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To: MEMBERS OF THE PLANNING POLICY COMMITTEE
Councillors Sayer (Chair), Farr (Vice-Chair), Black,
Blackwell, Botten, Dennis, Duck, Jones, Lockwood, Prew
and Steeds

for any enquiries, please contact:
customerservices@tandridge.gov.uk
01883 722000

Substitute Councillors: Caulcott, Crane and Elias

C.C. All Other Members of the Council

16 June 2021

Dear Sir/Madam

PLANNING POLICY COMMITTEE THURSDAY, 24TH JUNE, 2021 AT 7.30 PM

The agenda for this meeting of the Committee to be held in the Council Chamber, Council Offices, Station Road East, Oxted, Station Road East Oxted, is set out below. If a member of the Committee is unable to attend the meeting, please notify officers accordingly.

Available seating in the public gallery will be limited due to social distancing requirements and any members of the public who wish to attend should e-mail democraticservices@tandridge.gov.uk in advance. Unfortunately, in the current circumstances, we may not be able to accommodate all requests to attend in person. However, the meeting will be webcast and can be viewed via the Council's website. This can be viewed live and as a recording after the meeting.

Should Members require clarification about any item of business, they are urged to contact officers before the meeting. In this respect, reports contain authors' names and contact details.
Yours faithfully,

Jackie King
Acting Chief Executive

AGENDA

- 1. Apologies for Absence (if any)**
- 2. Declarations of Interest**

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

- (i) any Disclosable Pecuniary Interests (DPIs) and / or
- (ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or her staff prior to the meeting.

- 3. Minutes of the meeting held on the 18th March 2021 (Pages 3 - 4)**
To confirm as a correct record

4. **Minutes of the meeting held on the 27th May 2021** (Pages 5 - 6)
To confirm as a correct record
5. **To deal with any questions submitted under Standing Order 30**
6. **Finance report - Month 2 (21/22) (report to follow)**
7. **Planning Policy Quarter 4 20/21 Performance Report** (Pages 7 - 24)
8. **Local Plan update** (Pages 25 - 30)
9. **Caterham, Chaldon and Whyteleafe Neighbourhood Plan** (Pages 31 - 38)
10. **Gatwick Airport Northern Runway Proposal - Implications for the District**
(Pages 39 - 44)
The Campaign Against Gatwick Noise Emissions (CAGNE) have also been invited to make representations to the meeting
11. **Any other business which, in the opinion of the Chair, should be considered as a matter of urgency**

TANDRIDGE DISTRICT COUNCIL

PLANNING POLICY COMMITTEE

Minutes and report to Council of the virtual meeting of the Committee held on the 18th March 2021 at 7.30pm.

PRESENT: Councillors Jecks (Chair), Duck (Vice-Chair), Sayer (Vice-Chair), Black, Bloore, Botten, Dennis, Farr, Jones, Lockwood, Swann and Vickers

ALSO PRESENT: Councillors Allen, Connolly, Davies, Langton, Mills, Ridge, Steeds, C.White and N.White

303. MINUTES OF THE MEETING HELD ON THE 1ST FEBRUARY 2021

Subject to the addition of the following paragraph within Minute 259, the minutes were approved as a correct record:

“Councillor Elias, the Leader of the Council, undertook to give a fortnightly update on his conversations with Claire Coutinho MP regarding the upgrade of Junction 6 of the M25”.

Note: Following a subsequent review of the webcast of the 1st February 2021 meeting, it transpired that, in fact, the discussion referred to above took place at the Committee’s 20th January 2021 meeting and that, therefore, the minutes of the 1st February meeting have not been amended.

304. PLANNING POLICY FINANCE REPORT - MONTH 10

A report concerning the Committee’s revenue budget as at the end of January 2021 (month 10) was presented. A £207,000 underspend against the baseline budget of £1.338 million was projected. This position was unchanged from the previous month and included a £400,000 underspend on the Local Plan, offset by an estimated £251,000 reduction in planning fee income.

RESOLVED – that the Committee’s forecast revenue budget position for the year be noted.

305. LOCAL PLAN UPDATE

A report was presented to update the Committee on the high-level transport capacity modelling regarding Junction 6 of the M25, together with Neighbourhood Plan matters.

The report advised that transport consultants had been appointed to undertake the Junction 6 capacity modelling and that contact had also been made with Surrey County Highways and Highways England to secure their involvement in both the modelling and the Council’s response to the Planning Inspector’s post-hearing request (ID13) for an updated statement of common ground. The Committee was advised that the relevant parties had met to agree a programme for the modelling work which was scheduled for completion by the end of May. The programme for the work had been issued to the Inspector (TED44) and was published on the Council’s website.

Regarding the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, the Committee was advised of an error in the referendum version agreed by the Committee on the 24th September 2020. It was confirmed that the Neighbourhood Planning Group had agreed and supported an amendment to the Plan. Updates were also provided regarding the progression of the Neighbourhood Plans for the parishes of Tatsfield, Dormansland and Limpsfield.

Councillor Botten, seconded by Councillor Jones, proposed an additional resolution for the Chair to write to Claire Coutinho MP to seek her assistance in progressing the Junction 6 issue referred to above. Both Members were of the opinion that the matter did not appear to be receiving the necessary high-level attention and that the commitment given by Leader (at the 20th January 2021 meeting) to provide fortnightly updates to the Committee had not been fulfilled. Upon being put to the vote, this was agreed. However, Councillor Duck advised that the MP was engaged in the process and that relevant work was taking place. He undertook to make enquiries and report back to the Chair.

Members thanked Marie Killip (Strategy Specialist) for her efforts in leading the Local Plan process in recent weeks.

RESOLVED – that:

- A. the report be noted; and
- B. the Chair of the Committee write to Claire Coutinho MP to seek to secure her support in securing leverage over the improvements to Junction 6.

Rising 8.08 pm

TANDRIDGE DISTRICT COUNCIL

PLANNING POLICY COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Barn Theatre, Bluehouse Lane, Oxted on the 27th May 2021 at 9.23 pm.

PRESENT: Councillors Black, Blackwell, Botten, Caulcott (substitute in place of Dennis), Duck, Farr, Jones, Lockwood, Prew, Sayer and Steeds

APOLOGIES FOR ABSENCE: Councillor Dennis

1. ELECTION OF CHAIR FOR 2021/22

RESOLVED – that Councillor Sayer be elected Chair of the committee for the 2021/22 municipal year.

2. ELECTION OF VICE-CHAIR FOR 2021/22

RESOLVED – that Councillor Farr be elected Vice-Chair of the committee for the 2021/22 municipal year.

Rising 9.24 pm

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Planning Policy Quarter 4 20/21 Performance Report

Planning Policy Committee Thursday, 24 June 2021

Report of: Executive Leadership Team

Purpose: For information

Publication status: Open

Wards affected: All

Executive summary:

- The appendices to this report contain data on the Committee's key performance indicators and risks for Quarter 4 2020/21, to enable the Committee to monitor how the Council is delivering the services for which it is responsible.
 - The report includes the Council's new scoring risk matrix, and Appendix B has been revised to transfer the more operational risks to a new internal Officer register.
 - The last year has been very challenging for both sides of the Planning Directorate, Development Management (DM) and Strategy (Planning Policy). This is namely due to capacity and resourcing, the impacts of which are reflected in the performance charts and risk register. However, work to address these issues is ongoing.
-

This report supports the Council's priority of: Building a better Council

Contact officer William Mace – Programme Management Officer
wmace@tandridge.gov.uk

Recommendation to Committee:

That the Quarter 4 2020/21 performance and risks for the Planning Policy Committee be noted.

Reason for recommendation:

To support the Committee to monitor and manage its performance and risks.

1. Introduction and background

- 1.1. Since April 2020 performance and risk reports have been presented to each policy committee at the end of each quarter. The reports include a covering report and an appendix with individual performance charts and commentary for each performance indicator, and the committee's risk register.
- 1.2. A Quarter 3 report could not be produced due to capacity constraints and an unexpected absence at a senior level, hence this report is the first and latest since Quarter 2 2020/21.

2. Notes on performance and risk data

- 2.1. See Appendix A and Appendix B for the Planning Policy Quarter 4 (2020/21) performance data and risk register respectively.
- 2.2. Wherever possible the most recent data has been included in the appendices, regardless of whether it technically falls into the reported quarter. However, due to the committee report timelines, there may be occasions where data is not available in time for the committee report. In these cases, the data will be provided in the next scheduled report.
- 2.3. As part of the Council's risk management improvement work a new scoring matrix is in operation, see below. In addition, risks that are mostly operational in nature have been removed from the committee risk register, leaving those that are of more strategic interest to the members of this committee.

Likelihood	Very Likely	4	4	8	12	16
	Likely	3	3	6	9	12
	Possible	2	2	4	6	8
	Unlikely	1	1	2	3	4
			1	2	3	4
			Low	Medium	High	Very High
			Impact			

3. Quarter 4 headlines

3.1. Performance

- 3.1.1. The planning (development management) team has faced significant resourcing issues over the past year, whilst also experiencing changes at the senior management level and IT support systems. Consequently, performance has dropped over several performance indicators. A Planning Advisory Service (PAS) peer-review has been conducted which will offer valuable insights into how to take the service forward, and other options to support resourcing in Planning are also being considered.
- 3.1.2. In addition, processes for extracting performance indicator data are still in development. Earlier in the 2020/21 year, the Chief Planning Officer began a review into the Council's performance data extraction and reporting processes, as we migrated to a new software system. This work is ongoing and is being progressed by the Head of Planning, IT and a Case Services team, which aims to increase data reliability and explore potential efficiency savings related to our statutory government reporting. For example, indicator PL1 – processing of Major applications, requires review as the reporting system does not effectively align with the statutory timeframe for determination. Subsequently the data reported in Appendix A may be subject to change.
- 3.1.3. The Planning (Strategy) team also face resourcing issues which will need to be fully evaluated once the Council has determined how it wishes to progress with its Local Plan, following correspondence from the Planning Inspector received in December 2021 (ID16). Work is ongoing to inform the Council's decision and a review of the risk and performance relating to the Plan will need to be revised to reflect the implications of the chose way forward. In the interim, the team's capacity is fully occupied by other statutory functions such as neighbourhood planning, as well as infrastructure matters.

