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Introduction

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<thead>
<tr>
<th>What this document <em>is</em></th>
<th>What this document <em>is not</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Informs the plan making process and helps to determine and refine options.</td>
<td>Does not revise the current developer contributions required from developers.</td>
</tr>
<tr>
<td>Is the first stage in an ongoing process which takes place through the plan making process and in liaison with infrastructure providers.</td>
<td>Cannot be used in assessing any current planning applications.</td>
</tr>
<tr>
<td>An audit of current infrastructure provision and where issues are identified that may need to be addressed in future.</td>
<td></td>
</tr>
<tr>
<td>An assessment of potential future needs for the District should development take place.</td>
<td></td>
</tr>
</tbody>
</table>

Background

1.1 Tandridge District Council’s Core Strategy was adopted by the Council in October 2008. The Council adopted the Community Infrastructure Levy (CIL) on 24 July 2014 and the Levy came into effect on 1 December 2014.

1.2 In accordance with Regulation 123 of the CIL, a CIL Charging Authority is expected to publish a list of infrastructure that will benefit from CIL on its website and the list can be reviewed at least once a year as part of its monitoring of CIL collection and expenditure. As part of the work to support CIL and the Local Plan - Detailed Policies, which were also adopted in 2014, the Council prepared its Infrastructure Delivery Schedule in September 2012 and was updated in August 2013.

1.3 This Infrastructure Baseline Plan has been prepared to form part of the evidence base and support the Council’s emerging Local Plan, which will supersede policies within the Core Strategy. As the Local Plan develops, the Infrastructure Baseline Plan will be refined and be known as the Infrastructure Delivery Schedule.

Community Infrastructure Levy

1.4 The Planning Act 2008 introduced a new approach to collecting developer contributions to ensure that the cumulative impacts of all development were taken into account. This approach is called the Community Infrastructure Levy (CIL) which is a non-negotiable charge on development to help finance new community infrastructure needed to support growth. It was brought into force in April 2010 through the Community Infrastructure Regulations 2010 and any local authority wanting to pool contributions from development for local infrastructure was required to implement CIL from 2014.

1.5 The Council adopted the CIL on 24 July 2015 and CIL came into effect on 1 December 2014. As the Local Plan progresses, the CIL will eventually need to be amended.
Purpose of the Infrastructure Baseline Plan and the Delivery Schedule

1.6 Effective infrastructure planning is a key element to ensure that development is delivered effectively and does not over burden existing infrastructure in an area. It also helps to identify where existing infrastructure needs improvement, potentially using future funds from the Community Infrastructure Levy (CIL).

What is the Infrastructure Baseline Plan?

1.7 The Infrastructure Baseline Plan is set out in two parts:

1. An overview of the quality and capacity of the existing provision of infrastructure;
2. Consideration what infrastructure may be required to support high level scenarios set out in the Regulation 18 Local Plan\(^1\).

Details of each will be set out in turn below.

1.8 Part 1: An overview of the quality and capacity of the existing provision of infrastructure;

Part 1 identifies where there is currently sufficient capacity and where there is already pressure on existing infrastructure which further development could make worse. This will help the Council decide where locations may not be appropriate for development and require further work with stakeholders to improve the existing infrastructure. It will also help to determine locations where development may be more suitably located based on infrastructure provision.

1.9 Part 2: Consideration what infrastructure may be required to support high level scenarios set out in the Regulation 18 Local Plan;

Part 2 of the Infrastructure Baseline Plan will set out the high level development scenarios from the Regulation 18 Local Plan and following engagement with infrastructure providers considers the future impact each of these scenarios will have on infrastructure, i.e. whether there is sufficient capacity or further works would be required, or that the capacity issue cannot be realistically overcome within the plan period, development cannot be supported.

What is the Infrastructure Delivery Schedule?

1.10 Once the Council have consulted on scenarios set out in the Regulation 18 Local Plan, the Council will determine a ‘preferred’ scenario. The preferred option will need to be refined and further developed from the option set out in the Regulation 18 Local Plan to take account of consultation comments, the outcome of the Sustainability Appraisal\(^2\), the outcome of this Infrastructure Delivery Plan, and other evidence base documents.

---

\(^1\) The Regulation 18 Local Plan is the first version of the Local Plan published for consultation in line with The Town and Country Planning (Local Planning) (England) Regulations 2012.

\(^2\) A Sustainability Appraisal is a requirement of the EU Directive and requires all plans, programmes and policies to be appraised against a set of economic, social and environmental objectives. See the Sustainability Appraisal that sits alongside the Regulation 18 Local Plan 2015 (on the Council’s website) for further information.
The Council will again engage with infrastructure providers on the refined ‘preferred scenario’ to find out what, and if so, where capacity issues may be. This information will be set out in the Infrastructure Delivery Schedule which will be published alongside the Regulation 19 Local Plan, which will set out the ‘preferred option’ for development and how it will be delivered.

Methodology for the Infrastructure Baseline Plan

Part 1: An overview of the quality and capacity of the existing provision of infrastructure;

2.1 The infrastructure baseline plan has involved an aligned contact with the main Infrastructure providers. A letter was sent out to service providers on 18th May to understand the current infrastructure requirements within the district, this also included giving consideration to existing development in surrounding areas that may affect infrastructure in requirements within the District, and considering infrastructure requirements the district provides for surrounding areas. The deadline for the initial stage 1 letter was 25th June.

2.2. The letter drew attention that as part of the preparation to the Local Plan, the Council is obligated to review the infrastructure required to support the delivery of proposed development. The letter also asked service provider’s input on the following questions:

- Do you have existing capacity to accommodate growth?
- Are there areas where you are under capacity?
- Do you anticipate the need for additional infrastructure or services to cope with the demand arising from current development in Tandridge Are you aware of areas where there will be no additional need?
- Are there any infrastructures that you are already planning, to meet future housing growth in Tandridge or arising from development in Tandridge? and,
- What infrastructure would you require to improve your service?

2.3 A list of the service providers that were contacted can be found in Table 1 and the findings from part 1 are set out later in this document.

2.4 To ensure the study covers all matters necessary for the successful delivery of the Local Plan, all the infrastructure providers listed in Table 1 were contacted using records held in the database from the preparation of the Infrastructure Delivery Schedule from 2012 and the CIL Regulation 123 List. This exercise provided an opportunity to update contact details of providers on the database where necessary.

Table 1 List of Infrastructure Providers

<table>
<thead>
<tr>
<th>Infrastructure area</th>
<th>Infrastructure provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education (including early education, primary and secondary schools, further education)</td>
<td>Surrey County Council (SCC), Kent County Council (KCC), East Sussex County Council (ESCC) London Borough of Croydon and the London Borough of Bromley.</td>
</tr>
</tbody>
</table>

3 The Regulation 19 Local Plan is the second version of the Local Plan published for consultation in line with The Town and Country Planning (Local Planning) (England) Regulations 2012.
Part 2: Consideration what infrastructure may be required to support high level scenarios set out in the Regulation 18 Local Plan.

2.5 Service providers were contacted on 14 August 2015 to understand the impact future development may have on infrastructure within the district and a reminder was sent out on 22 September 2015. At this stage it is not possible to consider future development outside the district and the implication this may have on infrastructure, as the Council are consulting on a range of scenarios. As the Council progress to Regulation 19, future development proposed by neighbouring authorities, outside the district, will have to be considered as part of the Infrastructure Delivery Schedule.

2.6 Throughout the study the Council has sought where possible to set up a dialogue with the relevant authorities/providers. By building relationships with established contacts within partner organisations, the aim has been to supplement and update information which the Council already holds on current and future infrastructure provision.

Types of Infrastructure and Delivery Agencies

2.7 The Council has identified the following types of essential community infrastructure that will be required to support the development in Tandridge by 2033.

