

The background of the entire page is a green-tinted sketch. It depicts a park-like setting with various trees and foliage on the left and right. In the center, there is a building with a prominent arched entrance. Several small, stylized figures of people are scattered throughout the scene, some walking on paths and others near the building. The overall style is artistic and illustrative.

NUTFIELD GREEN PARK

SOCIAL INFRASTRUCTURE ASSESSMENT

OCTOBER 2023

Social Infrastructure Assessment

Nutfield Green Park

October 2023

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October 2023

Executive Summary

1. This Social Infrastructure Assessment has been prepared by Turley Economics on behalf of Nutfield Park Developments Limited. The report considers the impact on local education, health, open space and sports and other community facilities generated by proposals for outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline all matters reserved, except for Access).
2. This will deliver a new mixed-use development comprising 166 new homes and Integrated Retirement Community (including 41 extra care units, a care home providing 70 beds and flexible complementary healthcare and/or community uses), at land at Nutfield Green Park, Tandridge.
3. The general housing component of the Proposed Development is estimated to accommodate up to 384 residents. A further 41 residents could be accommodated within the extra care units and 70 people will be living in the on-Site care home. The Proposed Development could therefore provide new homes for 495 people.
4. The Proposed Development will therefore impact the demand for and capacity of social infrastructure and community facilities. The following types of social infrastructure are considered:
 - **Education facilities** (including early years, primary and secondary);
 - **Healthcare facilities** (including GP surgeries, dental surgeries, hospitals and older person's housing);
 - **Open space and sports facilities** (including allotments; parks and recreation grounds; play space for children and youths; natural green space; and built sports facilities, such as sports halls and swimming pools); and
 - **Other types of community facilities** (including community halls and libraries).
5. This Social Infrastructure Assessment has examined the additional demand that the Proposed Development will generate for social infrastructure in the context of existing provision in the locality, concluding on the impact on provision and any required mitigation measures.
6. The key findings of the Social Infrastructure Assessment are as follows:

Education facilities

- **Early Years:**
 - Given the range of local supply, it is considered that the demand generated by the Proposed Development for 12 early years education

places is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on early years education.

- It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with Tandridge District Council (TDC) and Surrey County Council (SCC) (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the level of demand arising from the Proposed Development.

- **Primary:**

- Whilst Nutfield Church CofE Primary School is currently close to full capacity, it is considered that available capacity at other schools such as the linked Earlswood Infant and Nursery School and Earlswood Junior could accommodate the uplift in demand from the Proposed Development as per their current rolls.
- This conclusion is further supported by the fact that forecasts indicate that from 2027/28 demand for reception school places in Tandridge will fall to lower than current levels.
- Therefore, based on current and forecast supply of places, it is considered that the demand generated by the Proposed Development for up to 43 primary places is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on primary education.
- It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the level of demand arising from the Proposed Development.

- **Secondary:**

- Given the existing supply at several local secondary schools, including the closest school to the Site (Carrington School) and the forecast decrease in demand for this phase of education in Tandridge, it is considered that the additional demand for up to 32 secondary school places as a result of the Proposed Development can be met within existing provision.
- It is therefore considered that no additional mitigation will be required with regard to secondary education.

Healthcare Facilities

- **GP Surgeries:**
 - Whilst data indicates that several local surgeries are over-subscribed, there appears to currently be sufficient capacity at the Moat House Surgery and Greystone House Surgery, both of which are under 2 miles from the Site.
 - This assessment considers that the existing supply of GP facilities is currently sufficient to accommodate the additional demand generated by the Proposed Development.
 - It is therefore considered that no additional mitigation will be required with regard to GP facilities.
 - Additionally, the Proposed Development retains the flexibility to include flexible healthcare provision on-Site should this indeed be required and/or sought as a means of responding to local healthcare needs.
 - The provision of a care home and extra care units will also provide in-the-community care for older residents on-Site. This will help to respond to (and potentially reduce, given the specialist care that will be available) demand for GP facilities in the surrounding area, in the event that existing residents already living in the locality move to the new development.
- **Dental Surgeries:**
 - Whilst it is widely recognised that there is currently a national shortfall of NHS dentistry, which is reflected locally, there is one dentist surgery (Godstone Dental Care) within a reasonable travel distance from the Site that is accepting NHS patients, with a range of further private options in the locality.
 - The identified supply and choice within a reasonable travel distance from the Proposed Development indicates that dental services should be available for future residents should they seek to register with a new practice in the area. Increased demand generated from the Proposed Development is therefore likely to be accommodated within existing provision.
 - It is therefore considered that no additional mitigation will be required with regard to dental facilities.
- **Hospitals:**
 - It is considered that the identified supply within a reasonable travel distance from the Proposed Development indicates that hospital services should be available for future residents. The increased demand generated from the Proposed Development is considered to be negligible and is therefore likely to be accommodated within existing provision.

- It is therefore considered that no additional mitigation will be required with regard to hospitals.
- **Older Person's Housing:**
 - It is clear that in the context of current provision there remains a need for additional personal and nursing care home beds as well as for extra care units within Tandridge to meet identified demand.
 - It is therefore considered that the Proposed Development's 70 care homes beds and 41 extra care units would provide a notable benefit to supply in Nutfield, Tandridge and Surrey more widely.

Open Space and Recreation Facilities

- **Open Space**
 - Demand generated by the Proposed Development for open space can be accommodated within existing provision. Based on TDC's quantum standards, it is estimated that the demand generated by the Proposed Development will be met effectively through a mixture of new on-Site and existing open space and recreation facilities provision elsewhere in the surrounding locality.
 - There is an identified shortfall of parks and recreation space in Nutfield against quantum standards. Whilst the Outline nature of the Proposed Development means that on-Site open space typologies and quantum standards have not yet been defined, it is understood that a park and/or recreation ground will potentially be provided on the site of the Proposed Development, which should contribute to reducing this shortfall and provide benefits to the wider local community. Indeed, it should be noted that 52ha of the Site (which totals 59ha) will remain undeveloped and be ecologically enhanced, with enhancements made to existing footpaths and cycle paths where possible.
 - There is an identified access deficiency in Nutfield with regard to allotments, children's play space and youth provision. Given design constraints and the relatively small demand generated, it is not considered appropriate for allotment space to be delivered at the Site. There is, however, potential for children's play space and youth provision to be delivered within the Proposed Development's wider open space and landscaping, the detailed design of which will be defined at Reserved Matters application stage.
 - TDC currently seeks provision of on-site or site-related informal open space, land, play facilities and recreational equipment on large housing sites through S106 planning obligations and improvements to informal open space, play facilities and recreational equipment across the district through CIL.

- It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other stakeholders to determine the nature and scale of any requested on or off-site provision..
- **Sports Facilities**
 - Demand generated by the Proposed Development for sports facilities can be accommodated within existing provision.
 - Whilst there is currently an under-provision of sports halls (measured by badminton court units) and swimming pool space in Tandridge in comparison to quantum standards, the uplift in demand for these uses as a result of the Proposed Development will be negligible relative to the total shortfalls. Additionally, whilst shortfalls in playing pitches are identified against quantum standards, it is recognised by TDC that these are relatively minimal when compared to other local authorities, and, as such new playing pitch provision is not required locally.
 - TDC currently seeks provision of on-site or site-related recreational equipment on large housing sites through S106 planning obligations and improvements to recreational equipment across the district through CIL.
 - It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other stakeholders to determine the nature and scale of any requested on or off-site provision.

Other Types of Community Facilities

- **Community Halls and Library Space**
 - In the context of the existing provision of community halls and libraries within the locality of the Site, it is considered that there is no requirement to provide for these uses at the Proposed Development.
 - It is, however, noted that the Proposed Development retains the potential to deliver community uses within flexible floorspace (Use Class E(e), F2) to be delivered as part of the scheme, which could provide benefits for new residents of the Proposed Development and existing residents in the locality if the provision delivered is of a type that is suitable to be opened up for public access.
 - It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC, SCC and other stakeholders to determine the nature and scale of any required on-site provision.

Conclusion

7. The analysis in this report serves to demonstrate that the new infrastructure provision to be provided on-site, in combination with capacity in existing infrastructure provision locally, is sufficient to meet the demands of the Proposed Development in full.

1. Introduction

- 1.1 This Social Infrastructure Assessment has been prepared by Turley Economics on behalf of Nutfield Park Developments Limited ('the Applicant'). The report considers the impact on local education, health and other community facilities generated by proposals for outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline all matters reserved, except for Access).
- 1.2 This will deliver a new mixed-use development comprising 166 new homes and Integrated Retirement Community (including 41 extra care units, a care home providing 70 beds and flexible complementary healthcare and/or community uses) ('the Proposed Development'), at land at Nutfield Green Park, Tandridge ('the Site').

