



Epsom & Ewell Infrastructure Delivery Plan



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Annex 1: GP Surgeries within the Borough and number of patients

1 Introduction

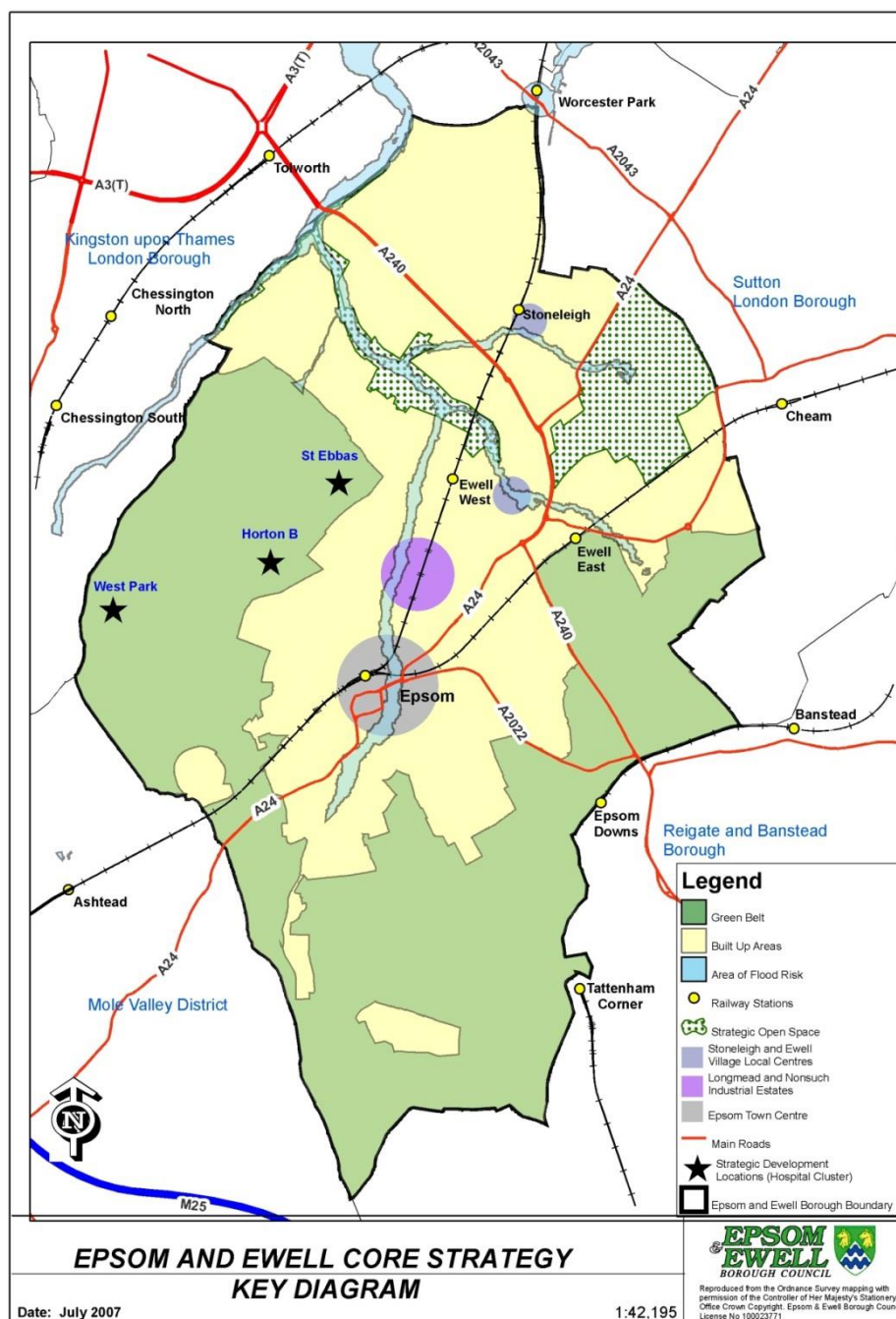
- 1.1 Infrastructure provides the transport, economic and social facilities which support places, communities, businesses and people. They are primarily funded but not exclusively through public resources and are delivered through a range of service providers. Examples of local infrastructure providers include the Borough Council, the County Council (functioning as the highway and local education authority), Network Rail, utility companies and healthcare providers (such as the current Trusts and future GP Consortiums).
- 1.2 The quality of public infrastructure has a major effect on the economic vitality of any locality and its potential wellbeing. It is therefore important that infrastructure providers focus provision effectively to optimise investment for the mutual benefit of both users and suppliers.
- 1.3 New housing and economic growth requires associated infrastructure investment to ensure that benefits created are accompanied by facilities that will be used by those who need them. The provision of infrastructure to support development has until now been achieved through public service capital programmes (each being developed independently) and the negotiation of specific planning applications to achieve additional provision.
- 1.4 The primary purpose of the Infrastructure Delivery Plan is to support the preparation and production of the Local Plan; identifying future infrastructure and service needs for the Borough for the period up to 2026. The Infrastructure Delivery Plan also has the wider purpose of:
 - Providing a benchmark of existing infrastructure provision and identifying how well existing needs are met;
 - Identifying future infrastructure requirements to support population change, housing and employment growth as detailed in Local Plan documents;
 - Providing an indication of the potential costs and means of funding the required infrastructure through public funding, developer contributions via the Community Infrastructure Levy and other sources.
- 1.5 The Delivery Plan provides an assessment of the key infrastructure areas within the Borough and outlines:
 - the potential gaps in provision;
 - what new infrastructure is being planned; and
 - what is likely to be required in the future in light of growth.

However, it is important to note that the Delivery Plan is a living and evolving document. Infrastructure provision will change as new funding programmes are developed and priorities rescheduled. Consequently it will need to be periodically reviewed and its progress monitored.

2. Current profile and future trends

Geography

- 2.1 Epsom and Ewell is the smallest Borough in Surrey, albeit the most densely inhabited with a population of around 70,900 residents. It is bounded to the north by greater London (London Boroughs of Sutton and Kingston upon Thames) and to the south by the Surrey districts of Mole Valley and Reigate & Banstead. The Borough is mainly comprised of built up areas which are concentrated towards the north of the Borough, with the remainder being open space; 42% of the Borough is designated as Green Belt. The key diagram below provides an overview of the geography of the Borough.



Growth Estimates

- 2.2 In order to understand the Borough's future infrastructure needs it is essential to assess both the impact of population change and the anticipated levels of development. The table below provides a summary of the anticipated levels of population growth and planned-for levels of housing and employment growth for the Borough during the period up to 2026. Further information on these figures is provided in the sections below.

Table 1: Borough growth figures

| Category | Existing | Estimates for 2026 | Growth | Dataset |
|-------------------|--|--|--------------------|---|
| Population | 75,102 (as at 2011 Census) | 87,000 ¹ | 15.8% Or 11,898 | 2010 based sub-national population projections |
| Employment | Exact figures unknown | Additional 6,000 to 7,000 sqm to be delivered in Epsom Town Centre | | Employment Land Review update (2009) |
| Dwellings (units) | Total dwelling stock 30,296 (March 2012) | 32,463 | 7% Or 2,167 | Annual Monitoring Report (2011 / 12) and five year housing trajectory |

- 2.3 Although it is possible to estimate the future demand for social and community infrastructure on the basis of a pro-rata calculation against population and household growth, it is important to acknowledge that such an approach has its limitations.
- 2.4 Most social and community infrastructure serve to meet local needs. Therefore it is possible to prepare a quantitative assessment of need relative to population. However, it is more difficult to assess and quantify shortfalls/ oversupply associated with transport infrastructure and social and community infrastructure that meet the needs of a strategic catchment area. It is equally difficult to assess infrastructure that is provided by the private sector. Two local examples include Epsom General Hospital, which is part of the Epsom and St Helier University Hospitals NHS Trust, and the University for the Creative Arts; both serve a far wider catchment area than the Borough boundary. This does not mean that under-provision (for these sectors) is either a viable or recommended option but it is recognition of the limitations of applying ratios to facilities and using simple models to assess infrastructure shortfalls.
- 2.5 It is acknowledged that the Borough's relatively small geographical area means that some of the Borough's infrastructure will be used by residents of

¹ The ONS population projections are un-constrained and do not reflect the levels of anticipated housing growth

neighbouring authorities and vice versa. For example, parental choice has considerably widened the catchment areas of many of the Borough schools, in particular drawing students from the neighbouring London authorities.

Population growth

- 2.6 Data from the 2011 Census puts the Borough's population at 75,102 and this is projected to increase to 87,000 by 2026. However, it must be noted that these are un-constrained estimates which do not take into account future development. It is likely that a 'dwelling constrained' population projection would result in a lower figure.
- 2.7 Any future population increase will need to be supported by infrastructure. Some of this demand may be absorbed by existing infrastructure, while some may need to be met by the provision of new. In addition, changes in specific age groups of the population can have a direct impact on some service provision. For example a rise in the birth rate will impact on education infrastructure, while an increase in the number of older people will result in a demand for more adult social care.
- 2.8 The table below sets out the most recent ONS population projections based on the 2010 population estimates. Analysis of the data shows that increasing birth rates will result in an increase of the 'younger' population aged 5-19 in the future, while there will also be an increase in the older generation aged 50-59 and 75-89. As highlighted above, this will place pressure on schools and potential on health infrastructure and adult social care.

Table 2: 2010-based Subnational Population Projections for Epsom & Ewell administrative areas for 2013, 2019 and 2026. Population are in thousands.

| Age Range | Year | | |
|-----------|------|------|------|
| | 2013 | 2019 | 2026 |
| 0-4 | 5 | 5 | 5 |
| 5-9 | 5 | 6 | 6 |
| 10-14 | 5 | 5 | 6 |
| 15-19 | 5 | 5 | 6 |
| 20-24 | 4 | 4 | 4 |
| 25-29 | 4 | 5 | 4 |
| 30-34 | 5 | 5 | 5 |
| 35-39 | 5 | 5 | 6 |
| 40-44 | 6 | 6 | 6 |
| 45-49 | 6 | 6 | 6 |
| 50-54 | 5 | 6 | 6 |
| 55-59 | 4 | 5 | 6 |
| 60-64 | 4 | 4 | 5 |
| 65-69 | 4 | 4 | 4 |
| 70-74 | 3 | 4 | 3 |
| 75-79 | 2 | 3 | 4 |
| 80-84 | 2 | 2 | 3 |
| 85-89 | 1 | 1 | 2 |
| 90+ | 1 | 1 | 1 |
| All ages | 76 | 81 | 87 |

Source: ONS.gov.uk

Future development in the Borough

Housing

- 2.9 The Council's housing targets are set out within in Core Strategy Policy CS7. This specifies that provision will be made for at least 2,715 homes within the period 2007 to 2022 based on the annual average of 181 new dwellings per annum. The South East of England Regional Spatial Strategy² covers a plan period of 2007 to 2026. Consequently, the Core Strategy target has been extended until 2026, resulting in an overall target of 3620 units to be delivered between 2007 and 2026.
- 2.10 A total of 1453 housing units have already been delivered during the period April 2006 to March 2012. A residual **2167 units** will need to be delivered by 2026. A number of units are currently under construction or have received planning permission. It is estimated that as of November 2012 a residual of 914 units will need to be identified and delivered to meet the housing target. Our latest Annual Monitoring Report, which covers the period 2011-12, includes a housing trajectory that identifies an eight year housing land supply.
- 2.11 As part of the Local Plan production process we published a Strategic Housing Land Availability Assessment. This document concludes that there are a sufficient number of potential housing sites within the Borough's built-up area that could come forward to deliver our housing target. Following public consultation, we have confirmed a Housing Land Supply Strategy that will seek to deliver the remainder of our housing target within the existing built-up area. We have also consulted on potential housing allocation options that could deliver this strategy. Our preferred housing site options will form the basis of the housing site allocations that will be identified in the forthcoming Site Allocations Document.
- 2.12 The table below shows the anticipated number of dwellings coming forward over the next 5 years. It can be seen that the levels of development are expected to be in excess of the target of 181 per year, which is likely to result in fewer units being delivered towards the end of the plan period.

² At the time of publication the South East of England RSS remains in place as part of the local development plan. However, the Secretary of State has identified an intention to revoke this regional planning policy document.

Table 3: Housing sites coming forward 2012 - 2017

| Sites coming forward | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|--|----------------|----------------|----------------|----------------|----------------|
| Allocated sites (Local Plan) | 261 | 109 | 91 | 42 | 0 |
| Large sites under construction or with planning permission | 40 | 12 | 63 | 0 | 0 |
| Town Centre (Plan E sites) | 110 | 60 | 30 | 85 | 65 |
| Other sites currently within the planning process | 218 | 106 | 141 | 0 | 0 |
| Total | 629 | 287 | 325 | 127 | 65 |

2.13 From 2017 to 2026, to meet the Council's housing target of an average of 181 dwellings per year, an average of 45 or 46 dwellings will need to be delivered.

