04/03/2024	11/03/2024	18/03/2024	25/03/2024	01/04/2024	08/04/2024	15/04/2024	22/04/2024	29/04/2024	06/05/2024	13/05/2024	20/05/2024	27/05/2024	03/06/2024	10/06/2024	17/06/2024	24/06/2024	01/07/2024	08/07/2024	15/07/2024	22/07/2024	29/07/2024	05/08/2024	12/08/2024	19/08/2024	26/08/2024	02/09/2024	09/09/2024	16/09/2024	23/09/2024	30/09/2024	07/10/2024	14/10/2024	21/10/2024	28/10/2024	04/11/2024	11/11/2024	18/11/2024	25/11/2024	02/12/2024	09/12/2024
Key initial tasks																																																																											
Procedural meeting																																																																											
Inspector's decision letter following procedural meeting of the 27/07/2023																																																																											
Update Local Plan Work Plan	In-house																																																																										
Local Development Scheme Update	In-house																																																																										
Planning policy Committee Meeting LDS Approval	In-house																																																																										
Addressing Soundness Issues																																																																											
<i>Strategic Road Network and M25 Junction 6</i>																																																																											
Initial Junction 6 capacity statement	Commission																																																																										
<i>Spatial Strategy</i>																																																																											
Update Sustainability Appraisal for revised Spatial Strategy	Commission																																																																										
<i>Objectively Assessed Needs</i>																																																																											
Calculations of OAN based on 2016 and 2018 household projection:	Commission																																																																										
Update to HNS10 -Addressing the Needs of All Household Types for Tandridge Updated 2018	Commission																																																																										
Update to HNS11 -Affordable Housing Needs Assessment for Tandridge Updated 2018	Commission																																																																										
Update to HNS12 -Analysis of Market Signals for Tandridge Updated 2018	Commission																																																																										
<i>Housing Land Supply</i>																																																																											
Recalculation of Housing Land Supply based on ID16 advice	In-house																																																																										
Update SAD1 – Housing and Economic Land Availability Assessment Interim Report 2018	In-house																																																																										
Housing Trajectory update	In-house																																																																										
<i>School Place Forecasting</i>																																																																											
Re-assessment of educational requirements	In-house																																																																										
<i>Gypsy, Travelling and Travelling Showpeople</i>																																																																											
Gypsy and Traveller Land Availability Assessment	In-house																																																																										
<i>Site Allocations</i>																																																																											
HSG2 - Site Specific Flooding Assessment	Commission																																																																										
HSG4 - Site Specific Flooding Assessment	Commission																																																																										
HSG06 - Heritage Assessment	In-house																																																																										
HSG12 - Heritage Assessment (TBC depending on outcome of planning appeal)																																																																											
HSG20 - Review of potential	In-house																																																																										
All sites - review site yield	In-house																																																																										
<i>Development Management Policies</i>																																																																											
Review and revise TLP08: Rural Settlements	In-house																																																																										
Review and revise TLP12: Affordable Housing requirements	In-house																																																																										
Planning Policy Committee Meeting - Document sign off																																																																											
Planning Policy Committee Meeting - Document sign off																																																																											
Further Hearings																																																																											
Matters Issues and Questions																																																																											
Planning Policy Committee Meeting- Document sign off																																																																											
Further hearings on soundness issues																																																																											
Evidence Base																																																																											
<i>Economic</i>																																																																											
Review and update ECRT1 – Tandridge Strategic Economic Assessment 2018	Commission																																																																										
Review and update ECRT4 -Tandridge Economic Needs Assessment Update 2017	Commission																																																																										
<i>Ecology and environmental quality</i>																																																																											
Updates to site ecological assessments	Commission																																																																										
Air quality update	In-house																																																																										
<i>Site Allocations</i>																																																																											
Update to statement of delivery SADE27 to 36	In-house																																																																										
<i>Infrastructure</i>																																																																											
Update INF1 – Tandridge District Infrastructure Delivery Plan 2019	Commission																																																																										
Creation of the Tandridge sub-area highways mode	External																																																																										
Update INF12 – Tandridge District Strategic Highway Assessment Mitigation 2018	Commission																																																																										
Update INF16 – Tandridge District Strategic Highway Assessment Scenarios 2A F 2018	Commission																																																																										
Update to Junction 6 capacity work	Commission																																																																										
Update INF15 – Tandridge Draft Local Plan Viability Assessment 2018	Commission																																																																										
<i>Green Belt</i>																																																																											
Update to Green Belt Exceptional Circumstances	In-house																																																																										
<i>Main Local Plan Submission Documents</i>																																																																											
Update to Sustainability Appraisal	In-house																																																																										
Update to Habitats Regulations Assessment	In-house																																																																										
Planning Policy Committee Meeting - Document sign off																																																																											
Duty to Cooperate																																																																											
Duty to Cooperate engagement with NH and SCC	In-house																																																																										
Review Statement of Common Grounds with National Highways	In-house																																																																										
Review Statement of Common Grounds with neighbouring districts and boroughs	In-house																																																																										
Review Statement of Common Grounds with Surrey County Council	In-house																																																																										
Further Hearings 2																																																																											
Matters Issues and Questions																																																																											
Planning Policy Committee Meeting - Document sign off																																																																											
Hearings																																																																											
Purdah Pre-election																																																																											
Local Plan Main Submission Documents																																																																											
Preparation of Schedule of Main Modification:	In-house																																																																										
Policies Map	In-house																																																																										
Main Modifications Sustainability Appraisal	In-house																																																																										
Main Modifications Habitats Regulations Assessment	In-house																																																																										
Agree Main Modifications with Planning Policy Committee	In-house																																																																										
Main Modification Consultation																																																																											
Submit documents and plans for consultation to the Inspector	In-house																																																																										
Agree Main Modifications Consultation paper with Inspector																																																																											
Main Modifications Consultation																																																																											
Analysis of Consultation responses	In-house																																																																										
Agree Consultation Statement with Planning Policy Committee	In-house																																																																										
Submission of consultation statement	In-house																																																																										
Procedural matters																																																																											
Consideration by Inspector																																																																											
Final Letter from Inspector																																																																											
Planning Policy Committee For Adoption	In-house																																																																										
Full Council for Adoption	In-house																																																																										
Adoption	In-house																																																																										

