

## DEVELOPMENT SUITABILITY ANALYSIS

Each local authority within Surrey has been analysed in detail to generate the summary pages which precede this page. The development suitability section which follows allows us to present by area the following:

- Major development sites and forecast demographics
- Key infrastructure capacity issues across each infrastructure topic explored
- Topic specific summary of all identified infrastructure projects, associated cost and estimated funding
- Spatial mapping of the developments against identified transport and social infrastructure capacity issues.
- Mapping of key infrastructure projects

It is important to note that the projects and subsequent costings presented on the following pages are populated from a number of sources and some variation exists across the different authorities based on the status of their own infrastructure planning work.

Tables 5.1 and 5.2 on the facing page summarise the main sources used to populate the project list and the current status of infrastructure delivery plans for each authority.

Each area plan should be reviewed in conjunction with the universal legend below.

### Universal Legend



Table 5.1

## Project List Source

		Key Source: LA IDP Project Schedule	Key Source: Surrey County Council	Key Source: AECOM Benchmark Modelling	Additional Sources
Transport	Motorways	Yes	Yes		Highways England RBS Local Transport Strategy Forward Programmes Surrey Future Congestion programme Surrey Rail Strategy Wessex Route Study
	Highways	Yes	Yes		
	Public Transport	Yes	Yes		
	Rail	Yes	Yes		
	Other Strategic	Yes	Yes		
Education	Primary Education	Yes	Yes		
	Secondary Education	Yes	Yes		
	AE / FE / HE	Yes		Yes	FE and HE Providers
	Early Years	Yes	Yes	Yes	
Health and Social Care	Primary Healthcare	Yes		Yes	
	Acute Healthcare	Yes		Yes	
	Mental Healthcare	Yes		Yes	
	Adult Social Services	Yes	Yes	Yes	
Community and Recreation	Libraries	Yes	Yes	Yes	
	Youth Services	Yes		Yes	
	Community Facilities	Yes		Yes	
	Sports Facilities	Yes		Yes	
	Open Space & Recreation	Yes		Yes	
Green Infrastructure	Yes	Yes	Yes	Surrey Nature Partnership	
Utilities & Waste	Energy (Electricity & Gas)	Yes		Yes	Service Provider Investment Plans
	Water and Sewage	Yes		Yes	Service Provider Investment Plans
	Waste	Yes	Yes		
	Broadband	Yes	Yes	Yes	Broadband Provider Plans
Flood Defences	Yes	Yes		Environment Agency	
Emergency Services	Yes	Yes			

Table 5.2

## Local Authority Project Schedule Source Documents

Authority	LA IDP Schedule sourced from
Elmbridge	Infrastructure Delivery Plan (April 2012)
Epsom & Ewell	Infrastructure Delivery Plan (April 2013)
Guildford	Draft Local Plan - Appendix B - Infrastructure Schedule (July 2014)
Mole Valley	Infrastructure Delivery Plan (May 2015)
Reigate & Banstead	Infrastructure Delivery Plan Addendum (March 2015)
Runnymede	Infrastructure Delivery Plan (February 2013)
Spelthorne	Infrastructure Delivery Plan (February 2014)
Surrey Heath	Infrastructure Delivery Plan (February 2013) + Infrastructure Delivery Supplementary Planning Document (July 2014)
Tandridge	Infrastructure Delivery Schedule Update (November 2013)
Waverley	Infrastructure Delivery Plan (August 2012) + Infrastructure Update (September 2014)
Woking	Approach to Monitoring and Delivery - Infrastructure Delivery (February 2012)

### Technical Note on Local Authority figures on following pages:

As stated in Section 3 of the report all the population figures presented on the following pages represent the outputs of the SCC PopGroup Model Population forecasts, based upon housing trajectories presented within this report, which have been produced to inform this study. Refer to Study Parameters in Section 1 of this report for a full explanation of the inputs, assumptions and exclusions related to the infrastructure costs and funding presented on the following pages.

# 5.1 ELMBRIDGE

**2,861**  
new homes  
(+5%)

**1,018**  
new people  
(+1%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- **A3 between Esher and M25 Junction 10 traffic congestion**
- **Current trends indicate that the A3 from Hook to Guildford is likely to be more highly congested.**
- **South West Mainline capacity increases planned for peak AM times requires station platform lengthening.**
- **Need for Secondary school places.**
- **Brooklands College Weybridge Campus in need of refurbishment / replacement.**
- **Weylands Treatment Works in Hersham allocated as potential site for expansion of waste processing.**
- **Development site mitigation expected to be sufficient to limit changes to flood risk**

