

Infrastructure Delivery Plan

Post Hearing Addendum

April 2026

Epsom and Ewell
Local Plan 2022-2040



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1 Introduction

- 1.1 Epsom & Ewell Borough Council submitted the [Proposed Submission Local Plan](#), for examination on 10 March 2025. The plan is currently at examination.
- 1.2 The Proposed Submission Local Plan sets out a spatial strategy for the borough, part of which is to deliver a housing requirement of at least 4,700 new dwellings over the plan period (2022 to 2040). The Infrastructure Delivery Plan (IDP), which forms part of the Council's evidence base, considers the impact of delivering the spatial strategy on the borough's infrastructure, with the most recent published IDP being the [Infrastructure Delivery Plan Regulation 19 Factual Update](#) (September 2025).
- 1.3 Following the examination hearings held in September /October 2025, the Inspector set out a [number of actions](#) for the Council to undertake to enable the examination progress. This included completing two discrete pieces of work, one in relation to Green Belt sites assessed in Section 4 of the Green Belt Topic Paper and the other in relation to whether any sites identified in the Land Availability Assessment (LAA), which were discounted for availability reasons can be considered to be 'developable', i.e. have a reasonable prospect of being delivered over the Local Plan period. These pieces of work were submitted to the Inspector on the 22 January 2026 and can be accessed using the links below:
 - [Covering letter – Post Hearing Actions](#)
 - [Assessment of urban sites](#)
 - [Green Belt Topic paper additional work](#)
- 1.4 Following this, [the Inspector requested](#) the Council assess the suitability of the additional sites identified in the submitted work for potential allocation within the Local Plan, to help address the significant amount of unmet housing need. As instructed by the Inspector, the Council is updating relevant parts of the evidence base, which includes the IDP, to enable an informed assessment of potential additional sites.
- 1.5 The purpose of this IDP addendum is therefore to consider the impact on the borough's infrastructure if additional sites were to be allocated within the Local Plan. The impact of delivering approximately 1,000 additional dwellings is considered, as this is reflective of the capacity of the potential additional sites which have not yet been discounted as part of the assessment process.
- 1.6 The Council has engaged with infrastructure providers to seek views on this potential increase. The infrastructure categories are considered in turn below, outlining any updated information/evidence and responses from infrastructure providers, where received.

2 Infrastructure by category

2.1 Transport Infrastructure (Local Roads, Bus Services, Rail, Walking and Cycling, Electric Vehicle Charging Points)

- 2.1.1 Transport infrastructure includes road networks, buses, trains, cycling and walking. Surrey County Council (SCC) is the local highways authority and has the responsibility to oversee all these infrastructure types on behalf of and in consultation with the Council.
- 2.1.2 SCC modelled and assessed the likely impacts of the Proposed Submission Local Plan on the highway network. SCC have now undertaken further modelling to determine the impact of potentially allocating additional sites within the plan. The findings of this modelling is available in the Epsom and Ewell Local Plan Strategic Transport Model Assessment Report: Post Hearing Addendum Results and Analysis (March 2026).
- 2.1.3 The report states that overall, the sites are mostly small and/or well located in relation to existing transport connections and amenities. As a result, the highway impacts tend to be local to the development sites themselves, and the cumulative impact is in general tolerable. It is therefore not considered that any impacts would be considered severe in terms of the National Planning Policy Framework (NPPF).
- 2.1.4 There is a need for localised mitigation tied in with specified development sites as well as schemes to address cumulative impacts. In particular, high-quality pedestrian and cycle links linking the development sites with where people want to travel is required, in order to limit travel by private vehicles, and this includes connections to their local bus and rail services.
- 2.1.5 Mitigation should be sought that reduces the impact of the Local Plan. Within the constraints of the borough, this is most likely to focus on reducing the reliance on the private car, but it is recommended that this is not limited to the occupiers of the Local Plan sites and should consider all transport users in the borough.
- 2.1.6 Detailed commentary in relation to mitigation for two of the potential additional allocation sites was provided in the report, which is set out below.
- 2.1.7 **Land at Priest Hill (NON013):** The site's proximity to Ewell East railway station and the amenities within Ewell Village presents a clear opportunity to support more sustainable travel patterns. At present, this is constrained by poor pedestrian and cycle connectivity along the A232 and B2200 Cheam Road corridors, and the severance created by the A24 Ewell By-Pass junction, which together discourage active travel along key desire lines. It is recommended that measures to improve walking and cycling along the Cheam Road corridor and at the A24 junction are investigated, with a focus on reducing severance, improving crossing opportunities, and enhancing overall safety and attractiveness for active modes.