Status Key	Not started	
	In-progress	
	Completed	

Workstream Project Plans

In addition to the overarching programme, the Council has started to develop individual project plans for each workstream, which also include consideration of those parts of the plan that are likely to require an update as a direct result of further work being undertaken. It has not been possible to complete this exercise in the time available. However, those draft plans which have been completed are included in Appendix A1.

5.2 Recruitment and Resourcing

Following the departure of the whole planning policy team at the start of the year, significant progress has been made re-establishing a planning policy department:

- A new Chief Planning Officer has been appointed and will begin work on the 7th August 2023. The new officer has extensive experience of strategic planning and plan making and has led the delivery of two local plans.
- An interim Head of Planning Policy has been in position since the start of the year, as has an Interim Head of Development Management.
- Three contracted policy specialists have been in post since March 2023.
- Additional advice and resource have also been secured through the appointment of DAC Planning and Arup to provide support on the emerging Local Plan.

The Council is now in the process of launching a recruitment campaign to secure the appointment of further permanent staff members. In order to deliver the proposed programme, we are also committed to re-appointing various technical specialists / consultants to prepare updates to existing technical evidence base documents.

A.1 Workstream Project Plans

The following section presents draft work plans for a selection of identified workstreams. A full set of plans will be developed to inform the full programme and associated LDS following the procedural meeting.