The Site

- 1.3 The Site is located in Tandridge district. It comprises approximately 59ha of land on the site of the former Laporte Works and is located on the northern edge of Nutfield and 1.4k from Redhill. It is bound to the north and east by Nutfield Marsh Road and to the south by the A25 Nutfield Road and to the west is bound by open land (restored landfill).
- 1.4 The Site is located within the green belt and currently comprises of a mixture of grassland, blocks of self-seeding woodland and waterbodies with an area of the former infrastructure remains, such as access roads and pipework and former settlement lagoons. There are residential properties located on the northern boundary of the Site, towards the east of the site and beyond Nutfield Marsh Road/ Church Hill and adjacent to the southern boundary of the site. The Site location is shown below.

Figure 1.1: Site Location Plan



The Proposed Development

- 1.5 The Proposed Development will deliver a residential-led development of up to 166 homes alongside an Integrated Retirement Community (including 41 extra care units, a care home providing 70 beds and flexible complementary healthcare and/or community uses).
- 1.6 The full description of development is set out below:

“Outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with all matters reserved, except for Access)”

Estimated Population Generated by the Proposed Development

- 1.7 The Proposed Development will deliver up to 166 homes in the residential element of the scheme, with the final mix to be determined at reserved matters stage. Given the Outline nature of the planning application, the population that could be accommodated at the Proposed Development has been estimated based on an indicative housing mix in line with that set out in the Tandridge District Council’s (TDC)

Strategic Housing Market Assessment (SHMA) 2018 Update¹ (which forms part of the evidence base for TDC's Draft Local Plan²).

- 1.8 The latest available (2021) Census data³ regarding the average household size per size of home in Tandridge has been applied to the SHMA's recommended housing mix to estimate the total resident population that could be accommodated at the Proposed Development.
- 1.9 As shown in the following table, the general housing component of the Proposed Development is estimated to accommodate up to 384 residents. A further 41 residents could be accommodated within the extra care units and 70 people will be living in the on-site care home. The Proposed Development could therefore provide new homes for 495 people.

Table 1.1: Proposed Development: Estimated Resident Population

Size	Proportion of Homes	No. Homes / Bedspaces	Average Household Size	Residents
1 bed (General Housing)	10%	17	1.28	21
2 bed (General Housing)	26%	43	1.95	84
3 bed (General Housing)	35%	58	2.46	143
4 bed (General Housing)	29%	48	2.82	136
General Housing	100%	166	-	384
Care home	-	70	1	70
Extra Care	-	41	1	41
Grand Total	-	-	-	495

Source: Turley Economics (2023); Tandridge District SHMA (2018); Census (2021)

- 1.10 It should be noted that the estimated population is subject to change, based on the final housing mix. The above is nonetheless considered to represent a reasonable working assumption for the purposes of analysis.

Scope and Purpose of the Assessment

- 1.11 This assessment examines the growth in demand for social infrastructure that is likely to be generated by the Proposed Development. The assessment will consider the impact on existing social infrastructure, the delivery of new infrastructure on site and potential means by which impacts could be effectively mitigated.
- 1.12 The following types of social infrastructure are considered:

¹ Turley (2018) Tandridge Strategic Housing Market Assessment: 2018 Update

² Tandridge District Council (2019) Our Local Plan: 2033 – Regulation 22 Submission

³ Census 2021 (2021) RM136 - Tenure by household size by number of bedrooms

- **Education facilities** (including early years, primary and secondary);
- **Healthcare facilities** (including GP surgeries, dental surgeries, hospitals and older person's housing);
- **Open space and sports facilities** (including allotments; parks and recreation grounds; play space for children and youths; natural green space; and built sports facilities, such as sports halls and swimming pools); and
- **Other types of community facilities** (including community halls and libraries).

1.13 The Site is located within the local authority area of TDC. TDC is the Local Planning Authority (LPA) and responsible for the planning of open space and recreation facilities. Surrey County Council (SCC) is the relevant Local Education Authority (LEA), NHS Surrey Heartlands is the relevant health body with responsibility for the planning of GP and dental facilities, and Surrey and Sussex Healthcare NHS Trust is that with responsibility for hospitals.

1.14 Publicly available data sources via TDC, the Department for Education (DfE), NHS Digital and NHS Statistics have been used to inform the analysis contained in this report.

1.15 Planning officers previously recommended an application⁴ for development at the Site for refusal, citing as justification that the proposals did not make adequate provision for infrastructure contributions to offset the impact of the prospective scheme's future residents on local infrastructure. The analysis in this report serves to demonstrate that the new infrastructure provision to be provided on-site, in combination with capacity in existing infrastructure provision locally, is sufficient to meet the demands of the Proposed Development in full.

⁴ Tandridge District Council Planning Application Ref: 2021/1040

2. Education Facilities

- 2.1 This section considers the impact on local education facilities (including early years, primary and secondary schools) as a result of the Proposed Development in the context of current and forecast supply and demand. The assessment subsequently identifies any mitigation that could potentially be required in order to ensure adequate provision of facilities.

Education Demand generated by the Proposed Development

- 2.2 Pupil yield multipliers to estimate the additional pupil demand generated by the new proposed housing development are set out within SCC guidance⁵.
- 2.3 SCC assumes the following flat rate yield factors for schemes where the mix is not known:
- Early years – 0.07 pupils per home (or 7 pupils per 100 dwellings);
 - Primary – 0.25 pupils per home (or 25 pupils per 100 dwellings); and
 - Secondary – 0.18 pupils per home (or 18 pupils per 100 dwellings).
- 2.4 When applying these flat pupil yields, the number of primary pupils generated by 166 homes at the Proposed Development is estimated to be approximately:
- 12 early years pupils;
 - 42 primary pupils; and
 - 30 secondary pupils.
- 2.5 SCC guidance also defines specific pupil yields to estimate demand where a housing mix is known. These yields are shown at Table 2.1.

⁵ Surrey County Council (2020) The Surrey County Council Developer Contribution Guide

Table 2.1: Pupil yield factors

Phase	Housing mix	Yield factor	Pupils per 100 dwellings
Primary	1 bed	0.05	5
	2 bed	0.09	9
	3 bed	0.30	30
	4 bed	0.43	43
Secondary	1 bed	0.01	1
	2 bed	0.07	7
	3 bed	0.19	19
	4 bed	0.36	36

Source: The Surrey County Council Developer Contribution Guide (2020)

2.6 Applying the yield factors from Table 2.1 to the Tandridge SHMA-based housing mix (as set out at Table 1.1), it is estimated that the Proposed Development could accommodate approximately:

- 12 early years pupils;
- 43 primary pupils; and
- 32 secondary pupils.

2.7 Table 2.2 subsequently shows a summary of the pupils generated in both scenarios.

- **Scenario 1** is the scenario where yield factors are applied as a flat rate to the number of houses; and
- **Scenario 2** is the scenario where pupil yield factors are applied to a specific SHMA-based housing mix.

2.8 It can be seen that the pupil yields resulting from the two scenarios are broadly aligned.

Table 2.2: Pupils generated by the Proposed Development

Type	Scenario 1: Pupils generated (flat rate)	Scenario 2: Pupils generated (by house size)
Early years	12	12
Primary	42	43
Secondary	30	32

Source: The Surrey County Council Developer Contribution Guide (2020)

- 2.9 The pupil demand generated across all phases of education (under both scenarios) is not considered large enough to warrant the inclusion of any new education provision at the Site, and therefore the new demand as a result of the Proposed Development will be accommodated off-site within existing provision.
- 2.10 The current and forecast supply and demand for school places for each of the three phases of education (early years, primary and secondary) are therefore considered in the remainder of this chapter in the context of existing local provision and the scale of demand generated by the Proposed Development.

Early Years

Early Years: Current and Forecast Supply and Demand for School Places

- 2.11 There is one early years nursery in Nutfield – Nutfield Day Nursery – which is located on Church Hill, 0.4 miles walking distance from the Site. Two additional nurseries located within the statutory 2-miles maximum walking distance for pupils under the age of 8⁶.
- 2.12 Since it is not uncommon for children to travel further to education facilities in more rural areas, analysis has been expanded to cover 3-miles from the Proposed Development. A further six nursery facilities are identified within this expanded area. Identified early years facilities are summarised at Table 2.3 below. SCC's School Organisation Plan (SOP) identifies that there are 9 nurseries co-located within primary schools in Tandridge. This includes The Red Oak Children's Centre Pre-School outlined below.
- 2.13 It should be noted that quantitative data regarding pupil rolls at nursery providers in terms of current capacity and forecast demand and capacity is not publicly available.