- 2.1.8 **Downs Farm (NON016):** There is an opportunity to reduce car dependency further for this site. It is recommended that the nearby Transport for London (TfL) bus service 166, which operates three times an hour between Epsom Hospital and West Croydon, is routed to serve this potential allocation site. Furthermore, although the site offers improved active travel connections to the south of the site, linking to Longdown Lane South, it should aim to directly connect to Epsom Downs station, with direct access to Bunbury Way next to the station entrance. This would reduce the walking distance by approximately 1km and encourage more residents of the site to access the station which is only 400m away in a straight-line distance.
- 2.1.9 **EEBC commentary:** The Post Hearing Addendum Report identifies possible mitigation for two of the potential additional allocation sites, which will be considered further by the Council should any of the sites progress to allocation. Relating to the wider transport infrastructure category, further responses from Transport for London (TfL), Network Rail and Surrey County Council are set out below.

2.2 Bus Services

- 2.2.1 TfL responded (26 March) to the consultation identifying that there are no immediate concerns. It was stated that there may be a case for increasing the frequency of one or more bus routes, depending on where and how concentrated any additional homes are. Should the Downs Farm (NON016) site be allocated through modifications to the Local Plan, the Council will discuss the potential re-routing of the 166 service to serve the site with TfL, as suggested by Surrey County Council. The TfL response stated that planning obligations would be sought to mitigate capacity issues. One of the main infrastructure barriers identified is sufficient bus standing and driver facilities. TfL also identified that the aspiration for serving Epsom Hospital with the S2 is no longer feasible.

2.3 Rail

- 2.3.1 Network Rail responded (19 March) to the consultation stating that *“there are no specific impacts on the rail network that would require mitigation and/or enhancement to support this additional growth. The rail section in the latest Infrastructure Delivery Plan (September 2025) remains up-to-date and relevant.”*
- 2.3.2 **EEBC commentary:** Should the Downs Farm (NON016) site be allocated through modifications to the Local Plan, opportunities to improve the connectivity of the site to Epsom Downs station would be sought, as suggested by Surrey County Council.

2.4 Electric Vehicle Charging

- 2.4.1 SCC stated (18 March) that the potential increase in housing would not have a material impact on electric vehicle charging infrastructure.

2.5 Utilities and Physical Infrastructure

- 2.5.1 Utilities include the provision of water, sewage treatment, electricity, gas, telecommunications, waste disposal and recycling. The delivery of utilities is undertaken by private companies on a sub-regional basis except for waste, disposal and recycling which is undertaken by the county and borough council. Utilities areas of provision do not correlate with local authority boundaries.

2.6 Water and Wastewater

- 2.6.1 The majority of the borough receives its water supply from Thames Water, while some areas to the east of the borough are supplied by SES Water. Thames Water is responsible for wastewater / sewage treatment services in the borough.
- 2.6.2 Thames water provided the following response (19 March) - *“In relation to increasing the housing requirements in the local plan to 5,700 homes we are aware of capacity constraints at the STW serving the area. Further assessment is progressing with a view to delivering any upgrade when required during the local plan period taking account of the growth within Epsom and Ewell and other local authorities within the same catchments. However, we do not envisage a significant issue with supporting the increased levels of growth.”*
- 2.6.3 **EEBC commentary:**
The need for future upgrades to the sewage treatment works (STW) serving the borough is recognised and was included in the September 2025 IDP update. No response was received from SES Water. The Council will continue to engage with Thames Water and SES Water to ensure upgrades to water/wastewater infrastructure is delivered in a timely manner.