A.1.1 South Godstone Garden Community

Key Task	<p>Remove all references to the South Godstone Garden Community within the emerging Local Plan.</p> <p>Update the Local Development Scheme to remove the South Godstone Area Action Plan.</p>
Rationale	Funding to address M25 Junction 6 constraints has not been identified rendering the Garden Community undeliverable, therefore the only course of action is to remove this proposed scheme from the Local Plan.
Resource	TDC Policy Team
Time frame	Update to be completed by October 2023
Changes to Local Plan	<p>Remove all references to the Garden Community within the Local Plan, in particular at:</p> <ul style="list-style-type: none"> - Foreword - Chapter 33 – to be removed entirely, including the South Godstone Garden Community Objectives - Chapter 34 – to be removed entirely - Policy SGC01: South Godstone Garden Community - Paragraph 2.4 – remove references to the Area Action Plan - TLP01 Spatial Strategy – including paragraph 11.2, paragraph 11.24 to 11.26 - Green Belt – paragraph 14.5 and 14.6 - Policy TLP04: Infrastructure and Financial Contributions, including paragraph 15.9 and 15.10 - Policy TLP05: Development Viability, including paragraph 16.7 - Policy TLP08: Rural Settlements - Policy TLP12: Affordable Housing Requirement - Policy15: Gypsy, Traveller and Showpeople Provision, including paragraph 18.37 - Policy TLP18: Place-making and Design, including paragraph 20.2 - Site Allocation HSG11: Land to the West of Godstone, Infrastructure section - Site Allocations HSG15: Land West of Limpsfield Road, Warlingham, and HSG18: Former Shelton Sports Ground, Warlingham, Open Space policy - Policy TLP20: Supporting a Prosperous Economy, including paragraph 23.10 and 23.12 - Policy SES03: Lambs Business Park, South Godstone. - Policy TLP24: Retail Hierarchy - Policy TLP30: Green and Blue Infrastructure, including paragraph 26.61 - Policy TLP38: Play and Open Space, including paragraphs 27.13 and 27.21 - Monitoring Framework: Paragraph 35.5

A.1.2 Objectively Assessed Needs

Key Task	<p>As specified in ID16, the Council needs to review and update the following:</p> <ul style="list-style-type: none"> • Re-calculate its Objectively Assessed Needs (OAN) based on the 2016 population projections, assuming the household formation rate would rise back to its 2001 level • Calculate its OAN based on the 2018 population projections, both with the 2018 household formation rate and with the 2011 household formation rate • Update the SHMA 2018 Market Signals Technical Paper (HNS12) • Update HNS10 – Assessing the Needs for All Household Types for Tandridge Updated 2018. <p>It is the Council’s understanding that the application of a 20% market uplift to account for affordability was appropriate, subject to minimal changes in the market signals identified in an updated version of the SHMA 2018 Market Signals Technical Paper (HNS12).</p>
Rationale	Ensure up-to-date evidence base and address soundness issues raised
Resource	Commission
Time frame	To be completed by the end of November 2023
Changes to Local Plan	<ul style="list-style-type: none"> - TLP01: Spatial Strategy - TLP03: Green Belt - TLP06: Urban Settlements - TLP07: Semi-Rural Service Settlements - TLP12: Affordable Housing Requirement Evidence Base - TLP13: Rural Housing Exception Sites Evidence Base - HSG01 to HSG20 - TLP50: Sustainable Transport and Travel - Policies Map - Foreword - Paragraph 11.6 - Paragraph 18.8 - Paragraph 18.2 - Paragraph 18.3 - Paragraph 18.28

A.1.3 Housing Land Supply

Key Task	Update SAD1 Housing and Economic Land Availability Assessment (HELAA) Interim report 2019
Rationale	To ensure that the plan promotes a deliverable and developable Spatial Strategy based on up-to-date evidence base.
Resource	TDC Policy Team
Time frame	Update to be conducted by November 2023
Changes to Local Plan	<ul style="list-style-type: none"> - HSG01 to HSG20 - SES01 to SES04 - IES01 to IES07

