



Tandridge District Council
Planning Policy
Council Offices
8 Station Road East
Oxted
RH8 0BT

Town Hall, The Parade
Epsom KT18 5BY
Number (01372) 732000
www.epsom-ewell.gov.uk

Contact: Ian Mawer
Direct Line: 01372 732402
Email: imawer@epsom-ewell.gov.uk

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Dear Planning Policy

Tandridge District Council Local Plan 2024-2044: Spatial Development Strategy Consultation (Regulation 18)

Thank you for consulting Epsom and Ewell Borough Council (EEBC) on the Spatial Development Strategy of the emerging Tandridge local plan.

EEBC's emerging Local Plan 2022-2040, is at Examination stage with the hearings having concluded on the 2 July 2026. We anticipate consulting on the Inspectors Proposed Main Modifications before the end of the year.

Local Government Reorganisation (LGR)

We note that you are preparing your Local Plan under the new system set out in the Levelling up and Regeneration Act, which intends to streamline local plan production to 30 months and that you have recently published a Local Development scheme setting out the timetable to meet this requirement.

As you have highlighted on p6 of your consultation document the government has confirmed that from the 1 April 2027, Surrey County Council and the existing 11 boroughs and district authorities will be replaced by two unitary authorities East Surrey and West Surrey.

We note that at the current time there is uncertainty as to whether from the 1 April 2027 the new East Surrey Authority 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. There is also the added complexity of the introduction of Spatial Development Strategies (SDS) as a new higher tier of planning.

Comments on the Reg 18 consultation

This Regulation 18 consultation document contains a revised vision and set of objectives in addition to identifying four potential development options and a preferred strategy.

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. We note that the scale of development at individual settlements will be determined by the evidence base.

We note, that like Epsom and Ewell, your housing requirement is based on the governments standard method which has resulted in a substantive increase compared to the scale of growth previously planned for and that if you were to meet the standard method in full for Tandridge, this would equate to 12,300 homes over a 15 year period.

In addition, we note that your evidence base indicates the need for an additional 17ha of employment land over the plan period and 143 gypsy pitches and 69 plots for travelling showpeople by the end of the plan period.

We appreciate that like Epsom and Ewell, Tandridge is constrained district and that meeting the identified development needs will be challenging considering the green belt, national landscapes and infrastructure constraints. We note that further evidence is being produced to support the next iteration of the Local Plan.

Whilst we do not have any specific comments on the options presented, we wish to highlight that Epsom and Ewell Council is unable to accommodate any unmet needs arising from other Local Authorities.

We note that the next iteration of the Local Plan (Regulation 19) will contain Strategic Policies that sit under 11 different themes.

To conclude, we recognise the challenges for TDC of not having an up-to-date local Plan in place and welcome the opportunity to comment on this Regulation 18 Local Plan. EEBC is unable to meet any unmet needs arising from TDC (or other local authorities) and considers that at the current time there is uncertainty as to how the new East Surrey Authority will decide to progress local plans based on existing local authority geographies that have not been submitted.

Yours sincerely

I Mawer

Ian Mawer
Head of Planning Policy and Economic Development
Epsom and Ewell Borough Council