3.2. Risk

- 3.2.1. The risk register has been reviewed and the risks that are more operational in nature have been removed and will be monitored by Officers internally. However, this does not preclude these risks from being escalated back to the committee register in the future, or new risks being added. There are now nine risks with a red rating, many of which relate to the capacity issues identified above and in the appendices. Work to address these issues is ongoing and will be assisted by the recommendations from the PAS report, when the final version is issued.
- 3.2.2. See Appendix B for the risk register.

4. Key implications

4.1. Comments of the Chief Finance Officer

- 4.1.1. Costings for projects are individually costed as projects come forward and monitored throughout the life of the project. It is possible that the impact of Covid-19 will add additional costs to projects and delay the speed of implementation.
- 4.1.2. The key risks, their likelihood, impact and mitigation are identified in the Risk appendix.

4.2. Comments of the Head of Legal Services

- 4.2.1. There are no direct legal implications arising from this report, but the report does provide Members with an overview of the achievement of targets in the past quarter and highlights risk management considerations where appropriate.

4.3. Other corporate implications

- 4.3.1. Not applicable.

4.4. Equality

- 4.4.1. This report contains no proposals that would disadvantage any particular minority groups.

4.5. Climate change

- 4.5.1. This report contains no proposals that would impact on the Council's commitment to climate change.

5. Appendices

- 5.1. Appendix 'A' – Performance Charts
- 5.2. Appendix 'B' – Planning Policy Risk Register

6. Background papers

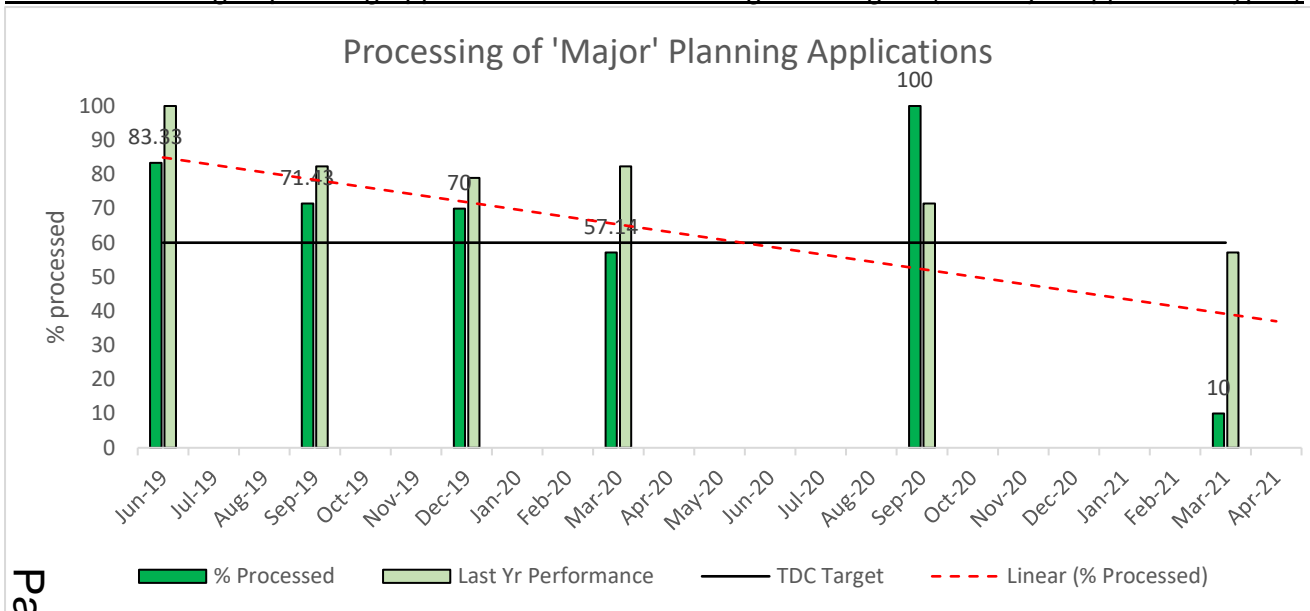
- 6.1. None.

----- end of report -----

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APPENDIX A – Planning Policy Performance Charts

PL1 - Processing of planning applications as measured against targets (for 'major' application types)



Performance Summary

- Within this Quarter, which comprises 12 weeks +5, a report of major applications received and determined is unrealistic given their determination period of 13 weeks. Therefore, we will look at adjusting this indicator for future reporting, such as 'current majors within the quarter that are determined outside of 13 weeks' which will better reflect performance
- At the time of writing we had 8 out of 98 outstanding Majors. The 10% result related to approval of a conditions application, which related to an earlier application.
- Target: 60%.

Page 13

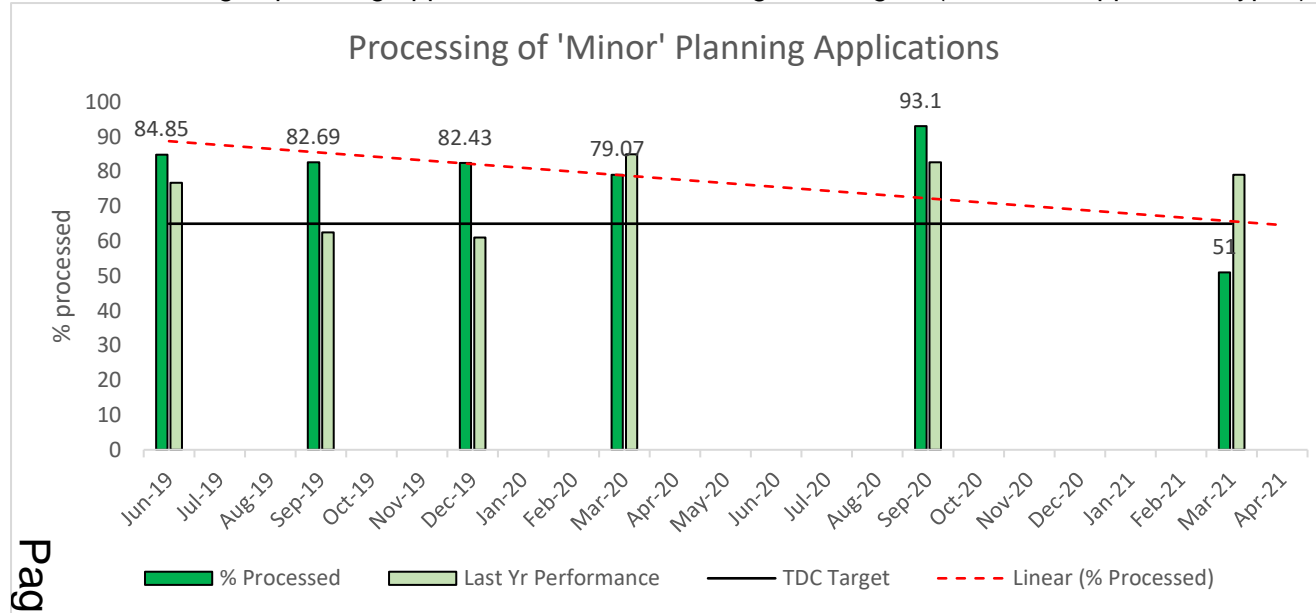
PL1.1 - Processing of major planning applications in the two years up to 2 quarters before the currently reported quarter

Performance Summary

- Data is not available for this indicator at present. As with PL1 above, we will review the most informative dataset for Major applications as we do not have a two year coverage to date.
- Officers are of the view that reporting the percentage of Majors determined either within the statutory timeframe of 13 weeks or the agreed timeframe of a PPA will reflect performance accurately going forward.
- Target: 60%.