Total Infrastructure Costs: **£224,240,000**

Total Secured Funding: **£8,620,000**

Total Expected Funding: **£54,610,000**

Total Funding Gap: **£161,020,000**

Funding as % of Costs: **28%**

### TRANSPORT



- Motorways
- Highways
- Public transport
- Rail
- Other transport

### EDUCATION



- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities

### HEALTH



- Primary healthcare
- Acute healthcare
- Mental healthcare

### COMMUNITY



- Adult social services
- Libraries
- Youth services
- Community centres

### GREEN INFRASTRUCTURE



- Sports facilities
- Outdoor sport & Rec
- Green infrastructure

### UTILITIES

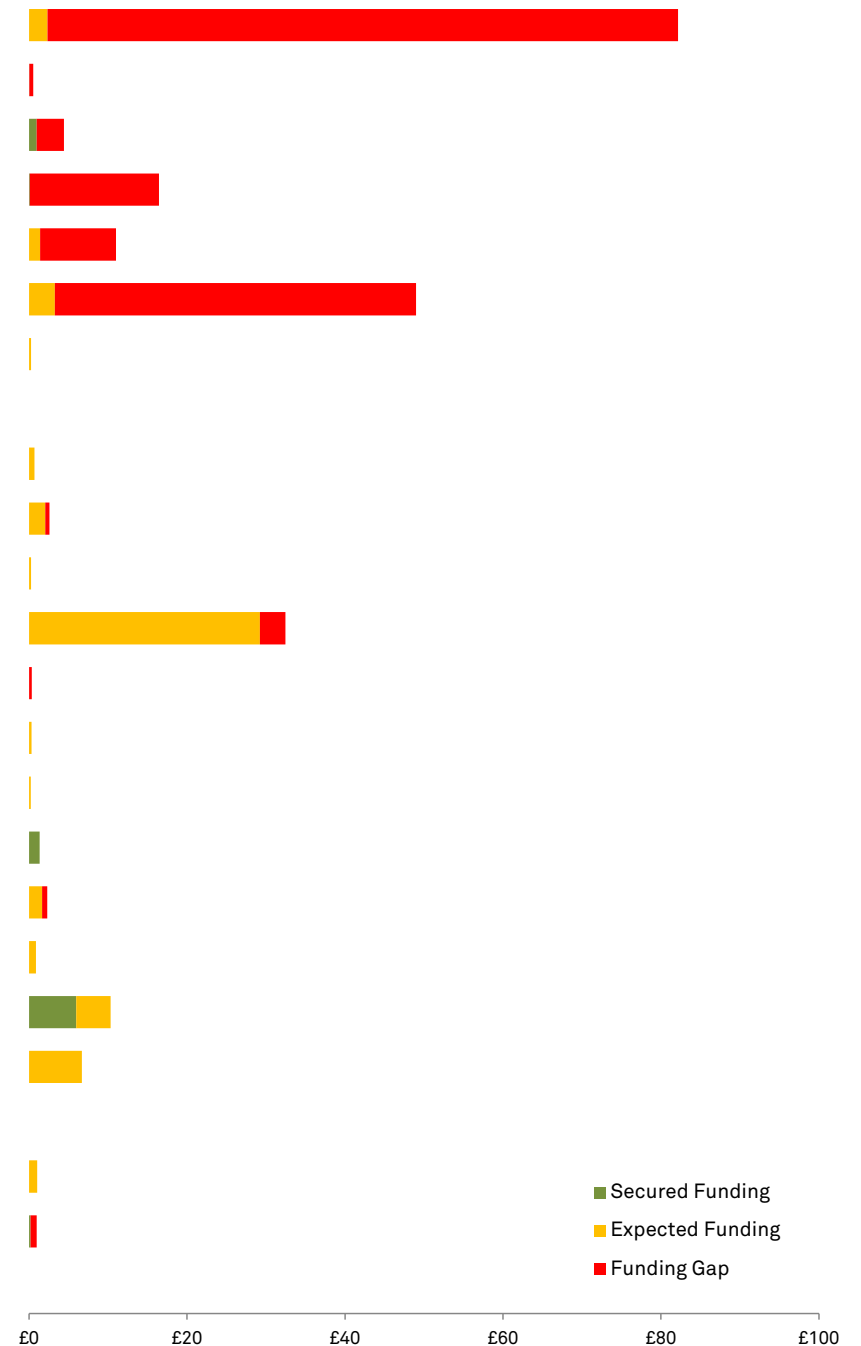


- Electricity & Gas
- Water & Sewage
- Waste
- Broadband

### FLOOD DEFENCES



- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions



**MAJOR HOUSING DEVELOPMENT**

- Rydens Enterprise School & 6th Form College
- Stompond Lane Sports Ground
- Knowle Hill Park, Cobham
- Weybridge House, Weybridge

**FLOOD DEFENCES**

- River Thames Scheme

**EDUCATION PROJECTS**

- 1FE primary expansion in Walton area
- Up to 6FE secondary expansion
- Expansion at Rydens Enterprise School