- Education (including early education, primary and secondary schools, further education)
- Health (including local health clinics and district hospitals)
- Transport
- Leisure
- Green Infrastructure (including sports fields and play areas)
- Community Facilities (community centres and meeting places)
- Public Emergency Services (fire/police)
- Waste Management
- Electricity and Gas
- Water and Sewerage
2.8 It is not possible to foresee every single possible infrastructure requirement. Therefore the findings of the study will continue to be updated and should not be read as an exhaustive assessment at one moment in time. The Council will be considering formal comments made by infrastructure providers during public consultation on the Regulation 18 and 19 Local Plan and the Infrastructure Delivery Schedule which will accompany it.

2.9 Alongside communication with infrastructure providers and to provide a complete picture of infrastructure needs, a Settlement Survey was sent to all Parish Councils, resident associations and relevant community groups in tandem with the first stage of the Infrastructure engagement exercise. The purpose of the survey was to seek information regarding the capacity of facilities and service within all settlements across the district. Together, these two documents will generate an overall appreciation of how settlements are served and to what extent, whilst also identifying any capacity issues in terms of schools, GPs etc. The full results of the settlement survey are set out in the Settlement Hierarchy Paper, which support the Local Plan and are available on the Council’s website.

2.10 The scenarios are set out in detail in the delivery strategy 1. Additionally other strategies are set out in part 2 of the baseline study.

3 Result of Infrastructure Baseline Plan

3.1 Part 1: An overview of the quality and capacity of the existing provision of infrastructure;

There has been differing levels of response to part 1 from infrastructure providers. In some cases it has not been possible to gain a response from the appropriate infrastructure provider. This is a common issue across authorities, normally due to a lack of understanding of long term plan making and resource implications experienced by infrastructure providers. In those cases it will be necessary to draw on any information which the Council holds and strategies that the infrastructure providers have prepared.

3.2 This has not been the outcome for all infrastructure providers and to date particularly useful and practical information has been received relating to Adult Social Care, Education, Water and Transport. The information received from each of these providers is set out below.

3.3 Engagement is on-going and as explained earlier in the report, this document and will consequently be updated throughout the life of the plan period to accurately reflect current and future infrastructure requirements, as well as supporting CIL and the Regulation 123 list.
Map 1: Location of Primary and Secondary Schools within Tandridge District
Schools

Evidence Base

- The School Organisation in Surrey 2013/14-2022/23 - Link
- Correspondence with Surrey County Council Education Department

4.1 At the time of writing this document, The School Organisation in Surrey 2013/4 - 2022/23 is being rewritten and is expected to be published after January 2016.

4.2 Surrey County Council as the Education Authority maintains all public-sector school in the district. In order to monitor, anticipate and plan the educational requirements for each borough/district, SCC produces an annual education organisation plan called the “Surrey Schools Organisation Plan” which covers a 10 year forecasting period for each local authority area. It contains a detailed analysis of education needs based on local population trends by age cohort and is derived from the district’s own housing trajectory.

4.3 There are 25 primary age schools in Tandridge, 7 of which have nursery provision. There are 3 secondary schools in the District two with post-16 provision. There are three Special Schools for children and young people with emotional and severe learning difficulties located in Caterham and Oxted.

4.4 For education planning, Tandridge is made up 5 individual primary planning areas as identified in the map below. The planning areas do not have geographical boundaries but schools are grouped and used for place planning purposes. Each primary age school is allocated to one of these planning areas and projections on the need for primary school places are made based on the transfer rates of the number of births in each planning area compared to the number or reception year pupils there will be 4 years later.
The Groups of schools

Oxted & Limpsfield:

- Hurst Green Infant
- Downs Way
- Holland Junior
- Limpsfield CofE Infant
- St. Mary’s CofE Junior
- St. Peter’s CofE Infant

South Tandridge:

- Felbridge Primary
- Dormansland Primary
- Lingfield Primary
- Burstow Primary

Godstone:

- St. Catherine's Primary
- St. Stephen's CofE Primary
- Nutfield Church CofE Primary
- Godstone Village

Caterham:

- Marden Lodge Primary
• Audley Primary
• Hillcroft Primary
• St. John’s CofE Primary
• St. Peter and St. Paul CofE Infant
• St. Francis Catholic Primary

North East Tandridge:

• Warlingham Village Primary
• Hamsey Green Primary
• Tatsfield Primary
• Whyteleafe Primary
• Woodlea Primary

4.5 Tandridge is a single secondary planning area. This means that demand for secondary places is estimated across the whole District. All secondary schools are located in the north of the District. However, the Council recognise that not all students in the district go to schools in the north and therefore as the Council progresses the Local Plan towards Regulation 19, discussions with surrounding school providers such as East Sussex County Council will be required.

Primary

Actions taken to provide primary places for September 2013

4.6 Additional half forms of entry were provided at Hillcroft Primary School and St Francis Catholic School. Both of these schools are to the north of the District. Tandridge historic demand

4.7 The need for primary school places depends on the local child population. The key factor is the number of births in an area. Pressure for primary places lags 4 years behind changes in the birth rate, and pressure for secondary places follows another 7 years later. The table below identifies the actual demand for reception places in Tandridge to 2011 and the estimated need for places in the future (to 2016). The increase in births in Tandridge leads to an increase in demand for school places at both a primary and a secondary level in the future.

Table 2: Actual demand for places in Tandridge

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4+ Demand</td>
<td>856</td>
<td>801</td>
<td>840</td>
<td>867</td>
<td>847</td>
<td>927</td>
<td>872</td>
<td>861</td>
<td>862</td>
<td>858</td>
<td>850</td>
</tr>
<tr>
<td>11+ Demand</td>
<td>735</td>
<td>734</td>
<td>761</td>
<td>755</td>
<td>735</td>
<td>746</td>
<td>661</td>
<td>689</td>
<td>677</td>
<td>728</td>
<td>711</td>
</tr>
</tbody>
</table>

4.8 The table below estimates the number of pupils that will require a reception place in a primary school in Tandridge from 2014-2021. This is compared with the total number of available places in Tandridge in the future (the PAN). The ‘spare’ places refer to the projected demand compared with the total number of available places.

Table 3: Number of pupils requiring a reception place
### Yearly Pupils in Reception

<table>
<thead>
<tr>
<th>Year</th>
<th>PAN</th>
<th>Pupils in Reception Year</th>
<th>Spare Reception Places</th>
<th>Total Places</th>
<th>Total NOR</th>
<th>Surplus Places</th>
<th>% Surplus Places</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>909</td>
<td>862</td>
<td>47</td>
<td>6330</td>
<td>6042</td>
<td>288</td>
<td>4.5</td>
</tr>
<tr>
<td>2015</td>
<td>909</td>
<td>858</td>
<td>51</td>
<td>6330</td>
<td>6035</td>
<td>295</td>
<td>4.7</td>
</tr>
<tr>
<td>2016</td>
<td>909</td>
<td>850</td>
<td>59</td>
<td>6330</td>
<td>6003</td>
<td>327</td>
<td>5.2</td>
</tr>
<tr>
<td>2017</td>
<td>909</td>
<td>846</td>
<td>63</td>
<td>6330</td>
<td>5995</td>
<td>335</td>
<td>5.3</td>
</tr>
<tr>
<td>2018</td>
<td>909</td>
<td>848</td>
<td>61</td>
<td>6330</td>
<td>5912</td>
<td>418</td>
<td>6.6</td>
</tr>
<tr>
<td>2019</td>
<td>909</td>
<td>841</td>
<td>68</td>
<td>6330</td>
<td>5877</td>
<td>453</td>
<td>7.2</td>
</tr>
<tr>
<td>2020</td>
<td>849</td>
<td>851</td>
<td>-2</td>
<td>6330</td>
<td>5867</td>
<td>463</td>
<td>7.3</td>
</tr>
<tr>
<td>2021</td>
<td>849</td>
<td>864</td>
<td>-15</td>
<td>6330</td>
<td>5869</td>
<td>461</td>
<td>7.3</td>
</tr>
</tbody>
</table>

### Actions taken to provide primary places in 2014 and implications for the future planning period

4.9 Whilst there are expected to be spare places in Tandridge as a whole, this disguises the pressure on places locally. There are small shortages for places in both Oxted and Limpsfield and Godstone areas. The projected demand is such that this shortage will eventually even itself out in the long term and therefore it is not forecasted that additional provision is needed in the foreseeable future. This situation remains under constant review by Surrey County Council.