APPENDIX A – Planning Policy Performance Charts

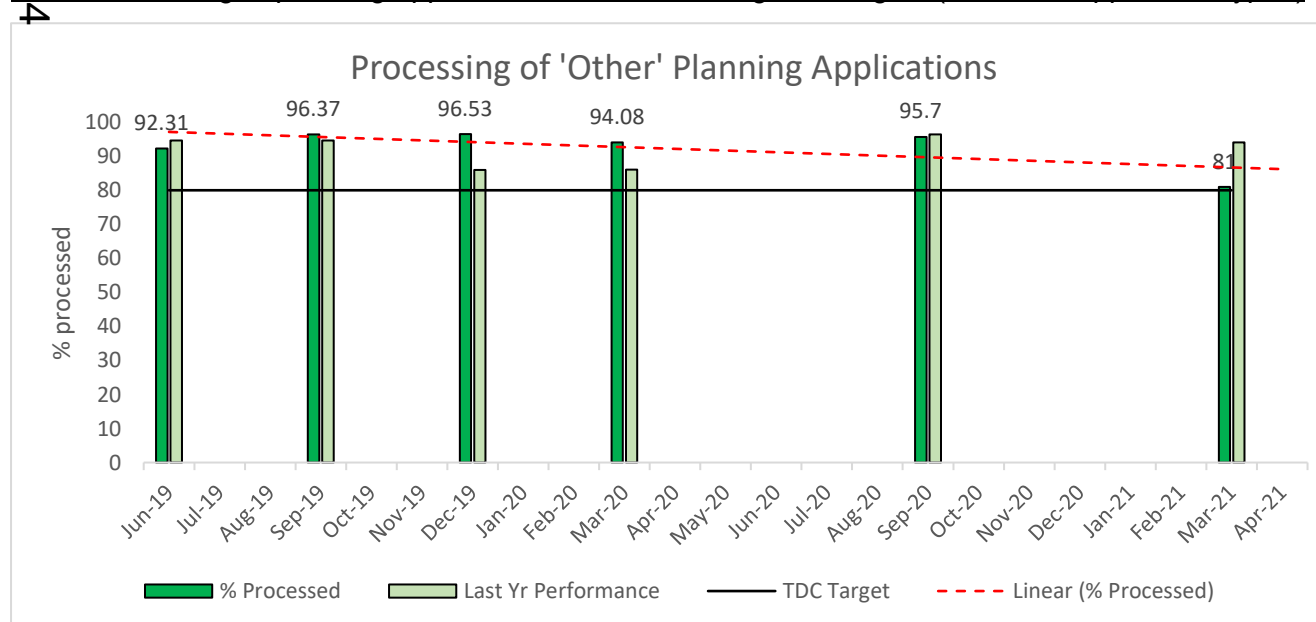
PL2 - Processing of planning applications as measured against targets (for 'minor' application types)



Performance Summary

- Performance has fallen below target (51%) due to resource issues and staff sickness.
- Officers are seeking to engage with applicants/agents and including for those applications that are outside of their statutory determination period. Where appropriate, Extensions of Time are being requested.
- To address these issues, non-statutory services have been suspended (pre-application enquiries/Duty Officer) and temporary staff have been recruited.
- Target: 65%.

PL3 - Processing of planning applications as measured against targets (for 'other' application types)



Performance Summary

- We achieved target by 1% in Quarter 4 (81%).
- We have recruited a new Planning Assistant and retained a temporary contractor which means that we currently have 4 Officers handling Householder applications, lawful development certificates, and permitted development enquiries.
- Target: 80%.

APPENDIX A – Planning Policy Performance Charts

PL3.1 – Processing of planning ‘minor’ and ‘other’ planning applications in the two years up to 2 quarters before the currently reported quarter

Performance Summary

- We do not have a two year coverage to date.
- We have a collaborative inter-departmental review being undertaken of datasets which should enable us to provide a two year period. We have migrated to a new IT system and anomalies identified are being corrected.
- Target: 70%.

Page
15

PL4 – Percentage of applications determined within 26 weeks

Performance Summary

- We do not have a two year coverage to date.
- We will review this dataset to clarify what it is intending to highlight. A 26 week period encompasses statutory determination periods but also beyond and therefore applications outside of their statutory timeframe.
- Target: 97%.

APPENDIX A – Planning Policy Performance Charts

PL4.1 (*new*) – Live Planning Applications which are Outside their Statutory Timescale for Determination

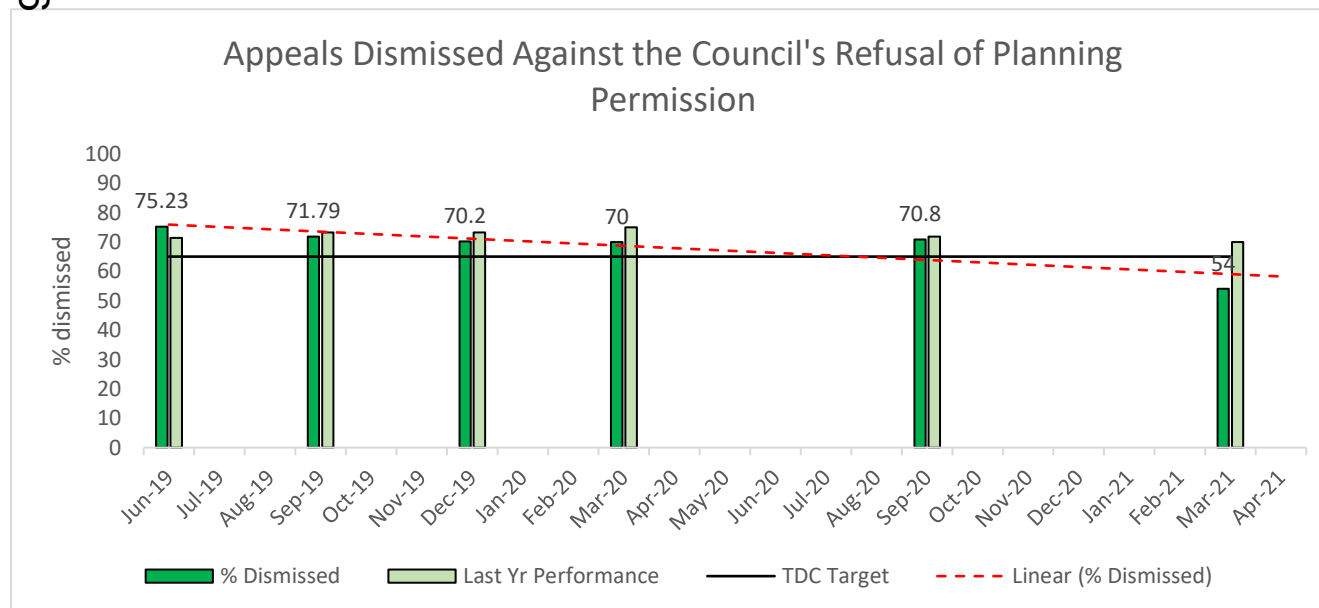
Performance Summary

- This was a newly proposed indicator, however after investigation our current system does not capture data for this at present.
- Therefore, it is proposed that it is removed from the next performance report.

Page 16

PL5 - Percentage of appeals dismissed against the Council's refusal of planning permission

96

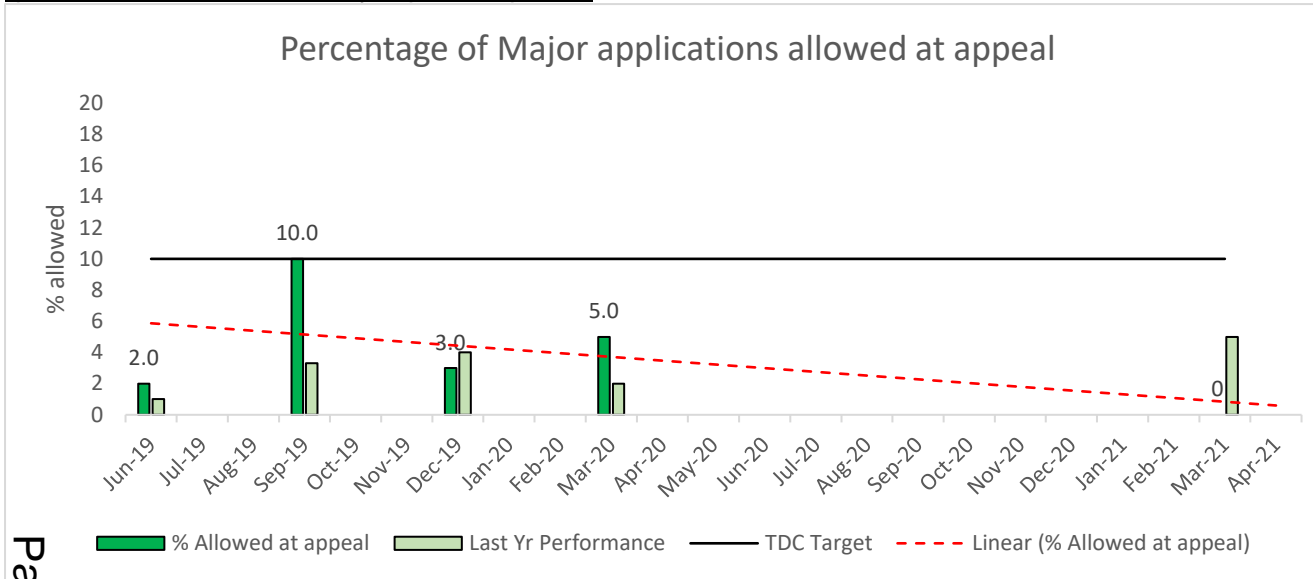


Performance Summary

- The performance is 54% which means that out of 26 appeals determined in this Quarter, 14 were dismissed, 8 allowed and 4 withdrawn. Thus, deducting those withdrawn prior to determination, 64% of the 22 live appeals were dismissed which is just under target.
- Our performance is 1% below target. Officers consider that a weakness in applying policy is the lack of supplementary guidance and therefore subjective assessment by an Inspector.
- Target: 65%.