Key Task	<p>Recalculate the five-year housing land supply based on:</p> <ul style="list-style-type: none"> • Most recent completions etc... from the Annual Monitoring Report • Updated evidence on the availability of town centre sites • Updated evidence on the deliverability of North Tandridge One Public Estate houses (HSG20) • Updated details on Council's own housebuilding programme • Most recent data on vacant and empty homes, (ensuing no double counting) • Reviewed site yields for the proposed site allocations.
Rationale	To ensure that the plan promotes a deliverable and developable Spatial Strategy based on up-to-date evidence base.
Resource	TDC Policy Team
Time frame	To be completed by the end of November 2023
Changes to Local Plan	<ul style="list-style-type: none"> - Housing Allocations including policies HSG01 to HSG20 - SES01 to SES04 - IES01 to IES07 - TLP01 - TLP15 - TLP19

A.1.4 Spatial Strategy

Key Task	As specified in ID16, the Council needs to: <ul style="list-style-type: none"> • Update the Spatial Strategy to reflect the lack of funding for the highways improvements required to deliver policy SGC01 which was a cornerstone of the current Spatial Strategy • Update the Sustainability Appraisal to reflect the change in options • Update the Site Allocations to reflect the changes in the Spatial Strategy • Update the policy maps to reflect the changes above
Rationale	To ensure that the plan promotes a deliverable and developable Spatial Strategy and address issues of soundness.
Resource	TDC Policy Team
Time frame	Updates to be completed by the end of November 2023.
Changes to Local Plan	<ul style="list-style-type: none"> - TLP01: Spatial Strategy - Chapter 11 Spatial Strategy - Policies Map - Key Diagram - Spatial Objectives - Paragraph 17.8 - Paragraph 33.29 to 33.33

A.1.5 Education Provision

Key Task	Updated assessment of need for school sites
Rationale	To ensure that the plan identifies appropriate provision and to address issues of soundness and compliance with national policy.
Resource	TDC Policy Team
Time frame	By November 2023
Changes to Local Plan	<ul style="list-style-type: none"> - HSG13: Land West of Red Lane, Hurst Green - Paragraphs 24.1, 24.4, 24.5, 24.8, 24.9, 24.10, 24.11 to 24.15. - TLP23: Protection, Provision and Enhancement of Schools - Update Key Supporting Documents and Evidence for TLP23

A.1.6 Site Allocations

Key Task	Update housing site allocation policies to clarify the amount of open market and affordable housing expected on these sites
Rationale	Reflect the update housing evidence base studies
Resource	TDC Policy Team
Time frame	Updates to the completed by November 2023.
Changes to Local Plan	<ul style="list-style-type: none"> - Summary table of housing allocations - Policies HSG01-HSG20* (* will only apply to those site allocations that are to be retained in the emerging Local Plan)

A.1.7 Development Management policies

Key Task	Policy TLP08 to be updated to: <ul style="list-style-type: none"> • Make a distinction between settlements which are washed over by the Green Belt and settlements which are not. • Make the policy consistent with the Green Belt purposes as set out in the NPPF
Rationale	Ensure that the Local Plan is sound and compliant with national legislation.
Resource	TDC Policy Team
Time frame	Update to be completed by the November 2023.
Changes to Local Plan	<ul style="list-style-type: none"> - TLP08: Rural Settlements - TLP09: Limited and Unserviced settlements - Settlement Hierarchy 2015

Key Task	Policy TLP02 will be deleted.
Rationale	Ensure that the Local Plan is sound and compliant with national legislation.
Resource	TDC Policy Team
Time frame	Update to be completed by the end of November2023.
Changes to Local Plan	<ul style="list-style-type: none"> - Policy TLP02: Presumption in favour of Sustainable Development - Paragraph 30.7