2.7 Electricity supply

- 2.7.1 The UK’s electricity is provided by eight Distribution System Operators (DSOs). The relevant DSO for Epsom & Ewell is UK Power Networks (UKPN). UKPN covers a broader area, including parts of the East of England, South East of England, and London. To serve these geographies, the UKPN network is divided in three sub-regions – Eastern Power Network Ltd (EPN), London Power Networks Ltd (LPN) and South Eastern Power Networks Ltd (SPN). Epsom & Ewell is within the SPN sub region. Individual households and businesses can choose their own supplier who use the existing network.
- 2.7.2 UK Power Networks responded (30 March) to the consultation identifying that new housing development does not have any detrimental impact on existing supplies. Specifically, they stated *“On the matter of capacity, every new development, whether it be a single house or a thousand houses, requires a connection request to our electricity network by the developer. As part of that work, we undertake a full network assessment which looks at the wider electricity network as well, and identifies any upgrades required to ensure the capacity of the infrastructure is not exceeded. As part of the connection, we will undertake any upgrade works necessary up to the highest level of voltage that we manage, as well as the works required from the most suitable substation to the site. The timescales of the works will depend on the reinforcement required.”*

2.7.3 **EEBC commentary:**

UKPN annually publish Network Scenario Headroom Reports (NSHR) which identify the anticipated future capacity of substations. The 2025 version is, at the time of writing, the most recently published and was reflected in the Council's September 2025 IDP Factual Update. This showed that within the borough, capacity existed up to 2033 for both the Epsom and Ewell substations, although it was decreasing. The 2026 NSHR is currently being consulted upon. This shows a slightly worsened scenario with the forecast for the Epsom substation declining to negative figure of -0.3 by 2033 and to -1.1 by 2035, whilst the Ewell substation's figures are 0.8 for 2033 and -2.5 by 2035.

2.7.4 UKPN also publish a Network Development Report (NDR) every two years, which indicates where and how UK Power Networks plans to intervene to provide additional capacity from the 132kV network to Primary substations over a ten-year period. The 2026 NDP is due to be published in May 2026. The NDP indicates where and how UK Power Networks plans to intervene to provide additional capacity from the 132kV network to Primary substations over a ten-year period. The current 2024 NDP identifies the substations where capacity will be required, based on the headroom tables. Sites with at least a 10MW capacity shortfall by 2032/33 are specifically identified and it is stated that *"this is not a threshold for intervention as capacity needs will be monitored and addressed but indicates where an infrastructure rather than a flexibility services solution may be more efficient"*. Neither the Epsom or Ewell Substations were identified in the 2024 NDP due to having forecast capacity by 2032/33.

2.7.5 The Council will continue engage with UK Power Networks to ensure any potential future capacity issues to serve new development are identified and addressed in a timely manner.

2.8 Gas Supply

2.8.1 The UK's gas is provided by eight Gas Distribution Networks (GDNs), which are owned by four different companies. The relevant GDN for the borough is SGN, who split their network across three Local Distribution Zones (LDZs), of which the borough is located within the South-East LDZ.

2.8.2 SGN provided the following response (9 March) to the consultation: *"The existing medium and intermediate pressure infrastructure which supplies Epsom & Ewell is robust. Under current demand conditions an additional 5,700 new homes would be supported. Should any new developments connect to the low-pressure infrastructure then it is possible that localised capacity limitations exist. However, this would be determined by the actual load requested, and the chosen network connection point. Early engagement for larger development sites can greatly assist in establishing the best connection point(s) and ensure that a fuller awareness of any additional works."*

2.8.3 **EEBC commentary:**

SGN publishes an annual Long Term Development Statement (LTDS), which sets out their methodology for forecasting demand and aligning it with supply. The LTDS is the product of data gathering, analysis and consultations with stakeholders to understand

how SGN's business may develop over the next 10 years. Since the Council's IDP was last updated (September 2025), SGN have published their 2025 LTDS.

- 2.8.4 The 2025 LTDS identifies that new homes contribute modestly to demand growth, slightly offset by better build standards and efficiency – the average new home uses less than half the gas of an average existing home. In 2022, significant updates were made to energy efficiency regulations for new homes in England, representing the most substantial uplift in performance standards in nearly a decade. These changes were introduced in preparation for, and designed to align with, the Future Homes Standard, under which all new homes will be expected to be 'zero carbon ready'.
- 2.8.5 The Council will continue engage with SGN to ensure any potential future capacity issues to serve new development are identified and addressed in a timely manner.