Employment

- 2.14 Overall the Borough has a low rate of unemployment rate. However, there are small pockets of higher levels of unemployment that correspond with areas of deprivation. There is significant commuting for employment both into and out of the Borough. Epsom Town Centre is the focal point for employment, particularly in terms of in-commuting from outside of the Borough due to the higher levels of access to public transport. The Town Centre is home to a number of high profile and high-density employers while the Longmead and Nonsuch Trading Estates provide another significant concentration of employment uses.
- 2.15 The Borough is also home to a number of other notable employment sectors – most notably in education³, healthcare⁴ and the race horse industry⁵. It is likely that some, if not all of these sectors will expand during the Plan period.
- 2.16 Our evidence demonstrates that there is demand for new employment space within the Borough. In order to meet this demand Epsom Town Centre is expected to deliver between 6,000 to 7,000 sqm of new high density employment floorspace during the Plan period. This is the subject of a site allocation contained within the Plan E Epsom Town Centre Area Action Plan. This provides us with some flexibility to consider the possible release of older employment sites, which may no longer be entirely 'fit for purpose', to other commercial uses or as a final option residential uses that meet specific

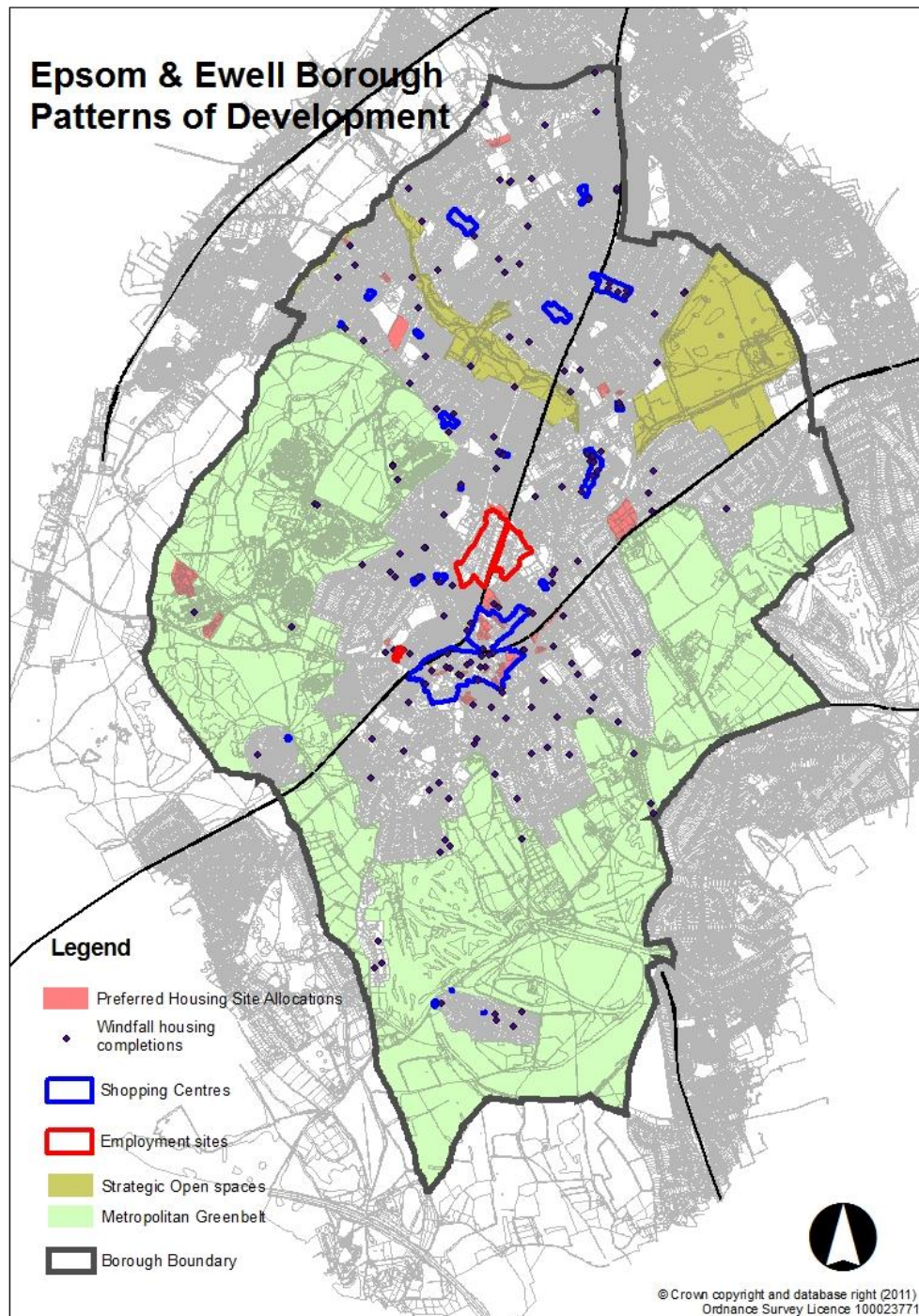
³ This includes public, private, further and higher sectors.

⁴ This includes public, private, clinical, general practice and residential care uses.

⁵ This includes Epsom Downs Racecourse, race horse training and some of the support services, such as vets, animal transportation and feed supply.

identified local needs; such as specialist affordable accommodation for young people at risk.

- 2.17 We believe that it is important that the Borough continues to have a balanced mix of residential and employment uses, in order to ensure that it remains a sustainable location for people to live and work and does not become a dormitory town. In order to achieve this we recognise that we will have to be flexible in our reactions to changes in the commercial market.



- 2.18 The map above illustrates development patterns across the Borough. It identifies the Council's preferred housing site allocations, which will be included in the forthcoming Site Allocations Policies Document⁶. It also shows the location of recent windfall housing site completions, which serves to demonstrate the continuing growth within the existing urban area.
- 2.19 The map also identifies the Borough's existing shopping centres and employment sites, which will remain the focus for economic growth. Of equal importance is the Borough's strategic green infrastructure including significant areas of the Green Belt that are accessible to the public⁷, which meet leisure, wellbeing and economic needs⁸ for the Borough and beyond.

Calculating Demand from New Development

- 2.20 Demand for additional community infrastructure is not directly generated by new homes or commercial floorspace but by the people who live in the homes and work in the offices or shops. It is therefore necessary to estimate how many people will live in the 2167 new homes which will be built in the Borough by 2026. In order to identify the potential growth generated by new development a number of assumptions have to be made.
- 2.21 The need and demand for housing within the Borough is very high and therefore it is sensible to assume that any houses built within the Borough will be occupied. It is also reasonable to assume that the housing target will be met, despite the economic downturn over the past few years. The Council has consistently met its housing targets and the identified five year housing land supply reinforces this position. There is no evidence to suggest that the housing target will not be met.
- 2.22 The relationship between population growth and housing completions in a given period can be expressed as a ratio that reflects household size formation. Data from the 2001 census showed that the average household size (persons per household) was 2.45; the recent 2011 census indicates that this has increased to 2.52 persons per household. The relevant 2001 and 2011 census data is contained in the table below.

Table 4: Population growth mapped against housing completions

| Year | All usual residents | Household Residents | Communal Establishment Residents | Persons per ha (density) | Households (with at least one usual resident) | Persons per household |
|-------------|----------------------------|----------------------------|---|---------------------------------|--|------------------------------|
| 2001 | 67,059 | 65,840 | 1,219 | 19.68 | 27,362 | 2.45 |
| 2011 | 75,102 | 74,026 | 1,076 | 22 | 29,784 | 2.52 |

Source: Census information 2001 and 2011

⁶ It is anticipated that this document will be submitted to the Secretary of State for examination during the first quarter of 2014.

⁷ These areas include Epsom Common, the Epsom & Walton Downs and Horton Country Park.

⁸ The Borough's Green Belt is home to a number of locally distinctive economic activities that rely upon its openness. These include the RAC Country Club, numerous other golf and sports/ leisure clubs and the Epsom Downs Racecourse.

- 2.23 The data on average household size can then be used to estimate the future increase in population that may be yielded from new dwellings in the Borough. It can be seen from the table below that the population increase is estimated to be 5422 additional persons.

Table 5: Population growth related to new development

| Year | No of Dwellings | Potential Population Growth (using an average of 2.5 persons per household) |
|--------------|------------------------|--|
| 2012/13 | 629 | 1573 |
| 2013/14 | 287 | 718 |
| 2014/15 | 325 | 813 |
| 2015/16 | 127 | 318 |
| 2016/17 | 65 | 163 |
| 2017/18 | 45 | 113 |
| 2018/19 | 45 | 113 |
| 2019/20 | 45 | 113 |
| 2020/21 | 46 | 115 |
| 2021/22 | 139 | 348 |
| 2022/23 | 126 | 315 |
| 2023/24 | 96 | 240 |
| 2024/25 | 96 | 240 |
| 2025/26 | 96 | 240 |
| Total | 2167 | 5422 |

- 2.24 When considering the population projections which estimate the Borough's population to be 87,000 by 2026 or an 11,898 person increase from the 2011 census figures, approximately 46% of this growth can be attributed to new development. It must be noted the population projections are unconstrained and the level of development anticipated may result in a reduced level of population growth. Therefore, of the Borough's anticipated 87,000 population in 2026, 5422 of this population, or 6.2%, can be said to arise from new development which will occur between 2013 and 2026.

Table 6: Summary of population growth figures

| | Population numbers | % of total estimated population in 2026 |
|---|---------------------------|--|
| Population as at 2011 Census | 75,102 | N/A |
| Estimated population in 2026 | 87,000 | N/A |
| Estimated population growth between 2011 and 2026 | 11,898 | 13.67% |
| Estimated population growth attributable to new development | 5,422 | 6.23% |

3. Assessment of infrastructure capacity and the funding gap

- 3.1 Section 4 of the Infrastructure Delivery Plan identifies the different types of infrastructure which serve the Borough's population and outlines any strategic issues. An overview of the existing provision is provided alongside the identification of any gaps and whether these are being addressed, whether this is planned, where it is not and the likelihood of delivery. Where possible standards of provision have been identified.
- 3.2 It has been compiled through a process of desktop research, which examines the delivery strategies of key partners. The assessment also uses information supplied by key infrastructure providers. Data contained within the recent Surrey Infrastructure Capacity Study has contributed to this assessment.
- 3.3 It is important to note that the assessment provides a 'snapshot in time' and as a consequence it will be necessary to update the Delivery Plan on a regular basis to reflect any changes at the national to the local level that could potentially impact on infrastructure requirements.
- 3.4 Section 5 of the Delivery Plan provides a summary of the identified infrastructure schemes and identifies (where possible) the cost of delivering the scheme. The total cost of delivering the costed schemes is approximately £43 million (this excludes the amounts of specific funding which have already been allocated to delivering a particular scheme). It should be noted that there are numerous schemes where it has not been possible to estimate a cost.

4. Assessment of existing infrastructure and future capacity

Physical Infrastructure

Transport

| Local Road Network | |
|---------------------------------|---|
| Lead Agency | Surrey County Council |
| Evidence base | <p>Epsom & Ewell Borough Transport Strategy and Implementation Programme (October 2012) prepared by Surrey County Council</p> <p>Technical Note: Transport measures to support growth identified in the Epsom & Ewell Borough Core Strategy (January 2012) Surrey County Council</p> <p>Epsom & Ewell Air Quality Action Plan for Ewell High Street (2010)</p> |
| Strategic context | <p>The Borough does not contain any motorways or trunk roads but does have a number of principal A roads. The main highway through Epsom and Ewell is the A24 between Leatherhead (south west) and the London Borough of Sutton (north east). The other major highways are the A240 between Banstead (south east) and Kingston (north west), the Epsom Town Centre one way system, the A232 to Croydon and the B280 radiating to the west of Epsom Town Centre.</p> <p>The population has a relatively high level of car ownership, with a large number of car borne trips in the Epsom area being short trips (within 5km). This evident particularly during the morning rush hour.</p> <p>A County Council highway model was used to test the impact of various land-use development scenarios on the generation and distribution of traffic on the present day transport network. In addition to this a more detailed and focused PARAMIX real-time model was developed for Epsom Town centre. The housing and commercial development planned for Epsom & Ewell are likely to have a relatively small impact on the primary route network. The largest impacts will occur on the A240, the A24 and junctions around Epsom Town Centre.</p> |
| Existing provision | See above. |
| Gaps in provision | See impact of development proposals. |
| Planned provision | Refer to infrastructure table in section 5 |
| Impact of development proposals | <p>The results from the traffic modelling indicate that major highway infrastructure improvements are not required to support the level of planned-for growth set out within the Core Strategy.</p> <p>However, it is likely that schemes identified in urban centres such as Epsom Town Centre and Ewell Village are required, especially in areas where poor air quality is present and in breach of European legislation.</p> |

| | |
|---------------------------------------|---|
| | <p>In terms of cross boundary impacts upon the road network, there are no strategic development sites in close proximity to the Borough which would impact upon the primary route network.</p> <p>The strategic site development at West Park is likely to have an impact upon the B280 and Malden Rushett. Cross boundary junction improvements have been identified and funded through Transport for London and the Royal Borough of Kingston-Upon-Thames to address the impacts from this development (£1m).</p> <p>A number of other schemes have been identified in the Transport Strategy, which will help mitigate the impact of new development during the plan period. These include the Kiln Lane Link (£22m) and specific schemes within Epsom Town Centre and Ewell Village, such as improvements to Epsom Town Centre junctions and the implementation of a one way system in Ewell Village. The total estimated cost of the schemes in Epsom Town Centre and Ewell Village is £3.17m to £3.65m.</p> |
| Potential for delivery | The total estimated cost of the identified schemes is Sources of funding have been identified for a number of the schemes, although new development will be expected to make a contribution. |
| Delivery mechanisms in the Local Plan | Plan E (the Area Action Plan for Epsom Town Centre) identifies many of these schemes |

| Rail Network | |
|---------------------|---|
| Lead Agency | Network Rail South West Trains Southern Railways |
| Evidence base | <p>Connecting local communities. Route Plans 2009, Route Plan 3 South West Trains.</p> <p>Epsom & Ewell Borough Transport Strategy and Implementation Programme (October 2012) prepared by Surrey County Council.</p> <p>Technical Note: Transport measures to support growth identified in the Epsom & Ewell Borough Core Strategy (January 2012) Surrey County Council</p> <p>Emerging Surrey Rail Strategy</p> |
| Strategic context | <p>Epsom is connected to Wimbledon, Clapham Junction, London Waterloo, London Victoria and London Bridge to the North as well as to Sutton and Croydon to the East, Leatherhead and Dorking to the South and Guildford to the West.</p> <p>Ewell West and Stoneleigh are connected to Wimbledon, Clapham Junction and London Waterloo. Ewell East is connected to Sutton, Croydon, Clapham Junction, London Victoria and London Bridge.</p> |