Key Task	Policy TLP12 will be amended to reflect that the application of a threshold of 5 dwellings and over for the provision of affordable requirements outside Tier 1 and Tier 2 settlement is not justified for areas which are not designated as ‘rural’ under section 157 of the Housing Act 1985.
Rationale	Ensure that the Local Plan is sound and compliant with national legislation.
Resource	TDC Policy Team
Time frame	Update to be completed by the end of October 2023.
Changes to Local Plan	- Policy TLP12: Affordable Housing Requirement

A.1.8 Evidence base – economy

Key Task	As specified in ID21, the Council needs to review and update the following evidence base studies: <ul style="list-style-type: none"> • ECRT1 -Tandridge Strategic Economic Assessment 2018 • ECRT4 - Tandridge Economic Needs Assessment Update 2017
Rationale	Ensure up-to-date evidence base and that Plan updated to reflect the latest evidence
Resource	Consultants to be re-appointed to prepare update to original reports.
Time frame	To be completed by the end of November 2023.
Changes to Local Plan	<p>Employment - paragraphs 23.4, 23.5, 23.8– minor updates to acknowledge more recent economic studies.</p> <p>Paragraph 23.10 – update to reflect the removal of the South Godstone Garden Community from the Plan.</p> <p>Policy TLP20: Supporting a Prosperous Economy – minor updates to acknowledge the findings of more recent economic studies.</p> <p>Employment hierarchy - paragraphs 23.12, 23.13 - – minor updates to acknowledge more recent economic studies.</p> <p>Paragraph 23.14 may need updating to reflect any changes to the employment allocations.</p> <p>Policy TLP21: Employment Hierarchy –update to employment allocation policy references might be required</p> <p>Employment land allocations – paragraphs 23.22 and 23.23 – minor updates to acknowledge more recent economic studies.</p> <p>Summary Table of Employment Allocates – any updates to reflect findings of more recent economic studies</p> <p>SES01 - SES04 and IES01 - IES07 – updates to reflect findings of more recent economic and infrastructure studies</p>

A.1.9 Infrastructure

Key Task	As specified in ID21, the Council needs to review and update the following evidence base study - INF1 - Tandridge District Infrastructure Delivery Plan 2019
Rationale	Ensure up-to-date evidence base and that Plan updated to reflect the latest evidence
Resource	Consultants to be re-appointed to prepare update – Arup have submitted a proposal, which is currently being evaluated.
Time frame	Evidence-base update to be completed by the end of December 2023.
Changes to Local Plan	<ul style="list-style-type: none"> - Foreword – Infrastructure section - Site Allocations HSG01 to HSG20 - Site Allocations SES01 to SES04 - Site Allocations IEA01 to IES07 - Policy TLP01: Spatial Strategy, minor update to acknowledge the most recent IDP update. - Policy TLP04: Infrastructure Delivery and Financial Contributions, including paragraph 15.5 and Key Supporting Documents and Evidence - Policy TLP05: Development Viability, Key Supporting Documents and Evidence - Policy TLP06: Urban Settlements, Key Supporting Documents and Evidence - Policy TLP07: Semi-Rural Service Settlements, Key Supporting Documents and Evidence - Policy TLP08: Rural Settlements, Key Supporting Documents and Evidence - Policy TLP09: Limited and Unserviced Settlements, Key Supporting Documents and Evidence - Policy TLP23: Protection, Provision and Enhancement of Schools - Policy TLP28: Caterham Town and Local Centre - Policy TLP30: Blue and Green Infrastructure - Policy TLP50: Sustainable Transport and Travel

A.1.10 AONB

Key Task	Review introductory text in the section ‘Areas of Outstanding Natural Beauty’ and Policy TLP34: Area of Greater Landscape Value and Area of Outstanding Natural Beauty Candidate Areas
Rationale	Ensure the Plan reflects the latest state of play regarding the Surrey Hills AONB Boundary Review
Resource	TDC Policy Team
Time frame	January 24
Changes to Local Plan	Minor updates to paragraphs 26.24, 26.28, 26.33 and Policy TLP34 If necessary, update Policy Map