2.9 Telecommunications

- 2.9.1 The rapid growth in mobile communications in the UK has necessitated upgrades in technology with operators having to continually expand their networks to accommodate services and improve quality. Being a relatively urban area makes it more commercially viable for fixed and mobile operators to install their networks in Epsom and Ewell and the borough does not suffer from the same levels of poor connectivity faced by more rural authorities.
- 2.9.2 In relation to telecommunications, SCC stated (18 March) that the potential increase in housing would not have a material impact on this type of infrastructure.

2.10 Waste Management and Disposal

- 2.10.1 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. Epsom & Ewell Borough Council also collects business waste, for a separate charge, where requested by local businesses. Surrey County Council is the Waste Disposal Authority, which involves arranging for the acceptance of municipal waste collected by the district/borough 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.
- 2.10.2 Epsom & Ewell Borough Council's Operations Services Manager has confirmed (19 March) that "*Housing growth over the past few years has placed pressure on the Council's existing fleet of refuse and recycling vehicles. It seems highly likely that, within the next few years, the Council will need to increase the number of collection vehicles that it operates, with an associated operational cost increase.*"
- 2.10.3 In relation to waste disposal, SCC stated (18 March) that the potential increase in housing would not have a material impact on this type of infrastructure.

2.11 Flood Risk Management

- 2.11.1 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. The main cause of flood risk in the borough is from surface water flooding. This mainly occurs during intense or prolonged rainfall which exceeds the design standard of the drainage system. There is a foul water flooding issue related to the storm overflow discharges in the River Hogsmill from the Thames Water Hogsmill storm tanks.
- 2.11.2 In relation to flood risk management, SCC suggested (27 March) that the 'Local Plan impact / future provision' section be amended to read: *"Development in areas at risk of flooding from any source should be avoided by directing development away from areas at highest risk. Sustainable Drainage Systems should be used (SuDS) to manage surface water and can be used to deal with existing and future surface water risk alongside Natural Flood Management (NFM) where appropriate."*

2.12 Education

- 2.12.1 Surrey County Council (SCC) is the local education authority covering early years, primary and secondary education. SCC has a range of statutory duties and responsibilities including a statutory duty to secure sufficient school places, ensuring that every child has access to a school place. This is achieved through forecasting demand for school places to identify an appropriate balance between supply and demand.
- 2.12.2 SCC also has a duty to ensure that sufficient and appropriate education and training opportunities are accessible to the 14 - 19 age group and to ensure an adequate supply of Special Educational Needs and Disability (SEND) places to meet the needs of pupils in the borough.
- 2.12.3 The Childcare Act 2006 places a duty on local authorities to secure sufficient childcare for working parents and provide information, advice and assistance to parents. SCC are responsible for ensuring parents can access the early years funded entitlement. SCC does not have a duty to provide the childcare and early years provision themselves and the majority of childcare and early years places are provided by the private, voluntary and independent (PVI) sector.

2.13 Early Years

- 2.13.1 **EEBC Commentary:** Since the September 2025 IDP factual update, the Childcare Sufficiency Assessment 2025 has been published. This finds that overall, the number of Early Years places in Epsom & Ewell has increased, although there is a reduced take up of places. This is a decrease in 'occupancy' of 14% compared with 2024. The overall density rate of Early Years places in Epsom and Ewell is 67%. This means for every 100 children aged under five years, there are 67 places available. This is an increase of 11% since 2024. The overall density rate of places, based on a projected aggregate demand for places across Epsom & Ewell is 130% this means that there is a surplus of childcare places based on projections of the number of children under 5 requiring an Early Years place.

2.14 Primary Education

- 2.14.1 Surrey County Council has forecast the potential impact of the potential additional sites on the demand for primary school places, years reception to 6 (March 26). The forecasts include demographic trends – the birth rate and GP registration data- and the effects of pupil movement trends (between schools in and out of boroughs/districts/county). The school-based forecasts reflect the number of pupils who are forecasted to attend schools geographically based in the borough of Epsom and Ewell.
- 2.14.2 The forecast for the Proposed Submission Local Plan plus the potential additional sites scenario is set out overleaf.