**COMMUNITY INFRASTRUCTURE PROJECTS**

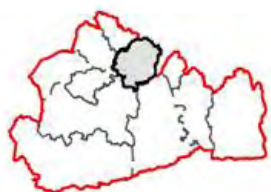
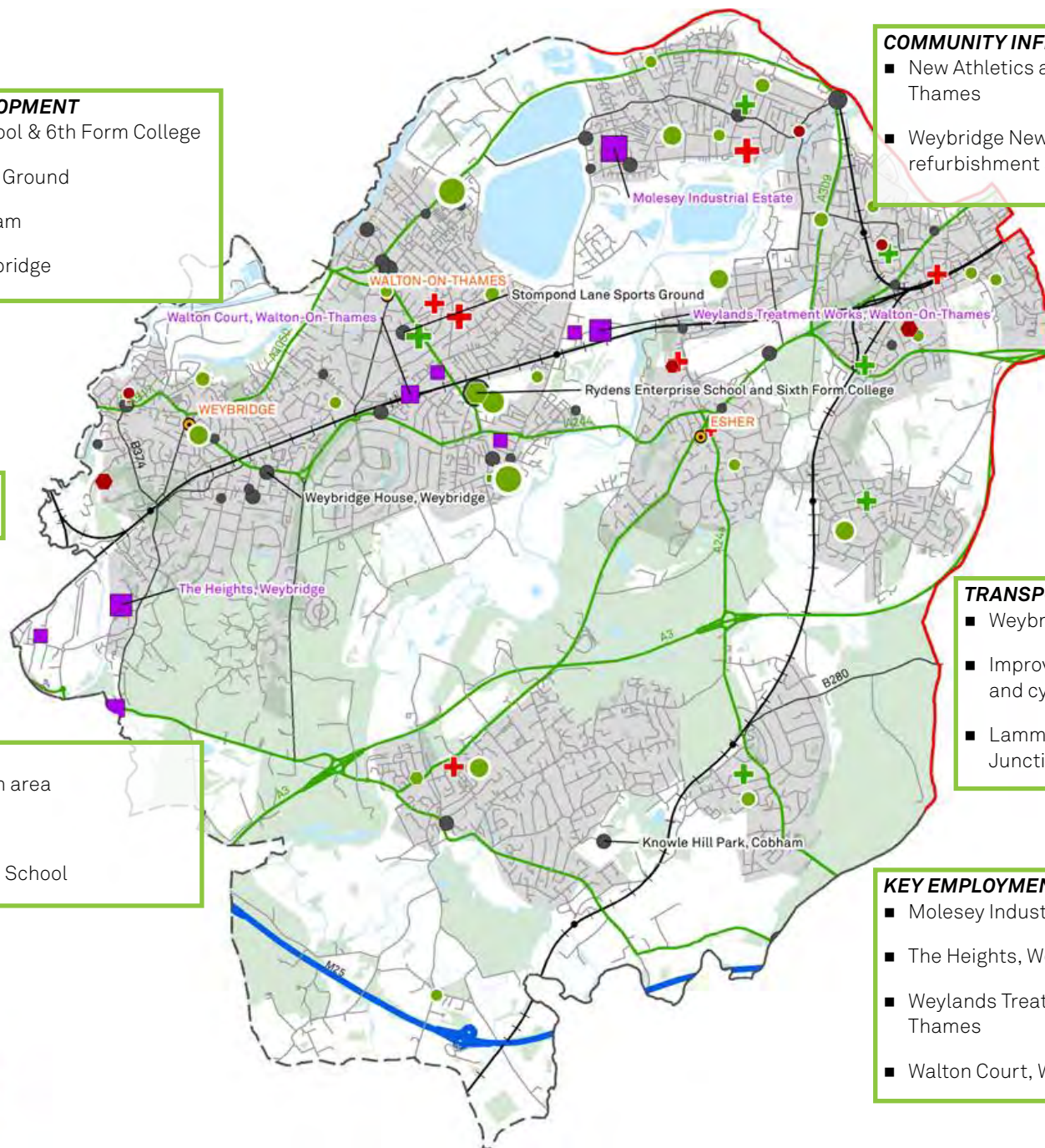
- New Athletics and football stadium in Walton on Thames
- Weybridge New Library, Molesey Library refurbishment and Hersham Library redevelopment

**TRANSPORT PROJECTS**

- Weybridge Rail Station Access Improvements
- Improvements to Blundell Lane pedestrian and cycle accessibility
- Lammas Lane/More Lane/ Church Lane Junction Improvements

**KEY EMPLOYMENT SITES WITH CAPACITY**

- Molesey Industrial Estate
- The Heights, Weybridge
- Weylands Treatment Works, Walton-On-Thames
- Walton Court, Walton-On-Thames



**SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN ELMBRIDGE**

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.2 EPSOM AND EWELL

**2,057**  
new homes  
(+6%)

**1,495**  
new people  
(+2%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Infrastructure investment required in urban centres (Epsom Town centre and Ewell Village)
- Existing rail network will require enhancements to support development growth
- Upgrades to existing water and wastewater networks may be required to support new development

