

October 2025

South Godstone: Invitation to community engagement event

Dear neighbour,

We are writing on behalf of Regency & Co. to inform you of our proposals for land at South Godstone and to invite you to participate in the upcoming engagement event.

Our plans look to create a new neighbourhood of approximately 500 homes in South Godstone. More than just housing, this is about shaping a vibrant, sustainable place that supports local people, provides the facilities the community needs, and leaves a lasting, positive legacy for South Godstone.

Central to the plans is a clear commitment to community benefit, including:

- **Affordable housing** – 49% of the homes will be affordable, with 75% of these for social rent. This is significantly above local policy requirements and represents a substantial opportunity for Tandridge District Council to meet urgent local housing need.
- **Support for Tandridge's housing supply** – the Council currently has a 1.92-year land supply, well below the five-year requirement. Our plans would make a meaningful contribution to reducing that pressure.
- **Community facilities and infrastructure** – making sure new schools, healthcare, green spaces, and other facilities are designed around what local people need.
- **Opportunities for young people and employment** – helping to create a sustainable community, with spaces and initiatives to support young people, jobs, and training.

Before any planning application is submitted, we are keen to listen and to work with local people, community groups, and stakeholders.

Join us at our engagement event:

Saturday 18th October 10.30am-2pm

South Godstone Sports and Community Association, Lagham Rd, RH9 8HE

We will have coffee, tea and refreshments on offer, with colouring for children.

Opportunity to provide feedback during the consultation will remain open until 15 November.

We are committed to working openly and positively with the community. Your input is vital in shaping a plan that reflects South Godstone's aspirations and benefits the area for generations to come.

If you would like further information or have any questions regarding the proposals, please visit our project website www.jtp.co.uk/projects/south-godstone. Alternatively, you can email us at community@jtp.co.uk, or call our dedicated Freephone line 0800 012 6730 (Monday-Friday 9am-5:30pm) or write to us at Freepost JTP (no stamp required).

In the meantime, if you have any questions, please do not hesitate to get in touch.

Yours sincerely,

Charles Campion,
Partner, JTP

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