School Year	Year R-6 places	Year R-6 forecasts	Surplus / deficit	Difference to base pupil projections*
2027-28	7,076	6,604	472	79
2028-29	7,046	6,520	526	132
2029-30	7,016	6,407	609	165
2030-31	7,031	6,373	658	210
2031-32	7,016	6,386	630	283
2032-33	6,986	6,375	611	329
2033-34	6,986	6,321	665	329

*Base pupil projections are normal growth without the Regulation 19 Local Plan allocations plus potential additional sites

2.14.3 While the potential additional allocation sites will yield additional primary age children, the updated forecasts show a surplus of primary school places across the forecast period.

2.14.4 **EEBC commentary:** There is no identified need for additional primary capacity, should any potential additional sites be allocated within the Local Plan.

2.15 Secondary Education

2.15.1 Surrey County Council has forecast the potential impact of the potential additional sites on the demand for secondary school places, years 7 to 11 (March 26). The forecasts include demographic trends – the birth rate and GP registration data- and the effects of pupil movement trends (between schools in and out of boroughs/districts/county). The school-based forecasts reflect the number of pupils who are forecasted to attend schools geographically based in the borough of Epsom and Ewell.

2.15.2 The forecast for the Proposed Submission Local Plan plus the potential additional allocation sites scenario is set out below.

School Year	Year 7-11 places	Year 7-11 forecasts	Surplus / deficit	Difference to base pupil projections*
2027-28	4,748	4,768	-20	27
2028-29	4,726	4,760	-34	51
2029-30	4,734	4,794	-60	75
2030-31	4,712	4,723	-11	108
2031-32	4,690	4,656	34	155
2032-33	4,690	4,638	52	203
2033-34	4,690	4,584	106	244

*Base pupil projections are normal growth without the Regulation 19 Local Plan allocations plus potential additional sites

2.15.3 The forecasts show some initial challenge to capacity, reaching a deficit peak of 60 places in 2029-30, which then tails off to show a surplus of places by 2031-32. The Education Authority advise that the deficit could be met through temporary bulge provision in existing schools, which would require financial contributions from new development.

2.15.4 **EEBC commentary:** The potential deficits are noted and should additional sites be allocated within the Local Plan, financial contributions will be sought to meet the need for additional secondary school places.

2.16 Special Educational Needs and Disabilities (SEND) provision

2.16.1 Surrey County Council has forecast the potential impact of the potential additional sites on the demand for specialist SEND provision. A new forecasting model has been used, which provides borough level forecasts rather than the previous 'quadrant level' which covered a wider geographic area. The quadrant forecasts were included in the September 2025 IDP update.

School Year	Year R-14 Specialist school places in Epsom & Ewell	Year R-6 Forecasts	Surplus / Deficit
2027-28	161	353	-192
2028-29	161	377	-216
2029-30	161	397	-236

2.16.2 The recently introduced borough level forecasts show there is a significant need for additional capacity for specialist SEND provision, and additional provision will be required to address this. The Education Authority advise that a larger single development may result in the need for land to be reserved for specialist provision, whereas more piecemeal development may require contributions towards expanding an existing establishment.

2.16.3 **EEBC Commentary:** The Council will continue to engage with SCC on this issue to ensure that needs generated by the Local Plan are met.

2.17 Health

2.17.1 This section is divided into two sections relating to primary healthcare and secondary healthcare. Primary healthcare provision includes general practice (GPs), pharmacy, dental and eyecare. Secondary healthcare provision includes planned/elective care, urgent & emergency care and mental health care.

2.18 Primary Health Infrastructure

2.18.1 NHS Surrey Heartlands Integrated Care Board (ICB) was established in 2022. As part of the Health and Social Care Act (2022) Surrey Heartlands Integrated Care System, which brings together wider health, social care and voluntary sector partners, also became a legal entity in 2022, with statutory roles and responsibilities. From 1 April 2026, Surrey Heartlands and Sussex ICBs will merge to create a single 'NHS Surrey and Sussex ICB' spanning the two counties and being responsible for a population of just over 3 million. ICBs are responsible for planning and buying (or commissioning) healthcare for people in its area.

2.18.2 NHS Property on behalf of the Surrey Heartlands ICB (19 March) provided a response, which stated the following "The impact of additional new housing, delivered over the local plan period, will result in a requirement for additional healthcare floorspace. Additional provision could be delivered through increasing capacity at existing facilities or, where appropriate, building new facilities."