Total Infrastructure Costs: **£124,970,000**

Total Secured Funding: **£12,690,000**

Total Expected Funding: **£36,090,000**

Total Funding Gap: **£76,180,000**

Funding as % of Costs: **39%**

### TRANSPORT



- Motorways
- Highways
- Public transport
- Rail
- Other transport

### EDUCATION



- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities

### HEALTH



- Primary healthcare
- Acute healthcare
- Mental healthcare

### COMMUNITY



- Adult social services
- Libraries
- Youth services
- Community centres

### GREEN INFRASTRUCTURE



- Sports facilities
- Outdoor sport & Rec
- Green infrastructure

### UTILITIES

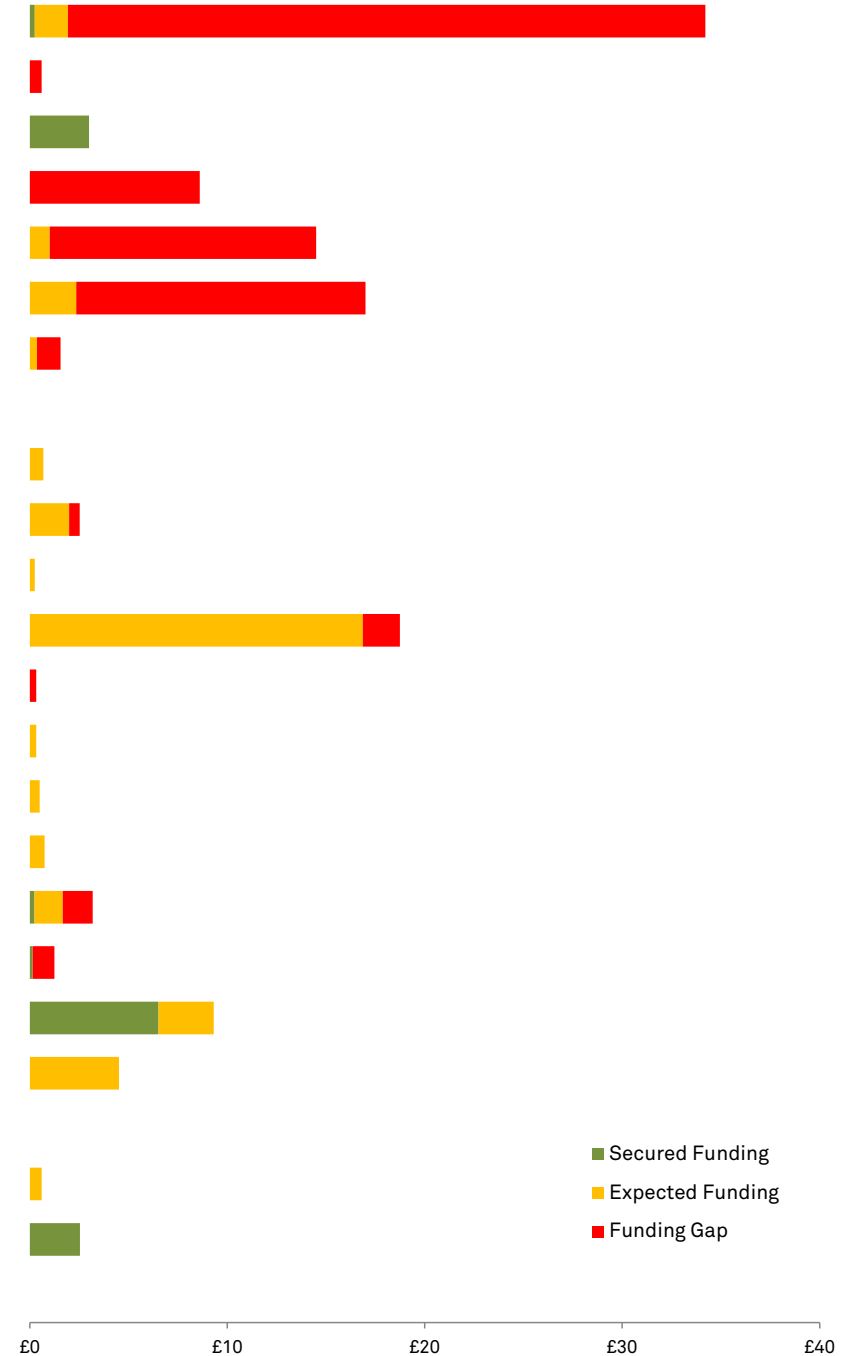


- Electricity & Gas
- Water & Sewage
- Waste

### FLOOD DEFENCES



- Broadband
- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions

### MAJOR HOUSING DEVELOPMENT

- The Utilities Site
- Land at Epsom & Ewell High School
- Remaining West Park Sites
- Depot Road & Upper High Street Site

### KEY EMPLOYMENT SITES WITH CAPACITY

- Longmead and Nonsuch Employment Sites
- Woodcote Grove, Ashley road, Epsom
- Epsom General Hospital
- Utilities Site, East Street, Epsom Town Centre

### COMMUNITY INFRASTRUCTURE PROJECTS

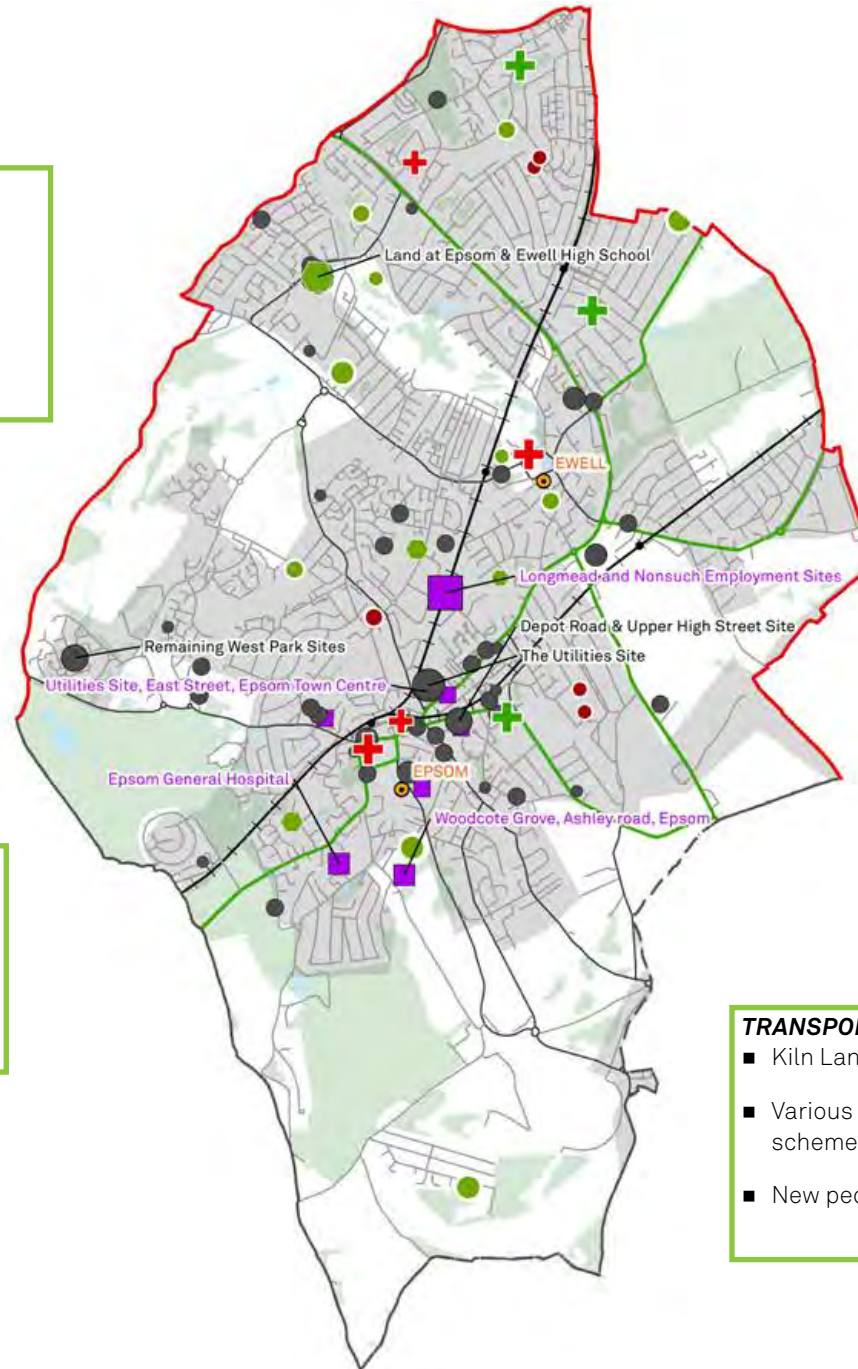
- Epsom Library and Ewell Library refurbishment
- Refurbishment of Alexander Recreation Ground