⁶ Education Act (1996) Statutory Walking Distances

Table 2.3: Early-years provision nearby to the Proposed Development

Name of school	Walking Distance from Proposed Development (miles)	Within 2-mile walking distance?
Nutfield Day Nursery	0.4	✓
Kiddi Caru Day Nursery	2.0	✓
Tiddlywinks Nursery	2.0	✓
First Steps Nursery	2.4	x
The Red Oak Children's Centre Pre-School	2.5	x
Bright Horizons Royal Earlswood Day Nursery and Preschool	2.5	x
Redhill Baptist Church Pre-school	2.6	x
Pippa's House Nursery	2.7	x
Sunshine Day Nursery	3.0	x

Source: Surrey County Council (2022), Family Information Directory

Early Years: Proposed Development's Impact and Mitigation

- 2.14 Given the range of local supply, it is considered that the demand generated by the Proposed Development for early years education is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on early years education.
- 2.15 It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the levels of demand arising from the Proposed Development.

Primary Schools

Primary Schools: Current and Forecast Supply and Demand for School Places

- 2.16 As set out in SCC's SOP⁷, there are 24 primary schools within Tandridge district. These are split across the Caterham, North East Tandridge, Godstone, South Tandridge and Oxted and Limpsfield primary planning areas.
- 2.17 There is one primary school located in Nutfield itself – Nutfield Church CofE Primary School. This is the closest primary school to the Site and is located within the Godstone planning area.

⁷ Surrey County Council (2022) School Organisation Plan. Page 35

- 2.18 As Table 2.4 below shows, this school and a further three schools are located within the statutory 2-mile maximum walking distance for pupils under the age of 8⁸, albeit, as highlighted previously, it is not uncommon for pupils to travel further to school in more rural areas. Expanding the walking distance to 2.5 miles (encompassing two additional schools), there are an estimated 80 further primary school places which would potentially be available to accommodate the uplift in demand generated by the Proposed Development.

Table 2.4: Primary schools

School	Walking Distance from Proposed Development (miles)	School Capacity	Pupils	Available spaces
Nutfield Church CofE Primary School	0.7	210	207	3
Earlswood Infant and Nursery School	1.8	438	377	61
Bletchingley Village Primary School	1.9	210	246	0
Earlswood Junior School	2.0	480	460	20
2-mile walking distance		1,338	1,290	84
Furzefield Primary School	2.3	510	479	31
St Joseph's Catholic Primary School, Redhill	2.4	630	581	49
Extended 2.5-mile walking distance		2,478	2340	164

Source: Department for Education (2023)

- 2.19 SCC's SOP⁹ confirms the projected demand for reception school places in Tandridge. The Plan forecasts that there will be an uplift in demand for reception year pupil places between the academic years 2023/24 and 2024/25 from around 800 places up to over 820 places. After 2024/25, there is forecast to be a decrease in each year up to 2026/2027. After this period, demand is forecast to remain constant at under 800 reception pupils across Tandridge until the end of the forecast timeline 2031/32.

Primary Schools: Proposed Development's Impact on Capacity and Mitigation

- 2.20 As set out at Table 2.4, DfE data¹⁰ indicates that Nutfield Church CofE Primary School is currently close to full capacity, with space to accommodate only three additional primary school students. Therefore, the additional demand for up to 43 primary school places as a result of the Proposed Development (see Table 2.2) is not expected to be met by the existing provision at Nutfield Church CofE Primary School at current capacity.
- 2.21 However, when all four schools within a 2-mile walking distance radius are considered, a total of 84 primary school places is available. Therefore, in comparison to the

⁸ Education Act (1996) Statutory Walking Distances

⁹ Surrey County Council (2022) School Organisation Plan. Page 36

¹⁰ Department for Education (2023) 'Get Information About Schools' [Online]. Available at: <https://www.get-information-schools.service.gov.uk/>

estimated demand generated by the Proposed Development, there would appear to be sufficient capacity within schools within a 2-mile radius to accommodate this uplift in demand.

- 2.22 It is noted that 61 of the available places are at Earlswood Infant and Nursery School, which accommodates only children aged between 3 and 7. A further 20 of the places are, however, available at the linked Earlswood Junior School (together forming the Federation of Earlswood Schools). It is therefore considered likely that these schools in combination could accommodate the uplift in demand from the Proposed Development as per their current rolls.
- 2.23 As outlined above, SCC forecast that, despite a slight short-term uptick in demand for reception places in the years to 2024/25, demand will subsequently fall again. From 2027/28 and over the subsequent years to 2031/32, it is forecast that demand for reception school places in Tandridge will fall to lower than current levels.
- 2.24 Therefore, based on current and forecast supply of places, it is considered that the demand generated by the Proposed Development for primary education is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on primary education.
- 2.25 It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the levels of demand arising from the Proposed Development.

Secondary Schools

Secondary Schools: Current and Forecast Supply and Demand for School Places

- 2.26 As shown at Table 2.6 below, three secondary schools are located within the statutory 3-mile maximum walking distance for pupils over the age of 8¹¹. DfE data¹² shows that the closest secondary school to the Proposed Development – Carrington School – currently has capacity for an additional 150 pupils.
- 2.27 When the three schools within a 3-mile walking distance are considered, there are a total of 671 secondary school places available. The majority of these places are associated with capacity at the recently opened Merstham Park School. This secondary school (which opened in September 2018) provides places for students within all secondary school year groups (Year 7 – 11) and continues to welcome 180 Year 7 students each September. There therefore remains significant capacity within the school to accommodate further uplift in demand.

¹¹ Education Act (1996) Statutory Walking Distances

¹² Department for Education (2022) 'Get Information About Schools' [Online]. Available at: <https://www.get-information-schools.service.gov.uk/>

Table 2.5: Secondary schools within the statutory 3-mile walking distance

School	Walking Distance from Proposed Development (miles)	School Capacity	Pupils	Available spaces
Carrington School	1.8	1,088	938	150
Merstham Park School	2.4	900	382	518
St Bede's School	2.8	1,890	1,887	3
Total		3,878	3,207	671

Source: Department for Education (2023)

- 2.28 The SCC SOP¹³ shows the projected demand for Year 7 School places in Tandridge. Around 700 year 7 pupils places are forecast to be required within Tandridge in 2023-2024, and 680 in 2024-25. This gradually increases to around 760 places as of 2027-28. After 2027-28 the pupil forecast is anticipated to decrease again, down to 700 students.

Secondary Schools: Proposed Development's Impact on Capacity and Mitigation

- 2.29 Given the existing supply at several local secondary schools, including the closest school to the Site (Carrington School) and the forecast decrease in demand for this phase of education in Tandridge, it is considered that the additional demand for up to 32 secondary school places as a result of the Proposed Development can be met within existing provision.
- 2.30 It is therefore considered that no additional mitigation will be required with regard to secondary education.

Summary: Education Facilities

- 2.31 The SCC Developer Contribution Guide (DCG)¹⁴ provides guidance on delivering new schools and expanding existing schools. Due to the relatively small scale of additional demand that will be generated, it is not considered necessary to provide any education facilities on Site.
- 2.32 Analysis of current and forecast supply of existing education facilities in the context of the demand generated by the Proposed Development has indicated the following:
- **Early Years:**
 - Given the range of local supply, it is considered that the demand generated by the Proposed Development for 12 early years education places is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on early years education.

¹³ Surrey County Council (2022) School Organisation Plan. Page 36

¹⁴ Surrey County Council (2020) Surrey County Council Developer Contribution Guide. Page 20

- It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the levels of demand arising from the Proposed Development.
- **Primary:**
 - Whilst Nutfield Church CofE Primary School is currently close to full capacity, it is considered that available capacity at other schools such as the linked Earlswood Infant and Nursery School and Earlswood Junior could accommodate the uplift in demand from the Proposed Development as per their current rolls.
 - This conclusion is further supported by the fact that forecasts indicate that from 2027/28 demand for reception school places in Tandridge will fall to lower than current levels.
 - Therefore, based on current and forecast supply of places, it is considered that the demand generated by the Proposed Development for up to 43 primary places is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on primary education.
 - It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the levels of demand arising from the Proposed Development.
- **Secondary:**
 - Given the existing supply at several local secondary schools, including the closest school to the Site (Carrington School) and the forecast decrease in demand for this phase of education in Tandridge, it is considered that the additional demand for up to 32 secondary school places as a result of the Proposed Development can be met within existing provision.
 - It is therefore considered that no additional mitigation will be required with regard to secondary education.

3. Healthcare Facilities

- 3.1 This section considers the impact on local healthcare facilities (including GP and dental surgeries, hospitals and older person's accommodation) as a result of the Proposed Development in the context of current and forecast supply and demand. The assessment subsequently identifies any mitigation that could potentially be required in order to ensure adequate provision of facilities.