2.18.3 Additionally, the response provided updates to the Infrastructure Delivery Schedule set out in the IDP Factual Update (September 2025), which reflects updated projects, costs, delivery timescales and sources of funding. Amendments are shown in red.

Infrastructure Type	Scheme Details	Timeframe for Delivery	Estimated Cost	Potential Source of Funding
Health	Reconfiguration - Cox Lane	Years 1-5	£100,000	S106 Developer Contributions/CIL contributions
Health	ICP – Stoneleigh	Time 1- 5 years	£500,000	S106 Developer Contributions/CIL contributions/ NHS funded
Health	Reconfiguration of space for GP use - Bourne Hall	Years 1-5	£2,000,000	S106 Developer Contributions/CIL contributions/ NHS funded
Health	Reconfiguration / extension - Old Cottage	Years 1-5 years	£500,000	S106 Developer Contributions/CIL contributions
Health	Primary care facility at Horton Farm (site allocation SA35) or an equivalent financial contribution towards off-site provision of new or	Years 6-10 Occupation trigger point.	TBC	S106 developer contributions.

	improvement to existing health facilities			
Health	GP practice extensions / redevelopment / reconfiguration as needed to create additional healthcare capacity	Across all years. Dependent on need.	TBC	S106 Developer Contributions CIL contributions

2.18.4 The response continued to state “*the ICB will continue to work with the Council to ensure that primary healthcare needs arising from new development are met in the most appropriate manner.*”

2.18.4 **EEBC commentary:**

The creation of the NHS Surrey and Sussex ICB from 1 April 2026 is acknowledged and the Council will continue to engage with the new ICB to ensure the impact on primary healthcare from new development is addressed appropriately.

2.19 Acute Care Facilities

2.19.1 Epsom Hospital serves the southern part of the Epsom and St Helier University Hospitals catchment. It provides an extensive range of inpatient, day and outpatient services. It hosts the Elective Orthopaedic Centre (EOC), providing orthopaedic services to patients of St George’s, Croydon Health Services and Kingston hospitals in addition to patients from Epsom & St Helier. Surrey and Borders Partnership NHS Foundation Trust provide acute psychiatric services from the hospital. A 24-hour emergency department (ED) is provided at Epsom Hospital with a dedicated children’s ED, where children under the age of 16 are seen. All emergency surgery is undertaken at St Helier Hospital.

2.19.2 **EEBC commentary:**

No response was received from the Epsom and St Helier University Hospitals Trust. It is understood that an additional £12 million of funding was received (2025/26) for essential maintenance work. However, the ageing condition of the hospital estate will need to be addressed to ensure adequate healthcare provision can continue to be delivered in the future. As identified in the September 2025 IDP, funding has been secured from the national New Hospital Programme (NHP) to deliver a new specialist emergency care hospital in Sutton, which is anticipated to commence in 2032. This will also modernise current facilities in Epsom and St Helier hospitals.

2.20 Other Social and Community Infrastructure

2.20.1 Other social and community infrastructure includes services and provision in the community which contribute to residents and communities being able to access and achieve quality of life within their local areas. They can provide communities with sources to access information, ICT and social activities.

2.21 Community Centres

2.21.1 Community centres are multipurpose facilities for community activities such as entertainment, concerts, shows, clinics, education, sports, polling stations and public meetings. There are two community centres within the borough.

2.21.2 **EEBC commentary:** The community centre section in the latest Infrastructure Delivery Plan (September 2025) remains up-to-date and relevant.

2.22 Libraries

2.22.1 There are 4 libraries within the borough of Epsom and Ewell, with SCC completing a large transformation of Epsom Library in May 2025.

2.22.2 In relation to libraries, SCC stated (18 March) that the potential increase in housing would not have a material impact on this type of infrastructure.

2.23 Sports Facilities

2.23.1 The Council's Sports Facilities Assessment and Playing Pitch Strategy provide an assessment of the current quantity, quality, accessibility and availability of provision and identifies potential future needs. A significant proportion of facilities are located on educational sites, the majority of which are not subject to community use agreements and are therefore not a secure form of provision.