### EDUCATION PROJECTS

- School reorganisation in Ewell, including expansion of two infant and one junior school to three primary schools
- 3FE secondary expansion at Epsom & Ewell High School

### TRANSPORT PROJECTS

- Kiln Lane Link
- Various Epsom Town Centre transport schemes
- New pedestrian/cycle bridge Station Avenue



## SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN EPSOM & EWELL

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.



# 5.3 GUILDFORD

**9,300**  
new homes  
(+16%)

**20,301**  
new people  
(+14%)

**to 2030**

## INFRASTRUCTURE HIGHLIGHTS

- A3 road deficient in quality and capacity.
- Guildford town centre gyratory
- Vehicular demand on Local Road network approaches or exceeds capacity of some links and junctions.
- Traffic congestion affects bus route efficiency which is also limited in village areas.
- Scope to improve pedestrian & cyclist provision.
- Capacity issues on current rail infrastructure.
- Strategic Flood Risk Assessment identifies increased long term flood risk to some areas of Guildford Town.
- Shortage of primary school places (currently being addressed) and surplus provision of secondary places
- Authority wide library provision insufficient for population.

Total Infrastructure Costs: **£1,162,040,000**

Total Secured Funding: **£75,800,000**

Total Expected Funding: **£568,220,000**

Total Funding Gap: **£518,020,000**

Funding as % of Costs: **55%**

- TRANSPORT**
- EDUCATION**
- HEALTH**
- COMMUNITY**
- GREEN INFRASTRUCTURE**
- UTILITIES**
- FLOOD DEFENCES**

- Motorways
- Highways
- Public transport
- Rail
- Other transport
- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities
- Primary healthcare
- Acute healthcare
- Mental healthcare
- Adult social services
- Libraries
- Youth services
- Community centres
- Sports facilities
- Outdoor sport & Rec
- Green infrastructure
- Electricity & Gas
- Water & Sewage
- Waste
- Broadband
- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

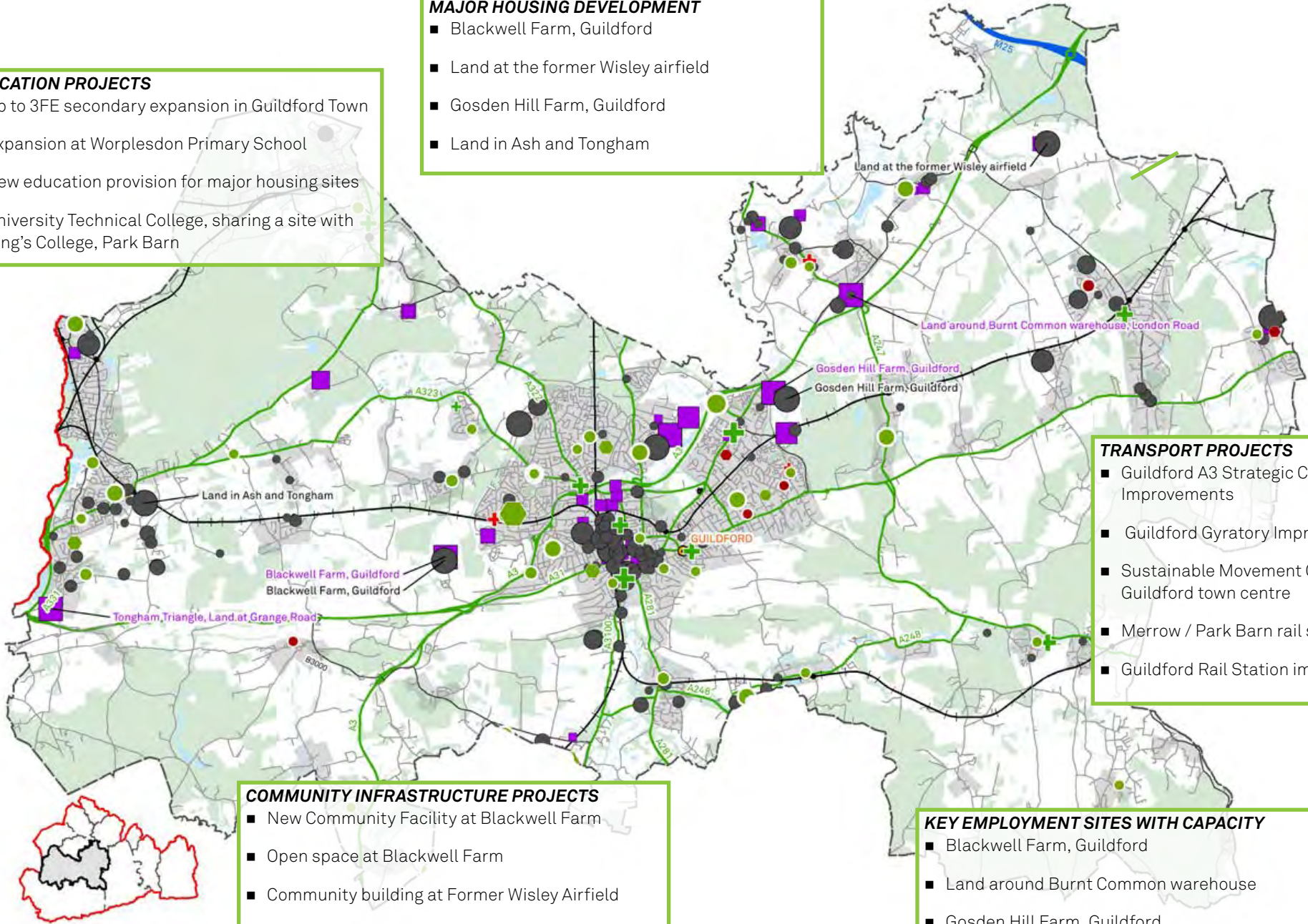
- MAJOR HOUSING DEVELOPMENT**
- Blackwell Farm, Guildford
  - Land at the former Wisley airfield
  - Gosden Hill Farm, Guildford
  - Land in Ash and Tongham