4.10 For entry in September 2013 and 2014 applications in the Caterham area were greater than previous years and required the provision of additional places. In 2012 additional places were provided at Hillcroft Primary School (15 places) and St Francis Catholic Primary School (24 Spaces). These figures have been repeated for 2013 and 2014 and additional temporary places have been provided. The Council is supporting the permanent expansion of both schools so that each provides 2 forms of primary entry (60 places) and programmes of work are being developed at both schools.

4.11 In most areas across the District, where the number of children applying for reception places exceeds the capacity of local provision (Oxted, Limpsfield and Godstone), there is sufficient capacity in adjacent areas to account for the demand and make reasonable offers.

4.12 Additional junior provision was provided at Holland Junior to accommodate the additional children admitted in the Oxted & Limpsfield area in September 2009. If demand in the Oxted & Limpsfield area for reception places becomes sufficiently high (additional demand was for over 10 places), additional places will be required in the area.

4.13 Surrey County Council is currently reviewing the potential for expanding provision in the Oxted and Limpsfield and North East Tandridge areas at a primary level. In both cases, the Council is looking at the provision of approximately an additional 0.5 forms of entry (equivalent to 15 places at Year R and 105 places overall). This is based, in part, on projected housing growth as was set out in the Council’s Core Strategy 2008. If, however, significant further growth were to be forthcoming, a further review of the need for expansions may have to be undertaken.

4.14 There is limited overall capacity to accommodate growth across Tandridge, with the only area that is projected to have a consistent surplus of places being South Tandridge. Should significant additional development be approved, it would necessitate a review of provision across the District and any additional demand for
school places that emerged from this would likely have to be mitigated with concomitant provision.

Conclusion

The potential for expanding provision in the Oxted and Limpsfield and North East Tandridge areas are being considered based on projected housing growth. The Council is looking at the provision of approximately an additional 0.5 forms of entry (equivalent to 15 places at Year R and 105 overall). However, if significant further growth were to be forthcoming, a further review of the need for expansion may be necessary. This will be further explored in Part 2.

Secondary

Actions taken to provide secondary places for September 2013

4.15 No action was taken to provide additional secondary school places in September 2013.

Secondary forecasts in Tandridge

4.16 Estimates of the future need for secondary places are based on taking the historic transfer ratio from Year 6 to Year 7 in the District, and applying this to our estimated numbers for future Year 6 cohorts. As with the primary projections, allowance is made for migration factors and new housing development estimated in the Core Strategy.

4.17 The table below estimates the number of pupils that will require a secondary school place in Tandridge from 2014 – 2021. This is compared with the total number of available places in Tandridge in the future (the PAN). The ‘spare’ places refer to the projected demand compared with the total number of available places.

<table>
<thead>
<tr>
<th>Year</th>
<th>PAN</th>
<th>Pupils in year 7</th>
<th>Spare year 7 places</th>
<th>Total NOR 11-16 Places</th>
<th>Surplus Places</th>
<th>% Surplus places</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>725</td>
<td>677</td>
<td>48</td>
<td>3456</td>
<td>3625</td>
<td>169</td>
</tr>
<tr>
<td>2015</td>
<td>725</td>
<td>728</td>
<td>-3</td>
<td>3438</td>
<td>3625</td>
<td>187</td>
</tr>
<tr>
<td>2016</td>
<td>725</td>
<td>711</td>
<td>14</td>
<td>3399</td>
<td>3625</td>
<td>226</td>
</tr>
<tr>
<td>2017</td>
<td>725</td>
<td>711</td>
<td>14</td>
<td>3443</td>
<td>3625</td>
<td>182</td>
</tr>
<tr>
<td>2018</td>
<td>725</td>
<td>784</td>
<td>-59</td>
<td>3535</td>
<td>3625</td>
<td>90</td>
</tr>
<tr>
<td>2019</td>
<td>725</td>
<td>726</td>
<td>-1</td>
<td>3581</td>
<td>3625</td>
<td>44</td>
</tr>
<tr>
<td>2020</td>
<td>725</td>
<td>710</td>
<td>15</td>
<td>3564</td>
<td>3625</td>
<td>61</td>
</tr>
<tr>
<td>2021</td>
<td>725</td>
<td>713</td>
<td>12</td>
<td>3565</td>
<td>3625</td>
<td>60</td>
</tr>
</tbody>
</table>

Implications for Secondary School Provision from 2013

4.18 Secondary provision is located towards the northern half of the District. In the shorter term in Tandridge, in Year 7 there is over-subscription for schools in the area but this includes significant subscription from adjoining authorities and overall it is expected that current provision will be sufficient to meet demand. Admissions in the recent past have exceeded the total Published Admissions Numbers (PAN). However demand has fallen below PAN, reaching a low in 2014. Numbers are then projected to recover
with a shortage of places towards 2018. Surrey County Council currently has no immediate plans to modify secondary provision in Tandridge but the position will be kept under review. Tandridge District Council will also continue to work with Surrey County Council on this issue, if appropriate.

4.19 There is a need for an expansion of secondary provision in short-to-medium term. Surrey County Council is presently engaging with schools in the area with a view to developing a clear strategy to achieve this, with it being anticipated that any such expansion(s) should be in place for September 2018. At present, it is expected that the expansion will need to be in the region of 2 forms of entry (equivalent to 60 places at Year 7 and 300 places overall). As with Primary, any further significant housing development has the potential to add to the expansion need.

4.20 As mentioned above, the Council will also need to liaise with other school providers, such as East Sussex County Council to understand the full extent of need as the Local Plan Regulation 19 document is prepared.

**Conclusion**

Surrey County Council has identified the need for expansion of secondary provision in the short-to-medium term. The expected expansion will need to be in the region of 2 forms entry (equivalent to 60 places at Year 7 and 300 places overall). Any significant housing development has the potential to add to the expansion need.

5. **Transport**

**Rail**

5.1 Network Rail is responsible for the rail network infrastructure in the District and delivery of new projects although planning permission is needed from Tandridge District Council for any works outside those permitted under Network Rail’s capacity as statutory undertaker.

**Evidence Base**

- Liaison with Train Operating Company

5.2 Tandridge District is well served by railways both east/west and north/south. The sole east/west railway runs between Redhill and Tonbridge with two stations in the District, namely Godstone and Nutfield. Destinations with services on this line include Tonbridge and London and Reading via Redhill.

5.3 The north/south lines consist of three lines. The Caterham line has services to and from London via Purley and East Croydon. Stations on this line in the District are Caterham which is the Terminus, Whyteleafe South and Whyteleafe.

5.4 The East Grinstead line has services between East Grinstead and London via East Croydon with stations on this line at Upper Warlingham, Woldingham, Oxted, Hurst Green, Lingfield and Dormans. The Uckfield line leaves the East Grinstead line south of Hurst Green with services between Uckfield and London Bridge. Some of these services are fast between Oxted and East Croydon.
5.5 The Thameslink Consortium, of which the Council became a member in 1994, has pressed for the earliest implementation of the Thameslink Programme. This key objective has been supported by the Council, and particularly so now.