GP Facilities

GP Facilities: Demand Generated by the Proposed Development

- 3.2 As identified in Section 2, it has been estimated that the Proposed Development could accommodate (based on an indicative housing mix) a total resident population of approximately 495 people once complete and all homes are occupied.
- 3.3 It is, however, noted that 70 of these residents would be living in the on-Site care home. It is understood that these residents' requirements for healthcare provision will be met through in-house provision, resulting in a resident population of 425 people who could be required to access healthcare facilities.
- 3.4 There are no official government guidelines that stipulate required GP: Patient ratios. However, guidance published by NHS London's Healthy Urban Development Unit (HUDU) outlines¹⁵ that a benchmark of 1 GP (assumed to be full-time equivalent, FTE) per 1,800 people is an appropriate measure, this rate being based on guidance from the Royal College of GPs.
- 3.5 The NHS Surrey Heartlands Integrated Care Board (ICB) is the body responsible for planning health facilities in the area. It is noted that the actual ratio of demand for GPs relative to supply of GPs across the Surrey Heartlands ICB area is 1 FTE GP per 1,740 registered patients¹⁶. Given that the proximity of the current ratio across the Surrey Heartlands ICB to the HUDU ratio, the HUDU ratio could serve as an appropriate measure to estimate demand for GP services generated by the Proposed Development.
- 3.6 Applying the GP : Patient ratio of 1,800 to Turley Economics' estimated number of residents established at Table 1.1, it is anticipated that the Proposed Development will generate demand for 0.2 FTE GPs. This calculation is shown in the following table.

¹⁵ NHS London Healthy Urban Development Unit (2009) HUDU Planning Contribution Model Guidance Notes, page 55

¹⁶ NHS Digital (2023) 'General Practice Workforce – February 2023' [Online]. Available at: <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/28-february-2023>

Table 3.1: Demand for GP provision generated by the Proposed Development

Turley Economics' estimated of number of residents	GP : Patient benchmark	No. doctors required for residents of Proposed Development
425	1: 1,800	0.2 FTE GP's

Source: Turley Economics analysis (2023)

GP Facilities: Supply Local to the Proposed Development

- 3.7 Table 3.2 identifies all GP surgeries within a 3-mile radius of the Proposed Development and analyses capacity at each individual surgery and on aggregate, concluding on indicative levels of spare capacity based on the HUDU ratios. There are six GP surgeries located within 3-miles of the Proposed Development¹⁷.
- 3.8 May 2023 data¹⁸ indicates that there are currently 64,196 patients registered across the six GP surgeries¹⁹. Based on HUDU's recommended ratio of 1,800 patients per GP, it is calculated that total net supply across the six surgeries equates to 373 patient places.
- 3.9 However, it should be noted that there is a significant degree of variation between the capacity position of individual surgeries. For example, whilst data indicates that surgeries such as Holmhurst Medical Centre, Woodlands Road Medical Centre and Pond Tail Surgery are over-subscribed, there is sufficient capacity at the Moat House Surgery and Greystone House Surgery, both of which are under 2 miles from the Site.

¹⁷ NHS Digital (2023) 'Find a GP' [Online]. Available at: <https://www.nhs.uk/service-search/find-a-gp>

¹⁸ NHS Digital (2023) 'General Practice Workforce – February 2023' [Online]. Available at: <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/28-february-2023>

¹⁹ *Ibid*

Table 3.2: GP surgeries within 3-mile radius of the Proposed Development

Name of GP surgery	Distance from Site (straight-line miles)	No. GPs (FTE)	Indicative Capacity	No. patients	Spare capacity
Holmhurst Medical Centre	1.3	5.3	9,456	10,327	-871
Moat House Surgery	1.6	8.6	15,523	12,434	3,089
Woodlands Road Medical Centre	1.8	4.0	7,206	10,291	-3,085
Greystone House Surgery	1.9	12.5	22,586	15,706	6,880
Hawthorns Surgery	1.9	4.8	8,702	8,830	-128
Pond Tail Surgery	2.9	0.6	1,096	6,608	-5,512
Total Net Capacity	-	35.9	64,569	64,196	373

Source: Turley analysis (2023); NHS Digital (2023) GP Practice Workforce (2023)

GP Facilities: Proposed Development's Impact on Capacity and Mitigation

- 3.10 Given identified available capacity, this assessment considers that the existing supply of GP facilities is sufficient to accommodate the additional demand generated by the Proposed Development.
- 3.11 It is therefore considered that no additional mitigation will be required with regard to GP facilities.
- 3.12 It should additionally be noted that through the Outline nature of the application, the Proposed Development retains the flexibility to include flexible healthcare provision on-Site should this indeed be required and/or sought as a means of responding to local healthcare needs.
- 3.13 Furthermore, the provision of a care home and extra care units will provide the community care for older residents on the site of the Proposed Development. This provision will help to respond to (and potentially reduce, given the specialist care that will be available) demand for GP facilities in the surrounding area in the event that existing residents move to the new development from elsewhere in the locality.

Dental Facilities

Dental Facilities: Demand Generated by the Proposed Development

- 3.14 There is no official NHS or Government guidance as to the appropriate dentist : patient ratio in order to assess capacity levels.
- 3.15 Demand for dental facilities has therefore been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies²⁰ and has been applied here in the absence of recommended guidance.
- 3.16 Based on an estimated site population of 495 persons, it is estimated that the Proposed Development will generate demand for 0.2 FTE dentists. This calculation is shown in the following table.

Table 3.3: Demand for dentist provision generated by the Proposed Development

Turley Economics' estimated of number of residents	Dentist : Patient benchmark	No. dentists required for residents of Proposed Development
495	1: 2,500	0.2 FTE dentist

Source: Turley Economics analysis (2023)

Dental Facilities: Supply Local to the Proposed Development

- 3.17 As shown in Table 3.4, there are five dental facilities within a 3-mile radius of the Site. Data regarding the number of patients currently registered at the relevant practices is not publicly available²¹. NHS Digital does albeit publish some information, such as whether or not a practice is currently accepting new patients at NHS fees, albeit it is widely recognised²² that there is currently a national shortfall of NHS dentistry, which is reflected locally.
- 3.18 The nearest dental facility near Lowcroft Dental Surgery, although this surgery is currently not accepting new NHS patients. Within a three-mile radius, there is, however, one dentist surgery (Godstone Dental Care) that is accepting NHS patients.

²⁰ Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

²¹ The NHS does publish data regarding patients treated at NHS rates; however, this is not considered reflective of total dental practice patient registers, given the wider issues at a national scale with regard to provision of NHS dental services.

²² House of Commons Health and Social Care Committee (2023) NHS dentistry Ninth Report of Session 2022/23 – July 2023

Table 3.4: Dental surgeries within a 3-mile radius from the Proposed Development

Dental surgery	Distance from Site Centre (Straight-line miles)	Accepting new NHS patients?	No. dentists (headcount)
Lowcroft Dental Surgery Ltd	1.4	No	3
P Marsden Dental Practice	1.6	No	2
Highstreet Medical Dental	1.8	Unknown	Unknown
White House Dental Practice	2.7	No	3
Godstone Dental Care	2.9	Yes	1

Source: NHS Digital (2023) Practice Websites

Dental Facilities: Proposed Development's Impact on Capacity and Mitigation

- 3.19 It is considered that the identified supply and choice within a reasonable travel distance from the Proposed Development indicates that dental services should be available for future residents should they seek to register with a new practice in the area. Increased demand generated from the Proposed Development is therefore likely to be accommodated within existing provision.
- 3.20 It is therefore considered that no additional mitigation will be required with regard to dental facilities.

Hospitals

Hospital Facilities: Demand Generated by the Proposed Development

- 3.21 There are no NHS or Government guidelines that stipulate new hospital provision required as a result of a new development in order to assess capacity and meet any uplift in demand.
- 3.22 NHS HUDU guidance²³ does, however, outline a benchmark for estimating annual healthcare requirements generated from new development in terms of demand for hospital bed spaces. The calculation includes determining the annual level of new admissions, number of bed days and the number of beds required.
- 3.23 Applying NHS Surrey and Sussex NHS Trust's hospital admission rate²⁴ of 0.25 bed-days per person per year to the estimated population of 425 persons (again assuming that care home residents' healthcare needs will be met on-Site), it is calculated that the Proposed Development could generate demand for 105 bed-days across the year. This is shown at Table 3.5.