- EDUCATION PROJECTS**
- Up to 3FE secondary expansion in Guildford Town
  - Expansion at Worplesdon Primary School
  - New education provision for major housing sites
  - University Technical College, sharing a site with King's College, Park Barn

- TRANSPORT PROJECTS**
- Guildford A3 Strategic Corridor Improvements
  - Guildford Gyratory Improvements
  - Sustainable Movement Corridor through Guildford town centre
  - Merrow / Park Barn rail stations
  - Guildford Rail Station improvements

- COMMUNITY INFRASTRUCTURE PROJECTS**
- New Community Facility at Blackwell Farm
  - Open space at Blackwell Farm
  - Community building at Former Wisley Airfield
  - New Guildford Library

- KEY EMPLOYMENT SITES WITH CAPACITY**
- Blackwell Farm, Guildford
  - Land around Burnt Common warehouse
  - Gosden Hill Farm, Guildford



**SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN GUILDFORD**

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.



# 5.4 MOLE VALLEY

**2,820**  
new homes  
(+7%)

**1,814**  
new people  
(+2%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Very high car ownership among Mole Valley Residents
- Significant increases predicted in AM Peak traffic levels on Mole Valley Local Road Network - from Mole Valley development but also neighbouring areas
- A need for an improvement for bus priority schemes and measures to improve journey reliability
- Deepdene Station improvements identified
- Cycling levels in Mole Valley are high with associated investment requirements
- Need for flood improvements along the river Mole