2.23.2 **EEBC commentary:**

The sports facilities section in the latest Infrastructure Delivery Plan (September 2025) remains relevant. Construction of a new clubhouse at Epsom Sports Club's Old Schools Lane site began in March 2026. There may be opportunities to deliver enhancements for sports provision should any additional greenfield sites be allocated as modifications to the Local Plan.

2.24 Emergency Services

2.24.1 The police, ambulance and fire & rescue services are provided by government agencies which operate on different catchments.

2.25 Police

2.25.1 Surrey Police have a duty to respond to all incidents. They deliver crime prevention, attend and provide a service lead at emergencies for example road traffic accidents or flooding, counter terrorism and community reassurance. They attend all incidents involving deaths, attend crowd and events policing, attend and input into community safety and crime partnerships and provide referral responses when there are expressed concerns about the safety of children, the elderly or those with special needs.

2.25.2 Surrey Police responded to the consultation (2 March) stating they had no additional comments.

2.26 Ambulance

2.26.1 The South East Coast Ambulance Service NHS Foundation Trust (SECAmb) are transitioning from a predominantly ambulance based response model to a more differentiated approach, where the type of response is tailored to the individual needs of patients. SECAmb operate from a number of Make Ready Centres and Ambulance Community Response Posts (ACRP). The Make Ready Centres are where the vehicle preparation takes place (vehicles are cleaned and stocked) and staff begin and end their shifts. An ACRP is a place which provides rest facilities for staff between emergencies.

2.26.2 SECAmb responded (23 March) to the consultation and stated that they are currently looking to identify a replacement Ambulance Community Response Posts (ACRP) on the northeast side of Epsom town centre with parking for two ambulances. Otherwise, the information within the Infrastructure Delivery Plan (September 2025) 'Ambulance Service' section remains relevant.

2.26.3 **EEBC commentary:** The need for a replacement ACRP is recognised.

2.27 Fire and Rescue

2.27.1 Surrey County Council is the Fire Authority, meaning they have overall responsibility for fire and rescue services in Surrey.

2.27.2 In relation to Fire and Rescue, SCC stated that the potential increase in housing would not have a material impact on this type of infrastructure.

2.28 Green and Blue Infrastructure

2.28.1 Green infrastructure is a network of multifunctional green space, which delivers a wide range of environmental and quality of life benefits for communities. The borough contains a variety of open spaces which are highly valued by residents and visitors. These areas provide opportunities for recreation, help mitigate climate change and provide flood alleviation/ecosystem services. Access to public open space has benefits for physical and mental health.

2.29 Open Spaces

2.29.1 The borough contains a range of open spaces, many of which are managed by the Council. Maintaining the quantity and quality of the public open spaces will be important to support the increase in population to which new development will contribute. Should any additional sites be allocated as modifications to the Local Plan, there may be the opportunity to provide additional public open space.

3 Conclusion

- 3.1 To inform the IDP addendum, infrastructure providers were consulted and asked to consider the infrastructure related impacts of the potential allocation of additional sites, which could deliver approximately 1,000 new dwellings. For transport and education, bespoke modelling was undertaken to inform the responses.
- 3.2 The responses received identified some infrastructure categories where additional capacity will be required, above what was identified in the previous September 2025 IDP update. These include:
- Highways: site specific mitigation is suggested for two of the potential additional sites, should they be allocated through modifications to the Local Plan. These include:
 - Priest Hill (NON013) - measures to improve walking and cycling along the Cheam Road corridor and at the A24 junction are investigate, with a focus on reducing severance, improving crossing opportunities, and enhancing overall safety and attractiveness for active mode.
 - Downs Farm (NON016) - the potential re-routing of the 166 bus service to serve the site and improvements to the accessibility of the site to Ewell Downs station.
 - Education: a deficit of secondary school place provision up to 2031 has been identified, which could be addressed through temporary bulge provision in existing schools.
 - Education: a deficit of SEND provision has been identified, which may require new on-site provision or the expansion of existing provision.
 - Health: additional primary healthcare provision will be required, which may be delivered through increasing capacity at existing facilities or, where appropriate, building new facilities. How this will be addressed will depend on whether additional sites are allocated through modifications to the Local Plan.
- 3.3 As the Local Plan examination progresses, the Council will continue to work with infrastructure providers to ensure these additional infrastructure needs can be addressed.