²³ NHS London Healthy Urban Development Unit (2009) HUDU Planning Contribution Model Guidance Notes, page 57

²⁴ NHS (2022) Average daily number of available and occupied beds open overnight by sector (October to December 2022)

Table 3.5: Demand for hospital bed provision generated by the Proposed Development

Residents	Surrey and Sussex NHS Trust: Admission Rate (Bed-days per annum)	Proposed Development: Admissions (Bed-days per annum)
425	0.25	105

Source: Turley Economics analysis (2023)

Hospitals: Supply Local to the Proposed Development

- 3.24 NHS Digital data²⁵ shows that bed occupancy rate across hospitals within Surrey and Sussex Healthcare NHS Trust was 89.7% of total beds. The estimated admission rate of the Proposed Development (105 bed-days per annum), would occupy 0.4% of total annual available bed-days (27,760), representing a negligible increase in the potential demand for hospital beds. This is shown at Table 3.6.

Table 3.6: Demand for hospital bed provision generated by the Proposed Development

Proposed Development: Admissions (Bed-days per annum)	Surrey and Sussex NHS Trust: Annual Bed-day Capacity	Surrey and Sussex NHS Trust: Annual Available Bed-days	Surrey and Sussex NHS Trust: Bed-day Availability Rate	Proposed Development: Annual occupancy of Available Bed-days
105	269,433	27,760	89.7%	0.4%

Source: Turley Economics analysis (2023)

- 3.25 There are four hospital facilities within a 6-mile radius of the application site. The closest hospital to the site of the Proposed Development is the East Surrey Hospital which is located 1.9 miles from the site. North Downs Hospital, Caterham Dene Community Hospital and Spire Gatwick Park Hospital are also located within a 6-mile radius of the Proposed Development.
- 3.26 The Care Quality Commission (CQC) ranks East Surrey Hospital as a an 'Outstanding' hospital, with the hospital ranking as outstanding the assessment categories of caring, responsiveness and the hospital being well-led.

²⁵ NHS (2022) Average daily number of available and occupied beds open overnight by sector (October to December 2022)

Table 3.7: Hospital Services within a 6-mile Radius from the Proposed Development

Hospital Service	Distance from Site (straight-line miles)
East Surrey Hospital	1.9
North Downs Hospital	3.3
Caterham Dene Community Hospital	3.7
Spire Gatwick Park Hospital	5.4

Source: NHS Digital (2023) Find a Hospital

Hospitals: Proposed Development's Impact on Capacity and Mitigation

- 3.27 It is considered that the identified supply within a reasonable travel distance from the Proposed Development indicates that hospital services should be available for future residents. The increased demand generated from the Proposed Development is considered to be negligible and is therefore likely to be accommodated within existing provision.
- 3.28 It is therefore considered that no additional mitigation will be required with regard to hospitals.

Older Person's Accommodation

Older Person's Accommodation: Local Demand Context

- 3.29 As set out in preceding sections, the Proposed Development will deliver a 70-bed care home and up to 41 extra care units. Data indicates that there is likely to be demand for specialist older person's housing in Tandridge, which the Proposed Development could therefore contribute towards meeting.
- 3.30 The Housing Topic Paper published by the TDC in 2019²⁶ to inform the Local Plan identified that there is anticipated to be an increase in the number of residents age 65+ in Tandridge in 2033 in comparison to 2013 levels by 59%. The paper also estimates that the number of residents aged 85+ could grow by 136% over this period.
- 3.31 Population projections produced by the ONS²⁷ suggests that there is a larger proportion of residents anticipated to be aged 55+ in 2033 in Tandridge (38%) than in England as a whole (34%). In Tandridge, c. 8% of the population is anticipated to be aged 80+ compared to 7% nationally. This indicates that there is an ageing population which is even more pronounced within Tandridge than nationally, and thus the area would benefit from a care home on the site of the Proposed Development.
- 3.32 Care homes can also release hospital capacity that is being unavoidably but inefficiently used as a substitute for long-term care. Each bed lost in this way costs the NHS an

²⁶ Tandridge District Council (2019) Housing Topic Paper

²⁷ ONS via Nomis (2021) Population projections- local authority based by single year of age

estimated £346 per day, with the issue so prevalent nationally that it costs the NHS some £234 million every year²⁸.

- 3.33 Research by the University of York has shown that the delivery of care homes can indeed reduce this so-called bed blocking, to the extent that a 10% increase in the number of care home beds in a local authority area can reduce by 6% the number of hospital bed-days lost each month to delayed discharges²⁹.

Care Homes: Supply Local to the Proposed Development

- 3.34 Tetlow King's Older Person's Needs Topic Paper³⁰ (OPNTP) prepared to accompany the Proposed Development's planning application provides a summary of supply and demand for care home bedspaces in Tandridge and Surrey as a whole.
- 3.35 The OPNTP states that current provision of care home beds in Tandridge totals 978 beds (including 325 for personal care and 653 for nursing care). Looking forward, there is an estimated need for a further 463 beds for personal care, with a reduction of 99 beds for nursing care by 2035. The true extent of the requirement for additional care homes may be larger as these figures have no regard for whether existing care home provision meets the modern requirements. The OPNTP concludes that after making this consideration, there is a requirement for an additional 562 personal care beds and 143 nursing care beds.

Extra Care: Supply Local to the Proposed Development

- 3.36 The OPNTP³¹ similarly presents a summary of extra care supply and demand in Tandridge and Surrey as a whole.
- 3.37 The OPNTP references the Commissioning Statement released by SCC in 2019³² which identified a need for 275 extra care units by 2025 rising to 338 units by 2035. An earlier report commissioned by TDC in 2018³³ found that an additional 146 extra care units are required in the area in 2033. As set out in the OPNTP, TDC themselves have recently confirmed (see report relating to planning application TA/2022/1161) that the ratio for extra care provision should be increased to 30 units per 1,000 people, meaning that the level of need would be as follows:
- 2022 – 294 units
 - 2030 – 339 units
 - 2035 – 366 units

²⁸ Age UK (2019) Lack of social care has led to 2.5 million lost bed days in the NHS between the last Election and this one; NHS (2018) Reference costs 2017/18: highlights, analysis and introduction to the data, Table 2

²⁹ Centre for Health Economics and Department of Economics and Related Studies, University of York (August 2014) Testing the bed-blocking hypothesis: does higher supply of nursing and care homes reduce delayed hospital discharges?

³⁰ Tetlow King Planning (2023) Older Person's Needs – Topic Paper

³¹ Tetlow King Planning (2023) Older Person's Needs – Topic Paper

³² Surrey County Council (2019) Commissioning Statement Accommodation with care, residential & nursing care for older people

³³ Turley on behalf of Tandridge District Council (2018) Addressing the Needs of All Household Types

Older Person's Housing: Proposed Development's Impact on Capacity

- 3.38 As set out in detail in the OPNTP accompanying the Proposed Development's planning application, it is clear that in the context of current provision there remains a need for additional personal and nursing care home beds as well as for extra care units within Tandridge to meet identified demand.
- 3.39 It is therefore considered that the Proposed Development's 70 care homes beds and 41 extra care units would provide a notable benefit to supply in Nutfield, Tandridge and Surrey more widely.

Summary: Healthcare Facilities

- 3.40 Analysis of current and forecast supply of existing healthcare facilities in the context of the demand generated by the Proposed Development has indicated the following:

- **GP Surgeries:**

- Whilst data indicates that several local surgeries are over-subscribed, there appears currently to be sufficient capacity at the Moat House Surgery and Greystone House Surgery, both of which are under 2 miles from the Site.
- This assessment considers that the existing supply of GP facilities is currently sufficient to accommodate the additional demand generated by the Proposed Development.
- It is therefore considered that no additional mitigation will be required with regard to GP facilities.
- Additionally, the Proposed Development retains the flexibility to include flexible healthcare on-Site should this indeed be required and/or sought as a means of responding to local healthcare needs.
- The provision of a care home and extra care units will also provide in the community care for older residents on-Site. This will help to respond to (and potentially reduce, given the specialist care that will be available) demand for GP facilities in the surrounding area in the event that existing residents already living in the locality move to the new development.

- **Dental Surgeries:**

- Whilst it is widely recognised that there is currently a national shortfall of NHS dentistry, which is reflected locally, there is one dentist surgery (Godstone Dental Care) within a reasonable travel distance from the Site that is accepting NHS patients, with a range of further private options in the locality.
- The identified supply and choice within a reasonable travel distance from the Proposed Development indicates that dental services should be available for future residents should they seek to register with a new

practice in the area. Increased demand generated from the Proposed Development is therefore likely to be accommodated within existing provision.

- It is therefore considered that no additional mitigation will be required with regard to dental facilities.