Total Infrastructure Costs: **£122,160,000**

Total Secured Funding: **£29,420,000**

Total Expected Funding: **£46,950,000**

Total Funding Gap: **£45,790,000**

Funding as % of Costs: **63%**

### TRANSPORT



Motorways

Highways

Public transport

Rail

Other transport

### EDUCATION



Primary education

Secondary education

AE / FE / HE

Early Year facilities

### HEALTH



Primary healthcare

Acute healthcare

Mental healthcare

### COMMUNITY



Adult social services

Libraries

Youth services

Community centres

### GREEN INFRASTRUCTURE



Sports facilities

Outdoor sport & Rec

Green infrastructure

### UTILITIES



Electricity & Gas

Water & Sewage

Waste

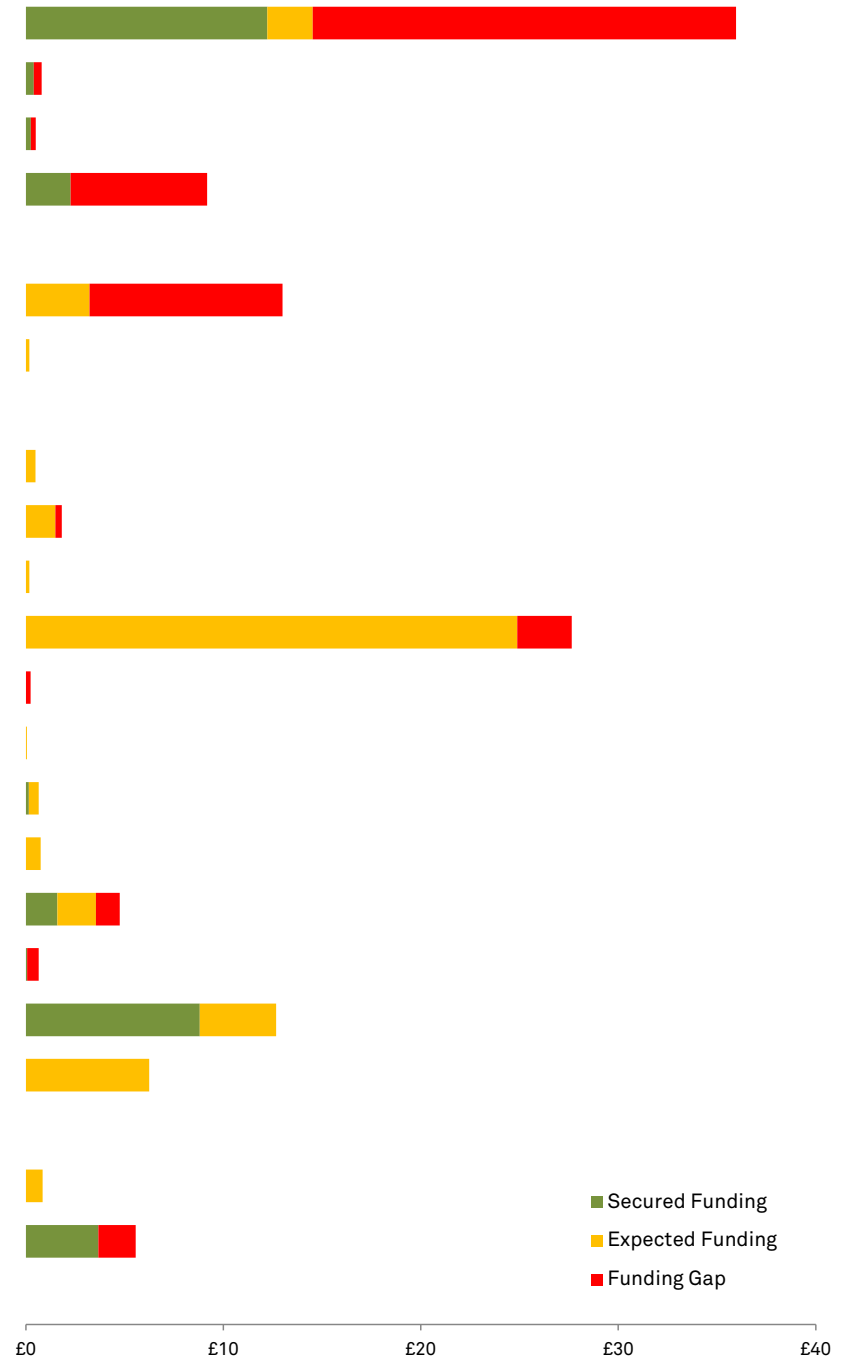
### FLOOD DEFENCES



Broadband

Flood defences

Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions

### MAJOR HOUSING DEVELOPMENT

- Land at Therfield School, Leatherhead
- Middlemead, Bookham
- QEF, Leatherhead
- Randalls Road / Cleeve Road, Leatherhead

### COMMUNITY INFRASTRUCTURE PROJECTS

- Ashtead Library and Leatherhead Library refurbishment
- Meadowbank Recreation Ground, Dorking
- Improve facilities at Ashtead Football Club

### TRANSPORT PROJECTS

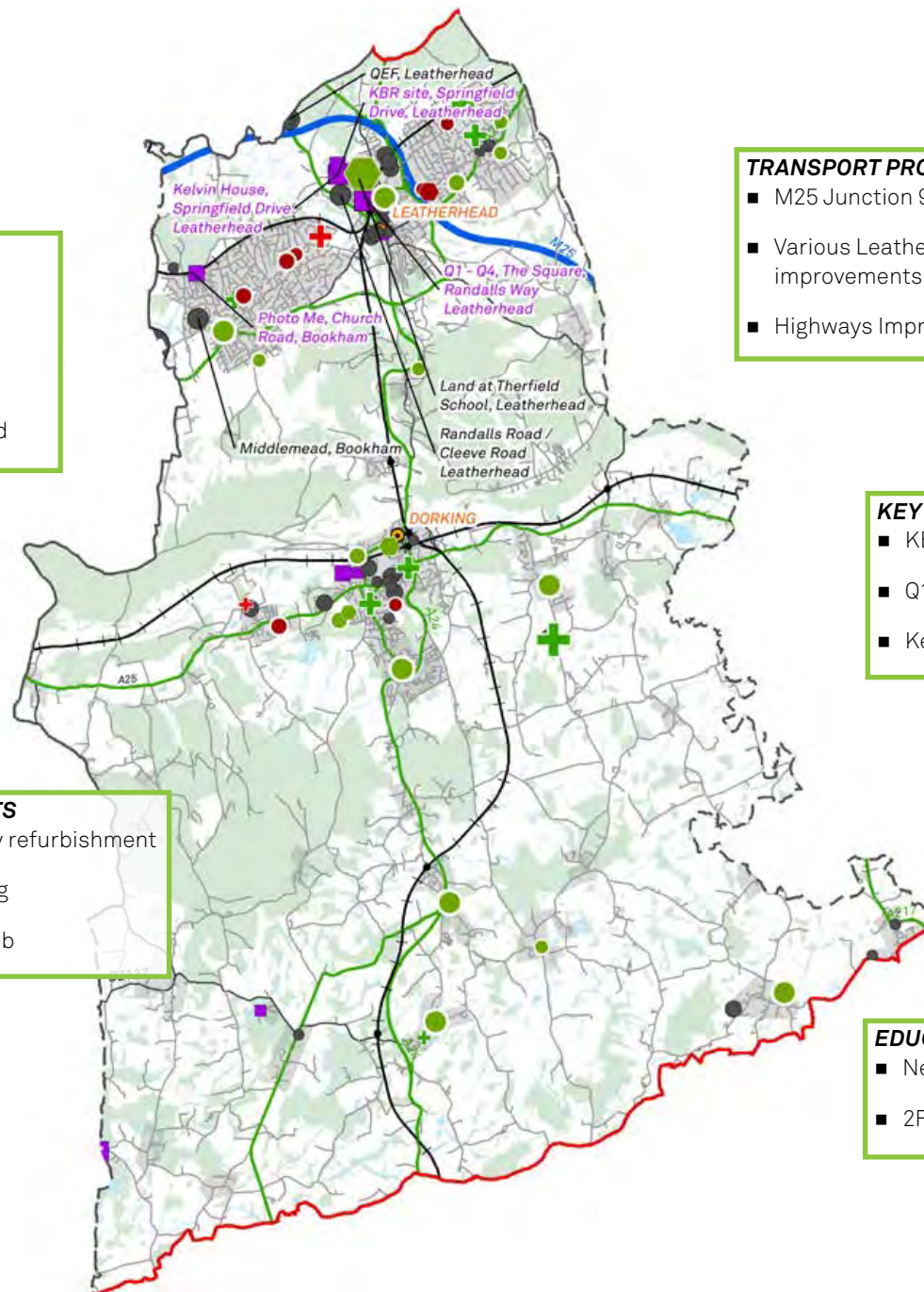
- M25 Junction 9 bottleneck relief
- Various Leatherhead Congestion improvements
- Highways Improvements on A24 Capel