| Existing provision | <p>The Borough is served by four stations; Epsom, Ewell East, Ewell West and Stoneleigh. Statistics on station usage are set out below:</p> <table><tr><th>Station</th><th colspan="5">Annual Usage</th><th>Change 2006-11 (%)</th></tr><tr><th></th><th>2006/7</th><th>2007/8</th><th>2008/9</th><th>2009/10</th><th>2010/11</th><th></th></tr><tr><td>Epsom</td><td>3,428,523</td><td>3,720,782</td><td>3,728,138</td><td>3,535,416</td><td>3,611,680</td><td>+5</td></tr><tr><td>Ewell West</td><td>775,165</td><td>1,002,572</td><td>1,058,376</td><td>1,088,832</td><td>1,102,594</td><td>+42</td></tr><tr><td>Ewell East</td><td>357,468</td><td>425,032</td><td>435,728</td><td>428,444</td><td>400,368</td><td>+12</td></tr><tr><td>Stoneleigh</td><td>1,222,711</td><td>1,277,267</td><td>1,149,298</td><td>1,160,696</td><td>1,168,672</td><td>-4</td></tr></table> <p>Source: Office of Rail Regulation</p> <p>It can be seen from the above table that Epsom Station is the busiest with over 3.5 million passengers. Epsom Station is the third busiest railway station in Surrey. Usage of all stations has increased, apart from Stoneleigh which has seen a small decline. Usage of Ewell West has increased significantly.</p> <p>Epsom Station has recently been refurbished to provide improved facilities. It is considered important that capacity is maintained on London bound trains and that rail services to and from Epsom Town Centre continue to make it an attractive location for businesses and retail uses.</p> <p>There are a number of stations immediately outside of the Borough which residents of Epsom and Ewell are likely to use. These stations include Worcester Park, Cheam, Tattenham Corner, Epsom Downs and Ashted. No specific improvements have been identified for these stations.</p> <p>It is also recognised that rail corridors can act as important biodiversity corridors, helping to link green infrastructure across the Borough and beyond. We intend to identify and protect these corridors as part of our emerging Green Infrastructure Strategy, which will form part of the forthcoming Site Allocations Document.</p> | Station | Annual Usage | | | | | Change 2006-11 (%) | | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | | Epsom | 3,428,523 | 3,720,782 | 3,728,138 | 3,535,416 | 3,611,680 | +5 | Ewell West | 775,165 | 1,002,572 | 1,058,376 | 1,088,832 | 1,102,594 | +42 | Ewell East | 357,468 | 425,032 | 435,728 | 428,444 | 400,368 | +12 | Stoneleigh | 1,222,711 | 1,277,267 | 1,149,298 | 1,160,696 | 1,168,672 | -4 |
|--------------------|---|-----------|--------------|-----------|-----------|--------------------|--|--------------------|--|--------|--------|--------|---------|---------|--|-------|-----------|-----------|-----------|-----------|-----------|----|------------|---------|-----------|-----------|-----------|-----------|-----|------------|---------|---------|---------|---------|---------|-----|------------|-----------|-----------|-----------|-----------|-----------|----|
| Station | Annual Usage | | | | | Change 2006-11 (%) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Epsom | 3,428,523 | 3,720,782 | 3,728,138 | 3,535,416 | 3,611,680 | +5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ewell West | 775,165 | 1,002,572 | 1,058,376 | 1,088,832 | 1,102,594 | +42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ewell East | 357,468 | 425,032 | 435,728 | 428,444 | 400,368 | +12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stoneleigh | 1,222,711 | 1,277,267 | 1,149,298 | 1,160,696 | 1,168,672 | -4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gaps in provision | See planned provision. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planned provision | <p>Platform extensions at Ewell East, Ewell West and Stoneleigh stations to increase rail capacity (SCC transport Strategy Implementation Programme) (£3m)</p> <p>Improvements to pedestrian / cycling access and parking at railway stations (£0.25m)</p> <p>Potential access improvements to Ewell East may be carried out in association with redevelopment of the NESOT (North East Surrey College of Technology) site. However, the likelihood of the implementation of these plans is currently uncertain.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|---------------------------------|--|
| | There is also potential for Epsom to directly benefit from Crossrail 2 in the future. |
| Impact of development proposals | It is likely that new development will increase pressure on the rail network and that enhancements are needed to maintain capacity. |
| Potential for delivery | <p>Funding sources for these schemes have been identified as Network Rail, the Local Transport Plan and CIL.</p> <p>Funding for Crossrail 2 is yet to be identified as the project is still in the early stages.</p> |

| Bus Network | |
|---------------------------------|--|
| Lead Agency | Surrey County Council |
| Evidence base | <p>Epsom & Ewell Borough Transport Strategy and Implementation Programme (October 2012) prepared by Surrey County Council</p> <p>Surrey County Council Major Schemes (September 2012)</p> <p>Technical Note: Transport measures to support growth identified in the Epsom & Ewell Borough Core Strategy (January 2012) Surrey County Council</p> <p>Surrey Local Transport Plan (LTP3). Passenger Transport Strategy: Part 1 – Local Bus (April 2011)</p> <p>Surrey Bus Review Nov 2009 (www.surrey.gov.uk)</p> |
| Strategic context | <p>65% of the Borough's bus services are independently operated, while the other 35% of services are run by the operators and subsidised by either Surrey County Council or Transport for London.</p> <p>In 2009 the overall satisfaction rate of bus services in London was 80%, while the figure for Surrey was 52%.</p> |
| Existing provision | See above |
| Gaps in provision | Improved reliability is intended to be a focus for improvement. Improvements to the frequency of services, particularly at the weekend would also be beneficial. |
| Planned provision | Bus corridor route study (to improve bus reliability), real time bus information, bus shelters, intelligent bus priority, raised kerbs and hardstanding (total estimated cost (£0.6m)) |
| Impact of development proposals | No specific impacts identified. |
| Potential for delivery | The above schemes are set out in the Epsom & Ewell Borough Transport Strategy. Sources of funding have been identified as the Local Transport Plan and CIL. |

| Cycle Provision | |
|------------------------|--|
| Lead Agency | Surrey County Council |
| Evidence base | Epsom & Ewell Borough Transport Strategy and Implementation Programme (October 2012) prepared by Surrey County Council |

| | |
|---------------------------------|--|
| | Our emerging Green Infrastructure Strategy is also likely to identify pedestrian, cycle and bridleway improvements. |
| Strategic context | The Borough has part of the N21 (Downs and Weald) National Cycle Network route (as defined by Sustrans) passing through it |
| Existing provision | Cycle routes are identified on Surrey County Council's interactive map. |
| Gaps in provision | See planned provision below |
| Planned provision | <p>Epsom Town Centre improved pedestrian and cycle links including; East Street shared pathway, Station Approach, Market Place, the Utilities site East Street and the Upper High Street / Depot Road redevelopment area.</p> <p>There are also plans to improve the Thames to Downs cycle way</p> |
| Impact of development proposals | New development should seek wherever possible to provide a cycle link to connect to and where possible improve the established network. |
| Potential for delivery | <p>Improvements to the cycle network have been identified in Plan E Epsom Town Centre Area Action Plan, The Green Arc Initiative, the Local Transport Plan and Safer Routes to School.</p> <p>Some of the improvements have been identified as being dependent on new development coming forward, for example improved cycle links from Depot Road to Upper High Street.</p> |

| Car Parking | |
|--------------------|--|
| Lead Agency | Epsom & Ewell Borough Council and Surrey County Council |
| Evidence base | <p>Epsom and Ewell Capital Programme 2012/13</p> <p>Borough Parking Strategy 2012</p> |
| Strategic context | <p>The Borough's mix of uses, high level of accessibility and car ownership, the presence of historic streets with limited off-street parking provision and the proximity to greater London results in a unique set of parking related issues.</p> <p>Epsom Town Centre and the residential and employment areas that surround it experience high levels of parking demand. The availability of free, particularly on-street parking provision has led to the under-utilisation of public off-street parking provision.</p> <p>Evidence shows that illegal parking at key points within the Town Centre is a major cause of congestion and travel delay.</p> <p>As the local planning authority, the Council is responsible for ensuring that an appropriate level of parking provision is maintained to meet future growth, both through its long term planning role and its development management function.</p> |
| Existing provision | The Council owns and manages 12 public car parks within the Borough |
| Gaps in provision | None identified. |
| Planned provision | The Council owned car parks are currently being converted to |

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| | <p>being 'barrier controlled'</p> <p>Improvements to the Town Hall Car Park as identified in Plan E, and a rationalisation of the parking provision in the Upper High Street / Depot Road car park as part of the wider redevelopment of the site.</p> |
| Impact of development proposals | Future developments must provide an appropriate level of parking provision. |
| Potential for delivery | Rationalisation of the parking provision in the Upper High Street / Depot Road car park is dependent on the redevelopment of the wider site. |
| Delivery mechanisms in Local Plan | It must be ensured that future developments must provide an appropriate level of parking provision. |

Utilities

| <i>Water supply and sewerage</i> | |
|---|--|
| Lead Agency | Thames Water, Sutton & East Surrey Water |
| Evidence base | <p>Thames Water response (30/01/2013) to targeted letter from Philip Jameson</p> <p>Thames Water response to Housing Land Supply Strategy consultation (11/2010) from Carmelle Bell</p> <p>Thames Water response to targeted letter (12/02/2009) from Carmelle Bell</p> <p>Thames Water response to Housing Site Allocations</p> <p>Consultation Paper (2011) from Mark Matthews</p> <p>Sutton & East Surrey Water response to targeted letter (16/02/2010) from Richard Twitchin</p> |
| Strategic context | Thames Water states that: in very general terms it is easier for TWUL to deliver new / upgraded infrastructure for a smaller number of clearly defined large sites than it would be for a large number of small sites. |
| Existing provision | <p>Thames Water states that it is unclear as to the net increase in demand on the existing water and sewerage system from the additional number of dwellings as set out in the Core Strategy. More detailed information is required as to the location and timing of development, and the scale of development proposed in particular locations.</p> <p>Sutton & East Surrey Water state that the existing trunk main network and storage reservoirs should have sufficient capacity to support the addition of approximately 4000 properties. Local infrastructure would need to be assessed on a case by case basis and it is likely some reinforcement of the network will be required.</p> |
| Gaps in provision | Thames Water state that: the modelling of water and sewerage infrastructure systems can take a long time to carry out, so adequate time should be allowed to consider development |

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| | options. |
| Planned provision | <p>Thames Water state that: there are no identified planned improvements. Upgrades to the Hogsmill Sewage Treatment Works (STW) will be required during the plan period, which will be provided in time to serve growth in the STW catchment area.</p> <p>Thames Water responded to the 2011 Housing Site Allocations Consultation Document stating that 'the overall level of development put forward in the Housing Site Allocations Paper is consistent with the level of development that Thames Water has planned for in Epsom and Ewell Borough.</p> <p>In relation to specific sites it was stated that depending on the type and scale of development that ultimately comes forward, there may be capacity issues in relation to the existing water supply network and waste water networks. For some of the sites it may therefore be necessary for investigations to be undertaken to determine the impact of any development proposed and on average, such investigations take 12 weeks to complete. It should not be underestimated how long it may take to deliver infrastructure. For example local network upgrades can take around 18 months to deliver, sewerage treatment and water treatment works upgrades can take 3-5 years to deliver.</p> <p>Sutton & East Surrey Water stated that: there are no identified planned improvements</p> |
| Impact of development proposals | Thames Water state that: depending on the precise location and scale of housing allocations and subsequent development proposals, upgrades to existing water and wastewater networks and infrastructure may be required. If any large engineering works are needed to upgrade infrastructure, the lead in time could be up to five years. |
| Costs and funding sources | Water / sewerage providers are statutory consultees in the development of Local Plan documents and it is anticipated that needs arising from potential new development will be identified through an on-going dialogue with providers. At this stage it is difficult to identify any potential costs arising from new development. |
| Delivery mechanisms in Local Plan | Core Strategy Policy CS12 will help ensure that the service and community infrastructure necessary to serve a development is available. |

| Electricity | |
|--------------------|--|
| Lead Agency | <p>National Grid</p> <p>UK Power Network (formerly EDF Energy Networks October 2010)</p> |
| Evidence base | <p>National Grid Response to targeted letter (20/01/2009) from Les Morris</p> <p>EDF Energy Networks response to targeted letter (11/02/2009) from John Park</p> |

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| | UK Power Networks |
| Strategic context | <p>National Grid; owns and operates the national electricity transmission network across Great Britain, providing electricity supplies from generating stations to local distribution companies. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing substation or a new grid supply point. National Grid may also undertake development works at its existing substations to meet changing patterns of generation and supply.</p> <p>UK Power Networks; Forecasts for load-related network reinforcement investment for the period 2012/13 – 2017/18 is based on expectation of load growth, taking account of anticipated new-build activity, CHP schemes and the impact of distributed generation.</p> |
| Existing provision | |
| Gaps in provision | There are currently no identified gaps in provision |
| Planned provision | There is currently no significant planned provision |
| Impact of development proposals | National Grid; Distribution of new housing growth in the Borough of Epsom & Ewell will not have a significant effect upon National Grid's infrastructure. The existing network should be able to cope with additional demands. |
| Costs and funding sources | There are no identified schemes |
| Delivery mechanisms in Local Plan | Core Strategy policy CS12 will help ensure that the service and community infrastructure necessary to serve a development is available. |

| Gas | |
|--------------------|---|
| Lead Agency | <p>National Grid</p> <p>Scotia Gas</p> |
| Evidence base | <p>National Grid Response to targeted letter (20/01/2009) from Les Morris</p> <p>Scotia Gas Response to targeted letter (05/03/2009) from David Munro</p> |
| Strategic context | <p>National Grid owns and operates the high pressure gas transmission system. New gas transmission infrastructure developments (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Generally network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.</p> <p>Scotia Gas wish to remain informed as to the nature of likely growth in the Borough (e.g. urban expansions)</p> |
| Existing provision | Scotia Gas; In general if there is gas already supplied to an area then the network can be reinforced. Specific sites have to be assessed individually to determine who bears the cost of |

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| | reinforcement. |
| Gaps in provision | There are currently no identified gaps in provision |
| Planned provision | There is currently no significant planned provision |
| Impact of development proposals | <p>National Grid; Distribution of new housing growth in the Borough of Epsom & Ewell will not have a significant effect upon National Grid's infrastructure gas transmission. The existing network should be able to cope with additional demands.</p> <p>Scotia Gas; In general, if there is gas already supplied to an area then the network can be reinforced to provide more houses with gas, but specific sites need to be assessed individually.</p> <p>The Council's adopted Upper High Street, Depot Road and Church Street Development Brief sets the framework for the future redevelopment of this significant Town Centre site. The brief requires consideration of the establishment of a decentralised energy generation capacity to service the needs of the development and town centre sites beyond its boundary.</p> |
| Potential for delivery | The Upper High Street, Depot Road and Church Street Development Brief sets out the framework for decentralised energy generation on this site. |
| Delivery mechanisms in Local Plan | Core Strategy Policy CS12 will help ensure that the service and community infrastructure necessary to serve a development is available. |

