Station Road East & West Urban Redesign Programme

Gasholder Site Housing Regeneration

Ellice Road Car Park Redevelopment

Johnsdale Car Park Redevelopment

Oxted Library Incubation & Growth Hub

Tandridge District Council
LOVE Oxted
Limpsfield Parish Council
Oxted Parish Council working for you...
Coast to Capital
SGN
nationalgrid
St William
WHAT IS REGENERATION OXTED?

“Regeneration Oxted is an exciting and ambitious plan to revitalise the town-centre through a programme of strategically important projects, working with public and private sector partners. The Regeneration Oxted programme aims to provide additional town-centre housing on the long-derelict gasholder site, help support the town’s retail and evening economy through improvements to the public realm, and the provision of additional parking spaces for residents, visitors and local businesses. New businesses will also be supported through the provision of affordable incubation growth space”
THE REGENERATION PROPOSAL

Below are the five key projects of Regeneration Oxted:

- Gasholder Site Regeneration
- Station Road East & West Urban Redesign Programme
- Johnsdale Car Park Redevelopment
- Oxted Library Incubation & Growth Hub
- Ellice Road Car Park Redevelopment
THE REGENERATION PROPOSAL

GASHOLDER SITE HOUSING REGENERATION

WHAT: Demolition of the long derelict Gasholder site and provision of new town centre housing.

WHEN: TBC

INVESTMENT NEEDED: Project will be fully overseen and funded by the developer, St William.

STATION ROAD EAST & WEST URBAN REDESIGN PROGRAMME

WHAT: Programme of town centre improvements which will look at provision of market square, traffic redirection, town centre layout, increased parking and resurfacing. Greer Pritchard have now been appointed to prepare an Urban Design Plan, the first draft of which is due in early October. Following this, consultation will take place before a final Plan is agreed in December 2016.

WHEN: From September 2016.

INVESTMENT NEEDED: Oxted BID to fund Urban Design Plan and project management. Funding for delivery to be provided through C2C Local Growth Fund, Community Infrastructure Levy, SCC Secondary Shopping Funding, SCC Local Committee Funding and SCC Pavement Horizon funding.
THE REGENERATION PROPOSAL

ELLICE ROAD CAR PARK REDEVELOPMENT

WHAT: Tandridge District Council are reviewing parking in Oxted with a view to enhancing provision and possibly unlocking space for redevelopment.

WHEN: First stage of the review to be completed by December 2016.

INVESTMENT NEEDED: Any redevelopment would be funded through Local Growth Fund, Community Infrastructure Levy, SCC Secondary Shopping Funding, SCC Local Committee Funding and Pavement Horizon funding.

JOHNSDALE ROAD CAR PARK REDEVELOPMENT

WHAT: Tandridge District Council are reviewing parking in Oxted with a view to enhancing provision and possibly unlocking space for redevelopment.

WHEN: First stage of the review to be completed by December 2016.

INVESTMENT NEEDED: Any redevelopment would be funded through Local Growth Fund, Community Infrastructure Levy, SCC Secondary Shopping Funding, SCC Local Committee Funding and Pavement Horizon funding.
THE REGENERATION PROPOSAL

OXTED LIBRARY INCUBATION & GROWTH HUB

WHAT: Utilisation of underused space at Oxted Library for an incubation/growth hub to support the start up of new businesses and help established businesses grow and create new jobs.

WHEN: Viability to be completed by November 2016

INVESTMENT NEEDED: Project will be funded by incubation/growth hub provider. A small amount of funding may be required for initial refurbishment however this can be covered within existing local authority budgets.
Welcome to Ellice Road Car Park

You must display a ticket if you park in this car park between 7.00 and 17.00 Monday to Friday (excluding Saturday, Sunday & bank holidays).

Tickets are available free of charge from the machine.

Parking limited to 4 hours with no return within 3 hours during the times specified above.

Solo motorcycles in designated spaces and vehicles displaying a disabled person’s badge free and without time limit (No ticket needed).

Penalty charge notices will be issued for parking contraventions.