5.6 Enhancements to station car parking as with the installation of a single storey car park deck at Upper Warlingham Railway Station help to relieve on road parking around stations which can be a major cause of local congestion on local roads. Network Rail does not have any current proposals to provide additional parking at other stations. Additional development may exacerbate the problems caused by zoning and ticketing issues. The situation will be kept under review through the Community Rail Partnership and in conjunction with the Train Operating Company, and Tandridge District Council will continue to engage with these providers.

Conclusion

A number of improvements to the rail network have been identified, however, funding for these will be drawn from within Network Rail and the Train Operating Companies own business plans.

Highways

5.7 There are two motorways in the District: the M23 and M25. There are also a number of A and B highways in the District.

Evidence Base

- Surrey Transport Plan – LTP3 - Link
- Highways England Route Improvement
- Jubb Report

5.8 Delivery of motorway works can only be through the Highways England, where funding and resources for a project will be in direct competition with other projects across the entire motorway network. This represents a risk to delivery as the outcome is not within the direct control of either the District Council or County Council which can only act in a lobbyist capacity to encourage the Highways England to act.

5.9 The A roads consist of the A25, A22 and A264. The A25 runs east/west across the District from Sevenoaks District in the east to Reigate & Banstead Borough in the west. The A22 runs north/south entering the District at Whyteleafe in the north and leaving the District at Felbridge in the south. Lastly the A264 passes through the south west corner of the District and joins up with the A22 at Felbridge.

5.10 There are a number of B roads in the District including for instance the B269 which enters the District at Hamsey Green and leaves the District at Limpsfield Chart going into Kent and the B2024 which connects with the B269 at Botley Hill and runs into Kent leaving the North Downs just below Tatsfield.

Conclusion

It is not anticipated that CIL money will be used to fund motorway works as this will be done by the Highways England. However, the Council will continue to liaise with Highways England.

Bus Travel
5.11 The District is served by a number of bus routes, some of which are subsidised by Surrey County Council as “socially necessary services” (approximately a third of all routes county-wide) where not wholly viable on a purely commercial basis.

**Evidence Base**

5.12 The local bus strategy is developed at a County level and forms a separate chapter of the Surrey Transport Plan 2011 (LTP3), focussing on the following areas:

- Focussing on improvements to bus punctuality and journey time reliability through Bus Punctuality Partnerships
- Restructuring the supported bus service network to deliver better value for money and a better service for passengers
- Continued support for Park & Ride in Guildford
- Coordinating and supporting community transport and demand responsive transport provision in areas where it is more effective and sustainable than regular bus services
- Working with partners to ensure that passenger information and infrastructure is delivered in a cost effective manner

5.13 There is no central funding source for bus measures in the District. Due to the underutilisation of some services, for example in Woldingham, the services have been changed. However, the District Council and the County Council can investigate other potential sources of funding and where considered necessary, CIL funds can be used for bus measures.

**Conclusion**

CIL funding can be a significant aid in the provision of physical bus infrastructure such as real time information at bus stops and additional bus shelters. The Council will continue to liaise with Surrey County Council and bus companies.

**Cycling**

5.14 The District is part of the N21 National Cycle Network route (as defined by Sustrans) running through the District from east to west. National Route 21 runs from Greenwich to Crawley, and then via East Grinstead and Eridge to Heathfield and Eastbourne.

**Evidence Base**
- Surrey Transport Plan – LTP3 - [Link](#)
- Surrey Cycling Strategy - [Link](#)

5.15 The national cycle network is not a statutory designation, but one that has become accepted through recognition of Sustrans as a credible national-level organisation. Sub-national networks may be identified by Unitary, County or Borough/District Councils and often seek in particular to link large new developments to town centre
areas. As a general principle, new development should seek wherever possible to provide a cycle link to and from urban areas or to connect to the established network.

5.16 CIL funding may be used to develop the cycle infrastructure in the District and maximise opportunities arising from new development.

**Conclusion**

<p>| CIL monies can help fund projects for cycle initiatives. Improvements to the cyclenetwork will be identified as the delivery strategy is determined between Regulation 18 and Regulation 19 of the Local Plan. |</p>
<table>
<thead>
<tr>
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</tbody>
</table>
6. Health

Map showing GP practices and hospitals
Primary Health Care

6.1 Primary care is the term for the health care services which play a role in the local community. It refers to the work of the health care professionals who act as a first point of consultation for all patients within the health care system and have a major role in commissioning secondary care services.

Evidence

- NHS Stakeholder conference on The NHS Five Year Plan: Managing the Demand
- The Joint Accommodation Strategy for People with Care and Support Needs April 2010 – 2014
- Liaison with Surrey County Council Adult and Child Social Care

6.2 NHS Surrey was responsible for planning and buying healthcare for the population of Surrey. NHS Surrey considered the demographics of the County identifying people’s health needs and then worked with clinicians and local partners to ensure services were in place to meet those needs.

6.3 The Council met with East Surrey CCG to discuss baseline information and discuss the impact of each scenario on services and potential issues.

General Practitioners

6.4 There is a good coverage of GP surgeries in the District. In June 2015 letters were sent to all 10 of the surgeries in the District, four General Practitioner surgeries in East Grinstead and Crawley Down (within Mid Sussex District Council’s area) which are used by Tandridge residents living in the Felbridge area. Also contacted was a General Practitioner surgery in Biggin Hill (London Borough of Bromley) and one in Westerham (Sevenoaks District Council) used by Tandridge residents living in the Tatsfield area.

6.5 There were no responses from the 10 surgeries in the District so there is no indication of any specific requirements at this present time. However, following a meeting with East Surrey CCG, the following points were raised:

- There is recognition that even if there is no change in population, people are living longer and the types of conditions have an impact on the capacity to deliver effective medical service.
- The types of services will change to provide an integrated health service by creating Health Hubs where health services are delivered by teams that include different types of health professionals, a one stop shop.
- To improve access to community based care so that people receive seamless care in community settings.

Conclusion

There is no indication of any specific requirements at present. However there is a recognition that the types of services will change to deliver integrated community based services that will provide access to different types of health professions.
Secondary Health Care

6.6 Secondary care is known as acute healthcare and can be either elective care or emergency care. Elective care means planned specialist medical care or surgery, usually following referral from a primary or community health professional such as a GP. There are no acute hospitals within the District; however, there are three just beyond the boundaries which serve residents. East Surrey Hospital in Earlswood serves the majority of Tandridge residents, Croydon University Hospital, Croydon serves residents in the northern area and the Queen Victoria Hospital, East Grinstead provides care for residents in the south of the District.

6.7 The Council is not aware of any particular capacity issues facing East Surrey Hospital and it should be noted that a transfer is underway to move approximately 30% of clinical activity from acute care into the community which will create additional capacity at the hospital. A recent extension has also increased capacity.

Conclusion

The Council is not aware of any particular capacity issues facing secondary care in Tandridge.

Adult and Child Social Care

6.8 Given the significant forecast growth in the over 65 populations projected for Tandridge as compared with the average for Surrey (See table below) the provision of adult social care services is of concern to Surrey County Council. The County Council is also aware that there is a relatively significant proportion of working aged adults with learning difficulties living in residential care within the District. It is a County Council objective to provide such people with the opportunity to move from residential care to homes within the community. Foreseeable areas of future need would therefore be:

- supported living arrangements for older people
- accessible homes within the community that are suitable for people with a range of special needs relating to learning difficulties and physical impairments.