APPENDIX A – Planning Policy Performance Charts

PL5.1 - Percentage of Major applications allowed at appeal as a percentage of the total number of major applications determined in the two years up to 2 quarters before the currently reported quarter

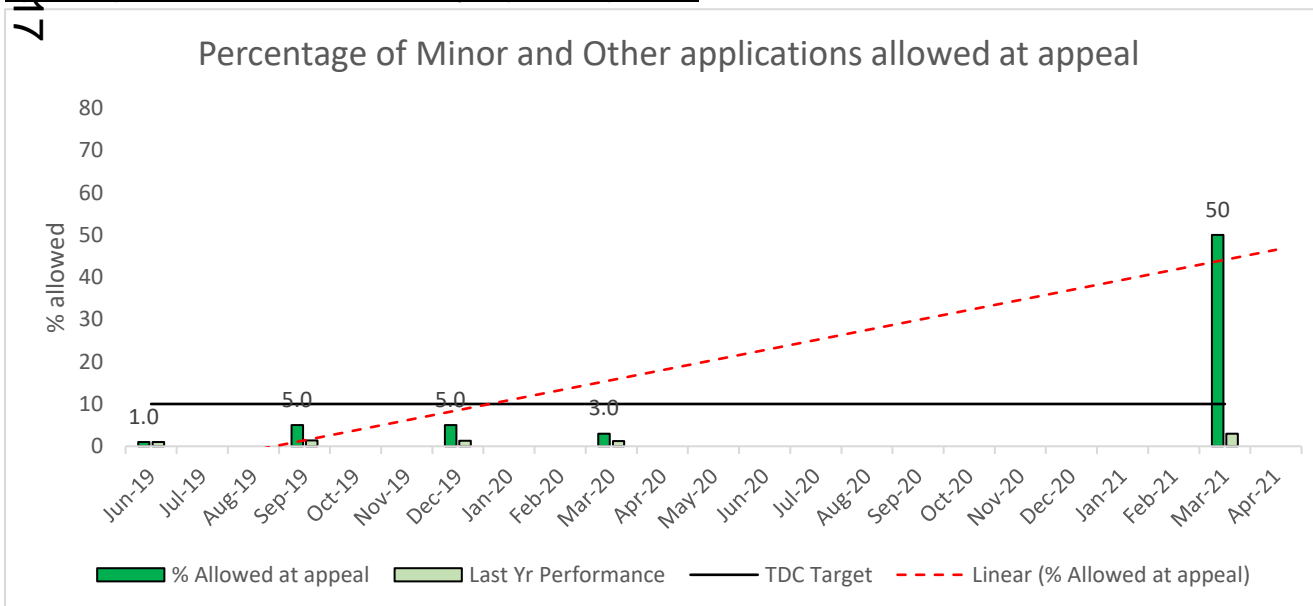


Performance Summary

- No major planning applications appealed were allowed within this Quarter.
- Target: 10%.

Page 17

PL5.2 - Percentage of Minor and Other applications allowed at appeal as a percentage of the total number of major applications determined in the two years up to 2 quarters before the currently reported quarter.

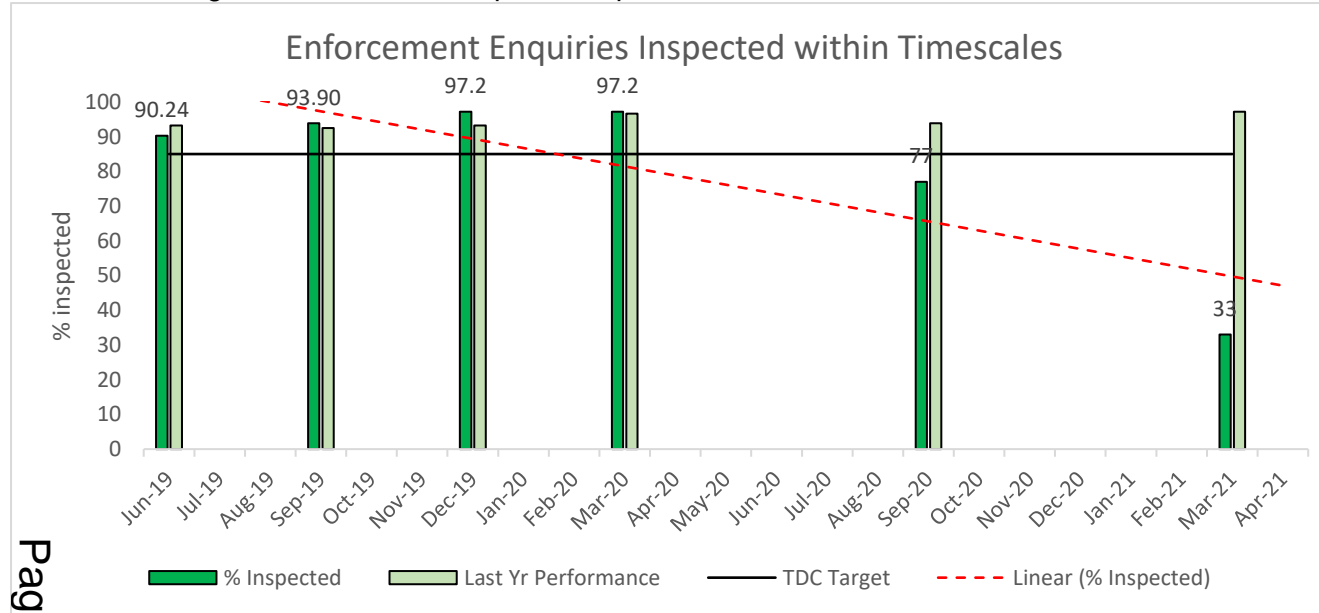


Performance Summary

- During this quarter there were 24 Minor/Other appeals, of which 8 were allowed, 3 were withdrawn and 13 dismissed. The performance is 50%.
- However, deducting those withdrawn prior to determination (3), 38% of the 21 live appeals were allowed.
- We will collectively review the Inspector’s reasons for allowing the appeals and consider whether additional supplementary guidance is needed.
- Target: 10%.

APPENDIX A – Planning Policy Performance Charts

PL6 - Percentage of enforcement enquiries inspected within timescales set out in Council's Enforcement policy

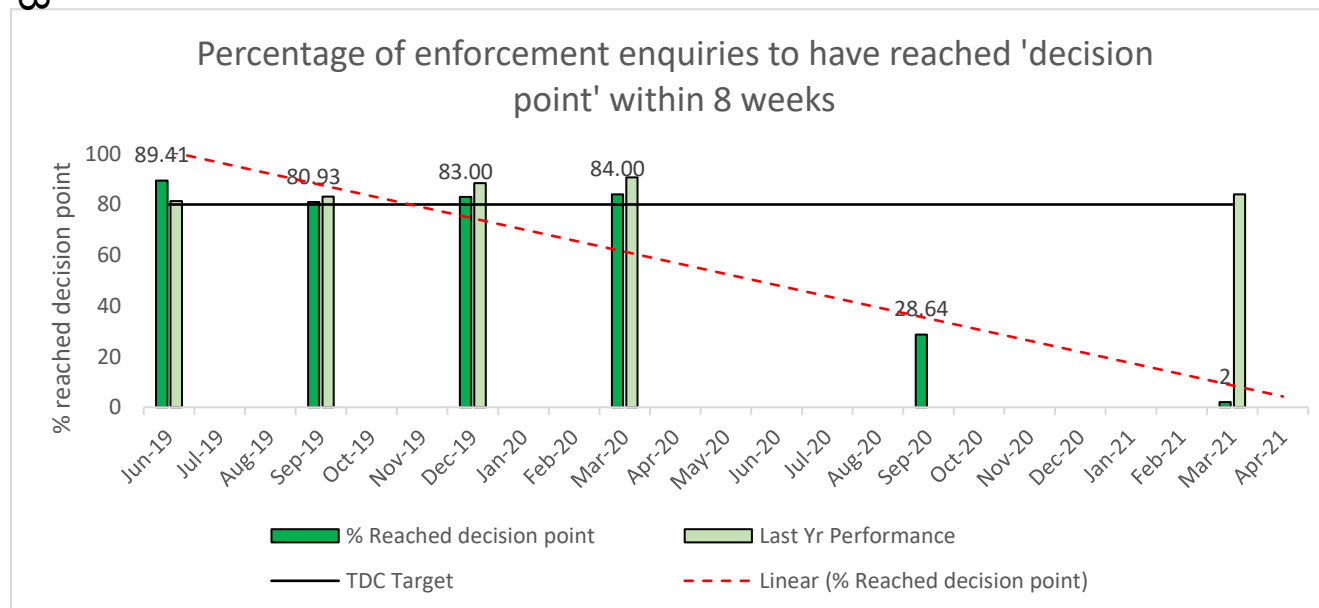


Performance Summary

- During this Quarter, 115 Enforcement cases were opened, of which 33% were visited within the 8 week timescale.
- We are aware that some Enforcement officers have not been entering their site visit dates in the system and this has been drawn to their attention to ensure that accurate reporting can be given.
- We are considering the possibility of an officer to conduct initial visits when reports are received on a 'fact-finding' basis to report back to the allocated officer.
- In terms of resources, we have retained a temporary contractor until mid-August when a new permanent Enforcement officer will join the team.
- Target: 85%.