- **Hospitals:**

- It is considered that the identified supply within a reasonable travel distance from the Proposed Development indicates that hospital services should be available for future residents. The increased demand generated from the Proposed Development is considered to be negligible and is therefore likely to be accommodated within existing provision.
- It is therefore considered that no additional mitigation will be required with regard to hospitals.

- **Older Person's Housing:**

- It is clear is that in the context of current provision there remains a need for additional personal and nursing care home beds as well as for extra care units within Tandridge to meet identified demand.
- It is therefore considered that the Proposed Development's 70 care homes beds and 41 extra care units would provide a notable benefit to supply in Nutfield, Tandridge and Surrey more widely.

4. Open Space, Sport and Recreation Facilities

- 4.1 This section of the assessment considers the open space and sport and recreation facilities, as defined by TDC's Open Space Strategy (OSS)³⁴ and Open Space, Sport and Recreation Facilities Assessment³⁵ (OSSRFA).
- 4.2 This section will firstly discuss the space standards for the relevant typologies associated within open space, sport and recreation facilities. This will be followed by an examination of the existing supply across both Nutfield and Tandridge as a whole, before estimating the demand generated from the Proposed Development and its impact on existing supply.

Space Standards

- 4.3 The OSSRFA outlines the space and access standards³⁶ for the following types of typologies:
- Allotments
 - Parks and Recreation Grounds
 - Play Space (children)³⁷
 - Play Space (youth)³⁸
 - Natural Green Space (including amenity green space)
 - Outdoor Sports Space (including pitch sports space, greens and courts)
 - Leisure Centres (including sports halls and swimming pools).
- 4.4 The standards comprise a quantum standard for each typology per 1,000 population; an access standard and a minimum size facility for any new provision provided. These are shown in the following table for each of the open space, sport facilities and recreation typologies.

³⁴ Tandridge District Council (2021) Open Space Strategy 2021-2025

³⁵ Tandridge District Council (2017) Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards

³⁶ Ibid.

³⁷ Equipped areas of play which cater for the needs of children up to and around 12 years old

³⁸ Informal recreation opportunities for, broadly, the 13 to 16/17 age group which might include facilities like skateboard parks, basketball courts and free access multi use games areas (MUGAs).

Table 4.1: Open space, sport and recreation facilities space standards

Type of space	Space / units per 1,000 population for new developments	Unit of measurement	Access standard
Open Space			
Allotments	0.20	Hectares	720 metres or 15 minutes straight-line walk time
Parks and Recreation Grounds	1.00	Hectares	480 metres or 10 minutes straight-line walk time 10 minute drive time for larger multifunctional facilities
Play space (children)	0.03	Hectares	480 metres or 10 minutes straight-line walk time
Play space (youth)	0.02	Hectares	600 metres or 12-13 minutes straight-line walk time
Natural Green space (including amenity green space)	1.00	Hectares	N/A
Sports Facilities			
Pitch Sports Space	1.26	Hectares	480 metres or 10 minutes straight-line walk time for local venues. 10 minutes' drive-time for larger facilities
Greens and Courts	0.20	Hectares	
Sports Halls	0.273	Court units	10-15 minutes' drive-time (or ideally the equivalent time by foot in urban areas)
Swimming Pools	10.52	Sqm	

Source: Tandridge District Council (2017) OSSRFA

Existing Provision of Open Space, Sport and Recreation Facilities

Open Space

- 4.5 The following table details the level of existing provision of open space facilities in Nutfield parish according to TDC's benchmarks (Table 4.1). Analysis on the supply of space by type is also recorded at the Nutfield level in the OSSFRA³⁹.

³⁹ Tandridge District Council (2017) Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards. Table 2 and Table 5

- 4.6 As shown at Table 4.2, Nutfield appears to have a surplus of all typologies of open space, with the exception of a slight deficit of Parks and Recreation Grounds. The latest Tandridge OSS⁴⁰ similarly identified a shortfall in the quantity of parks and recreation facilities in Nutfield.

Table 4.2: Existing provision of open space in Nutfield

	Existing Provision (ha)	Surplus/ Deficit of provision against standards (ha)
Allotments	1.57	1.04
Amenity Greenspace	1.69	0.35
Parks and Recreation Grounds	2.95	-0.28
Play (Child)	0.1	0.02
Play (Youth)	0.07	0.02
Accessible Natural Greenspace	10.42	10.42

Source: TDC (2017) Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards

- 4.7 The OSS also identified access deficits across a number of open space typologies in Nutfield parish. These occurred with regard to:
- Allotments
 - Amenity green space
 - Parks and recreation
 - Children's Play Space
 - Youth Provision
- 4.8 Therefore, within Nutfield, increased supply of allotments, amenity green space, parks and recreation, children's play space and youth provision could improve access to these facilities for local people.
- Built Sports Facilities**
- 4.9 A section of the Tandridge OSSFRA (Assessing Needs and Opportunities for Indoor Sports Facilities in Tandridge)⁴¹ provides an evaluation of the existing indoor sports facilities in the district. The report, however, does not provide a breakdown at parish level.
- 4.10 The Assessment was undertaken to inform the new Local Plan and is one of five reports that are part of the overall TDC OSSFRA and reports consultation responses received,

⁴⁰ Tandridge District Council (2021) Tandridge Open Space Strategy 2021-25. Page 56

⁴¹ Tandridge District Council (2017) Assessing Needs and Opportunities for Indoor Sports Facilities in Tandridge

as previously reported within a Community and Stakeholder Consultation Report (October 2019).

4.11 The following conclusions were reached, drawing on the household survey undertaken across Tandridge as a whole:

- A majority of respondents indicated that there are currently enough of all the various kinds of indoor sport and leisure facilities including village halls/community sports centres (75%) and swimming pools (71%)
- However, a minority of respondents stated that there is a need for more sports/leisure centres and specialist indoor sports facilities such as indoor bowls centres and tennis centre.
- Respondents were quite satisfied with the quality of indoor sports facilities and recreational provision including swimming pools, sport and leisure centres, gym/health and fitness facilities and village halls and community centres.

4.12 The report also includes an audit of indoor sports and recreation facilities, finding that the existing provision of 638 sqm of indoor swimming pool space and 12 badminton courts across Tandridge, falls below the quantity standards outlined in Table 4.1. Applying these standards to the population of Tandridge suggests that an additional c. 905 sqm of water area in swimming pools and 24 badminton courts for sports halls should be delivered locally.

Playing Pitches

4.13 The Tandridge Playing Pitch Strategy⁴² (PPS) confirms the existing provision of playing pitches across Tandridge as well as areas where there is currently shortfall in the provision of pitch space across the borough. The existing provision based on demand and anticipated future demand (2033) outlined in the PPS, is shown below:

⁴² Knight Kavanagh & Page on behalf of Tandridge District Council (2018) Playing Pitch Strategy

Table 4.3: Existing and forecast demand for pitches in Tandridge

	Current Demand	Future demand (2033)
Football (grass pitches)	Spare capacity match sessions: <ul style="list-style-type: none"> 15.5 adult sessions 3.5 youth 9v9 sessions 3.5 mini 7v7 sessions 2 mini 5v5 sessions 	Spare capacity 12 adult match sessions Shortfall match sessions: <ul style="list-style-type: none"> 3.5 youth 11v11 sessions 1 youth 9v9 session 2.5 mini 7v7 sessions 1 mini 5v5 session
Football (3G Artificial Grass Pitches)	Shortfall of 2 full size 3G pitches	Shortfall of 3 full size 3G pitches
Cricket	Spare capacity match sessions: <ul style="list-style-type: none"> 14 senior sessions 337 junior sessions 	Shortfall of 58 senior match sessions Spare capacity of 241 junior match sessions
Rugby Union	Shortfall of 14 match sessions	Shortfall of 16.25 match sessions
Hockey (Sand Artificial Grass Pitches)	Undersupply of artificial grass pitches for senior hockey matches and training activity	Undersupply of artificial grass pitches for senior hockey matches and training activity.

Source: TDC (2018) PPS

4.14 Overall, the PPS highlights that:

- Demand for grass pitches for football will lead to further shortfalls across most categories, with the spare capacity for adult matches reducing. Existing shortfalls in the number of 3G artificial grass pitches is anticipated to further deteriorate.
- The current spare capacity in comparison to demand in senior cricket match sessions is anticipated to change to a shortfall in 2033, and the spare capacity for junior match sessions is anticipated to reduce.
- The shortfall in rugby union match sessions is also anticipated to increase and the undersupply of hockey sand artificial grass pitches is anticipated to remain.

4.15 In conclusion, the Tandridge PPS envisages demand for all playing pitches increasing in 2033, with shortfalls anticipated in the majority of pitch categories. However, it is important to note that the PPS concludes that:

“It must be noted that the shortfalls evidenced are relatively minimal when compared to other local authorities nationally. As such, for the most part, no new provision is required; it is considered that shortfalls can be met through the better utilisation of existing provision, such as via pitch re-configuration and encouraging or enabling access to unused/unavailable provision”⁴³.