Flood Risk

| Flood Risk | |
|--------------------|--|
| Lead Agency | Environment Agency, Surrey County Council, Epsom & Ewell Borough Council, Thames Water |
| Evidence base | <p>Surface Water Management Plan (SWMP) (2011)</p> <p>Strategic Flood Risk Assessment (SFRA) (2008)</p> |
| Strategic context | <p>The majority of the Borough sits within the Hogsmill catchment. While the catchment has been heavily modified and the River Hogsmill itself has been heavily engineered, only a limited part of the Borough is categorised as being at high risk from fluvial flooding.</p> <p>A greater threat is flooding from surface water / pluvial flooding. The areas at risk from fluvial flooding are identified in the SFRA, while those from pluvial / surface water are identified in the SWMP.</p> |
| Existing provision | N/A |
| Gaps in provision | The SWMP identifies a number of potential schemes which will help reduce the risk of flooding. For example, create green streets along the Market Place, route flows which exceed the drainage capacity along various roads, store surface water runoff or flows which exceed the capacity of Pound Lane ditch in a detention basin to reduce the runoff rate and volume. |
| Planned provision | <p>Two balancing ponds to be created near to the Stew Pond in association with the development at West Park.</p> <p>Surrey County Council have also identified a number of flood alleviation schemes at 'Wet Spot' locations throughout the</p> |

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| | Borough. |
| Impact of development proposals | Development proposals within areas identified as being at risk will either be discouraged or required to introduce appropriate levels of mitigation, which may include new flood prevention infrastructure such as SUDS. |
| Potential for delivery | <p>The overall philosophy of the plan is for incremental change which takes advantage of opportunities as they arise to implement options which cumulatively have the effect of better managing flood risk.</p> <p>Numerous potential sources of funding have been identified: Surrey County Council (formula grant funding), Environment Agency / Defra Flood defence Grant-in-aid (FDGiA) funding, Environment Agency / Defra Property Level Flood Protection Grants, Thames Water Investment Plan 2010-2015, Section 106 monies / CIL</p> |
| Delivery mechanisms in Local Plan | <p>When new developments are being considered; layouts should be designed to better respect the natural drainage. The possibility of creating larger SUDs features which also store high flows from outside the site should be explored.</p> <p>Equally, the new development proposal can address this issue through imbedded design solutions – both in terms of layouts, siting, scale and massing etc but also through more detailed measures (including SUDS). Our adopted Sustainable Design SPD provides guidance on how this will be delivered.</p> <p>When existing developments are being modified; the possibility of a green roof or rainwater harvesting should be considered. There may be opportunities for CIL to contribute towards larger schemes which help reduce the risk of flooding.</p> |

Waste

| Waste | |
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| Lead Agency | Surrey County Council and Epsom & Ewell Borough Council |
| Evidence base | <p>Joint Municipal Waste Management Strategy (2010)</p> <p>Surrey Waste Plan (2008)</p> |
| Strategic context | <p>Epsom & Ewell Borough Council are responsible for the collection of household waste (the Waste Collection Authority), and also for the delivery of recycling and composting schemes based on the separation of suitable materials.</p> <p>Surrey County Council is the Waste Disposal Authority, which involves arranging for the acceptance of municipal waste collected by the district councils and the provision of facilities for its subsequent treatment and disposal. The County also provides Community Recycling Centres (CRCs) for residents to deliver household waste.</p> <p>There are 15 CRCs and four waste transfer stations in the County. One of the CRCs and a waste transfer station are located on the same site within Epsom & Ewell Borough.</p> |

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| | <p>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.</p> <p>Some waste could be affected by population changes, other than simply increasing the tonnages available for collection. For example, higher birth rates affects quantities of nappy waste.</p> |
| Existing provision | Community Recycling Centre and waste transfer station on the Longmead industrial estate |
| Gaps in provision | While modifications have been made to the layout of the CRC to improve its capacity, the site has been identified as needing to be relocated. |
| Planned provision | None identified as yet. |
| Impact of development proposals | <p>While it is expected that waste per household will decrease, due to new developments there is still likely to be an increase in the overall amount of waste.</p> <p>Growth in flatted development may result in waste being collected in a different way, for example a mixed recycling scheme.</p> |
| Potential for delivery | A need has been identified for a new waste transfer station, although there has been little progress in identifying a suitable site. |
| Delivery mechanisms in Local Plan | If there is an identified need for a new CRC then this could be pursued through the Site Allocations Document, or through the development process – if a new CRC is delivered at an existing employment site. |

Green Infrastructure

Open Space

| <i>Open Space (parks & gardens / children's & young persons / amenity green space)</i> | |
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| Lead Agency | Epsom & Ewell Borough Council |
| Evidence base | <p>Audit of Open Space, Sport and Recreation Facilities and Assessment of Local Needs (March 2006)</p> <p>Hogsmill Local Nature reserve Management Plan (2006)</p> <p>Horton Country Park Local Nature Reserve Management Plan (2005)</p> <p>Epsom Common Management Plan (2005)</p> |
| Strategic context | <p>An Open Space Audit was conducted in 2006 which provided a set of local quantity, quality and accessibility standards for a variety of types of open space. The open space typologies, quantity and accessibility standards are set out below:</p> <p><u>Parks & gardens</u>: Quantity standard – 0.35ha per 1000 population, Accessibility standard – 14 minute walk (1.2km)</p> <p><u>Natural & semi-natural open space</u>: Quantity standard – 11ha per 1000 population, Accessibility standard – 15 to 19 minute</p> |

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| | <p>walk (1.6km)</p> <p><u>Amenity green space</u>: Quantity standard – 2ha per 1000 population, Accessibility standard – 5 to 9 minutes walk (0.4km)</p> <p><u>Provision for children & young people</u>: Quantity standard – 0.35 ha per 1000 population, Accessibility standard – 10 to 14 minutes walk (1.2km),</p> <p><u>Sports facilities</u>: Outdoor sports facilities: Quantity standard – 3ha per 1000 population, Accessibility standard – 15 to 19 minutes drive (8km)</p> <p><u>Allotments & community gardens</u>: Quantity standard – 0.16ha per 1000 population, Accessibility standard – 20 to 24 minute drive (10km)</p> <p><u>Cemeteries & churchyards and green corridors</u>: No local standards set.</p> <p>There are also qualitative standards for each typology which are set out within the open space audit.</p> <p>It is also recognised that the Borough's Green Infrastructure provides a very important reservoir for biodiversity. The Council is in the process of identifying potential improvements to areas of green infrastructure which will provide a strategic open space / biodiversity enhancement function.</p> |
| Existing provision | <p>In quantitative terms the Borough is generally well provided for in terms of open space, although there are pockets of deficiency for a number of open space types.</p> <p>In qualitative terms the Open Space Audit recommended a number of improvements which will help ensure local qualitative standards are met. Epsom & Ewell Council officers have identified a number of improvements to the Borough's open spaces which will help maintain and improve their capacity.</p> |
| Gaps in provision | <p>A number of quantitative deficiencies for some of the open space typologies were identified across the Borough. Deficiencies were identified for children & young people, amenity green space, parks & gardens and natural & semi natural greenspace. These are discussed in detail in the Open Space Audit.</p> <p>Numerous improvements to existing open spaces have been identified which will help to ensure the qualitative standards are met and will help increase capacity.</p> <p>In addition a number of improvements could be made to the Borough's green infrastructure to enhance its biodiversity / strategic open space function.</p> <p>There are waiting lists for allotments within the Borough, which may indicate that further provision is required.</p> |

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| Planned provision | Refer to infrastructure table in section 5 |
| Impact of development proposals | New developments and population growth will increase the intensity of use of existing open spaces and may require the provision of new facilities. It is estimated that approximately 39% of the growth in the Borough's population will be as a result of new development. |
| Potential for delivery | The Council currently seeks contributions from all developments that will result in a net increase in population to mitigate the impact on open space |
| Delivery mechanisms in Local Plan | <p>It is highly likely that the housing site allocations that will be identified in the forthcoming Site Allocations Document will, where appropriate and practical, include on-site open space provision – potentially comprised of informal open space, MUGAs and facilities for teenagers.</p> <p>The adopted Developer Contributions SPD sets out a tariff approach for contributions towards open space. The introduction of CIL will supersede the tariff.</p> |

Social & Community Infrastructure

Sports facilities

| <i>Sports facilities (outdoor and indoor)</i> | |
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| Lead Agency | Epsom & Ewell Borough Council |
| Evidence base | <p>Audit of Open Space, Sport and Recreation Facilities and Assessment of Local Needs (March 2006)</p> <p>EEBC Sports & Active Leisure Strategy 2009 / 12</p> |
| Strategic context | <p>Outdoor sports facilities include natural or artificial surfaces either publicly or privately owned which are used for sport and recreation. Examples include playing pitches, athletics tracks, bowling greens and golf courses. Indoor sports facilities include the main leisure centres, which provide facilities such as sports halls, swimming pools and health and fitness studios. There are also a number of private sports facilities in the Borough which help meet local needs. These include various health clubs (e.g. LA Fitness, Virgin Active and David Lloyd), golf clubs (e.g. RAC Club, Epsom Downs).</p> <p>In addition to these there are a number of facilities located in close proximity immediately beyond the Borough's boundaries which will help to meet some of the Epsom & Ewell resident's needs.</p> |
| Existing provision | <p>The Borough has one local authority owned leisure centre; the Rainbow Centre. It has relatively new facilities and provides a Borough wide service.</p> <p>In relation to outdoor sports facilities, the Borough currently has 98 playing pitches (including mini-soccer, cricket, junior and adult football, hockey and rugby). This includes 21 school sites.</p> <p>The Open Space Audit sets a standard for outdoor sports</p> |

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| | facilities of 3 ha per 1,000 population (excluding golf courses and the race course) |
| Gaps in provision | <p>There is a good distribution of outdoor sports facilities, although there appears to be excess demand placed on sports pitches. In qualitative terms survey data has suggested there is a lack of tennis, basketball, cricket and rugby facilities.</p> <p>The Audit has identified a number of maintenance and capital works to improve existing open spaces to address the identified deficiencies.</p> <p>The Audit recommends that the Council seeks to; increase the provision of outdoor sports pitches (especially mini soccer) through more grass pitches or development of synthetic turf pitches; provide additional Multi Use Games Areas (MUGAs), increase indoor tennis and bowls provision.</p> |
| Planned provision | Due to limited resources, capital schemes are not identified until appropriate funding can be secured. There are plans for a BMX track in Hook Road Arena and funding for this is currently being sourced (potentially Playbuilder funding). An additional new BMX track at Long Grove has already received funding support and will need to pass through the planning development management process. |
| Impact of development proposals | While the Borough is well provided for in terms of the quantity of open space, new development is likely to increase the use of these areas / facilities. Qualitative improvements and new facilities may be required to meet this demand and maintain standards of provision. |
| Potential for delivery | External sources of funding will be identified, along with contributions from developers to mitigate impacts of new developments. |
| Delivery mechanisms in Local Plan | It is highly likely that the housing site allocations that will be identified in the forthcoming Site Allocations Document will, where appropriate and practical, include on-site open space provision – potentially comprised of informal open space, MUGAs and facilities for teenagers. |

Education and Schools

| Early Years | |
|--------------------|---|
| Lead Agency | Surrey County Council |
| Evidence base | Education Need in Epsom & Ewell March 2013 (SCC) Surrey Childcare Sufficiency Assessment 2010 Audit of Childcare and Early Education Provision 2010 |
| Strategic context | The 2006 Childcare Act places a duty on Local Authorities to ensure that all parents of three and four year olds are able to access the minimum free entitlement for up to two years before their child reaches compulsory school age. Local authorities have to ensure that sufficient childcare is available which offers the Early Years free entitlement, including sufficient 'stand-alone' places for parents who want to take up only the free entitlement, as well as enough accessible places for low income families. |

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| | <p>The free entitlement in Surrey is delivered in a range of different settings including maintained nurseries at schools, private voluntary or independent providers, day nurseries, play groups, accredited child minders and nursery units in independent schools.</p> <p>Birth rates have increased in Surrey since the millennium which will increase the demand for early years places.</p> |
| Existing provision | <p>There appears to be a range of childcare provision available within the Borough with an average penetration rate of 95%⁹ (penetration rates indicate the number of places available for every 100 children of the appropriate age as a percentage). To put this in context the average penetration rate for the whole of Surrey is 88%.</p> <p>There are 4 Sure Start Centres within the Borough. Government standards recommend that in more affluent areas a Sure Start Centre may serve up to around 1200 children¹⁰. The latest audit of childcare identifies that in 2010 there were 3,968 children aged 0-4. This means that on average each Sure Start Centre serves around 1,000 children, which is within the standard.</p> |
| Gaps in provision | <p>The Childcare Sufficiency Assessment Report identifies that the density rates for day nursery places for children aged 0-4 is significantly higher in the Epsom and Langley Vale (children centre area). There are significantly lower density rates for sessional pre-school childcare places in the Epsom, Ewell and College children's centre areas. The density rate is calculated by dividing the total number of places by the total number of children in the age range.</p> <p>The reported need for more affordable child minders is significantly higher in children's centre areas Epsom, Ewell and College.</p> <p>The Childcare Sufficiency Assessment Report has identified that demand for after school clubs has been identified as significantly high in Epsom.</p> |
| Planned provision | <p>There have been a number of recent development proposals for early years child care provision. Recent examples include a pre-application proposal for a private nursery at Epsom & Ewell High School and the change of use of Linton House School to pre-school nursery. It is assumed that these speculative proposals are coming forward to meet market demand.</p> <p>The Council is unaware of any other additional provision that is planned. However, the expectation would be that additional demand would be met through an expansion in private nursery provision rather than through state run services.</p> <p>Surrey County Council Early Years Service has set up a</p> |

⁹ Audit: North-East area early education, crèche and costs section, Surrey County Council, 2010

¹⁰ Sure Start Children's Centres Statutory Guidance, Department for Education, October 2010