Page 18

PL7 - Percentage of enforcement enquiries to have reached 'decision point' within 8 weeks

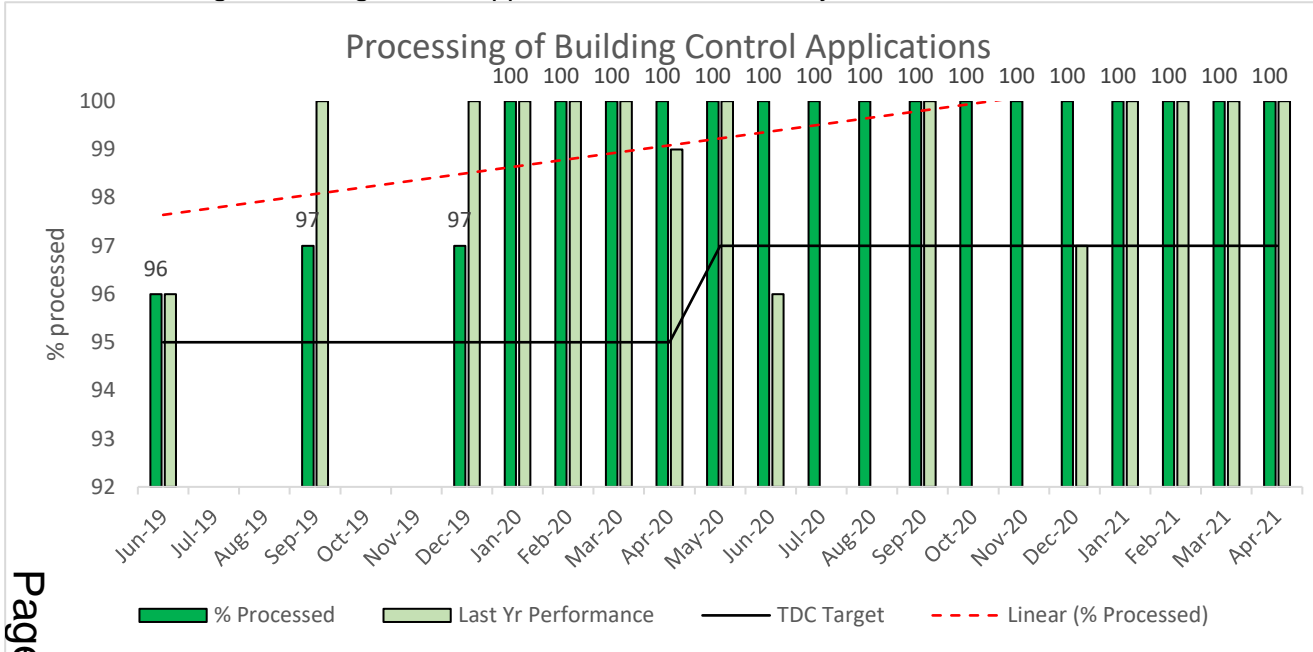


Performance Summary

- During this quarter, 3 enforcement cases were determined. This is attributable to high caseloads, resourcing and prioritising old cases.
- We are reviewing again the new IT system to ensure that this dataset can be accurately reported moving forward.
- This is a non-statutory service. Development deemed 'lawful by passage of time' is over either a 4 or 10 year period and this gives some time to review. However, costs may arise if development is unlawful and impacts negatively on the local environment or residents and the Council can be shown to not have acted expediently to address the matter.
- Target: 80%

APPENDIX A – Planning Policy Performance Charts

PL8 - Processing of building control applications within statutory timescales



Performance Summary

- The team continues to process 100% of their Full Plans applications within statutory timeframes.
- The partnership board receives a full set of KPIs. Their next meeting is scheduled for 9 June 2021.

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APPENDIX B - Planning Policy Risk Register

Ref:	Risk cause and event	Risk consequences	Risk Owner	L	I	RAG	Mitigating actions and responsibility	Status update	On Corporate register
1	Lack of five year housing land supply, including gypsy and traveller land	<ul style="list-style-type: none"> * Inability to meet government's standard methodology figure. * Potential to lose control of where development takes place with risk to amount of affordable housing and minimum infrastructure. * Travellers could be granted permission within the greenbelt. 	Head of Strategy	4	4	16	<ul style="list-style-type: none"> * Prepare a robust housing trajectory. * Apply an appropriate buffer to the housing supply to provide for flexibility. * Allocate sites for housing and gypsy and travellers. * Adopt the Local Plan. * Monitor and maintain planning permissions. * Approve planning applications against the development plan. * Ongoing discussion with the Inspector via the Programme Officer. * Defend appeals. 	* No update since previous committee, linked to progress of Local Plan.	
2	Local plan is found unsound by the Inspector	<ul style="list-style-type: none"> * Impact on ability to reject inappropriate planning applications. * Unable to lobby and deliver infrastructure that meets the needs of local residents, public sector partners and businesses for the whole District. * More challenge to develop policies and working with others to support the building of affordable homes. * Inability to meet statutory requirement and risk of statutory intervention. * Unable to review Community Infrastructure Levy. * Additional costs associated with developing a new Plan. * Reputational damage. 	Chief Planning Officer	4	4	16	<ul style="list-style-type: none"> * Dialogue maintained with the inspector following receipt of preliminary conclusions. * Members to be made aware of any risks associated with responses / hearing sessions to the Inspector. * Ensure responses to the Inspector are submitted in a timely manner. * Work with statutory bodies where appropriate to ensure no objection. * Maintain and defend the strategy set out in the submitted Our Local Plan. * Consider legal advice appropriately. * Use consultants and experts in their field where appropriate to defend the Council's Local Plan. * Undertake additional evidence and main modifications as required by the Inspector. * Continue to have discussions with the Inspector via the Programme Officer. * Keep members updated. 	* Early consideration of budgets and implications have been commenced. However these options cannot be concluded until transport modelling completed (relating to Junction 6), results were expected end of May 21, however these have been delayed. The results of the modelling are needed before further options can be considered. * Project timetable has encountered an obstacle, namely due to delays in liaison with third parties. The issue is being escalated appropriately.	Yes
3	Lack of capacity in Planning Department negatively impacts performance and delivery of service, such as determining applications in statutory timeframes and managing complaints and FOIs	<ul style="list-style-type: none"> * Inability to provide statutory services to a sufficient standard / quality / timeframe and reporting of poor performance. * Inability to provide non-statutory services which are valued. * Negative impact on staff health and wellbeing. * Reputational damage. 	Chief Planning Officer	4	4	16	<ul style="list-style-type: none"> * Peer-review of development management department undertaken by Planning Advisory Service (PAS). * Local enterprise partnership supporting the Council's Community Infrastructure Levy (CIL) work. * Recruitment of temporary staff. * Continuing suspension of non-statutory services to enable focus on statutory services. 	* Risk proposed and agreed by the Executive Team to be included on the Corporate Risk Register. * Executive team are reviewing the draft PAS report.	Yes
4	Failure to determine a Planning application within the statutory period	<ul style="list-style-type: none"> * Risk of non-determination appeals. * Risk of costs claims being awarded. * Reputational damage. * Unable to deliver a statutory function of the Council. 	Chief Planning Officer	4	4	16	<ul style="list-style-type: none"> * New processes being developed to improve efficiency of service. * Additional permanent resources being recruited. * Additional temporary staff recruited. * This area of work is closely monitored. 	* See mitigations and Risk 3.	

APPENDIX B - Planning Policy Risk Register

5	Significant increase in number of Complaints and FOIs in Planning	<ul style="list-style-type: none"> * No designated officer has capacity in existing team to manage Complaints/FOIs. * Taking staff in Planning away from their duties. * Impact on Statutory service and causing delays in Validation. * Unprecedented backlogs. * Applications not being determined in time. * Negative impact on Member / Officer relations. 	Chief Planning Officer	4	4	16	<ul style="list-style-type: none"> * Member training on Planning as part of induction programme. 	* See mitigations and Risk 3.	
6	Local Plan needs further evidence, topic papers or main modifications prior to considering it sound dependent on how Council chooses to progress the plan following receipt of Inspector's letter	<ul style="list-style-type: none"> * Changes the policies within the submitted plan. * Requires additional finance. * Staff to carry out the changes, although not currently resourced to do so. 	Head of Strategy	4	3	12	<ul style="list-style-type: none"> * Prepare additional evidence where required by the Inspector. * Respond to the Inspectors questions in a timely manner. * Prepare main modifications and provide these to the Inspector when requested. * Retain staffing levels to accommodate need for additional work. * Organise hearings or Inspector led consultations if required. * Continue to utilise counsel where necessary. * Ensure the Council understand the main modifications process and that the Inspector remains the leader in all examination matters. * Liaise with the inspector via the Programme Officer as and when needed. 	* Risk wording amended in light of receipt of inspector's letter.	
7	Lack of capacity in Strategy team delays progress in planning policy workstreams	<ul style="list-style-type: none"> * Delays to progression of corporate projects and workstreams (e.g. the Local Plan, flood alleviation etc.). 	Chief Planning Officer	4	3	12	<ul style="list-style-type: none"> * Review appropriate levels of resourcing following Council's decision on how to progress with the Local Plan. 	<ul style="list-style-type: none"> * Strategy team briefing the new Chief Executive and other Directors. * See mitigations and Risk 3. 	
8	Budget constraints in defending Public Inquiry appeals	<ul style="list-style-type: none"> * Reputational damage. * Impact on Council's budget. * Going over budget due to being unable to predict number of Public Inquiries per annum. * Potential high cost awards if Council does not invest in strong Counsel defence. 	Chief Planning Officer	3	4	12	<ul style="list-style-type: none"> * Reviewing budget for Counsel. * Seek Legal advice before determination on complex / major schemes before determination to ensure robustness in case. * This area of work is closely monitored. 	* See mitigations and Risk 3.	
9	Failure to correctly determine a planning application due to pressures of caseloads and lack of resources	<ul style="list-style-type: none"> * Potential Judicial Review if decision is potentially unsound. * Reputational damage. * Increase in complaints. * Poor service. * Costs claims / awards. 	Chief Planning Officer	3	4	12	<ul style="list-style-type: none"> * Maintain cross checking of reports and decision notices. * Maintain specialist (legal, policy and regulatory) input in decision taking. * IT have made changes to internal systems to pull through time sensitive applications. 	* See mitigations and Risk 3.	

APPENDIX B - Planning Policy Risk Register

10	Inability to explore and exploit potential efficiency gains of new IT systems due to lack of capacity	* Strain on development management team capacity. * Unable to improve processing times for applications.	Head of Planning	3	3	9	* Head of Planning updating relevant colleagues in IT. * Regular meetings between Planning and IT.	* See mitigations and Risk 3.	
11	Failure to determine a Building Control application within the statutory period	* Unable to meet Partnership key performance indicators. * Reputational damage.	Chief Planning Officer	2	4	8	* Highly trained staff able to work flexibly on different tasks.	* Team continue to process 100% of applications on time in April 2021.	
12	Reduction in planning applications and associated CIL income	* Lack of infrastructure funding. * Have to administer CIL without additional income. * Reputational impact of not being able to deliver infrastructure.	Head of Strategy	1	2	2	* Continue to administer CIL.	* Risk reduced to Green as no evidence of reduction in applications.	