Table 5: projections for population growth of the over 65s

<table>
<thead>
<tr>
<th>Age Group</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>% change by 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surrey: aged 65-69</td>
<td>64,900</td>
<td>58000</td>
<td>64900</td>
<td>76,400</td>
<td>18%</td>
</tr>
<tr>
<td>Surrey: aged 70-74</td>
<td>48,800</td>
<td>60800</td>
<td>54800</td>
<td>61,400</td>
<td>26%</td>
</tr>
<tr>
<td>Surrey: aged 75-79</td>
<td>39,600</td>
<td>44700</td>
<td>56200</td>
<td>51,100</td>
<td>29%</td>
</tr>
<tr>
<td>Surrey: aged 80-84</td>
<td>31,400</td>
<td>34300</td>
<td>39400</td>
<td>50,100</td>
<td>60%</td>
</tr>
<tr>
<td>Surrey: aged 85-89</td>
<td>20,500</td>
<td>24000</td>
<td>27,200</td>
<td>32,100</td>
<td>57%</td>
</tr>
<tr>
<td>Surrey: aged 90 and over</td>
<td>13,500</td>
<td>16800</td>
<td>21,500</td>
<td>27,200</td>
<td>101%</td>
</tr>
<tr>
<td>Surrey: Total population 65 and over</td>
<td>218,700</td>
<td>238600</td>
<td>264,000</td>
<td>298,300</td>
<td>36%</td>
</tr>
</tbody>
</table>
6.9 A related issue is the provision of affordable housing for staff employed to provide care for individuals within these special need groups. High housing and transport costs can have an impact on the recruitment and retention of staff in areas such as Tandridge. Surrey County Council would like to see the potential to increase the supply of affordable housing and efficient low cost transport for key workers in the social care sector.

6.10 The Joint Accommodation Strategy for People with Care and Support Needs April 2010 – 2014 sets out a strategy to map housing, care and support needs for vulnerable adults and young people in each borough and district in Surrey, with a view to agreeing local priorities and local Action Plans to meet demand. The Strategy has been prepared against a backdrop of severe financial constraints, in terms of both capital and revenue funding. This strategy is currently under review.

6.11 There are specific chapters for Surrey, for East Surrey, for Tandridge and for Young People. One of the key issues for East Surrey is that from 2004 - 2026 the number of people living in east Surrey that are over 80 years old is forecast to increase by 50% placing pressure on health, social care, housing and support services.

6.12 The Strategy highlights the policy shift towards supported living, for example through extra care housing and consequently reduced investment in built infrastructure for adult social care facilities.

Conclusion

**Extra Care housing is not classified as infrastructure and therefore CIL will not be able to assist. If Extra Care was to be provided as Social Housing then it may be possible to use CIL towards its provision. However, the Local Plan can look at allocating sites for Extra Care Housing, if appropriate and as it develops.**

### 7 Community

**Indoor Sport and Leisure Facilities**

7.1 The Tandridge Trust, Leisure & Culture Limited (formerly Tandridge Leisure Limited) is responsible for the provision of leisure, cultural and sporting opportunities for Tandridge communities. The Trust has not provided any comments to the first stage of the consultation. However a meeting was held with TDCs Community Services Department.

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4 The Joint Accommodation Strategy for People with Care and Support Needs, April 2014 which is currently under review.
7.2 The general maintenance and upkeep of Oxted Leisure Centre and De Stafford Schools is costly and therefore a challenge. Any growth in housing will stretch this existing challenge and any CIL assistance will be a significant help to maintain these facilities.

7.3 The Council commissioned a Retail and Leisure Study as part of the work for reviewing the Local Plan. Potential leisure activities required are covered more in detail in part 2.

7.4 In part 1 of the baseline study, nothing was specifically identified that would require CIL funding.

**Evidence**

- Liaison with Tandridge Community Services Department

**Conclusion**

The upkeep and general maintenance of the Oxted Leisure Centre and De Stafford School is costly and therefore a challenge. Any growth in housing will stretch this existing challenge. There is potential for cinema and health and fitness centres. Any CIL assistance will be a significant help to maintain these facilities.

**Voluntary Sector**

7.5 Tandridge Voluntary Service Council (TVSC) is established to promote any charitable purposes for the benefit of the community within Tandridge District

**Evidence**

- TVSC has not provided comments to the first stage of the consultation

7.6 In particular it is an umbrella organisation representing the voluntary sector at meetings with the District and County Councils, social services and other organisations. The TVSC runs a number of schemes and operates 3 voluntary centres to serve voluntary groups from Caterham, Lingfield & Dormansland and Oxted.

7.7 TVSC were contacted by the Council however, no replies were received.

**Conclusion**

At present with no identified infrastructure schemes or projects, no funding requirements have been identified. (This does not mean that there are no schemes or projects identified under other service areas.)

**Cemeteries**

7.8 Provision of burial space is not a statutory function of the Local Authority, but by virtue of the Local Government Act it is entitled to act as a burial authority and
provide and maintain cemeteries. Authorities with cemeteries must maintain them in
good order however, even if they are closed and generating no income.

**Evidence**
- Tandridge Community Services Department and Tandridge Commercial Services
  have not provided comments to the first stage of the consultation

7.9 Tandridge District Council has only one Local Authority cemetery at St Mary’s
Church, Church Hill, Caterham.

**Conclusion**

The Councils only cemetery as identified in the current IDS is full. An area
of land close to the existing cemetery was considered but this is no longer
possible. There are no current plans to meet future growth in the District.
However, this is something that is likely to be considered through duty to cooperate
with other local authorities.

8 Green Infrastructure

8.1 The District has significant amounts of open space ranging from countryside areas
and woodlands to parks and gardens.

**Evidence**
- Tandridge District Open Space and Recreation Assessment May 2015 - Link

8.2 Green Infrastructure (GI) is a network of multi-functional green spaces. Key assets
include parks and gardens, natural and semi-natural green spaces, green corridors
(rivers, rights of way), outdoor sports facilities, amenity green spaces, provision for
children and teenagers, allotments, community gardens, cemeteries and church
yards, accessible countryside and green roofs and walls.

8.3 Green Infrastructure (GI) is a term which refers to the living network of green spaces,
water and other environmental features in both urban and rural areas. It is often used
in an urban context to cover benefits provided by trees, parks, gardens, road verges,
allotments, cemeteries, woodlands, rivers and wetlands. In a rural context, it might
refer to the use of farmland, woodland, wetlands or other natural features to provide
services such as flood protection, carbon storage or water purification\(^5\). A
fundamental function of GI is the maintenance of critical ecological links between
town and country.

8.4 As shown below, GI can take a multitude of forms, all of which can provide multiple
benefits to the local community. For example, woodland can be a source of fuel,
define a landscape, hold an important recreational and wellbeing value, play a
positive role in biodiversity and contribute to combating climate change.

**Parks and Gardens:**
Urban parks, country parks, formal gardens.

**Amenity Greenspace:**
Informal recreation spaces, green spaces in and around housing, outdoor sports
facilities, domestic gardens, village greens.

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\(^5\) Government White Paper, the Natural Choice: securing the value of nature (2011)
Natural and Semi-natural Greenspaces:
Woodland, urban forestry and scrub, grasslands e.g. commons and meadows, hedgerows, open and running water, wastelands and disturbed ground, quarries, and protected habitats such as Sites of Special Scientific Interest (SSSI) and Biodiversity Action Plan (BAP) areas.

Green & Blue Corridors:
Rivers including their banks, road verges and rail corridors, cycle routes, pedestrian paths, bridleways, public rights of way.

Other:
Allotments, community gardens, farmland, cemeteries & churchyards, accessible countryside to urban fringe areas, provision for children and teenagers e.g. skateboards, ponds, trees in urban areas and green roofs and walls.

