

TANDRIDGE DISTRICT COUNCIL LOCAL PLAN 2024-2044: SPATIAL DEVELOPMENT STRATEGY CONSULTATION (REGULATION 18)

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Wards affected:	(All Wards);
Urgent Decision?	No – note this relates to call-in and not the use of the Appendix 2 urgent decision process.
Appendices (attached):	Appendix 1 – Urgent Decision DEC 162 Appendix 2 – Response to Tandridge District Council Regulation 18 Consultation (July-Sept 2026)

Summary

Tandridge District Council (TDC) recently consulted on a draft Local Plan relating to Spatial Strategy Options (Regulation 18). As TDC will become part of the new East Surrey Unitary Authority from 1 April 2027 it is important that the Council provided a formal response to the consultation.

Recommendation (s)

The Committee is asked to:

- (1) Note the Councils response to the Tandridge District Council Local Plan Spatial Development Strategy Consultation (Regulation 18) that was taken and submitted following Urgent Decision 162.**

1 Reason for Recommendation

- 1.1 It is important that the Council responds to neighbouring authority statutory planning policy consultations within the specified consultation period to enable our comments to be considered.
- 1.2 The consultation period closed on the 2 September 2026 and therefore the response was issued an urgent decision.

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- 1.3 This report to the committee notes the decision taken by the Chief Executive and / or Directors on the grounds of urgency, in compliance with the requirements of the Constitution.

2 Background

- 2.1 Tandridge District Council is located South East of Epsom & Ewell Borough Council and although not directly neighbouring the Borough will form part of East Surrey Unitary Authority in the Local Government Reorganisation.
- 2.2 Tandridge District Council is preparing a Local Plan under the new Planning system set out in the Levelling Up and Regeneration Act 2023. The reforms include streamlining the process of Local Plan making to 30 months. Their timetable is set out in their Local Development Scheme which suggests submission by the end of the year, Examination between Jan-Sept 2027 and adoption by November 2027.
- 2.3 The current consultation forms part of a Regulation 18 consultation. An earlier Regulation 18 consultation was held between January and March 2026 seeking views on a various matters including vision and priorities. This recent consultation held between 6 July- 2 September 2026 takes the responses from the earlier consultation and presents four development growth options (including a preferred option (strategy) and identifies themes for potential strategic policies.
- 2.4 The preferred spatial strategy is for capacity-led dispersed growth across settlements throughout the district, plus a new strategic development site of around 2,250 dwellings and supporting infrastructure at Redhill Aerodrome, subject to further technical work. It is noted that the scale of development is not identified but that it will be determined by their evidence base.
- 2.5 The Council's response is not specific to any parts of the document but notes the contents and has acknowledged the difficulties Tandridge District Council face particularly during the transitional period of Planning reforms as well as Local Government Reorganisation. The response also clarifies that Epsom and Ewell Council is unable to accommodate any unmet needs arising from other Local Authorities.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None

3.2 Crime & Disorder

3.2.1 None

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3.3 Safeguarding

3.3.1 None

3.4 Dependencies

3.4.1 None

3.5 Other

3.5.1 None

4 Financial Implications

4.1 None arising from this report.

4.2 **Section 24 considerations:** None.

4.3 **Section 151 Officer's comments:** There are no immediate financial implications arising from the recommendation to note the Council's response to the consultation. However, the emerging Tandridge Local Plan may have strategic investment decisions across East Surrey following Local Government Reorganisation. Therefore, continued engagement will help ensure that any potential financial implications for the future East Surrey Unitary Authority are identified and managed at an early stage.

5 Legal Implications

5.1 The scheme of delegation sets out that the Chief Executive and Directors are authorised to take decisions on grounds of urgency regarding matters which would otherwise be reserved for determination by a Committee or Council. A matter can be deemed urgent if, in the reasonable opinion of the officer concerned, a delay would seriously prejudice the interest of the Council or of the public and it is not practicable to convene a quorate meeting of the relevant decision-making body in sufficient time to take the decision.

5.2 Since the last meeting of the Committee, one urgent decision has been taken by the Director of Environment, Housing and Regeneration in consultation with the Chair, Cllr Peter O'Donovan, and published in Member News in line with the Council's Constitution, Appendix 2, Paragraph 3.1. iii.

5.3 The decision form is attached as Appendix 1 to this Report; Appendix 2 (as also attached) provides a copy of the Council's response as submitted before the deadline.

5.4 **Legal Officer's comments:** None arising from the content of this report.

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6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** None
- 6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** None
- 6.4 **Sustainability Policy & Community Safety Implications:** None
- 6.5 **Partnerships:** The Council is a Specific Consultation Body with relevant local authorities (in or adjoining the area). Whilst TDC does not immediately adjoin the boundaries of Epsom and Ewell, it will become part of the new East Surrey Unitary Authority from 1 April 2027. It is therefore important that we engage with the Council in developing their Local Plan.
- 6.6 **Local Government Reorganisation Implications:** TDC will become part of the new East Surrey Unitary Authority from 1 April 2027. At the current time there is uncertainty as to whether from the 1 April 2027 the new East Surrey Authority will decide to continue with local plans based on existing local authority geographies or whether the authority will decide to start a new East Surrey Local Plan for the entire geography.
- 6.7 As Tandridge District Council and Epsom & Ewell Borough Council will form part of the new East Surrey Unitary Authority from April 2027, decisions taken through the preparation of individual local plans may influence the future strategic planning framework, infrastructure requirements and growth distribution across the wider East Surrey area. Early engagement is therefore important to support effective transition arrangements and the development of a coherent planning strategy for the new authority.