Dear Planning Inspectorate,

**RE: Our Local Plan: 2033 (Regulation 22) – Submission**

Tandridge District Council (TDC) is submitting Our Local Plan: 2033 for your consideration and independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) 2012.

The Council has prepared its Local Plan against the policies and requirements of the National Planning Policy Framework (2012), relevant guidance and regulations. The Council is submitting its Local Plan within the transitional arrangement set out at paragraph 214, of the newly adopted NPPF (2018). It is understood that unless a decision to withdraw the plan is taken by the Council, it will be assessed against the policies, methodologies and requirements of the NPPF (2012) and the Planning Practice Guidance (PPG) that was in place to support its implementation.

Our Local Plan covers the plan period 2013-2033 and presents key strategic policies to guide development across the District, including the spatial strategy, the policies and proposals to deliver homes (both market and affordable), employment and infrastructure. The Plan puts in place necessary protections for our landscape and natural and historic environment and sets out the requirements for open space and sports provision, flood mitigation and green, blue and physical infrastructure. The plan is also underpinned by an ambitious economic strategy and is heavily infrastructure led and will seek to deliver new primary and secondary school provision, health facilities, road and rail improvements, open spaces and flood mitigation.

Tandridge District has the highest proportion of land designated as Green Belt in the country, as well as two areas of Area of Outstanding Natural Beauty and widely recognised areas of landscape value which are well-regarded by our local communities and visitors. Preparing a plan which is cognisant of such key constraints and which does not unacceptably alter the nature of the District, whilst seeking to meet development needs, has been a focus throughout the plan making process. The Council has undertaken four rounds of formal public consultation in preparing its Local Plan and believes that an appropriate balance between the social, economic and environmental factors has been met and hope that you will agree.

The housing delivery target for the plan is 6,056, some of which will be met by a garden community development at South Godstone which is an ambitious, large scale development which will go beyond the plan period.
In addition to the Local Plan, a number of technical studies and evidence-based documents which underpin the preparation the policies and proposals of the Plan, are being provided for you for your consideration. All documentation is being provided to the Planning Inspectorate, electronically, on the enclosed USB flash drive along with a hard copy of the Local Plan submission document. For security purposes, the password to access the content on the USB drive has been sent separately to this letter via email to the Plans Team.

The Council understand that further evidence and documentation may be requested by the Planning Inspector as part of the process. The Council will also advise the Inspector when any updates/further information, including any further Statements of Common Ground which may subsequently become available.

Included amongst the documentation being submitted include the following, which we wish to bring to your attention:

**Schedule of Proposed Minor Modifications (Examination Library Reference MD3)**

These minor changes are generally related to textual and grammar corrections; re-phrasing or limited new text to add clarity; or updates to references which are necessary due to alterations which have been made elsewhere or for which new information of a minor nature has come to light.

**Schedule of Proposed Main Modifications (Examination Library Reference MD16)**

The **Schedule of Proposed Main Modifications (January 2019)** is intended to assist the Inspector in understanding the Council’s position and outlines the Council’s proposed main modifications to the Our Local Plan: 2033.

The main modifications are more substantive changes which the Council believes potentially alter the meaning of a policy or strategy (e.g. rewording policies to change their meaning, removal of references to infrastructure, expand on the requirements of a policy). These are also submitted to the Planning Inspector to ensure a timely plan submission.

We wish to recommend these changes to the Inspector and recognise that if agreed by the Inspector, they will be subject to public consultation during or after the examination hearings and before the adoption of the Local Plan.

A Schedule of Proposed Main Modifications will be periodically updated, as necessary, throughout the examination process.

**Illustrative and tracked change iteration of Our Local Plan: 2033**

The iteration of Our Local Plan: 2033 which is being submitted has been produced with **tracked changes** to show all the proposed minor modifications referred to in the Schedule (set out at Appendix 9 of the Regulation 22 Statement of Consultation (MD3)). However, no changes, tracked or otherwise, have been made in relation to proposed main modifications. This is in recognition of the importance of the examination process in discussing any proposed main modifications.
Programme Officer

The Council has appointed a Programme Officer to assist the appointed Planning Inspector as required and who can be contacted using the following contact details:

Chris Banks
Programme Officer
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64 Lavinia Way
East Preston
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BN16 1EF
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Should you need anything further from the Council please contact: Marie Killip, Interim Head of Strategy, or another member of The Strategy Team on 01883 722000, or via email to localplan@tandridge.gov.uk. We look forward to hearing from you once you have had the opportunity of considering the contents of this letter and associated submission papers.

Yours Sincerely

Louise Round
Chief Executive