Open Space
8.5 The Council has commissioned an open space and recreation assessment, which will sit alongside the Wellbeing Place Strategy, with the aim to provide the Council with a greater understanding of its existing open spaces and recreation areas. The study is expected to identify and assess existing provision of open space and recreation areas in the district to include:

- Sports facilities (i.e. football pitches, running tracks, tennis courts available to the public)
- Parks (including urban parks, country parks and play provision for children and young people)
- Open spaces (including natural and semi-natural green space i.e. marshes or woodland)
- Allotments and community gardens
- Civic and amenity green spaces (i.e. civic market squares, village greens, cycle routes)

8.6 The study will also consider existing shortfall and potential shortfalls by 2033. Part 2 will explore this further.

Outdoor Sports Facilities
8.6 The Tandridge District Playing Pitch and Open Space Strategy 2005-2015 identified the amount of open space and formal sport pitches in the District. From the assessment that formed part of the strategy, it concluded that there was no shortfall in provision based on nationally accepted targets.

8.7 The Council will be reviewing its existing approach to open space and recreation as part of the production of the Local Plan. Tandridge District Council has commissioned an open space and recreation assessment. The study will provide the Council with a greater understanding of its existing open spaces and recreation areas. It will do so by assessing existing provision, which will allow the study to consider the qualitative and quantitative need for additional provision over the period until 2033.

8.8 The study will also consider existing shortfall and potential shortfalls by 2033. Part 2 will explore this further.
Activity Areas for Children and Young People

8.9 This type of open space includes areas such as equipped play areas, ball courts, skateboard areas and teenage shelters with a primary purpose to provide opportunities for play and social interaction involving children and young people. There are currently a number of these areas across the District.

8.10 The Assessment being carried out by the Council will provide an understanding of the Council’s existing and future needs.

Conclusion

The Council as part of the work on the Local Plan commissioned an Open Space Assessment. Some of the key considerations identified for future planning are: that all designated open space should be protected with a presumption against development, unless the spaces are not required by the identified open space standards. Deficiencies identified in quantity up to 2033 can be mostly met by increasing the multi-functionality of existing sites; increasing the availability of outdoor play area for older children. And a key consideration is planning for future provision to meet any growth in the number of flats & terraced dwellings due to lower than average access to private gardens.

9 Flooding

9.1 Flood risk has been assessed on a comprehensive district-wide basis through the Strategic Flood Risk Assessment.

Evidence

- Tandridge Local Plan Strategic Flood Risk Assessment Update 2015 (SFRA)

9.2 The SFRA Level 1 has built on existing knowledge on flood risk within the District by looking at three key pieces of modelling that are currently being carried out at:

- Caterham Bourne Flood Alleviation Project
- Burstow Flood Alleviation Project
- Environment Agency modelling of the flood zones 2 and 3 in the river Eden catchment.

9.3 Tandridge District is working in partnership with SCC, London Borough of Croydon, Environment Agency, Sutton and East Surrey Water and Thames Water on the Caterham Bourne Flood Alleviation Project. The sum of £4.9 million of Local Enterprise Partnership funding has been secured by the group in order to deliver flood alleviation measures along the course of the Caterham Bourne.

9.4 TDC is also working in partnership with Surrey County Council, Reigate and Banstead Borough Council and Environment Agency on an initial assessment into the Smallfield and Burstow Flood Alleviation Scheme.
## Conclusion

There were two projects identified within the district of which one is currently underway and the associated costs for their delivery are set out below:

- **Caterham Bourne repairs** is currently underway and is expected to cost between £10,000 to £15,000 per screen so a total sum of £50,000 will be required to deliver the scheme.

  TDC is working in partnership with Reigate and Banstead, SCC and the Environment Agency to do a phase 1 investigation into the flooding using £55k of Environmental Agency Local Levy funding.

- **The Environmental Agency** is putting together data collected following the 2013/2014 flood to update the flood model for the catchment.
Police

10.1 The provision of police services in Tandridge District is the responsibility of Surrey Police. There is a police station within Caterham and in recent years the police have co-located with Tandridge District Council at the Council Offices in Oxted and the Community Centre within Lingfield.

Evidence
- Police and Crime Plan for Surrey - Link

10.2 Surrey continues to have a relatively low level of crime compared to other police areas in England, with Tandridge being one of the safest Districts within Surrey.

10.3 By focusing on anti-social behaviour, problem locations and persistent offenders, the Community Safety Partnership aims to reduce crime and disorder, anti-social behaviour and the fear of crime even further. An annual strategic assessment of crime and disorder takes place to ensure the identified priorities remain relevant. The District Inspector has the following staffing resources to police the District.

10.4 Two Neighbourhood Sergeants with geographic responsibility i.e. North and South Tandridge, who are supported by twelve Neighbourhood Specialist Officers (NSO’s) with geographic responsibility and fifteen Police and Community Support Officers (PCSO’s) again with geographic responsibility (one PCSO is privately funded).

10.5 A Support Sergeant specifically focused on traffic issues, youth and anti-social behaviour, crime reduction and licensing issues is responsible for the Youth Intervention Officer and Youth PCSO, the Casualty Reduction Officer and two Roads PCSO’s together with the Licensing Officer and Crime Reduction Advisor.

10.6 A Support Team Sergeant primarily focused on 'hot spot' areas is responsible for five Neighbourhood Support Team Officers.

10.7 It is difficult to assess how potential increases in housing will impact on the demand for police services. The number of staff needed to police an area is not based on population but on criminality, which is influenced by a range of variables such as the type of housing, population density, housing quality and whether there is a stable population.

Conclusions

There is a potential requirement for additional police accommodation/vehicles due to the likelihood of population growth.

Ambulance Services

10.8 Tandridge District falls within the South East Coast Ambulance Service (SECAmb) area, where the service operates from a matrix of depots, stations and response post operational locations. There are two ambulance stations located within the District, Caterham Ambulance Station at Townhill Medical Practice, Guards Avenue and Godstone Ambulance Station at Foster Down, just off junction 6 of the M25.
Evidence

- South East coast Ambulance Service NHS Operational Plan document for 2015-16 - Link
- South East Coast Ambulance Service NHS Foundation Trust, Strategic Plan Summary for 2014-19 - Link

10.9 Under the current climate, SECAmb is facing challenges; amongst the key factors are loss of income, and recruitment and retention of employees.

10.10 The service’s capacity to deal with current and future growth is a challenge due to it being the first in hand to deal with and prevent people from going to hospitals.

Conclusion

The service’s capacity to deal with current and future growth is a challenge due to it being the first in hand to deal with and prevent people from going to hospitals. The Council will continue to work with the emergency services.

11 Utilities

Water Supply

11.1 Water supply in the District is provided by Sutton and East Surrey Water for the majority of properties, however, there are a small number in the very south of the District that are supplied by South East Water and a number of properties in Tatsfield are supplied by Thames Water.

Evidence Base

- Liaison with Sutton and East Surrey Water
- Business Plan 2015 to 2020 - Link

11.2 Sutton and East Surrey Water did not respond to the specific consultation on CIL and infrastructure needs. However, in a recent Stakeholder forum, it was identified the upgrading of Bough Beech reservoir (not in Tandridge - but supplies parts of the District) and linked upgrades of the Outwood Pumping Station.

11.3 As well as providing additional treatment capacity, Sutton & East Surrey Water are aiming to manage demand by maintaining leakage at its current level, and actively promoting the efficient use of water. The company reached its target of installing 32,000 meters by March 2015 which equates to 48 percent of domestic properties. Meters are generally considered to provide an incentive to use water more wisely.

11.4 The water supply companies are regulated by OFWAT who keep bills for consumers as low as possible, scrutinising the companies’ costs and investment and encouraging competition where this benefits consumers.