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| | Sufficiency Working Group to look at prioritising projects across the County, but to date has not identified projects for Epsom & Ewell. |
| Impact of development proposals | New housing will be likely to increase the demand for Early Years Provision. The average pupil yield from new housing is published in the Surrey Education Formula. Estimates have identified that approximately 93 Early Years children will be yielded from the anticipated levels of new development in the Borough (excluding 1 bed apartments). The cost of providing an early years place in 2009 (Q3) was £9,615. Allowing for a 4.2% increase in build costs based on BICS figures means that the cost of an early years place is £10,019. Therefore, the estimated cost of Early Years provision to support planned housing development is $93 \times £10,019 = £931,767$ |
| Potential for delivery | Likely to be through private or voluntary sector, although the SCC Early Years Service may identify projects in the future. Should provision be provided by SCC there will be a shortfall in funding. |
| Delivery mechanisms in Local Plan | Through the planning development management process. Development Management Policies could allow for the conversion of properties into childcare where there is significant demand. |

| Primary and Secondary Schools | |
|--------------------------------------|--|
| Lead Agency | Surrey County Council |
| Evidence base | Education Need in Epsom & Ewell March 2013 (SCC) School Organisation Plan 2012 to 2021 |
| Strategic context | <p>Surrey County Council has a statutory duty to ensure there are sufficient school places in the County to meet the present and future demand for school places.</p> <p>The School Organisation Plan sets out, over a ten year period, where the LEA thinks there will be a need to provide more school places in the future and where there may be a need to provide fewer places.</p> <p>Births in Epsom & Ewell Based on figures provided by the Office for National Statistics, births in Epsom fell to a low point in 2000 before rising year on year to 940 in 2010. This is about 200 more births per year than in 2000, an increase of approximately 27%. The increase in births in the Borough leads to an increase in demand for school places at both a primary and a secondary level in the future.</p> <p>It should be noted that there are a number of private independent schools in the Borough which will absorb some of the demand from population growth. It is also recognised that there is substantial cross border activity in this area which can reduce or create pressure on the number of school places needed. For example, every school in the north of the borough has a significant intake of 'out of county' pupils.</p> |
| Existing provision | <u>Primary school provision:</u> There are 19 primary age schools in the Borough, 6 of which |

| | <p>have nursery provision. Epsom and Ewell is made up of 4 individual primary planning areas.</p> <p>In 2011 no additional reception places were required in the Borough. There were 727 surplus places which equates to 11.3% of the total provision.</p> <p>For entry in September 2012 the cross border relationship had an influence. Whilst applications did not increase significantly it was necessary to provide one additional form of entry at both St Martins CE Aided Infant School and West Ewell Infant School on a temporary basis as 'bulge' classes.</p> <p><u>Secondary school provision:</u> There are 4 secondary academies all with post 16 provision. There were no actions taken to provide additional secondary places for September 2011 or 2012 as there was a small amount of surplus capacity. For the academic year 2010 to 2011 the number of year 7 students starting in secondary education in the Borough represented approximately 106% of the number of year 6 pupils educated in the Epsom & Ewell primary schools in the previous academic year. This indicates that Epsom and Ewell is a net importer of secondary age pupils (i.e. more pupils attend secondary schools in Epsom and Ewell than they do primary schools).</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|--|--------------------------|------------------------|--------------------------|------------------------|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|-----------|-----|-----|-----|
| Gaps in provision | <p><u>Primary school provision:</u> On the basis of the known increase in birth rate and projected housing completions, the number of children entering primary education is set to continue to increase over the next 10 years.</p> <p>The table below (using birth data from 2012) gives the forecast numbers of pupils that will require a reception place in a primary school in Epsom & Ewell from 2012 to 2022. The projections are based on birth numbers and children yielded from new housing in the area. The forecasting model does not currently take account of any inward migration trends to existing housing or parental choice of school. This estimation is compared with the total number of available places in Epsom & Ewell now (the sum of all primary schools' Published Admission Numbers). The 'spare reception places' column refers to the projected demand compared with the total number of available places in the Reception year.</p> <table><tr><th>Year</th><th>PAN</th><th>Pupils in Reception Year</th><th>Spare Reception places</th></tr><tr><td>2012/2013</td><td>880</td><td>933</td><td>-53</td></tr><tr><td>2013/2014</td><td>880</td><td>933</td><td>-53</td></tr><tr><td>2014/2015</td><td>880</td><td>955</td><td>-75</td></tr><tr><td>2015/2016</td><td>880</td><td>953</td><td>-73</td></tr><tr><td>2016/2017</td><td>880</td><td>954</td><td>-74</td></tr><tr><td>2017/2018</td><td>880</td><td>950</td><td>-70</td></tr><tr><td>2018/2019</td><td>880</td><td>946</td><td>-66</td></tr><tr><td>2019/2020</td><td>880</td><td>959</td><td>-79</td></tr><tr><td>2020/2021</td><td>880</td><td>954</td><td>-74</td></tr></table> | Year | PAN | Pupils in Reception Year | Spare Reception places | 2012/2013 | 880 | 933 | -53 | 2013/2014 | 880 | 933 | -53 | 2014/2015 | 880 | 955 | -75 | 2015/2016 | 880 | 953 | -73 | 2016/2017 | 880 | 954 | -74 | 2017/2018 | 880 | 950 | -70 | 2018/2019 | 880 | 946 | -66 | 2019/2020 | 880 | 959 | -79 | 2020/2021 | 880 | 954 | -74 |
| Year | PAN | Pupils in Reception Year | Spare Reception places | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2012/2013 | 880 | 933 | -53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013/2014 | 880 | 933 | -53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014/2015 | 880 | 955 | -75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015/2016 | 880 | 953 | -73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016/2017 | 880 | 954 | -74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017/2018 | 880 | 950 | -70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018/2019 | 880 | 946 | -66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019/2020 | 880 | 959 | -79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020/2021 | 880 | 954 | -74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|-----------|-----|-----|-----|
| 2021/2022 | 880 | 956 | -76 |
|-----------|-----|-----|-----|

SCC Educational Need in Epsom & Ewell (March 2013)

These forecasts indicate that there is a need for up to three additional forms of entry (FE) to 2015. A form of entry is equivalent to 30 pupils. Adding a single form of entry equates to 7 extra classrooms in the primary setting as pupils move through the school.

Primary place planning is determined by forecasting within smaller localities within the borough: North Ewell, Ewell, North West Epsom and South Epsom and Langley Vale comprise the four primary planning areas. There is likely to be some pressure for primary places in all areas, but with the council's legal duty to consider meeting parental preference for choice of school as far as possible, expansion is anticipated within Epsom and the Ewell and North Ewell areas. There are current consultations to expand by one form West Ewell Infant and Nursery School and St Martin's Infant and Junior Schools. When the West Park Hospital development takes place, there will be a need for 1 additional FE. The most appropriate school to expand would be Stamford Green Primary School.

Secondary school provision:

SCC plans on a borough basis for secondary places and demand for secondary places generally follows primary demand. Forecasts for the future need for secondary places are based on taking the historic transfer ratio from Year 6 to Year 7 in the borough, and applying this to our estimated numbers for future Year 6 cohorts. The requirements for secondary places may be different to primary places as, in the past, some parents have chosen maintained education for primary phase but private provision for the secondary phase. The table below predicts (as at March 2013) the numbers of pupils that will require a secondary school place in Epsom & Ewell from 2012 – 2022. This is compared to the total number of places currently available in secondary schools in the borough (the PAN). The 'spare' places refer to the projected demand compared to the total number of available places.

| Year | PAN | Pupils in Year 7 | Spare Year 7 places |
|-----------|-----|------------------|---------------------|
| 2012/2013 | 930 | 815 | 115 |
| 2013/2014 | 930 | 814 | 116 |
| 2014/2015 | 930 | 847 | 83 |
| 2015/2016 | 930 | 872 | 58 |
| 2016/2017 | 930 | 893 | 37 |
| 2017/2018 | 930 | 934 | -4 |
| 2018/2019 | 930 | 916 | 14 |
| 2019/2020 | 930 | 978 | -48 |
| 2020/2021 | 930 | 965 | -35 |
| 2021/2022 | 930 | 986 | -56 |

SCC Educational Need in Epsom & Ewell (March 2013)

By the end of the forecast period the methodology indicates that

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| | <p>there will be a need for 56 extra pupils at the intake year (year 7). This is equivalent to 2 additional forms of entry. A form of entry is equivalent to 30 pupils or 1 'class'. Adding a single form of entry equates to 5 extra classrooms in the secondary setting as pupils move through the school. Surrey County Council does not consider there to be a need for additional permanent provision in the short to medium term, but this position remains under review.</p> |
| Planned provision | <p><u>Primary school provision:</u> As noted above, when the West Park hospital development takes place, there will be a need for an additional 30 places with the most appropriate school being identified as Stamford Green Primary School.</p> <p>There is likely to be a need for further places within Epsom and the Ewell / North Ewell area in the future. There are current consultations to expand by one form (30 places) West Ewell Infant and Nursery School and St Martin's Infant and Junior School.</p> <p><u>Secondary school provision:</u> There are no current planned increases in secondary school provision.</p> |
| Impact of development proposals | <p><u>Primary school provision:</u> When the West Park Hospital development takes place, there will be a need for an additional 1 Form of Entry, or 30 places. The most appropriate school to expand would be Stamford Green Primary School.</p> |
| Costs and funding sources | <p>An estimation can be made of the number of pupils arising from the amount of anticipated new housing coming forward during the plan period (approximately 1,333) using the yield factors published in the Surrey Education Formula. 1 bedroom properties are excluded (estimated to be approximately 14% of the total) from the calculation as it is accepted while there may be some yield, this is likely to be lower.</p> <p>The yields are: Primary = 0.25 pupils per dwelling Secondary = 0.18 pupils per dwelling</p> <p>Therefore the following can be calculated: Number of primary pupils to be generated by housing = $0.25 \times 1333 = 333$. This equates to $333/30$ primary classes which equates to 12 classrooms</p> <p>Number of secondary pupils to be generated by housing = $0.18 \times 1333 = 240$. This equates to $240/30$ secondary classes which equates to 8 classrooms</p> <p>SCC's method of calculating and forecasting pupil numbers allows for annual adjustments to be made so that there is no double counting.</p> <p>The costs of a primary and secondary place have been calculated as:</p> |

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| | <p>£12,547 per primary place (£376,417 per class) £18,906 per secondary place (£567,180 per class of pupils)</p> <p>Based on these figures, the total cost of school provision needed due to housing growth in the Borough would be: Primary Places - £376,417 x 12 classes over a 10 year period = £4,517,004 Secondary Places - £567,180 x 8 classes over a 10 year period = £4,537,440</p> <p>Therefore the estimated cost of additional school provision to support planned housing development over the period 2012 to 2022 is £9,054,444.</p> |
| Delivery mechanisms in Local Plan | |

| 14-19 Education | |
|------------------------|---|
| Lead Agency | <p>Surrey County Council University for the Creative Arts NESCOT Sixth forms Skill Funding Agency and Young People's Learning Agency (both as sources for funding only)</p> |
| Evidence base | <p>Surrey 14-19 Plan 2010-2015 LSC South East Projections of post-compulsory education learner numbers in the South East of England</p> |
| Strategic context | <p>From 2013 the Education and Skills Act requires all young people to continue in education or training to the age of 17 and in 2015 to the age of 18. They will have the choice of remaining in full time education; undertaking work based learning such as an apprenticeship; if they are in employment, enrolling for part time education or training or volunteering for more than 20 hours per week.</p> <p>The proportion of young people described as 'Not in Education, Employment, or Training' (NEET) within Surrey is one of the lowest in the country. Participation levels are currently 87% for year 12 and 80% for year 13. The raising of the participation age will require 100% participation for all 16 year olds in 2013 and for all 17 year olds in 2015. This requires about 4,300 additional young people within Surrey to be participating in education or training by 2015.</p> <p>Births in Surrey increased by over 1,700 from 2001 to 2007 (growth of over 16%), indicating that there will be a further 16% increase in learners requiring post 16 education and training 2017 and 2023. However birth rates prior to 2001 were lower which will result in a decrease in demand prior to 2017. Demand will be increased however through the raising of the compulsory education / training age.</p> <p>The 2010 Surrey County Council Needs Analysis for 14-19 in Epsom & Ewell identified that only 31% of post 16 learners attending education and training providers within the Borough</p> |

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| | lived in the Borough. |
| Existing provision | <p>A number of secondary schools within the Borough provide sixth form education (Blenheim High School, Epsom & Ewell High School, Glyn Technology School, Rosebery School).</p> <p>NESCOT is a college providing further and higher education, offering full and part time vocational courses and apprenticeships.</p> <p>Epsom College is an independent school providing education up to the age of 18. Epsom also has one specialist university providing higher education; The University for the Creative Arts.</p> <p>Laine Theatre Arts offers courses in the performing arts.</p> <p>It should be noted that many of these higher education establishments have catchments which extend significantly beyond the Borough boundary.</p> |
| Gaps in provision | <p>Projections by the LSC show that from 2006 to 2013 within EEBC there will be an increase in resident learners of approximately 200 (taking into account population growth & the raised compulsory education / training age).</p> <p>However, the LSC have urged caution in relation to using these figures as a guide to the need for additional provision at the Borough / District level. This is partly due to the mobile nature of students across Borough / District boundaries.</p> <p>Given this uncertainty it is likely that such relatively small increases could be absorbed within the existing provision in the short term. However, in the longer term there could be increased pressure across the whole of Surrey.</p> |
| Planned provision | <p>Planning permission has been granted (in 2009) for the redevelopment of NESCOT campus to provide modern replacement teaching facilities. However this permission has recently expired and is therefore unlikely to be implemented. Nescot have secured funding from the EFA Demographic Growth Capital Fund to remodel an existing building with a floor area of 783sqm to provide increased facilities for students with learning difficulties and / or disabilities.</p> <p>The UCA has recently received accreditation as a University and planning permission has been granted for the upgrading of teaching facilities on the University campus (09/00483FUL).</p> <p>There have also been a number of applications and permissions granted for student accommodation.</p> |
| Impact of development proposals | Remodelling some of the facilities at NESCOT will help meet some demand |
| Potential for delivery | Grant funding has been secured for the remodelling of some of the facilities at NESCOT. There are indications that NESCOT may seek to secure an alternative scheme to that permission granted in 2009, which will partially redevelop their site and |

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| | incorporate enabling development (in the form of commercial student accommodation). |
| Delivery mechanisms in Local Plan | <p>To engage with further and higher education providers as part of the development of the Local Plan process.</p> <p>It is likely that the forthcoming Site Allocations Document will include new allocation policies that relate to existing education facilities – notably NESOT and Epsom College, both of which are major developed sites within the Green Belt. These allocations may allow for potential redevelopment or modest expansion through appropriate levels of infilling development.</p> <p>It is also possible that the Site Allocations Document will identify an allocation for the University for the Creative Arts campus, which could be based on their masterplan for that site. Again, such an allocation could set out how planned for growth could be accommodated at this site.</p> |

Health

NHS health care resources are funded from central government and fall into three categories, public health, primary health care and secondary health care.