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Local Plan Update

Planning Policy Committee Thursday, 24 June 2021

Report of: Chief Planning Officer

Purpose: To note the content of the report.

Publication status: Unrestricted

Wards affected: All

Executive summary:

- This report provides an update on planning policy matters, including the progress of the high-level transport modelling which is being undertaken on Junction 6 of the M25 to help inform the Council's decision on the Local Plan.
 - Updates on Neighbourhood plans and emerging changes to the planning system, are also included.
-

This report supports the Council's priority of:

- Creating the homes, infrastructure and environment we need
 - Supporting economic recovery in Tandridge
 - Becoming a greener, more sustainable District
-

Contact officer Marie Killip Strategy Specialist
mkillip@tandridge.gov.uk

Recommendation to Committee:

That the Committee notes the content of this report.

Reason for recommendation:

The preparation and adoption of the Local Plan is a strategic priority for the Council. The role of the Local Plan and the extensive work which has gone into preparing it remains of significant interest to elected Members, development professionals and the community. Updates on Local Plan and related matters at each committee is useful for committee discussion and in allowing the public to hear about progress.

Introduction and background

- 1.1 Our Local Plan:2033 was publicly examined by Planning Inspector, Philip Lewis in the latter part of 2019. In December 2020 he issued his preliminary findings and feedback (ID16) which is published on the Council's website. At paragraph 63 of the letter, the Inspector has set out two options for the Council to follow in terms of our Plan preparation:
- I. To pause the Examination and continue to attempt to resolve the issue of the provision of strategic infrastructure, the OAN, housing requirement and supply, including the Garden Community proposal and provision for Gypsies and Travellers to an agreed timescale. This will also require other changes to be made to the Plan, arising through addressing the Inspector's comments, including in relation to some allocations, yields and local infrastructure; or
 - II. Withdraw the Plan and commence the preparation of a new Plan as per current national planning policy.
- 1.2 As Members will be aware the central challenge to the Council's Local Plan relate to capacity and mitigation issues at Junction 6 of the M25, and whether these issues can be overcome, or such that it renders the Plan undeliverable and therefore, unsound.
- 1.3 In recognition of the significance of the junction 6 matter, which may have implications for all development in the District, the Committee, at its January 2021 meeting, resolved for the Council to undertake high-level strategic transport modelling. This modelling is intended to inform the Council's decision on how it moves forward with a Local Plan and respond to the Inspector. It will also assist with longer term strategic consideration of the challenges which face the District in its ability to provide infrastructure, homes and employment for our communities. Further information on the modelling is set out later in this report.
- 1.4. In addition to an update on the modelling, this report highlights a number of national planning policy matters for Members attention. These updates follow from the draft proposals set out in the 2020 Planning White Paper and Her Majesty the Queen's, reference to planning reforms in her [recent speech](#) on 11 May 2021.
- 1.5 Finally, an update on progress of Neighbourhood Plans is provided. A separate item on the agenda addressing the adoption of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, is before the Committee.

2.0 M25 Junction 6

- 2.1 Consultants were commissioned to undertake the High-level transport modelling as agreed at the January 2021 Committee. They have progressed as much as they are able and have worked closely with Highways England and Surrey County Highways. The initial timeline for completion of the work was by the end of May 2021 and this was shared with the Planning Inspector (TED44).
- 2.2 While Officers had hoped to have commenced internal and Member discussions on the outputs of this by now, due to delays in securing agreement on some technical aspects of the work from necessary third-parties, this work is now anticipated to be completed by the end of June 2021. The Inspector has been made aware of the updated timetable (TED45). At the time of writing the Inspector is unavailable and has not provided a response.

- 2.3 Although the work has not yet produced any outputs which can be used for detailed discussion, meetings with relevant parties including Highways England and Surrey County Highways have continued. Officers and consultants have taken steps to try and minimise delays where possible, including twin tracking/progressing parts of work where the process allows. The outputs in terms of how the modelling has been carried out and any mitigation solutions must be agreed with statutory parties, in order for us to utilise the work. Maintaining relationships and keeping parties informed is a vital and necessary part of the process.
- 2.4 Officers will ensure the Chair and Vice-Chair are kept updated, along with Group Leaders.

3.0 National Policy Update

- 3.1 On 11 May 2021, The Queen, in [her speech](#), committed the government to preparing and implementing a new Planning Bill. This is the next step for the government in implementing some of the proposals set out in the earlier White Paper, Planning for the Future, published in August 2020. The Council responded to the consultation on the White Paper and along with other local authorities and development professionals across the country, challenged many of the government's proposals.
- 3.2 The Government intend to [change local plans](#) to "*provide more certainty over the type, scale and design of development permitted on different categories of land*". By allocating land as "growth areas", "renewal areas" and "protected areas", the Government is hoping to simplify and speed-up the process for delivering new housing and infrastructure. Those designations were referred in the Planning White Paper and it remains to be seen if these proposals are retained in the Planning Bill's passage to becoming an Act.
- 3.3 The Government has also acknowledged that an amended methodology to the calculation of housing numbers should not be implemented, but we await further details on aspects relating to local plan preparation, in particular. The Government is hoping to change developer contributions which could include the abolition of Section 106 in favour of "*a new more predictable and more transparent levy*". The Government's briefing notes that accompanied the Queen's Speech only talk about this levy with regards to affordable housing and infrastructure. If implemented, this may have implications for all collecting authorities especially at a time when the country is struggling with an infrastructure deficit.
- 3.4 The Bill is expected to be considered by Parliament in the Autumn.

First Homes

- 3.5 In advance of implementing reforms and securing a new Planning Bill, government is seeking to implement new policies/initiatives where it can. One such initiative is First Homes which was inserted into the [Planning Practice Guidance](#) on 24 May, alongside a related [Written Ministerial Statement](#) at the same time and will be implemented from 28 June 2021, subject to transitional arrangements which are detailed further below.

- 3.6 First Homes are badged as being a new model for Shared Ownership and seek to further secure the governments focus on increasing home ownership. The scheme requires that 25% of affordable housing which a Local Planning Authority seeks, be First Homes. The Written Ministerial Statement states that:

“From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of ‘affordable housing’ for planning purposes. The First Homes Criteria means:

- *A First Home must be discounted by a minimum of 30% against the market value; and,*
- *after the discount has been applied, the first sale of the home must be at a price no higher than £250,000 (or £420,000 in Greater London).*

Local authorities will be able to set a deeper minimum discount at either 40% or 50% and impose lower price caps, if they can demonstrate a need for this through evidence.”

- 3.7 Regarding the impact on the Council, this will have implications for the tenure mix we can secure through affordable housing and potential viability on sites. However, we are considered to be in a transitional position and do not need to reflect the policy requirement or apply it to all applications received from the implementation date. This is because we have a submitted Local Plan which is under examination. We would, however, be expected to establish if we are able to implement First Homes in other ways including through Neighbourhood Planning, policy statements or if an applicant for planning permission requests it.
- 3.8 Officers, across relevant services, are working together to further understand the implications of First Homes and it is also anticipated that Housing Committee will need to be informed accordingly.

4.0 Neighbourhood Planning

- 4.1 The decisions regarding the Local Plan continue to influence the ability of neighbourhood planning groups to progress their plans. Officers have contacted groups for an update and unless we have received information to the contrary, have assumed that their position has not changed since the last update in March 2021. The following provides brief updates where we have them:
- 4.2 **Caterham Chaldon and Whyteleafe (CCW)** this has successfully passed referendum and is seeking to be adopted. This is dealt with under another item on the agenda.
- 4.3 **Tatsfield** are working with the Council to deliver some affordable housing and will continue to progress the Neighbourhood Plan in due course.
- 4.4 **Limpsfield** Parish Council continue to prepare a Conservation Area Management Plan, an action arising from the adopted Neighbourhood Plan. Officers have previously provided feedback on an initial draft and await a request to further input.
- 4.5 **Burstow** have confirmed that they await the outcome of the decision on the Local Plan.

5.0 Budget

- 5.1 There is no direct financial implication of this report. Costs associated with the high-level transport modelling have been met through the Local Plan budget.

Other options considered

As an update report there are no alternative options being considered.

Consultation

No formal consultation requirements directly relate to this report.

Key implications

Comments of the Chief Finance Officer

The Council's resources are under considerable pressure and expenditure must be kept within existing budgets. All expenditure must be closely monitored to ensure that this happens.

There are no direct revenue or capital implications from this report.

Comments of the Head of Legal Services

The comments made in this report are of a general nature and therefore at this stage, there are no legal implications. The report has provided an overall context for Members at this stage of the Council's local plan; updated on the Planning Bill and on Neighbourhood Plans.

The Local Plan is a key planning document, which supports the strategic policies of the Council and forms part of the statutory planning framework to enable and assist the delivery of the District's future development requirements. Without the High-level transport modelling results, the Inspector will not be able to reach a conclusion on the Council's Local Plan.

Similarly, it is difficult to assess what the precise impact of the planning reforms without further details. Nonetheless, the Government does seem to be planning for a vision of the future and is set on implementing the modernisation the current planning system.