Conclusion

No funding from the Community Infrastructure Levy is required, as the two companies supplying water within the District rely on funding from OFWAT to bring forward schemes such as installing metering and the replacement of water mains.
Foul Water Treatment

11.5 Foul sewerage systems and sewage treatment works in Tandridge District are managed by Thames Water and Southern Water.

Evidence

- Correspondence with Thames Water in June 2015
- Thames Water Five Year Plan - Link
- Thames Water – Our long term strategy 2015-20140 - Link
- Correspondence with Southern Water in June 2015
- Southern Water Business Plan 2015-2020 - Link

11.6 When planning new development and growth it is important to consider both local and strategic wastewater infrastructure. Local infrastructure generally comprises local sewers which are funded by the development whereas strategic infrastructure encompasses trunk sewers, pumping stations and wastewater treatment works and is normally funded by, either Thames Water or Southern Water.

11.7 At present there are several treatment works operating in the District and neighbouring authorities, the principal works serving Tandridge District are:

Southern Water
- Southern Water Compound, Copthorne Road, Felbridge
- Sewage Disposal Works, Warren Lane, Hurst Green, Oxted
- Sewage Disposal Works, Eden Vale, East Grinstead
- Sewage Disposal Works, Crowhurst Road, Lingfield
- Sewage Disposal Works, Eastbourne Road, Newchapel
- Bone Mill Sewage Disposal Works, Bone Mill Lane, South Godstone

Thames Water
- Weatherhill Sewage Disposal Works, Hathersham Lane, Smallfield
- Crawley Sewerage Treatment Works
- Merstham Sewerage Treatment Works
- Westerham Hill Sewerage Treatment Works
- Beddington Sewerage Treatment Works

11.8 Southern Water has confirmed that it is likely that investment will be required to deliver additional wastewater treatment capacity to serve new development in the District. This is planned and funded through the water industry’s price review process (carried out every 5 years) and delivered in parallel with development. Therefore the timing and location of the additional capacity is dependent on precisely when and where new development is to be built.

11.9 There are no specific future infrastructure requirements within Tandridge District that are required to support growth or specific plans for new or upgraded water and waste water infrastructure. Thames Water will review the need for network improvements on an ongoing basis and prioritise any works accordingly.

A number of Sewage Treatment Works (STWs) serve Tandridge District, and of these:

- Beddington STW (located in London Borough of Sutton) is to be upgraded to provide capacity for growth in the catchment. This upgrade will be carried out during the current Thames Water five year business plan period (AMP6, 2015 - 2020).
Crawley STW (located in Crawley Borough) was upgraded, to provide capacity for growth in the STW catchment, during the previous five year business plan period (AMP5 2010 - 2015).

No growth upgrades are planned during AMP6 for Burstow, Earlswood and Merstham STWs.

Conclusion

It is unlikely that the provision of waste water infrastructure could be funded through CIL. Strategic infrastructure is ordinarily funded via the Water Industry Act and the Asset Management Planning (AMP) funding process that is regulated by OFWAT. The Council will continue to liaise with water companies to identify if there is a capacity issue with the waste water treatment works.

Energy – Electricity

UK Power Networks maintain the supply networks for the South East region which includes Tandridge.

Evidence

- UK Power Networks Long Term Development Statement – [Link]

11.10 The network is designed and operated to ensure that safety, supply security and availability, quality, equipment reliability and long term stewardship meet or exceed statutory requirements, licence conditions and regulatory targets. This is achieved by:

- reinforcement of the network to ensure that the equipment associated with the normal and backup sources of supply operates within its capabilities, for both thermal demand and fault current, and delivers an adequate supply quality to the end user;
- facilitating more rapid transfers from the normal source of supply to the backup supply;
- creating additional backup supply routes; and
- maintaining equipment reliability by diagnostic testing and maintenance, or asset replacement.

11.11 UK Power Networks forecast for load-related network reinforcement investment for the period 2010/11 - 2016/17 is based on expectations of load growth that take account of anticipated new-build activity, combined heat and power (CHP) schemes, and the impact of distributed generation. However, there are a number of trends that have developed over recent years that will also have an influence on the reinforcement requirements, the most significant of which are now considered.

11.12 The overall impact of the forecasts made by UK Power Networks are:

- growth in summer load will have the effect of flattening seasonal demand variations;
- summer peaking substations will become more common and this will lead to reinforcement needing to be brought forward;
- Lifestyle changes may tend to flatten the daily load curve;
- The overall impact of supply competition on daily load distribution patterns is uncertain;
- Increasing levels of embedded generation will tend to reduce the growth of units distributed and increase the system fault levels, which may then require the system to be reinforced;
- While net growth in maximum demand will be reduced by distributed generation, the need to account fully for generation-masked latent demand, as required by
Engineering Recommendation P2/6, has the potential to redefine upwards the demand of a load group for the purposes of assessing security of supply.

- Because P2/6 constrains the extent to which generation-masked latent demand can be offset by the 'allowed' contribution from the same distributed generation, the potential exists for a security assessment under P2/6 to be less favourable than would have been the case under P2/5.

11.13 Taking all the above into account, the likely effect is that, at least in the short term, the need for network reinforcement will be determined by the underlying growth in units distributed and maximum demand, and the increasing numbers of summer-peaking networks. Increased distributed generation will result in some fault level initiated reinforcement, but will only in certain optimal situations reduce the need for load-related reinforcement. Potential network enhancement opportunities that will improve the ability of the network to support greater distributed generation loads will also be identified.

11.14 Domestic and most commercial consumers buy their electricity from suppliers who pay UK Power Networks for transporting their customers’ electricity along their network. Suppliers pass on these costs to consumers, distribution costs account for about 20 per cent of electricity bills.

11.15 Electricity distribution networks are monopolies because there is only one owner/operator for the area. The Office of Gas and Electricity Markets (OFGEM) administers a price control regime that ensures that efficient distributors can earn a fair return after capital and operating costs whilst limiting the amounts that customers can be charged.

Conclusion

Electricity infrastructure in Tandridge is provided and maintained by UK Power Networks. It is expected that any additional infrastructure will be paid for by the customers; therefore, CIL will not be expected to contribute to the provision of electricity infrastructure. The Council will continue to liaise with the UK Power Networks.

Energy – Gas

11.16 Scotia Gas Networks is the holding company of Southern Gas Networks which manage the operation and maintenance of the Local Transmission System (LTS) in Tandridge.

Evidence
- Southern Gas Networks Long Term Development Statement 2015 - Link

11.17 There has been a reduction in the 2014 demand forecast when compared to the 2013 forecast. This is due to the impact of the economic recession and changes in gas consumption by end users as a result of future energy efficient improvements.

11.18 There have been significant changes in the energy mix. The gas share of primary energy demand has grown significantly over the last few years, mainly at the expense of coal, due to the rapid growth of gas-fired power generation. The economic recession that commenced in 2007-08, the ongoing Eurozone crisis and Britain’s economic situation have affected overall consumption of energy. The use of gas fired power stations reduced from 2012 onwards due to the high price of gas as
Fuel. This has led to an increase in the use of coal and low carbon forms of generation.

11.19 The demand changes in response to price fluctuations which took place in 2007 and 2011 have highlighted how sensitive gas consumers are to fuel price and general economic conditions. The effects of climate change and customers’ increasing awareness of their environmental impact may also alter annual growth.

Conclusion

Gas infrastructure in Tandridge is managed by Scotia Gas Networks. It is expected that any additional infrastructure will be paid for by the customers; therefore, CIL will not be expected to contribute to the provision of gas infrastructure. The Council will continue to work with Scotia Gas Networks.