It should be noted that from April 2013 there are to be significant changes to the way the NHS budget is managed. From April 2013 PCTs will be replaced by more than 200 GP-led organisations called Clinical Commissioning Groups (CCGs). At the time of compiling this IDP it is unclear as to any implications this will have on the Borough's healthcare infrastructure.

Public health focuses on increased well-being and reducing avoidable illness, injuries, distress and death. The objective is to keep people well to ensure there are fewer requirements for health care services. Public health is undertaken as part of a partnership approach between local government, health providers and commissioners, the police and local voluntary and community groups. This work is important to reduce the burden on existing infrastructure from preventable health issues.

Primary Health Care includes front line services – GPs, dentists, opticians, midwifery and community health visitors. These services are purchased by NHS Surrey in their role as health care commissioners for the County. Future needs in relation to public health and primary health care are targeted through the Joint Strategic Needs Assessment (JSNA) undertaken in partnership by the County Council and the Primary Care Trust. Surrey Health, the PCT covering Surrey, have produced a Strategic Commissioning Plan for 2008 to 2013 which sets out the priorities.

Secondary Health Care comprises acute services (elective and emergency) such as specialist medical care, referrals from GPs, secondary mental health care and ambulance services. The Borough is covered by one hospital trust, Epsom and St Helier.

Health Care: Strategic Health Care and Primary Care Trust
Secondary Healthcare: Hospitals

| | |
|--------------------|---|
| Lead Agency | NHS Surrey |
| Evidence base | <p>Surrey Joint Strategic Needs Assessment</p> <p>NHS Surrey Operating Plan 2010 /11</p> <p>NHS Surrey Strategic Commissioning Plan 2008 to 2013</p> |
| Strategic context | <p>Surrey JSNA: The JSNA highlights key issues for health and social care commissioners to improve health.</p> <p>Ill-health in Surrey is largely driven by lifestyle issues of alcohol consumption, smoking and obesity.</p> <p>Two wards within EEBC (Court and Ruxley ward) are ranked at 7 and 16 in the index of multiple deprivation within Surrey. In general EEBC has a healthy population with low incidences of heart failure, circulatory diseases, infant mortality rates, dementia and depression compared to the national average.</p> <p>Levels of hypertension and chronic kidney disease are slightly higher the national average as is the prevalence of cancer (although this may be partly related to earlier diagnosis). The EEBC population has the highest intake of fruit and vegetables in Surrey and good access to dental care.</p> <p>NHS Surrey Operating Plan 20010 /11: NHS Surrey has 70 buildings for which it is responsible and from which it commissions services. NHS Surrey commissions community and primary care services from a further 70 buildings owned or rented in the main by general practitioners who provide primary care services.</p> <p>The buildings owned by NHS Surrey require improvements in condition, quality and performance, especially utilisation. Services must utilise the buildings better by extending operational hours and operating flexibly within available space, improving existing space rather than total replacement.</p> |
| Existing provision | Epsom Hospital is within the Borough. The hospital provides an extensive range of inpatient, day and outpatient services. It currently includes an Accident and Emergency service with 44,000 attendances per year. |
| Gaps in provision | No specific gaps in provision have been identified. |
| Planned provision | <p>A variety of actions are set out in the Strategic Commissioning Plan. These mainly relate to how services will be procured and provided, rather than any physical development. One of the primary aims is to reduce health inequalities, targeting areas where specific needs have been identified.</p> <p>Two of the key estates objectives identified in the Surrey Operating Plan 2010/11 are to 'make localised building improvements to support specific service requirements' and 'to use public sector accommodation more effectively to support NHS Surrey's service objectives'.</p> |

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| | Plans are currently in the early stages for the redevelopment of Epsom hospital. This will help ensure the right buildings and infrastructure are in place to best meet the needs of Epsom and surrounding areas. The plans will explore whether new services can be offered from the site, including those provided by other organisations, for examples GPs. The budget of the redevelopment is currently unknown, although the Trust could borrow up to £70 million (excluding any additional funding from third parties). |
| Impact of development proposals | None identified. |
| Potential for delivery | This will depend on the actions emerging from strategies such as the Surrey Operating Plan. The plans for the redevelopment of Epsom hospital are ongoing. |
| Delivery mechanisms in Local Plan | <p>Ensure any identified needs are reflected in LDF documents, in particular the development of Epsom Hospital which may result in the release or acquisition of additional land.</p> <p>It is also possible that the Site Allocations Document will identify allocations for Epsom Hospital and the St Ebba's Site, which could be based on the masterplans that set out how these will develop. Again, such allocations could set out how planned for growth will be accommodated at these sites.</p> |

| Health Care Primary Healthcare: GPs | |
|--|--|
| Lead Agency | PCT |
| Evidence base | NHS Choices Website (2012) No of GPs & patients within the Borough (See Annex 1) |
| Strategic context | <p>Local GP provision is currently managed by Primary Care Trusts (PCTs), although this is due to change imminently. The average number of patients per GP is approximately 1,600 (gponline.com). This figure does vary depending on location, for example a rural practice covering a wider area may have a significantly smaller list.</p> <p>However, currently there are significant uncertainties over PCT funding and the structure of the health service in general, which makes it difficult to identify future infrastructure requirements.</p> |
| Existing provision | There are 11 doctor's surgeries, with around 55 GPs serving 78,331 patients. This equates to approximately one GP per 1,424 patients and is below the average. |
| Gaps in provision | <p>While the level of provision is below average it is noted that provision is not spread equally across the Borough.</p> <p>The greatest concentration of patients to GPs is to be found in the Epsom Town Centre area where there could potentially be capacity issues.</p> <p>In addition future population growth will increase the size of GPs patient lists.</p> |
| Planned provision | There are plans for an existing Epsom Town Centre surgery to |

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| | <p>relocate into purpose built larger premises developed as part of the Magistrates Court development along The Parade / Ashley Avenue.</p> <p>There are also plans for a doctor's surgery to be provided as part of the Hollymoor Lane development. Again this may be occupied by an existing practice in the Borough.</p> |
| Impact of development proposals | <p>For the levels of development anticipated for the Borough, there should be adequate levels of GP provision, although this does not take into account the distribution of new development / gps. There is potential for capacity to be expanded through the provision of new fit for purpose premises as part of the Magistrates Court and Hollymoor Lane developments.</p> |
| Potential for delivery | <p>the Magistrates Court development is near completion, while the Hollymoor Lane site is currently at the planning stage.</p> |

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| Delivery mechanisms in Local Plan | |
|-----------------------------------|--|

Gypsies and Travellers

| Gypsy & Travellers | |
|---------------------------------|---|
| Lead Agency | Surrey County Council |
| Evidence base | <p>Gypsy and Traveller Accommodation Assessment (2007) (GTAA)</p> <p>Local Gypsy & Traveller Community: New Family Generation Trajectory (2013)</p> |
| Strategic context | The GTAA identified a need for a further 57 pitches in the East Surrey Area by 2016 and suggested a distribution for these, which was based upon an environmental policy. The Council is currently gathering further information through local surveys to supplement this study (see above). |
| Existing provision | <p>There are currently 30 pitches within the Borough (16 at the Greenlands Site, Cox Lane and 14 pitches at Conifer Park, Kiln Lane).</p> <p>The Kiln Lane site has experienced acute management issues over the last 10 years, which has resulted in the site operating under capacity. Recent changes in how the site is managed have resulted in about half of the pitches being in active use. However, due to issues associated with the site it is likely that the site will be used by one family and that the existing spare capacity will be used to meet their future needs.</p> |
| Gaps in provision | <p>To date the need for new pitches has exclusively been for public 'affordable' pitch provision, not for private sites.</p> <p>The Cox Lane site is now operating beyond its pitch capacity and there is evidence of overcrowding / doubling up of pitch provision. Consequently, there is an immediate need for an additional 6 pitches. The Cox Lane community will generate the need for approximately another 10 pitches during the plan period.</p> <p>Projected levels of in-migration are currently unknown, although historic trends do not suggest high levels of demand.</p> <p>Demand from the bricks and mortar gypsy and traveller community is also difficult to accurately identify and quantify. However, it is considered that an additional 4 pitches may provide a reasonable buffer to meet these as yet unidentified needs.</p> |
| Planned provision | None yet identified |
| Impact of development proposals | N/A |

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| Potential for delivery | The need for new pitches will be considered as part of the Site Allocations and Development Management documents. |
| Delivery mechanisms in Local Plan | <p>The Council is likely to take a two-pronged approach to meeting need; allocating land for new public provision and introducing a new criteria-based development management policy to allow for the consideration of proposals through the development management process. The latter would allow for private need to be met if demand for this type of provision materialised.</p> <p>The Council is in the early stages of discussion with neighbouring authorities about the possibility of working together to meet local needs where appropriate. The likelihood of success of such an approach is unknown.</p> |

Community Services

Emergency Services

| Police | |
|---------------------------------|---|
| Lead Agency | Police and Crime Commissioner |
| Evidence base | Surrey Police Authority Surrey Police Policing Plan 2012-2013 |
| Strategic context | <p>Surrey is home to over 1.1 million residents and is a county in which public confidence in the police is high and crime levels are relatively low. Surrey police are facing a significant budget cut, together with low levels of government funding. The police have recently made the transition to a new form of governance, with the election of the first Police and Crime Commissioner for the County in November 2012.</p> <p>The strategic priorities for delivering policing services in Surrey are; confidence and satisfaction, safety and value for money.</p> |
| Existing provision | Surrey Police have relocated their front counter services and safer neighbourhood officers to the Town Hall. The former Epsom Police Station, Church Street has now closed, although is currently remains part occupied by Surrey Police back-office functions. The former Police Station is the advanced stages of disposal (for redevelopment as new housing). |
| Gaps in provision | No gaps in provision have been identified |
| Planned provision | |
| Impact of development proposals | <p>It is difficult to assess how an increase 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.</p> <p>The disposal of Epsom Police Station could present an opportunity for redevelopment to an alternative use. This potential is reflected within Plan E Epsom Town Centre Area Action Plan and the Upper High Street / Depot Road Development Brief.</p> |
| Potential for delivery | N/A |
| Delivery | If the need for new infrastructure was identified (such as Police |

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| mechanisms in Local Plan | <p>Station or Cabin) then this could potentially be addressed through the Site Allocations Document – although Surrey Police have not expressed an interest in this approach.</p> <p>Alternatively, the planning development management process could consider proposals for such provision at appropriate locations (such as employment sites, or alternatively in a high street retail unit).</p> |
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| Fire & Rescue | |
|---------------------------------|--|
| Lead Agency | Surrey County Council |
| Evidence base | Surrey Fire and Rescue Service Epsom & Ewell; Borough Plan 2011/12 |
| Strategic context | <p>During 2009/10 there were 181 fires within the Borough with 118 being accidental and 63 being deliberate.</p> <p>Fire & Rescue services now plan their services using a local risk management approach rather than one based on national standards in relation to population size and general response times. Services are located and provided in a way that best manages risk, which has led to changes in the way the service has allocated funding and the location of infrastructure across the country. There is also greater attention paid to reducing the incidence of fire and accidents rather than the reactive fire and rescue services.</p> |
| Existing provision | Epsom Fire Station is one of two in Surrey which are in a poor condition and in need of replacement. |
| Gaps in provision | To achieve replacement, an alternative site will need to be identified and developed to ensure continuity and seamless transfer of service. The Fire & Rescue Service has indicated that the location of the current Fire Station meets their specifications and would not need to relocate unless response times were improved. The cost of a new fire station would be likely to be met by the release of the existing fire station for redevelopment. |
| Planned provision | Currently there are no firm plans for the replacement of Epsom Fire Station, although there is an identified need. |
| Impact of development proposals | The provision of Fire & Rescue services is not based on population but on risk levels. Therefore, whether new development will impact upon risk levels will depend on the nature of the development and its location. However, to maintain standards it will be important that the re-provision of the outdated Epsom Fire Station is planned for and delivered. |
| Potential for delivery | <p>The Council has produced a Development Brief for the Upper High Street / Depot Road area, which includes the current Fire Station site. An alternative site for the fire station which meets the needs of the Fire and Rescue service is yet to be identified.</p> <p>The land requirement is for a site of about 0.5ha, although there may be scope for a slightly smaller site</p> |

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| Delivery mechanisms in Local Plan | <p>If the need for new fire station was identified then this could potentially be addressed through the Site Allocations Document.</p> <p>Alternatively, the planning development management process could consider proposals for such provision at appropriate locations (such as existing employment sites).</p> |
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| Ambulance | |
|---------------------------------|--|
| Lead Agency | South East Coast Ambulance Service (SECamb) |
| Evidence base | South East Coast Ambulance Service Business Plan 2008 to 13 |
| Strategic context | <p>Demand continues to increase for the ambulance service – roughly by 5% each year – and the spectrum of patient need is constantly broadening. It ranges from critically ill patients suffering from trauma, stroke and coronary heart disease, to patients at the other end of the spectrum who have primary care needs such as minor injuries and illnesses.</p> <p>There are a number of factors driving this increase in demand including changes in the type of patients accessing our services, growth in local population and transformation of local NHS services.</p> <p>The Ambulance service has stated that they are moving to new operational model – a fleet hub model, to deliver their service. This involves a series of centralised garages/ sheds from which their vehicles are resupplied, serviced, stored and maintained. The vehicles travel out from these hubs and effectively operate remotely from hospitals, lay-bys or other appropriate locations.</p> |
| Existing provision | There is one ambulance station within the Borough, located along Church Street, Epsom. Due to the changes to the ambulance service's operational model, the existing station could be declared surplus in the near future. |
| Gaps in provision | Currently there are no identified gaps in provision |
| Planned provision | Roll out of new operational model. |
| Impact of development proposals | The release of the ambulance station onto the development market could contribute towards the delivery of the fleet hub model. The Council has produced a Development Brief for the Upper High Street / Depot Road area, which includes the current ambulance station site. |
| Potential for delivery | SECamb |