Demand Generated by the Proposed Development

- 4.16 As set out at Table 1.1, the Proposed Development is expected to accommodate approximately 384 residents (within general housing) once fully occupied⁴⁴. As shown at Table 4.4, resident demand for open space arising from the Proposed Development is estimated as **1.42 ha**.

Table 4.4: Proposed Development: Demand Generated for Open Space and Sport Facilities

Type of space	Space / units per 1,000 population for new developments	Unit of measurement	Estimated Demand generated
Open Space			
Allotments	0.20	Hectares	0.08
Parks and Recreation Grounds	1.00	Hectares	0.38
Play space (children)	0.03	Hectares	0.01
Play space (youth)	0.02	Hectares	0.01
Natural Green space (inc. amenity green space)	1.00	Hectares	0.38
Built Sports Facilities			
Pitch Sports Space	1.26	Hectares	0.48
Greens and Courts	0.20	Hectares	0.08
Sports Halls	0.273	Court units	0.10
Swimming Pools	10.52	Sqm	4.01
Total new provision (Excluding leisure centre)	3.71	Hectares	1.42

Source: Turley Economics (2023)

Open Space Demand

- 4.17 Once this uplift in demand for each topology is compared to the surplus/deficit shown in Table 4.2, there is anticipated to be sufficient provision to accommodate the uplift in

⁴³ Knight Kavanagh & Page on behalf of Tandridge District Council (2018) Playing Pitch Strategy. Page 7

⁴⁴ Extra care and care home residents have been excluded from the demand analysis, on the assumption that these populations will have lower requirements for open space typologies external to the Site and that their open space needs will be primarily met fully through dedicated on-site provision.

demand with the exception of parks and recreation, supply of which is already in deficit locally.

Built Sports Facilities Demand

- 4.18 As discussed above, there is currently an under-provision of sports halls (measured by badminton court units) and swimming pools space in comparison to the required standards.
- 4.19 Therefore, the anticipated uplift in demand as a result of the Proposed Development is likely to worsen the existing under-provision, albeit the uplift in demand (0.1 badminton courts and 4 sqm swimming pool space) will be negligible relative to the total shortfalls (these being respectively 905 sqm swimming pool space and 24 badminton courts).

Proposed Development's Impact on Capacity and Mitigation

- 4.20 Overall, it is concluded that demand generated by the Proposed Development for open space and sport facilities can be accommodated within existing provision. Based on TDC's quantum standards, it is estimated that the Proposed Development's residential population will generate demand for 1.42 ha of open space and sports facilities (across all typologies) and that this demand will be met effectively through a mixture of new on-Site and existing off-site provision.
- 4.21 It is, however, noted that there is an identified shortfall of parks and recreation space in Nutfield against quantum standards. Whilst the Outline nature of the Proposed Development means that on-Site open space typologies and quanta have not yet been defined, it is understood that a park and/or recreation ground will be provided on the site of the Proposed Development, which should contribute to reducing shortfall and provide benefits to the wider local community. Indeed, it should be noted that 52ha of the Site (which totals 59ha) will remain undeveloped and be ecologically enhanced, with enhancements made to existing footpaths and cycle paths where possible.
- 4.22 TDC's OSS has also identified an access deficit in Nutfield with regard to allotments, children's play space and youth provision. Given design constraints and the relatively small demand generated, it is not considered appropriate for allotment space to be delivered at the Site. There is, however, potential for children's play space and youth provision to be delivered within the Proposed Development's wider open space and landscaping, the detailed design of which will be defined at Reserved Matters application stage.
- 4.23 TDC currently seeks provision of on-site or site-related informal open space, land, play facilities and recreational equipment on large housing sites through S106 planning obligations and improvements to informal open space, play facilities and recreational equipment across the district through CIL.
- 4.24 It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other

stakeholders to determine the nature and scale of any requested on or off-site provision.

Summary: Open Space and Sports Facilities

4.25 Analysis of current and forecast supply of existing open space and sports facilities in the context of the demand generated by the Proposed Development has indicated the following:

- **Open Space**
 - Demand generated by the Proposed Development for open space can be accommodated within existing provision. Based on TDC's quantum standards, it is estimated that the demand generated by the Proposed Development's will be met effectively through a mixture of new on-Site and existing off-site provision.
 - There is an identified shortfall of parks and recreation space in Nutfield against quantum standards. Whilst the Outline nature of the Proposed Development means that on-Site open space typologies and quanta have not yet been defined, it is understood that a park and/or recreation ground will potentially be provided on the site of the Proposed Development, which should contribute to reducing shortfall and provide benefits to the wider local community. Indeed, it should be noted that 52ha of the Site (which totals 59ha) will remain undeveloped and be ecologically enhanced, with enhancements made to existing footpaths and cycle paths where possible.
 - There is an identified access deficit in Nutfield with regard to allotments, children's play space and youth provision. Given design constraints and the relatively small demand generated, it is not considered appropriate for allotment space to be delivered at the Site. There is, however, potential for children's play space and youth provision to be delivered within the Proposed Development's wider open space and landscaping, the detailed design of which will be defined at Reserved Matters application stage.
 - TDC currently seeks provision of on-site or site-related informal open space, land, play facilities and recreational equipment on large housing sites through S106 planning obligations and improvements to informal open space, play facilities and recreational equipment across the district through CIL.
 - It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other stakeholders to determine the nature and scale of any requested on or off-site provision.
- **Sports Facilities**

- Demand generated by the Proposed Development for sport facilities can be accommodated within existing provision.
- Whilst there is currently an under-provision of sports halls (measured by badminton court units) and swimming pools space in Tandridge in comparison to quantum standards, the uplift in demand for these uses as a result of the Proposed Development will be negligible relative to the total shortfalls. Additionally, whilst shortfalls in playing pitches are identified against quantum standards, it is recognised by TDC that these are relatively minimal when compared to other local authorities, and, as such new playing pitch provision is not required locally.
- TDC currently seeks provision of on-site or site-related recreational equipment on large housing sites through S106 planning obligations and improvements to recreational equipment across the district through the CIL.
- It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other stakeholders to determine the nature and scale of any requested on or off-site provision.

5. Other Types of Community Facilities

- 5.1 The Proposed Development will generate demand for other types of community facilities. This section analyses demand generated in the context of existing supply of:

- Community Halls space; and
- Library space

Community Halls and Library Space

Community Halls: Supply Local to the Proposed Development

- 5.2 Local community halls and school halls play a significant role in providing space for indoor sport and exercise across the district. They also provide important spaces for community classes and events.
- 5.3 The OSSFRA's accompanying 'Assessing Needs and Opportunities for Indoor Sports Facilities in Tandridge' report identified the need for continuous community hall improvements, including the refurbishment of existing community halls to accommodate local need.
- 5.4 The OSSFRA's Household Survey⁴⁵ found that the majority of households reported that they were satisfied with the current quantum of community/village halls. However, village halls and community centres were not rated as highly in terms of quality, impacting on overall satisfaction levels.
- 5.5 A total of 7 community halls have been identified as located within a 1.5 mile radius of the Proposed Development, of which two are located in Nutfield. The community hall closest to the Proposed Development is the Nuffield Memorial Hall, situated 0.1 miles from the southern boundary. Existing local provision of community halls is summarised overleaf at Table 5.1.

⁴⁵ Tandridge District Council (2017) Open Space Study

Figure 5.1: Supply of Community Halls

Name	Distance from site (straight-line miles)	Summary of Facilities
Nutfield Memorial Hall	0.1	Can accommodate up to 120 people standing (60 seated) with equipped kitchen, equipped projector and large screen.
Nutfield Village Hall	0.6	Main hall including a stage holding 170 standing (150 seated) as well as meeting room.
Bletchingley Skills Centre	1.2	Offers a range of courses for adults with disabilities including areas for yoga, music and drama.
Carrington School	1.3	Provides hall space to Surrey Army Cadets, Kensho Judo and Elastics Gymnastics as well as access to the all-weather pitch for Redhill Youth Football Club.
Bletchingley Community Centre	1.4	Accommodates 196 standing (150 seated) with stage and meeting rooms.
St Nicholas School	1.4	Provides hall space and field spaces for community groups.
St Joseph's Church Hall	1.4	Provides access to the Christall Hall as well as the Westlake Meeting Room and Kitchen.