12. Other Physical Infrastructure

Waste and Recycling

12.1 Responsibility for strategic waste management sits with the County Council, with collection of household waste resting with District Councils.

Evidence

- Surrey Waste Plan 2008 – Link
- Liaison with TDC Community Services Department

12.2 The key planning document across the County is ‘A Plan for Waste Management’ that was adopted in September 2010 and sets out the County-wide policy for meeting the waste needs of the County.

12.3 The County Council is considering a programme for the review of the Surrey Waste Plan 2008.

12.4 The overarching aims of the Surrey Waste Plan is to reduce the level of waste being produced and to ensure that a high percentage of waste that is produced is reused or recycled and where this is not possible that there is sufficient infrastructure to process the waste that is produced effectively.

12.5 However, with an increasing number of households the evidence base that informed the production of the Waste Management Plan shows that whilst it is expected that waste per household will decrease there will still be an increase in the overall amount of waste by 2020. In order to meet this demand the evidence supports the need to increase the number of facilities to support the management of waste within the County. In particular the County Council highlights that an increase in recycling rates will lead to an increase in the requirement for recycling facilities within the County.

12.6 Locally there has been a significant drive in Tandridge to improve recycling rates and reduce the amount of household waste that is created. These initiatives have been successful with the level of waste produced by households coming under agreed targets and with ambitious targets being set locally for the ongoing reduction in the amount of waste produced by each household.

12.7 The Joint Municipal Waste Management Strategy identifies that the two civic amenity sites, Chaldon Road, Caterham and Bond Road, Warlingham, are too small to
function effectively and need to be relocated, however, at present no suitable alternative sites have been identified.

Conclusion

Surrey County Council is currently looking for suitable site(s) to relocate the civic amenity sites. The Council will continue to work with the County.

Other Considerations:

Work is currently underway by AECOM and ARUP to produce the Surrey Infrastructure Plan and Gatwick Diamond Infrastructure Plan. These are based on figures from the Core Strategy which was adopted in 2008. Therefore, this report is more of an up to date reflection on infrastructure provision to 2033 and should be available on the commissioning authorities website.

Settlement Survey

TDC’s District Settlement Hierarchy is in line with the Spatial Options Topic Paper. It provides key evidence to understand the role played by settlements in an area. The hierarchy looks at existing settlements, how they are served by services and facilities and their general sustainability. It identifies settlements that provide the best range of facilities and accessibility from those less serviced settlements. Combined with the baseline information and other evidence, these work help to inform the Local Plan.

13 Overall Conclusions from Part 1

Primary School
The potential for expanding provision in the Oxted and Limpsfield and North East Tandridge areas are being considered based on projected housing growth. The Council is looking at the provision of approximately an additional 0.5 forms of entry (equivalent to 15 places at Year R and 105 overall). However, if significant further growth were to be forthcoming, a further review of the need for expansion may be necessary. This will be further explored in Part 2.

Secondary School
Surrey County Council has identified the need for expansion of secondary provision in the short-to-medium term. The expected expansion will need to be in the region of 2 forms entry (equivalent to 60 places at Year 7 and 300 places overall). Any significant housing development has the potential to add to the expansion need.

Rail
A number of improvements to the rail network have been identified, however, funding for these will be drawn from within Network Rail and the Train Operating Companies own business plans.

Highways
It is not anticipated that CIL money will be used to fund motorway works as this will be done by the Highways England. However, the Council will continue to liaise with Highways England.
Bus
CIL funding can be a significant aid in the provision of physical bus infrastructure such as real time information at bus stops and additional bus shelters. The Council will continue to liaise with Surrey County Council and bus companies.

Cycling
CIL monies can help fund projects for cycle initiatives. Improvements to the cyclenetwork will be identified as the delivery strategy is determined between Regulation 18 and Regulation 19 of the Local Plan.

Primary Health Care
There is no indication of any specific requirements at present. However there is a recognition that the types of services will change to deliver integrated community based services that will provide access to different types of health professions.

Secondary Health Care
The Council is not aware of any particular capacity issues facing secondary care in Tandridge.

Adult and Child Social Care
Extra Care housing is not classified as infrastructure and therefore CIL will not be able to assist. If Extra Care was to be provided as Social Housing then it may be possible to use CIL towards its provision. However, the Local Plan can look at allocating sites for Extra Care Housing, if appropriate and as it develops.

Indoor Sport and Leisure Facilities
The upkeep and general maintenance of the Oxted Leisure Centre and De Stafford School is costly and therefore a challenge. Any growth in housing will stretch this existing challenge. There is potential for a cinema and health and fitness centres. Any CIL assistance will be a significant help to maintain these facilities.

Voluntary Sector
At present with no identified infrastructure schemes or projects, no funding requirements have been identified. (This does not mean that there are no schemes or projects identified under other service areas.)

Cemeteries
The Councils only cemetery as identified in the current IDS is full. An area of land close to the existing cemetery was considered but this this is no longer possible. There are no current plans to meet future growth in the District. However, this is something that is likely to be considered through duty to cooperate with other local authorities.

Green Infrastructure (Open Space, Outdoor Sports Facilities, Activity Areas for Children and Young People)
The Council as part of the work on the Local Plan commissioned an Open Space Assessment. Some of the key considerations identified for future planning are: that all designated open space should be protected with a presumption against development, unless the spaces are not required by the identified open space standards. Deficiencies identified in quantity up to 2033 can be mostly met by increasing the multi-functionality of existing sites; increasing the availability of outdoor play area for older children. And a key consideration is planning for future provision to meet any growth in the number of flats & terraced dwellings due to lower than average access to private gardens.
Flooding
There were two projects identified within the District of which one is currently underway and the associated costs for their delivery are set out below:

- Caterham Bourne repairs is currently underway and is expected to cost between £10,000 to £15,000 per screen so a total sum of £50,000 will be required to deliver the scheme.

- TDC is working in partnership with Reigate and Banstead, SCC and the Environment Agency to do a phase 1 investigation into the flooding using £55k of Environmental Agency Local Levy funding.

Police
There is a potential requirement for additional police accommodation/vehicles due to the likelihood of population growth.

Ambulance Services
The service’s capacity to deal with current and future growth is a challenge due to it being the first in hand to deal with and prevent people from going to hospitals. The Council will continue to work with the emergency services.

Water Supply
No funding from the Community Infrastructure Levy is required, as the two companies supplying water within the District rely on funding from OFWAT to bring forward schemes such as installing metering, replacement of water mains.

Foul Waster Waste
It is unlikely that the provision of waste water infrastructure could be funded through CIL. Strategic infrastructure is ordinarily funded via the Water Industry Act and the Asset Management Planning (AMP) funding process that is regulated by OFWAT. The Council will continue to liaise with water companies to identify if there is a capacity issue with the waste water treatment works.

Energy – Electricity
Electricity infrastructure in Tandridge is provided and maintained by UK Power Networks. It is expected that any additional infrastructure will be paid for by the customers; therefore, CIL will not be expected to contribute to the provision of electricity infrastructure. The Council will continue to liaise with the UK Power Networks.

Energy – Gas
Gas infrastructure in Tandridge is managed by Scotia Gas Networks. It is expected that any additional infrastructure will be paid for by the customers; therefore, CIL will not be expected to contribute to the provision of gas infrastructure. The Council will continue to work with Scotia Gas Networks.

Waste and Recycling
Surrey County Council is currently looking for suitable site(s) to relocate the civic amenity sites. The Council will continue to work with the County.

In order to understand infrastructure requirements for further development, please read part 2. The Infrastructure Baseline Plan: Part 2 considers the types of infrastructure that may be required to support high level approaches set out in the
Regulation 18 Local Plan, but should be read in conjunction with Part 1. Part 2 considers the future impact each of these approaches will have on infrastructure.