Libraries

| Libraries | |
|---------------------------------|---|
| Lead Agency | Surrey County Council |
| Evidence base | Museums Libraries & Archives and Arts Council England document: 'Arts, museums and new development A Standard Charge Approach' (2010) Surrey County Council in house survey |
| Strategic context | <p>Surrey County Council has a statutory duty to provide a public library service and to ensure that it is 'comprehensive and efficient'. In addition to its statutory duties, the library service is measured against a number of benchmarks which constitute a nationally recognised acceptable level of service.</p> <p>Surrey County Council has adopted the Museums, Libraries and Archive Council's benchmark standard of 30sqm of library space per 1000 population. Every Surrey library has a requirement to provide a range of facilities accessible by information technology (IT). This includes the library management system. Computer terminals are also provided to give public access to the internet.</p> |
| Existing provision | There are four libraries within the Borough; Epsom library, Ewell library, Ewell Court Community library and Stoneleigh Community library. From 16 February 2013 Ewell Court and Stoneleigh libraries have become Community Partnered Libraries run by local volunteers |
| Gaps in provision | Both Ewell Court Community Library and Stoneleigh Community Library are of adequate size for the current population whereas Ewell Library is smaller than required for the current population. Epsom Library however, is oversized on balance it is considered there is adequate infrastructure provision in the Borough to cope with future demands. |
| Planned provision | No additional provision is planned at present. However, in house surveys indicate that all four libraries in the Borough are in need of a library refurbishment, which may be carried out over the next 5 years depending on funding sources. |
| Impact of development proposals | Increased residential development may place pressure on library services and require the need for refurbishment of some libraries, in particular in terms of ICT. |
| Potential for delivery | Refurbishments are anticipated over the next 5 years. |
| Delivery mechanisms in LDF | N/A |

Annex 1

GP surgeries within the Borough and number of patients

| Surgery | Address | No of GPs | No of Patients | Patients per GP | Extended opening hours? |
|---|--|------------------|------------------------------------|------------------------------------|---|
| Derby Medical Centre | Derby Square, Epsom | 7 | 12,817 | 1,831 | After 6.30pm |
| Ashley Centre Surgery | Ashley Square, Epsom | 5 | 9,100 | 1,820 | Before 8.00am After 6.30pm |
| Integrated Care Partnership (consisting of 4 surgeries) | | | 31,699 (total for all 4 surgeries) | 1,440 (average across 4 surgeries) | |
| Cox Lane Surgery | Cox Lane, Ewell | 2 | | | No |
| Stoneleigh Medical centre | 24 The Broadway, Stoneleigh | 2 | | | No |
| Fitznells Manor Surgery | Chessington Road Old Cottage | 7 | | | After 6.30pm |
| Old Cottage Hospital | Hospital, Alexandra Road | 11 | | | After 6.30pm Weekends |
| Dr JSA Senhenn | Fountain Practice, Bourne Hall Health Centre | 6 | 5,959 | 993 | 7.15-8am Tuesdays to Fridays And Saturdays 9-11am |
| Dr Orton and Partners | Bourne Hall Health Centre | 4 | 5,959 | 1,489 | No |
| Dr Vk Patel | 20 Glenwood Road, Stoneleigh | 3 | 2,193 | 731 | After 6.30pm |
| Dr Vk Palta | Auriol Medical Centre, 46 Salisbury Road | 3 | 3,214 | 1,071 | No |
| Dr H Bowen Perkins and Partners | Shadbolt Park House, Salisbury Road | 5 | 7,390 | 1,478 | No |
| Total | 11 | 55 | 78,331 | | |

5 Table of Identified Infrastructure Schemes

Physical Infrastructure: Transport, Utilities, Flood Risk, Waste

Green Infrastructure: Open Space, Local Nature Reserves and Epsom Common

Social & Community Infrastructure: Schools and Education, Health, Gypsies and Travellers

Physical Infrastructure

Transport

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|---|--|---|------------|--------------|---|-----------------|--|
| Road | | | | | | | |
| Plan E Town Centre Highway improvements: | | | | | | | |
| Return South Street to two-way-traffic | PARAMICS modelling. Plan E/ consultation | Surrey County Council and Epsom & Ewell Borough Council | 0.5m | 2013 to 2017 | Yes, scheme will help improve the capacity of the road network. | LTP, DC / CIL | Initial PARAMICS model construction costs borne by the County and Borough Councils. Future development of the model will require input from all traffic generating developments within the Town Centre. This scheme could technically be delivered within the constraints of the existing highway network, but further testing is required. |
| Improvements to town centre junctions the Quadrant and Spread Eagle | PARAMICS modelling. Plan E/ consultation | Surrey County Council and Epsom & Ewell Borough Council | 0.5m to 1m | 2013 to 2017 | Yes, scheme will help improve the capacity of the road network | LTP, DC / CIL | This scheme could technically be delivered within the constraints of the existing highway network, but further testing is required. |

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|---|---|-----------------------|-----------------|--------------|--|---------------------|---|
| New pedestrian and cycle links from the Town Centre linking East Stret, Station Approach, the Market Place, Upper High Street, Depot Road and Hook Road | Transport Strategy and Implementation Programme | Surrey County Council | £0.32m | 2013 to 2017 | Yes | LTP, DC / CIL | None identified |
| Pedestrian footway widening schemes in town centre including High Street, Spread Eagle, Ashley Road, South Street and Hook Road | Transport Strategy and Implementation Programme | Surrey County Council | £0.03 to £0.05m | 2013 to 2017 | Yes | LTP, DC / CIL | None identified |
| Town centre public realm improvements including decluttering, street furniture, Town Hall car park rear servicing, Market Place bus layover bays | Transport Strategy and Implementation Programme | Surrey County Council | £0.1m | 2013 to 2017 | Yes | LTP, DC / CIL | None identified |
| Other highways improvements: | | | | | | | |
| Kiln Lane Link | Transport Strategy and Implementation Programme | Surrey County Council | £22m | 2018 to 2032 | Yes, scheme will help improve the capacity of the road network | CIL / TB / DC / LEP | Scheme subject to achieving funding |
| Schemes for air quality improvements in Ewell Village (AQMA) including: implementing a one-way system on High Street and Church Street / west Street, | Transport Strategy and Implementation Programme | Surrey County Council | £1m | 2013 to 2022 | Yes a proportion (20%) These schemes may facilitate and mitigate the impact of new development | LTP, DC / CIL | Cost is for the consultation and design options |

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|--|---|--|--------|--------------|--|-------------------|--|
| removal of on street car parking and marked parking bays on high street, footway widening on High Street , improve enforcement of parking restrictions | | | | | | | |
| Malden Rushett junction improvements | Transport Strategy and Implementation Programme | Surrey County Council, Royal Borough of Kingston Upon Thames and TFL | £1m | 2013 to 2017 | Yes. Will improve the capacity of this junction. | DC, TFL and RBKUT | Approximately £250k secured through West Park S106 monies. The rest to be met by TFL & RBKUT |
| Bus | | | | | | | |
| Bus corridor route study | Transport Strategy and Implementation Programme | Surrey County Council | £0.1m | 2013 to 2022 | Yes. Will help reduce congestion and improve air quality | LTP / CIL | None identified |
| Improvements to bus network to include: <ul style="list-style-type: none"> Real time bus information Bus shelters Intelligent bus priority Raised kerbs and hardstanding | Transport Strategy and Implementation Programme | Surrey County Council | £0.5m | 2013 to 2022 | Yes | LTP / CIL | None identified |
| Rail | | | | | | | |
| Platform extensions at Ewell East, Ewell West and Stoneleigh rail stations | Transport Strategy and Implementation Programme | Network Rail | £3m | 2013 to 2027 | Yes. Will help improve capacity | Network Rail | None identified |
| Improvements to | Transport | Surrey County | £0.25m | 2013 to | Yes. Will help to | LTP / CIL | None identified |

| | | | | | | | |
|---|---|--|--|--------------|---|--------------------|---|
| pedestrian / cycling access and parking at all railway stations | Strategy and Implementation Programme | Council | | 2022 | improve access to stations | | |
| Cycle and pedestrian facilities | | | | | | | |
| Epsom & Ewell High School shared use path | Safer routes to school | Surrey County Council | £75k | 2013 to 2017 | Yes | SCC | None identified. |
| Thames to Downs cycleway improvements (the next improvements would be to main paths within Horton Country Park) | Green Arc Initiative | Epsom & Ewell Borough Council, Environment Agency, Sustrans and other partners | Total cost of project approx. £250k (approx £150k spent to date) | 2010 to 2015 | Yes | DC / other sources | None identified |
| Car Parking | | | | | | | |
| Improvements to car parks and the introduction of remote parking enforcement in conjunction with improved CCTV | Transport Strategy and Implementation Programme | Surrey County Council & Epsom & Ewell Borough Council | £0.72m | 2013 to 2022 | Yes. Will improve the capacity of the Boroughs roads and infrastructure | LTP, DC / CIL | None identified |
| Improvements to public car parking at Upper High Street and Depot Road in association with the redevelopment of this site | Plan E Upper High Street / Depot Road Development Brief | Surrey County Council, Epsom & Ewell Borough Council, developers | Unknown | 2013 to 2022 | Yes to facilitate new development and improve access to infrastructure | DC / EEBC | Will be dependent on the site coming forward for redevelopment |
| Town Hall Square improvements to existing car park which will also provide for rear servicing to High Street shops | LDF/ Plan E | Epsom & Ewell Borough Council | £300k | 2013 to 2017 | Yes, a proportion | DC/CIL | Only £40k of funding currently available. Residual amount dependant upon associated development proposals. Scale of scheme may need to be reviewed to reflect level of funding. |
| Potential provision of | Environment | Epsom & | Unknown | 2013 to | Could mitigate | EEBC | Feasibility studies will need to |

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|--|---------------------|-----------------------|--|------|--|--|---------------|
| additional off street parking on the Longmead Estate | Committee June 2012 | Ewell Borough Council | although £50k minimum is likely to be needed | 2017 | the impact of development within the Longmead area | | be conducted. |
|--|---------------------|-----------------------|--|------|--|--|---------------|

Utilities

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|--|--|--|-------------|--------------|---|--------------------------|--|
| Sewerage | | | | | | | |
| Additional capacity in Hogsmill Sewage Treatment Works | South East Plan | Thames Water | Unknown | By 2026 | Yes | Thames Water | The Hogsmill Sewage Treatment Works (STW) serves the south of the Borough. It is likely that upgrades to the STW will be required during the plan period, although these will be provided in time to serve the growth. |
| Energy | | | | | | | |
| CHP / community energy associated with Depot Road / Upper High Street within Epsom town centre | Plan E and Upper High Street, Depot Road and Church Street Development Brief | Development industry | Unknown | 2013 to 2022 | There may be some potential for connection to areas outside of the development site | Development industry / ? | Due to economic uncertainties the viability of including CHP in such a scheme may vary. |

Flood Risk

| Scheme | Evidence | Lead delivery | Cost | When | Does scheme | Funding | Risks and Contingencies |
|---------------|-----------------|----------------------|-------------|-------------|--------------------|----------------|--------------------------------|
|---------------|-----------------|----------------------|-------------|-------------|--------------------|----------------|--------------------------------|

| | | agency/ contact | | | help mitigate impact of new development? | Sources | |
|---|-------------------------------|----------------------------|---------|--------------|--|-----------------------------|---|
| Store surface water runoff from Langley Vale in a reservoir, detention basin, pond or wetland to reduce the runoff rate and volume. Use the stored water either for i) irrigation for RAC Golf Club or ii) artificial recharge of aquifer. Increase storage capacity of existing Woodcote Millennium pond | Surface Water Management Plan | EEBC | Unknown | 2013 to 2017 | Yes. Will help reduce the risk of flooding | EEBC / CIL | Potential source of funding could be from the EA / DEFRA Flood defence Grant-in-Aid (FDGiA) funding |
| Store surface water runoff in a detention basin, pond or wetland north of Stew pond in site of filled in pond, and downstream of West Park development. This will create two off line balancing ponds and a separate wetland as a biodiversity enhancement. | Surface Water Management Plan | EEBC / west Park Developer | Unknown | 2013 to 2017 | Yes. Will help reduce the risk of flooding | Developer of west Park site | |
| Store surface water runoff in a series of detention basins, ponds or wetlands to reduce the runoff rate and volume. Interrupt | Surface Water Management Plan | EEBC / LB Sutton | Unknown | 2013 to 2017 | Yes. Will help reduce the risk of flooding | EEBC / LB Sutton / CIL | |

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|--|---|---|---------|---|--|--------------------------|---|
| surface water sewer upstream of Stoneleigh allotment gardens to reduce downstream volumes, the risk of sewer flooding and attenuate flows to reduce peak runoff | | | | | | | |
| Store surface water runoff from Cuddington Golf Course in a reservoir, detention basin, pond or wetland to reduce the runoff rate and volume. Use stored water either for i) irrigation for Cuddington Gold Club or ii) artificial recharge of aquifer | Surface Water Management Plan | LB Sutton / Cuddington Golf Course owners | Unknown | 2013 to 2017 | Yes. Will help reduce the risk of flooding | Golf course owners / CIL | |
| Route flows from Ewell High Street which exceeds the drainage capacity into the channel between the Road and Bourne Hall | Surface Water Management Plan | Surrey County Council | Unknown | 2013 to 2017 | Yes. Will help reduce the risk of flooding | SCC / CIL | |
| Flood alleviation schemes at Wet Spots locations throughout the Borough: West Street, Cheam Road, Dee Way, Green Lane, Christ Church Road, High Street Epsom, Ruxley Lane, Ashley Road, Langley | Surrey Wet Spot data. These are a mixture of Quick fix projects that can be resolved with only minor works and cost between £500 to £5000 and | Surrey County Council | Various | Unknown. These schemes are ranked in priority order across the whole of Surrey. The highest | Yes. Will help reduce the risk of flooding | SCC | Wet spot projects are prioritised county wide and no Epsom wet spot areas are seen as a priority at the moment. There is no funding attached to these schemes at present. |

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|---|--|--|--|---|--|--|--|
| Vale Road, Reigate Road, Chessington Road, Woodcote Green Road, Derek Avenue, Cottage Road, Old London Road, Downs Road, Avon Close, Longmead Road, Buckles Gap Roundabout / Burgh Heath Road, Upper Court Road, Middle Street, East Street, Horton Lane, Rosebank, Christ Church Mount, College / Reigate Road, Epsom High Street, Tattenham Corner Road, Beaufort Way, Kingston Road, Corbet Road, Meadow Walk, Castle Road, Epsom High Street j/w Waterloo Road, Kingston Road | larger schemes (most of which have not been fully investigate or costed) | | | priority scheme is Burgh Heath Road (Buckles roundabout) | | | |
|---|--|--|--|---|--|--|--|

Waste

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|--|----------------------------------|--------------------------------------|-------------|--------------|---|------------------------|--------------------------------------|
| Need identified for a new waste transfer site to serve the Borough | Joint Municipal Waste Management | Surrey County Council and Epsom & | Unknown | 2018 to 2022 | Yes | ? | Suitable site needs to be identified |