The Council is required to support local communities in development of their Neighbourhood Plans. It is already clear that communities undertaking Neighbourhood Plans have had support from this Council, not just from the Planning Service but from a variety of service areas as they progress. The Council is not permitted to influence the content of the Neighbourhood Plan at any stage. Following a successful referendum, the Council must 'make' the Neighbourhood Plan part of the Council's Local Plan giving it the same status as the Local Plan for determining planning applications. The CCW Neighbourhood Plan would become part of the Council's plans and strategies and so, a Full Council decision is required.

Housing

The First Homes initiative may have implications for the Council's implementation of affordable products. This is being taken forward by relevant housing officers.

Equality

Equalities Impact Assessments have been carried out throughout the preparation of the Local Plan and the policies of the Plan affect all sections of our community.

Climate change

Whilst car use does have impacts for climate change and emissions, this is an update report and does not propose policy. Therefore, there are no significant environmental / sustainability implications associated with this report.

Appendices

None

Background papers

None

----- end of report -----

Caterham, Chaldon and Whyteleafe Neighbourhood Plan Planning Policy Committee Thursday, 24 June 2021

Report of: Chief Planning Officer

Purpose: To set out the results of the referendum on the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and make a recommendation to the Committee on whether the Neighbourhood Plan should be formally made (adopted).

Publication status: Unrestricted

Wards affected: Chaldon, Portley, Queen's Park, Valley, Westway, Whyteleafe

Executive summary:

- In September 2019, the Committee agreed for the Caterham Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) to progress to referendum, following its successful examination. Because of the COVID 19 pandemic, unavoidable delay to the referendum occurred. However, on May 6 2021, the CCW NP underwent a successful referendum and received a vote of 87% in favour of the Plan.
- The Committee is now asked to 'make' (adopt) the plan as part of the Tandridge Development Plan, giving it full weight in relevant planning decisions.
- Formalising this NP as part of the development plan will help to shape the CCW area in a way which has been led and supported by the local community. In addition, it will also increase the neighbourhood proportion of Community Infrastructure Levy (CIL) to be paid to the affected parishes from 15% to 25%.

This report supports the Council's priority of:

- Creating the homes, infrastructure and environment we need
- Supporting economic recovery in Tandridge; and
- Becoming a greener, more sustainable District

Contact officers: Marie Killip: Strategy Specialist
mkillip@tandridge.gov.uk

Anna Cronin: Neighbourhood Planning Specialist
acronin@tandridge.gov.uk

Recommendation to Committee:

That, in accordance with its delegated powers, the Committee “make” (adopt) the Caterham, Chaldon and Whyteleafe Neighbourhood Plan to become part of the Tandridge District Council Development Plan.

Reason for recommendation:

The CCWNP is a result of the hard work and dedication of the local community that want to ensure a more locally led approach to planning, the environment and development in their area. The CCWNP has now completed all formal stages and has been successful at local referendum. The provisions of the Planning and Compulsory Purchase Act 2004 (as amended) require the local planning authority to “make” (adopt) the plan within 8 weeks of the referendum.

1.0 Introduction and background

- 1.1 Under the Localism Act 2011, parish councils or neighbourhood forums are given powers to prepare their own plan which include policies that are given the same weight as a Local Plan when determining planning applications. The parishes of Caterham on the Hill, Caterham Valley, Chaldon and Whyteleafe were designated a Neighbourhood Plan Area on 18 July 2012. Since this date the Parish Councils, working together have been preparing their neighbourhood plan.
- 1.2 In May 2019, CCWNP steering group submitted their Neighbourhood Plan to the Council, as the Local Planning Authority. The Local Planning Authority, under Regulation 16, undertook a six-week statutory consultation on the neighbourhood plan. The consultation commenced on Friday 19 July and ran until 5pm on Monday 2 September 2019.
- 1.3 The Council then sent the Submission version of the CCW Neighbourhood Plan, along with the representations from Regulation 16 and other supporting documentation, to an Independent Examiner for examination to ensure that the plan met the “basic conditions” prescribed in legislation. The Examiner’s Report was received on 10 August 2020 and was reported to this Committee in September 2020.
- 1.4 The Examiner’s Report recommended that the CCW Neighbourhood Plan should proceed to Referendum, subject to the Plan being amended in line with his recommended modifications, which were required to ensure that the Plan met the “basic conditions.”
- 1.5 The changes set out in the Examiner’s Report were made as agreed by this Committee on 24 September 2020, and the amended plan documents, decision statement setting out the changes made, and the reasons for them, were published on the Council’s website.
- 1.6 National regulations put into place as a result of the COVID 19 pandemic meant that the referendum was unavoidably delayed until Thursday 6 May 2021.

2.0 Referendum Result and Next Steps

- 2.1 The question which was asked at referendum was: *“Do you want Tandridge District Council to use the Neighbourhood Plan for Caterham, Chaldon and Whyteleafe to help it decide planning applications in the neighbourhood area?”*
- 2.2 In order for a NP to proceed to adoption, it must obtain 50% or more, votes in favour. Having received an 87% “Yes” vote on an electorate turnout of 38% (6923 votes in favour to 1020 against) the NP can now proceed to adoption.
- 2.3 The Committee are therefore requested, in accordance with their delegated powers, to “make” (adopt) the CCWNP to become part of the Council’s Development Plan. This will give the Neighbourhood Plan full weight in relevant planning decisions.
- 2.4 The adoption of the CCW Neighbourhood Plan also increases the neighbourhood proportion of CIL, which will increase from 15% to 25%.
- 2.5 Once approval has been granted, Officers will write to all those who asked to be notified of progress on the plan including statutory consultees and inform them of the Committee’s decision and where the plan can be viewed. An Adoption Statement (Appendix A) will also be published as required by regulations. The website will be amended to update the status of the neighbourhood plan and include a finalised policy map.

3.0 Budget

- 3.1 The preparation of the CCWNP has mainly been funded by the parishes, including through neighbourhood planning grants to the steering group. The Council has provided officer support, paid for the examination, referendum and covered other statutory costs, as required.
- 3.2 The scale of the CCWNP did mean that examination costs (£30,372.00 excluding VAT) were higher than those which would normally be incurred for single parish neighbourhood plan and in excess of the grant the Council received (£20,000). Unfortunately, the grants are not proportionate to the size of area covered in a neighbourhood plan and there is no additional grant given for larger/multiple parish plans. As such this did result in an overspend to the 20/21 neighbourhood planning budget.

4.0 Other options considered

- 4.1 The provisions of the Planning and Compulsory Purchase Act 2004 (as amended) require the local planning authority to “make” (adopt) the plan within 8 weeks of the successful referendum. There are no other options.

5.0 Consultation

- 5.1 The preparation of the CCW Neighbourhood Plan involved extensive consultation, both statutory and non-statutory, and the referendum, in which any person on the electoral register in the neighbourhood area could vote, formed the final element in this process. There has been no further consultation on this report.

Key implications

Comments of the Chief Finance Officer

The Council's resources are under considerable pressure and it is vital that all expenditure is monitored and kept within the set budgets. The Neighbourhood plan revenue costs exceeded the grant money allocated leaving the excess to be funded from underspends within the Council's existing budgets. In future any Neighbourhood plan costs must be contained within the existing budgets and grant money allocated.

There are no Capital expenditure implications within this report.

Comments of the Head of Legal Services

Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the Council must 'make' the Neighbourhood Plan if more than half of those voting have voted in favour of the Plan, unless (under Para. 38A(6)) this would breach or would otherwise be incompatible with an EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).

In this case the Neighbourhood Plan is compatible with EU obligation and Convention rights, and as such the recommendation is put forward in the report to make the Plan.

Assets

The NP contains policies which affect a number of the Council's assets, particularly parks and green spaces. The Assets team were fully consulted on the NP and their representations were considered by the Examiner. In addition, the Council's recent Open Spaces Strategy takes the NP into account. It is not considered that the NP in its final form places unreasonable constraints upon the Council's use of its assets.

Equality

No immediate implications as Neighbourhood Plan policies relate to land use and development and do not distinguish as to applicant/end user/occupant.

Climate change

The Neighbourhood Plan has been independently examined to assess, amongst other factors, whether it contributes to sustainable development. The Examiner found that with his recommended modifications (now made) it will do so.

The plan contains specific policies for environmentally sustainable design of new development and for the protection of designated Local Green Space which, by its nature, will contribute to carbon reduction and mitigation of heat and flooding effects in the plan area. It also supports local centres and social, educational and health facilities, thus contributing to some extent to reducing the need to travel.

Appendices

Appendix 'A' - Draft Adoption Statement


Background papers

None

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APPENDIX A

<p>THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (REGULATION 20) – PUBLICISING A NEIGHBOURHOOD DEVELOPMENT PLAN</p>	 The logo for Tandridge District Council features the word "Tandridge" in a large, bold, serif font at the top. Below it, the words "District Council" are written in a smaller, bold, sans-serif font, set against a black background with a white, stylized silhouette of a town or hills.
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ADOPTION STATEMENT

CATERHAM, CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN

Notice is hereby given that Tandridge District Council resolved to “make” (adopt) the Caterham, Chaldon and Whyteleafe Neighbourhood Plan on 24 June 2021. Under the Town and Country Planning Act 1990 (as amended), Tandridge District Council has a statutory duty to support and advise communities in the preparation of neighbourhood development plans and to take such plans through the process of examination, referendum and adoption. The Localism Act (2011) (Part 6 Chapter 3) sets out the Local Planning Authority’s responsibilities under Neighbourhood Planning.

Background

The four parishes of Caterham on the Hill, Caterham Valley, Chaldon and Whyteleafe were together designated as a qualifying Neighbourhood Plan Area by Tandridge District Council on 18th July 2012. The Plan relates to this area and does not relate to more than one neighbourhood area and therefore complies with these requirements.

