Dear Ms Jackson

Examination of the Tandridge District Council Our Local Plan: 2033

I am writing following the publication by the Office for National Statistics of the 2018-based Household Projections.

As you know, the Plan is being examined against the National Planning Policy Framework 2012 under the transitional arrangements. The relevant Planning Practice Guidance (PPG) Housing and economic development needs assessment includes that:

‘Wherever possible, local needs assessments should be informed by the latest available information. The National Planning Policy Framework is clear that Local Plans should be kept up-to-date. A meaningful change in the housing situation should be considered in this context, but this does not automatically mean that housing assessments are rendered outdated every time new projections are issued’. (Paragraph: 016 Reference ID: 2a-016-20150227).

Whilst the phrase ‘meaningful change’ is not defined in the PPG, I understand that for some Council areas, the 2018 based projections differ significantly from the 2014 and 2016 based projections. Consequently, they have the potential to render housing assessments out of date.

I would welcome your views therefore as to whether the 2018-based projections give rise to a ‘meaningful change’ in the housing situation in Tandridge. If the Council considers that there is a ‘meaningful change’, I would be interested in your views as to the implications of this for the Plan and my examination of it.

I am of course seeking your views regarding the 2018-based projections alongside the work being undertaken regarding the transport implications of the HIF Funding decision and I will respond comprehensively in due course.

On receipt of this letter, the Council should make it available to all interested parties by adding it to the Examination website. Given the ongoing Covid 2019
situation, please advise me via the Programme Officer of the likely timescale for your response.

I anticipate that some representors and others may wish to comment on the implications of the 2018-based household projections and the HIF Bid decision for the examination and I will consider carefully how and when that can be best done. At this stage however, I am not inviting any comments from parties other than the Council.

Yours sincerely

Philip Lewis

INSPECTOR