All enquiries telephone 01883 722000.
HOW WE WILL DELIVER

PARTNER INVOLVEMENT

STATION ROAD EAST & WEST URBAN REDESIGN PROGRAMME
Oxted BID – Design, Consultation, Project Management, Funding
TDC – Planning, Funding
SCC – Highways, Funding
OPC/LPC – Funding
C2C – Funding

ELLICE ROAD CAR PARK REDEVELOPMENT
TDC – Design, Consultation Project Management, Planning, Funding
SCC – Highways, Funding
Oxted BID - Funding
OPC/LPC – Funding
C2C – Funding

JOHNSDALE CAR PARK REDEVELOPMENT
TDC – Design, Consultation, Project Management, Planning, Funding
SCC – Highways, Funding
Oxted BID - Funding
OPC/LPC – Funding
C2C – Funding

GASHOLDER SITE REGENERATION
St William/SGN/NG – Development, Funding
TDC – Planning
SCC – Highways

OXTED LIBRARY INCUBATION & GROWTH HUB
SCC – Project Management, Funding
TDC – Planning, Funding
Oxted BID - Funding
OPC/LPC – Funding
C2C – Funding
HOW WE WILL DELIVER

GOVERNANCE
Strategic oversight of the programme will be provided by the Oxted Town Centre Working Group. This Group will have representation from:

- Surrey County Council: Local Committee Chairman, Placemaking, Parking, Highways, Economic Development, Assets
- Oxted BID: BID Chairman, BID Manager
- Oxted Parish Council: Chairman
- Limpsfield Parish Council: Chairman

The work of the Group will be reported back to TDC Resources Committee, SCC Local Committee, the Parish Councils and the Oxted BID Board. Operational oversight will be provided by an officer working group with representation from TDC, SCC and the Oxted BID.

FUNDING
The programme will pull together a range of funding including:

- Private sector investment
- Community Infrastructure Levy
- Section 106 monies
- C2C Local Growth Fund
- Oxted BID levy
- SCC Secondary Shopping Funding
- SCC Pavement Horizon funding
- SCC Local Committee funding
- Local authority capital & revenue funding
THE PROPOSAL FOR COAST TO CAPITAL

PROGRESS TO DATE

In 2015, Coast to Capital allocated £400,000 of Growth Deal funding to unlock derelict sites for housing and jobs in Oxted and Caterham. Both schemes are successfully progressing:

**Caterham:** LEP Growth Deal funding announcement supported TDC’s CPO process in unlocking the long derelict Rose & Young site. Development partners CoPlan were subsequently appointed and they have now submitted plans for a 107 room Premier Inn and Beefeater Restaurant. TDC are supporting either a straightforward site acquisition or if required, an acquisition via a CPO and back-to-back purchase. Access to Growth Deal funding was a critical element in demonstrating support for the project. Ultimately, funding was not required by the developer to unlock the site.

**Oxted:** Access to LEP funding gave TDC greater access to and influence with the joint Gasholder site owners, National Grid and SGN. Proactive engagement by TDC on the back of the Growth Deal allocation helped identify the site’s potential to the owners and plans are now being developed by the owners JV partner Berkley Homes (through their subsidiary St William, which has specialist experience of gasholder sites) for residential development that will not require Growth Deal intervention.

In summary, the £400,000 Growth Deal allocation allowed Tandridge District Council to proactively engage with a number of key partners, ultimately facilitating the unlocking of these two high-profile, long-standing derelict sites.
THE PROPOSAL FOR COAST TO CAPITAL

FUTURE GROWTH DEAL ALLOCATION

The success in unlocking two stalled sites and Oxted’s new Business Improvement District status has led to a greater appetite for regeneration projects. Therefore we would like Coast to Capital to consider:

1. **Reallocation of Growth Deal £400,000**

We propose this funding be reallocated to the Regeneration Oxted Programme which would contribute toward the delivery of a wider range of outcomes than would have been achieved through the standalone Gasholder project. We would envisage that the original timescale for spend could be met (March 2017) by allocating LEP funding to capital projects within the Urban Redesign Programme which would be ready to implement from January 2017. This would be a similar approach to that taken for the Leatherhead Church Street public realm improvements project.

2. **Additional funding to support Regeneration Oxted**

With the right funding this Programme has the opportunity to deliver significant outcomes relating to homes, jobs, parking, additional commercial space and opportunities for business growth and an improved visitor economy.

We would therefore propose that the £400,000 be the first tranche of funding to achieve these outcomes and that the Programme be considered for future funding.