The Parish Council held two pre-submission (Regulation 14) consultations, the most recent between April and July 2017. The Parish Council then submitted the Plan to Tandridge District Council in May 2019, who ran a Regulation 16 consultation between 19th July and 2nd September 2019.

The Plan was then examined by Mr Jeremy Edge and an examination report provided on 10th August 2020 to Tandridge District Council. The Examiner’s report concluded that, subject to a series of modifications, the Plan met the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum. Modifications were made to the Neighbourhood Plan, in line with the Examiner’s recommendations, and a Decision Statement was published in September 2020 confirming that the District Council was satisfied the Plan met the basic conditions and could proceed to a referendum, once pandemic regulations allowed.

A successful referendum on the Caterham, Chaldon and Whyteleafe Neighbourhood Plan was held on 6th May 2021, and 87% of those who voted did so in favour of the Neighbourhood Plan becoming part of the statutory Development Plan for the District.

On 24 June 2021, Tandridge District Council formally “made” (adopted) the Caterham, Chaldon and Whyteleafe Neighbourhood Plan as part of the statutory Development Plan for the District.

Copies of this Adoption Statement and the Adopted Caterham, Chaldon and Whyteleafe Neighbourhood Plan are available at: www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Neighbourhood-Plans. Due to COVID restrictions and access to the Council Offices, hard copies can only be viewed by appointment by contacting us at: customerservices@tandridge.gov.uk.

Any technical enquiries regarding the Neighbourhood Plan should be made to neighbourhoodplans@tandridge.gov.uk or to the Strategy Team on: 01883 722000.

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Gatwick Airport Northern Runway Proposal – Implications for the District

Planning Policy Committee Thursday, 24 June 2021

Report of: Chief Planning Officer

Executive Head of Communities

Purpose: To update the Committee on Gatwick Airport’s progress towards a Development Consent Order (‘DCO’) allowing them to utilise the standby runway (northern runway) into a second runway.

Publication status: Unrestricted

Purpose: For information

Wards affected: All

Executive summary:

Gatwick Airport Limited (‘GAL’) has started the process of preparing an application for a Development Consent Order (‘DCO’), a type of planning consent that is granted by the Secretary of State, to be able to use the existing emergency runway for departures.

This report is to update Committee Members on the progress to date with the DCO process and the upcoming public consultation that GAL are due to commence late Summer 2021.

This report supports the Council’s priority of: Creating the homes, infrastructure and environment we need; Supporting economic recovery in Tandridge; Becoming a greener, more sustainable District

Contact officer Sarah Little Strategy Specialist
slittle@tandridge.gov.uk –

Recommendation to Committee:

That this Council writes to Gatwick Airport to make the following points:

1. The Council acknowledges Gatwick Airport Limited's (GAL) decision to continue with the DCO to redevelop the northern runway as a second runway to increase capacity. The Council expects that GAL will fulfil its obligation to consult with all those who live or work in the District, including those hard to reach groups such as those without access to the internet. The consultation needs to provide alternative opportunities for consultation responses to be made offline. The Council requests GAL to inform the Council of its proposals for achieving this.
2. The Council is also aware that the Future Airspace Implementation South ('FASI-S') is currently being progressed by the Civil Aviation Authority to increase capacity over the southern part of the UK. With the proposed increased traffic movements from the additional capacity at Gatwick, the Council requests that GAL explains the full impact of the changes on all parts of the District and in particular on those areas where traffic could be routed that have never been overflown before, including the north of the District which has both significant residential populations and the Surrey Hills Area of Outstanding Natural Beauty.
3. The Council has adopted a Climate Change Strategy and endorses national proposals to reduce the use of fossil fuels and is therefore disappointed that GAL are seeking to increase the use of these fuels which does not seem to be compatible with the 2050 climate-neutral objectives. Whilst the Council is not against the use of planes for business and leisure and recognises the economic and social advantages, it is concerned about the environmental impacts, short and long term, that significant growth at Gatwick will have on the District.

Reason for recommendation:

The Council is involved in work to inform the DCO and public consultation will take place late Summer 2021. Clarification is needed from Gatwick Airport Limited (GAL) on the consultation process to enable hard to reach groups so that they can submit consultation responses offline.

The impact of the proposals to bring the existing standby runway (northern runway) into routine use alongside the main runway are significant. Further clarification is needed from GAL on the traffic and environmental implications that significant growth at Gatwick will have on the District.

Introduction and background

- 1.1 In July 2019, Gatwick published their latest masterplan. The masterplan outlined three scenarios for future growth:
 - Scenario 1: Where Gatwick remains a single runway operation with intensified use of the existing main runway
 - Scenario 2: Where the existing standby runway is used routinely together with the main runway
 - Scenario 3: Where land is continued to be safeguarded for an additional runway to the south of the airport
- 1.2 Intensification of the main runway (Scenario 1) began following the submission and approval of Permitted Development (August 2019) to create a Rapid Exit Taxiway from the main runway. This will facilitate up to 11 additional aircraft movements per hour.
- 1.3 Gatwick Airport Limited (GAL) announced their intention to actively pursue Scenario 2, bringing the existing standby runway (northern runway) into routine use alongside the main runway.
- 1.4 To progress with the proposal, Gatwick Airport will need to apply for a Development Consent Order (DCO) in order to obtain planning permission. Work is currently ongoing to prepare a DCO application to bring the standby runway into routine use. This is a rigorous statutory planning process which is overseen by the Planning Inspectorate.
- 1.5 As part of this process, in September 2019 GAL submitted a Scoping Report to the Planning Inspectorate, requesting a Scoping Opinion on the extent of the potential environmental impacts to be considered as part of the DCO process. The Council's response to the consultation by the Planning Inspectorate (PINS) on this Scoping Report was submitted in October 2019. The Planning Inspectorate preceded to adopt their Scoping Opinion in October 2019.
- 1.6 The Council is currently involved in works to inform the DCO application and public consultation will follow.

Consultation

- 2.1 The first stages in the DCO process will see Gatwick carry out surveys and prepare detailed environmental information on its northern runway plans. This information, together with further details of the plans, will then be subject to a period of public consultation (scheduled for late summer 2021).

- 2.2 Once consultation has been completed, further updates to the plans will be made to reflect the outcome of consultation, before a final DCO submission is made to the Planning Inspectorate (expected early 2022). Gatwick's proposals will then be examined with interested parties able to make further representations. Following the examination, the Planning Inspectorate then has three months to make recommendations to the Secretary of State for Transport who will then publish a decision.

Other options considered

No other options relevant.

Key implications

Comments of the Chief Finance Officer

There are no obvious financial implications associated with this report. However, any decisions that are made either now or in the future must consider if they will require any resourcing and how that will be funded. Any costs must be kept within the Council's existing budgets.

Comments of the Head of Legal Services

There are no identifiable legal implications in making the response as set out in this report. The consultation currently being held by GAL is a valuable opportunity for stakeholders to express their views on the proposed options for expanding aviation capacity close to the District. Therefore, any community group including those that do not have access to the internet should have the opportunity to submit any issues with the proposals, to inform them of local knowledge they may have omitted, and to submit potential mitigations.

Equality

An Equality Impact Report is not required for this decision as it is a response to a consultation by an external organisation.

Climate change

The Council declared a motion to take steps to address the climate emergency in 2020 and is supporting this with a climate change action plan. Reducing carbon via energy consumption and emissions are key priorities, as are other factors that fall within the remit of climate change, such as air quality, health and the environment.

From a climate change perspective, publications that the Council use as a reference for policy are the recommendations from the Climate Change Committee and HM Government's response. The latest policy proposals from the Climate Change Committee regarding aviation and the Sixth Carbon Budget,¹ underline the national importance of reducing aviation's impact on the global climate. Included in the proposals is the statement that "[t]here should be no net expansion of UK airport capacity unless the sector is on track to sufficiently out perform its net emissions trajectory and can accommodate the additional demand".²

In the government's response to the proposals they state: "Airport expansion is a core part of boosting our global connectivity and levelling up across the UK. The Government takes seriously its commitments on the environment and the expansion of any airport must always be within the UK's environmental obligations."³

Further, in a recent Parliament decarbonisation briefing paper on aviation, Parliament state that the government are "in the process of revising transport policy across all modes in order to meet the challenge of the 2050 net-zero emissions target. The Government intends to publish a transport decarbonisation plan and an aviation strategy (including a net-zero aviation strategy). It is also planning to publish an Aviation Recovery Plan to 'boost' air travel after the pandemic."⁴

Therefore, the Council will closely monitor GAL's proposals and the progress with the DCO, and how they seek to complement national policy. In addition, the Council are interested in any information on the air-quality and ground transport implications of the proposals, given the proximity of the airport to the District and potential influence they may have on the strategic road network that pass through Tandridge.

Appendices – None

Background papers- None

¹ Climate Change Committee (2020) *Sixth Carbon Budget*. Online available:

<https://www.theccc.org.uk/publication/sixth-carbon-budget/> [Last accessed 16/06/2021].

² Climate Change Committee (2020) *Policies for the Sixth Carbon Budget and Net Zero*, p. 162. Online available (to download): <https://www.theccc.org.uk/publication/sixth-carbon-budget/> [Last accessed 16/06/2021].

³ HM Government (2020) *The Government Response to the Committee on Climate Change's 2020 Progress Report to Parliament*, p. 106. Online available:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/928005/government-response-to-ccc-progress-report-2020.pdf [Last accessed 16/06/2021].

⁴ UK Parliament (2021) Aviation, decarbonisation and climate change, np. Online available: <https://commonslibrary.parliament.uk/research-briefings/cbp-8826/> [Last accessed 16/06/2021].

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