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| | Plan (JMWMP) Action Plan 2006 to 2025. Current site in Longmead Industrial Estate is too small to accommodate the Community Recycling Centre and Waste Transfer Station | Ewell Borough Council | | | | | |
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Green Infrastructure

Open Space

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|---|-----------------------------|--|-------------|--------------|---|------------------------|--------------------------------|
| Alexander Recreation Ground – Improving paths, teen play area, information boards and entrances | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £60k | 2010 to 2015 | Improves the capacity of existing infrastructure | EEBC / DC / CIL | |
| Alexander Recreation Ground – Improving paths, teen play area and entrances | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £55k | 2013 to 2018 | Improves the capacity of existing infrastructure | EEBC / DC / CIL | |
| Alexandra Recreation – | EEBC Parks | Epsom & | £40k | 2013 to | Improves the | | |

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|--|-----------------------------|-------------------------------|---------------|--------------|--|---|---|
| top pavilion refurbishment, improvements to pathways and fences | enhancement list | Ewell Borough Council | | 2018 | capacity of existing infrastructure | | |
| Alexandra Recreation Ground – resurfacing of tennis courts | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £40k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Auriol Park – Rebuilding of tennis courts and landscaping, improvements entrances | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £140k | 2013 to 2018 | Improves the capacity of existing infrastructure | Surrey County Council £40k Awaiting the outcome of an Inspired Facilities Bid which could deliver £93k to £121k | If the outcome of the Inspired Facilities Bid is unsuccessful, there will be a shortfall in funding |
| Auriol Park – extension to car park | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £60k | 2015-2020 | Improves the capacity of existing infrastructure | | |
| Auriol Park / Court Rec / Gibraltar Recreation Ground / Poole Road Rec / Investigate and repair drainage of football pitches | EEBC Parks enhancement list | Epsom & Ewell Borough Council | ? | 2015-2020 | Improves the capacity of existing infrastructure | | Costs unknown until investigative works have been undertaken |
| Bourne Hall Park – Improvements to railings and paths | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £35k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Chessington Road Rec (Bakersfield) Upgrading infant playground | | Epsom & Ewell Borough Council | £75k to £100k | 2013 to 2018 | Improves the capacity of existing | | |

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|---|-----------------------------|--|-------|---|--|--|---|
| | | | | | infrastructure | | |
| Clarendon Park – enlarging playground | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £25k | 2015-2020 | Improves the capacity of existing infrastructure | | |
| Country Park – improvements to paths and signs | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £75k | Phase1 2013 to 2015 Phase 2 2015 to 2017 | Improves the capacity of existing infrastructure | | |
| Court Recreation Ground – Improvements to paths, entrances, gates / bollards (to restrict access for vehicles), teen play area and landscaping old playground | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £115k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Court Recreation Ground – Upgrade of bowls pavilion | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £40k | 2013 to 2018 | Improves the capacity of existing infrastructure | Surrey County Council funding £40k | The cost of delivering the scheme may be greater than £40k. |
| Court Recreation Ground – Resurfacing of tennis courts | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £40k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Replacement of Downskeepers Hut | | Epsom & Ewell Borough Council and Downs Conservators | £70k+ | 2013 to 2018 | Improves the capacity of existing infrastructure | £35k Epsom Downs Racecourse £35k Downs Conservators | |
| Epsom Downs – replacement of bye-law boards | | Epsom & Ewell Borough Council | £30k | 2013 to 2018 | Improves the capacity of existing | | |

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| | | | | | infrastructure | | |
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|--|---|--|---------------------------------------|--------------|--|---|---------------------|
| Ewell Court Park – replacement of gates, improvements to entrances and landscaping | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £52k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Upgrades of Gatley Avenue and Iris Road playgrounds | Gatley Avenue listed in the Parks Development Programme | Epsom & Ewell Borough Council | £100k Gatley Avenue £40k Iris Road | 2013 to 2018 | Improves the capacity of existing infrastructure | Gatley Avenue £15k S106, £20k potentially from the Young People's Project Fund £65k outstanding | |
| Hook Road - natural BMX track | Playbuilders Scheme | Epsom & Ewell Borough Council | £85k to £90k | 2013 - 2015 | Yes. New provision | | |
| Replacement of all information boards for parks | | Epsom & Ewell Borough Council | £75k | 2013 to 2018 | Improves the capacity of existing infrastructure | Some potential S106 money | |
| Long Grove BMX track | Playbuilders Scheme | Epsom & Ewell Borough Council | £181k | 2013 to 2018 | Yes. New provision | £35k S106, plus Inspired Facilities Grant | Scheme fully funded |
| Manor Estate – upgrade of playground | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £25k | 2015-2020 | Improves the capacity of existing infrastructure | | |
| Nonsuch Park – Improvements to paths, roadways, fences, signs, entrances | Nonsuch Park Management Plan 2009-2014 and Nonsuch Maintenance Plan 2009. | Epsom & Ewell Borough Council and London Borough of Sutton | £150k | 2013-2015 | Improves the capacity of existing infrastructure | | |

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|--|-----------------------------|-------------------------------|------|--------------|--|---|--|
| Poole Road Recreation Ground – Installation of a disabled access barrier | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £20k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Rosebery Park – improve entrances | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £30k | 2013 to 2018 | Improves the capacity of existing infrastructure | | |
| Shadbolt Park – playground upgrade and improvements to signs and pathways | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £35k | 2015-2020 | Improves the capacity of existing infrastructure | | |
| Shadbolt Park – outdoor gym | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £18k | 2015 to 2020 | Improves the capacity of existing infrastructure | £18k Surrey County Council Community Improvement Fund | Scheme is fully funded but no maintenance budget |
| Shadbolt Park – investigative works to reduce flooding issues throughout the park area | EEBC Parks enhancement list | Epsom & Ewell Borough Council | £60k | 2015 to 2020 | Improves the capacity of existing infrastructure | | |

Local Nature Reserves and Epsom Common

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|--|---|--|-------------------------------------|---------------------------------|---|---|---|
| Horton Country Park | | | | | | | |
| Various schemes listed in the management plan to maintain and enhance Horton | Horton Country Park Local Nature Reserve Management | Epsom & Ewell Borough Council | Annual cost of delivering the plan: | Mostly ongoing with a number of | Yes. Helps to maintain an important piece of open space | Funding for Local Nature Reserves (Horton and | A number of schemes are dependent on volunteers |

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|---|--|-------------------------------|---|--|--|--|---|
| Country Park | Plan May 2005 | | approximately £78k Total cost over the 10 year plan: £780k | one off projects | including its function as a biodiversity reservoir | Hogsmill combined) European Single Farm Payments at approx. £10k annually Funding for Horton Country Park and Epsom Common from an Environmental Stewardship Higher Level Scheme at approx. £26k per annum | |
| Hogsmill Local Nature Reserve | | | | | | | |
| Various schemes listed in the management plan to maintain and enhance the Hogsmill Local Nature Reserve | Hogsmill Local Nature Reserve Management Plan 2006 | Epsom & Ewell Borough Council | Annual cost of delivering the plan: approximately £64k Total cost over the 10 year plan: £640k | Mostly ongoing with a number of one off projects | Yes. Helps to maintain an important piece of open space including its function as a biodiversity reservoir | Funding for Local Nature Reserves (Horton and Hogsmill combined) European Single Farm Payments at approx. £10k annually | A number of schemes are dependent on volunteers |
| Epsom Common | | | | | | | |
| Various schemes listed in the management plan | Epsom Common | Epsom & Ewell Borough | Annual cost of | Mostly ongoing | Yes. Helps to maintain an | Funding for Horton | A number of schemes are dependent on volunteers |

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|--------------------------------------|----------------------|---------|--|-----------------------------------|--|---|--|
| to maintain and enhance Epsom Common | Management Plan 2005 | Council | delivering the plan: approximately £60k Total cost over the 10 year plan: £600k | with a number of one off projects | important piece of open space including its function as a biodiversity reservoir | Country Park and Epsom Common from an Environmental Stewardship Higher Level Scheme at approx. £26k per annum | |
|--------------------------------------|----------------------|---------|--|-----------------------------------|--|---|--|

Social & Community Infrastructure

Education

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|--|---------------------------------------|-------------------------------|---------------------------------------|--|--|--|--|
| Primary / Secondary | | | | | | | |
| Expansion of Stamford Green Primary School by 1 form of entry following the West Park hospital development | School Organisation Plan 2012 to 2021 | Surrey County Council | Refer to risks & contingencies column | 2015 | Yes | SCC Capital Programme costed into the Medium term financial plan | Surrey County Council have estimated the total cost of primary and secondary school provision needed due to housing growth in the borough would be: Primary Places = £4,517,004 |
| Expansion by 1 form (30 places) of West Ewell Infant and Nursery School and St Martin's Infant and Junior School | School Organisation Plan 2012 to 2021 | Surrey County Council | Refer to risks & contingencies column | West Ewell Infants – 2013 St Martin's Infants – 2014 St Martin's Junior - 2017 | Yes | SCC Capital Programme costed into the Medium term financial plan | |
| Primary schools: In the | School | Surrey County | Refer to | 2012 to | Yes | SCC capital | |

| | | | | | | | |
|---|---------------------------------------|---------|---------------------------------------|--------------|----------------|-------------------------------------|--|
| short term, the increased birth rate is likely to lead to a need for 3 additional forms of entry (a form of entry is 30 pupils) of primary places across the Borough from 2012 to 2015. A further 1-2 forms of entry may be needed by 2020. | Organisation Plan 2012 to 2021 | Council | risks & contingencies column | 2020 | | programme | |
| Secondary schools: Additional provision may be needed from 2019, with potentially 3 forms of entry by 2021. | School Organisation Plan 2012 to 2021 | | Refer to risks & contingencies column | 2019 to 2021 | Yes | SCC capital programme | Surrey County Council have estimated the total cost of primary and secondary school provision needed due to housing growth in the borough would be: Secondary Places = £4,537,440 |
| 14-19 Education | | | | | | | |
| Remodelling of existing building with a floor area of 783sqm to provide increased facilities for students with learning difficulties and / or disabilities | Surrey County Council | NESCOT | £1.3 million | ? | Yes, partially | EFA Demographic Growth Capital Fund | |

Health

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|---|--|--------------------------------------|-------------|-------------|---|------------------------|---|
| Provision of a purpose built doctors surgery as part of the Magistrates Court development | Planning ref: 10/00071/FUL | Developers & PCT | Unknown | 2013 | May help increase the capacity of GP practice | ? | Delivery is dependent on partnership working between the developer & PCT (or organisation which supersedes the PCT) |
| Provision of a purpose built doctors surgery as part of the Hollymoor Lane development | Early planning stage development brief | EEBC & development partners | Unknown | 2015 | May help increase the capacity of GP practice | ? | Delivery is dependent on securing suitable development partners and joint working |

Gypsies and Travellers

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|--|---|---|-------------|--------------|---|------------------------|--|
| Identification and provision of new Gypsy & Traveller sites in line with needs | Gypsy and Traveller Accommodation Assessment (2007) and further local evidence currently being gathered | Epsom & Ewell Borough Council and Surrey County Council | Unknown | 2013 to 2022 | N/A | To be confirmed | Grant funding may be required to assist delivery |

Community Services

| Scheme | Evidence | Lead delivery agency/ contact | Cost | When | Does scheme help mitigate impact of new development? | Funding Sources | Risks and Contingencies |
|---|--|--|---------|--------------|--|--|---|
| Emergency Services | | | | | | | |
| Replacement of Epsom fire station | Current facilities ageing. Upper High Street / Depot Road Development Brief | Surrey Fire & rescue Service / Surrey County Council and EEBC | Unknown | 2015 to 2020 | May help to deliver an improved service | Likely to be from the sale of the existing site. | Dependent on securing funding and reaching an agreement on potential co-location with the ambulance service. |
| Redevelopment of ambulance station | Ambulance Service. Upper High Street / Depot Road Development Brief | South East Coast Ambulance Service, Surrey County Council and EEBC | Unknown | 2015 to 2020 | May help to deliver an improved service | Unknown | Need to find an appropriate location – could relocate outside of the Borough or co-locate with the fire service |
| Libraries | | | | | | | |
| Refurbishment of the Borough's four libraries | Surrey County Council | Surrey County Council | Unknown | 2013 to 2017 | Will help to maintain service standards | Unknown | |
| Cemeteries | | | | | | | |
| Extension of cemetery at Ashley Road | Based on current forecasts expansion of the existing cemetery will be required | Epsom & Ewell Borough Council and landowners | £500k | By 2018 | Yes | | Expansion likely to be into adjacent field |

Annex 1**GP surgeries within the Borough and number of patients**

| Surgery | Address | No of GPs | No of Patients | Patients per GP | Extended opening hours? |
|---|--|------------------|------------------------------------|------------------------------------|---|
| Derby Medical Centre | Derby Square, Epsom | 7 | 12,817 | 1,831 | After 6.30pm |
| Ashley Centre Surgery | Ashley Square, Epsom | 5 | 9,100 | 1,820 | Before 8.00am After 6.30pm |
| Integrated Care Partnership (consisting of 4 surgeries) | | | 31,699 (total for all 4 surgeries) | 1,440 (average across 4 surgeries) | |
| Cox Lane Surgery | Cox Lane, Ewell | 2 | | | No |
| Stoneleigh Medical centre | 24 The Broadway, Stoneleigh | 2 | | | No |
| Fitznells Manor Surgery | Chessington Road Old Cottage | 7 | | | After 6.30pm |
| Old Cottage Hospital | Hospital, Alexandra Road | 11 | | | After 6.30pm Weekends |
| Dr JSA Senhenn | Fountain Practice, Bourne Hall Health Centre | 6 | 5,959 | 993 | 7.15-8am Tuesdays to Fridays And Saturdays 9-11am |
| Dr Orton and Partners | Bourne Hall Health Centre | 4 | 5,959 | 1,489 | No |
| Dr Vk Patel | 20 Glenwood Road, Stoneleigh | 3 | 2,193 | 731 | After 6.30pm |
| Dr Vk Palta | Auriol Medical Centre, 46 Salisbury Road | 3 | 3,214 | 1,071 | No |
| Dr H Bowen Perkins and | Shadbolt Park House, Salisbury | 5 | 7,390 | 1,478 | No |

| | | | | | |
|--------------|------|----|--------|--|--|
| Partners | Road | | | | |
| Total | 11 | 55 | 78,331 | | |