Source: Turley research, Surrey Community Action

Library Space: Supply Local to the Proposed Development

- 5.6 The Public Libraries and Museums Act 1964 states that local authorities have a statutory duty *“to provide a comprehensive and efficient library service for all persons”*⁴⁶.
- 5.7 SCC's DCG⁴⁷ states that at the time of writing, the county had a network of 52 libraries which provides a range of services including book borrowing, free Wi-Fi and access to IT. The guide outlines that the Library Service recommends using the national standard of 30 sqm net of public library space per 1,000 population. Therefore, given that the Proposed Development is anticipated to accommodate a total of 495 residents (across all housing types), demand for c. 15 sqm of library space could be generated.
- 5.8 It is noted that two existing libraries are located within 3 miles of the Proposed Development – Merstham and Redhill libraries – which offer a range of learning resources and sessions.

⁴⁶ Legislation UK (1964) Public Libraries and Museums Act 1964. Section 7

⁴⁷ Surrey County Council (2020) The Surrey County Council Developer Contribution Guide

Table 5.1: Library provision

Name	Distance from Site (straight-line miles)	Facilities
Merstham Library	1.4	Books, DVD's, Computers, Free Wi-Fi, printer, events and activities and learning and research.
Redhill Library	1.6	Books, DVD's, Computers, Free Wi-Fi, printers, photocopiers, rooms to hire, laminator and local and family history centre.

Source: Turley Economics research; SCC

Summary: Community Halls and Library Space

Community Halls and Library Space: Proposed Development's Impact on Capacity and Mitigation

- 5.9 In the context of the existing provision of community halls and libraries within the vicinity of the site, it is considered that there is no requirement to provide for these uses on-Site at the Proposed Development.
- 5.10 It is, however, noted that the Proposed Development retains the potential to deliver community uses within flexible floorspace (Use Class E(e) / F.2) to be delivered as part of the scheme, which could provide benefits for new residents of the Proposed Development and existing residents in the locality if the provision delivered is of a type that is suitable to be opened up for public access.
- 5.11 It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC, SCC and other stakeholders to determine the nature and scale of any requested on-site provision.

6. Conclusion

- 6.1 This Social Infrastructure Assessment has examined the additional demand that the Proposed Development at land at Nutfield Green Park, Tandridge, Surrey will generate for a range of social infrastructure typologies in the context of existing provision in the locality, concluding on the impact on provision and any required mitigation measures.
- 6.2 The key findings of the assessment are as follows:

Education facilities

- **Early Years:**
 - Given the range of local supply, it is considered that the demand generated by the Proposed Development for 12 early years education places is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on early years education.
 - It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other stakeholders to ensure that existing capacity remains of a scale that could accommodate the levels of demand arising from the Proposed Development.
- **Primary:**
 - Whilst Nutfield Church CofE Primary School is currently close to full capacity, it is considered that available capacity at other schools such as the linked Earlswood Infant and Nursery School and Earlswood Junior could accommodate the uplift in demand from the Proposed Development as per their current rolls.
 - This conclusion is further supported by the fact that forecasts indicate that from 2027/28 demand for reception school places in Tandridge will fall to lower than current levels.
 - Therefore, based on current and forecast supply of places, it is considered that the demand generated by the Proposed Development for up to 43 primary places is likely to be able to be accommodated within existing provision, and that there is therefore no mitigation required with regard to impact on primary education.
 - It is, however, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and SCC (as the respective LPA and LEA) and other

stakeholders to ensure that existing capacity remains of a scale that could accommodate the levels of demand arising from the Proposed Development.

- **Secondary:**
 - Given the existing supply at several local secondary schools, including the closest school to the Site (Carrington School) and the forecast decrease in demand for this phase of education in Tandridge, it is considered that the additional demand for up to 32 secondary school places as a result of the Proposed Development can be met within existing provision.
 - It is therefore considered that no additional mitigation will be required with regard to secondary education.

Healthcare Facilities

- **GP Surgeries:**
 - Whilst data indicates that several local surgeries are over-subscribed, there is sufficient capacity at the Moat House Surgery and Greystone House Surgery, both of which are under 2 miles from the Site.
 - This assessment considers that the existing supply of GP facilities is sufficient to accommodate the additional demand generated by the Proposed Development.
 - It is therefore considered that no additional mitigation will be required with regard to GP facilities.
 - Additionally, the Proposed Development retains the flexibility to include flexible healthcare provision on-Site should this indeed be required and/or sought as a means of responding to local healthcare needs.
 - The provision of a care home and extra care units will also provide in the community care for older residents on-Site. This will help to respond to (and potentially reduce, given the specialist care that will be available) demand for GP facilities in the surrounding area in the event that existing residents move to the new development from elsewhere in the locality.
- **Dental Surgeries:**
 - Whilst it is widely recognised that there is currently a national shortfall of NHS dentistry, which is reflected locally, there is one dentist surgery (Godstone Dental Care) within a reasonable travel distance from the Site that is accepting NHS patients, with a range of further private options in the locality.
 - The identified supply and choice within a reasonable travel distance from the Proposed Development indicates that dental services should be available for future residents should they seek to register with a new

practice in the area. Increased demand generated from the Proposed Development is therefore likely to be accommodated within existing provision.

- It is therefore considered that no additional mitigation will be required with regard to dental facilities.

- **Hospitals:**

- It is considered that the identified supply within a reasonable travel distance from the Proposed Development indicates that hospital services should be available for future residents. The increased demand generated from the Proposed Development is considered to be negligible and is therefore likely to be accommodated within existing provision.
- It is therefore considered that no additional mitigation will be required with regard to hospitals.

- **Older Person's Housing:**

- It is clear is that in the context of current provision there remains a need for additional personal and nursing care home beds as well as for extra care units within Tandridge to meet identified demand.
- It is therefore considered that the Proposed Development's 70 care homes beds and 41 extra care units would provide a notable benefit to supply in Nutfield, Tandridge and Surrey more widely.

Open Space and Recreation Facilities

- **Open Space**

- Demand generated by the Proposed Development for open space can be accommodated within existing provision. Based on TDC's quantum standards, it is estimated that the demand generated by the Proposed Development's will be met effectively through a mixture of new on-Site and existing off-site provision.
- There is an identified shortfall of parks and recreation space in Nutfield against quantum standards. Whilst the Outline nature of the Proposed Development means that on-Site open space typologies and quantum standards have not yet been defined, it is understood that a park and/or recreation ground will be provided on the site of the Proposed Development, which should contribute to this reducing shortfall and provide benefits to the wider local community.
- There is an identified access deficit in Nutfield with regard to allotments, children's play space and youth provision. Given design constraints and the relatively small demand generated, it is not considered appropriate for allotment space to be delivered at the Site. There is, however, potential

for children's play space and youth provision to be delivered within the Proposed Development's wider open space and landscaping, the detailed design of which will be defined at Reserved Matters application stage.

- TDC currently seeks provision of on-site or site-related informal open space, land, play facilities and recreational equipment on large housing sites through S106 planning obligations and improvements to informal open space, play facilities and recreational equipment across the district through CIL.
- It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other stakeholders to determine the nature and scale of any requested on or off-site provision.

- **Sports Facilities**

- Demand generated by the Proposed Development for sport facilities can be accommodated within existing provision.
- Whilst there is currently an under-provision of sports halls (measured by badminton court units) and swimming pools space in Tandridge in comparison to quantum standards, the uplift in demand for these uses as a result of the Proposed Development will be negligible relative to the total shortfalls. Additionally, whilst shortfalls in playing pitches are identified against quantum standards, it is recognised by TDC that these are relatively minimal when compared to other local authorities, and, as such new playing pitch provision is not required locally.
- TDC currently seeks provision of on-site or site-related recreational equipment on large housing sites through S106 planning obligations and improvements to recreational equipment across the district through CIL.
- It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC and other stakeholders to determine the nature and scale of any requested on or off-site provision.

Other types of community facilities

- **Community Halls and Libraries**

- In the context of the existing provision of community halls and libraries within the vicinity of the site, it is considered that there is no requirement to provide for these uses on the site of the Proposed Development.
- It is, however, noted that the Proposed Development retains the potential to deliver community uses within flexible floorspace (Use Class E[e] / F.2)

to be delivered as part of the scheme, which could provide benefits for new residents of the Proposed Development and existing residents in the locality if the provision delivered is of a type that is suitable to be opened up for public access.

- It is, therefore, recommended that, as the determination of the Proposed Development's Outline planning application progresses (and indeed that any that of subsequent Reserved Matters applications), the Applicant engages with TDC, SCC and other stakeholders to determine the nature and scale of any requested on-site provision.

Conclusion

- 6.3 The analysis in this report serves to demonstrate that the new infrastructure provision to be provided on-site, in combination with capacity in existing infrastructure provision locally, is sufficient to meet the demands of the Proposed Development in full.

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