### KEY EMPLOYMENT SITES WITH CAPACITY

- KBR site, Springfield Drive, Leatherhead
- Q1 - Q4, The Square, Randalls Way
- Kelvin House, Springfield Drive, Leatherhead

### EDUCATION PROJECTS

- New early years provision in Beare Green Ward
- 2FE secondary school expansion



## SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN MOLE VALLEY

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.5 REIGATE AND BANSTEAD

**7,571**  
new homes  
(+13%)

**10,547**  
new people  
(+7%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Capacity issues on London to Brighton Rail route.
- Majority of congestion forecast on roads and junctions within Redhill town centre and up to Reigate.
- Flood management measures required at large sites to prevent flooding downstream in Redhill Town Centre and around Horley / Burstow Stream.
- Reception year and total primary school places limited across authority
- Surplus secondary school places will not continue
- Shortfall in outdoor sports and children's playspace
- Shortfall in Extra Care housing across the authority

Total Infrastructure Costs: **£290,790,000**

Total Secured Funding: **£81,650,000**

Total Expected Funding: **£111,190,000**

Total Funding Gap: **£97,950,000**

Funding as % of Costs: **66%**

### TRANSPORT



- Motorways
- Highways
- Public transport
- Rail
- Other transport

### EDUCATION



- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities

### HEALTH



- Primary healthcare
- Acute healthcare
- Mental healthcare

### COMMUNITY



- Adult social services
- Libraries
- Youth services

### GREEN INFRASTRUCTURE



- Community centres
- Sports facilities
- Outdoor sport & Rec
- Green infrastructure

### UTILITIES

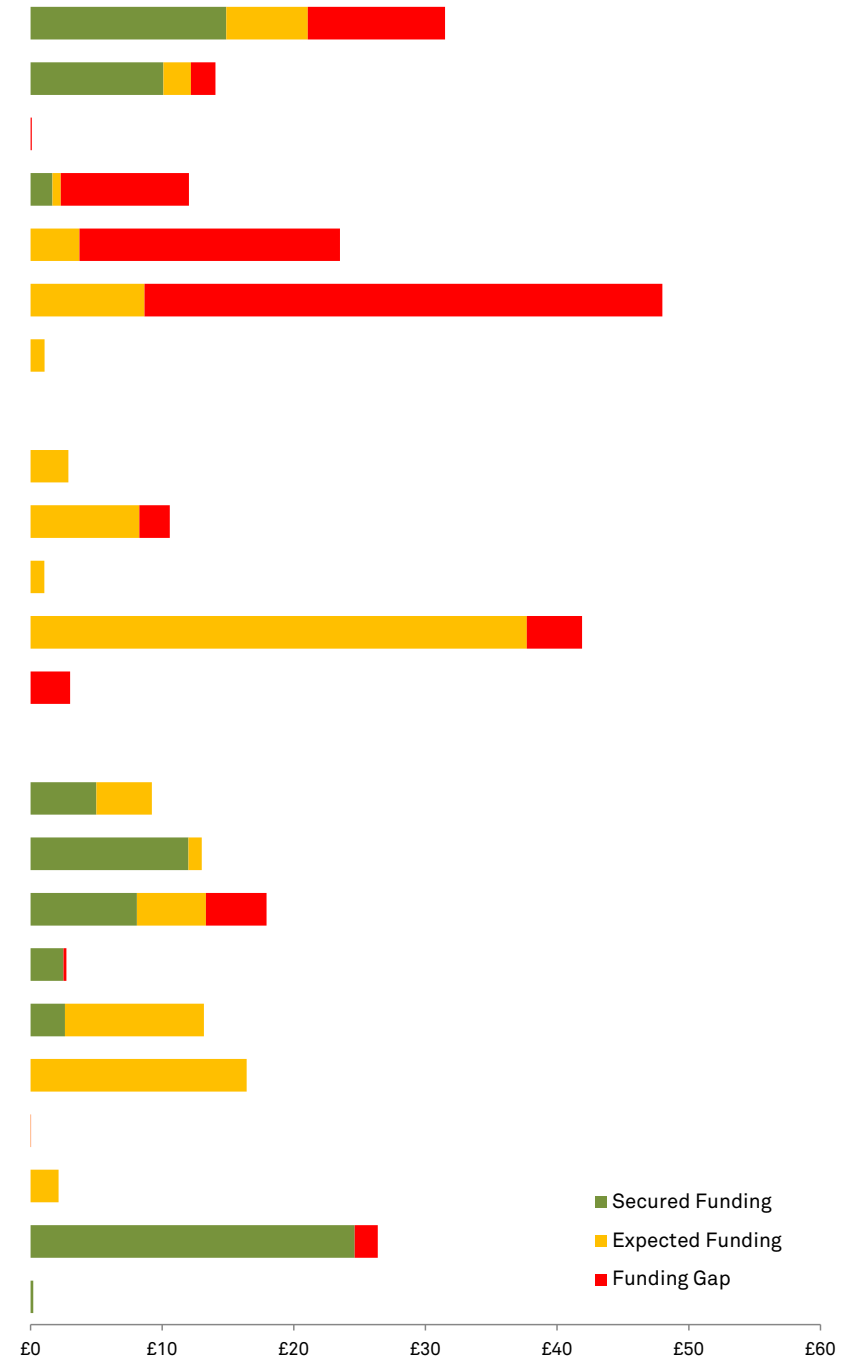


- Electricity & Gas
- Water & Sewage
- Waste
- Broadband

### FLOOD DEFENCES



- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

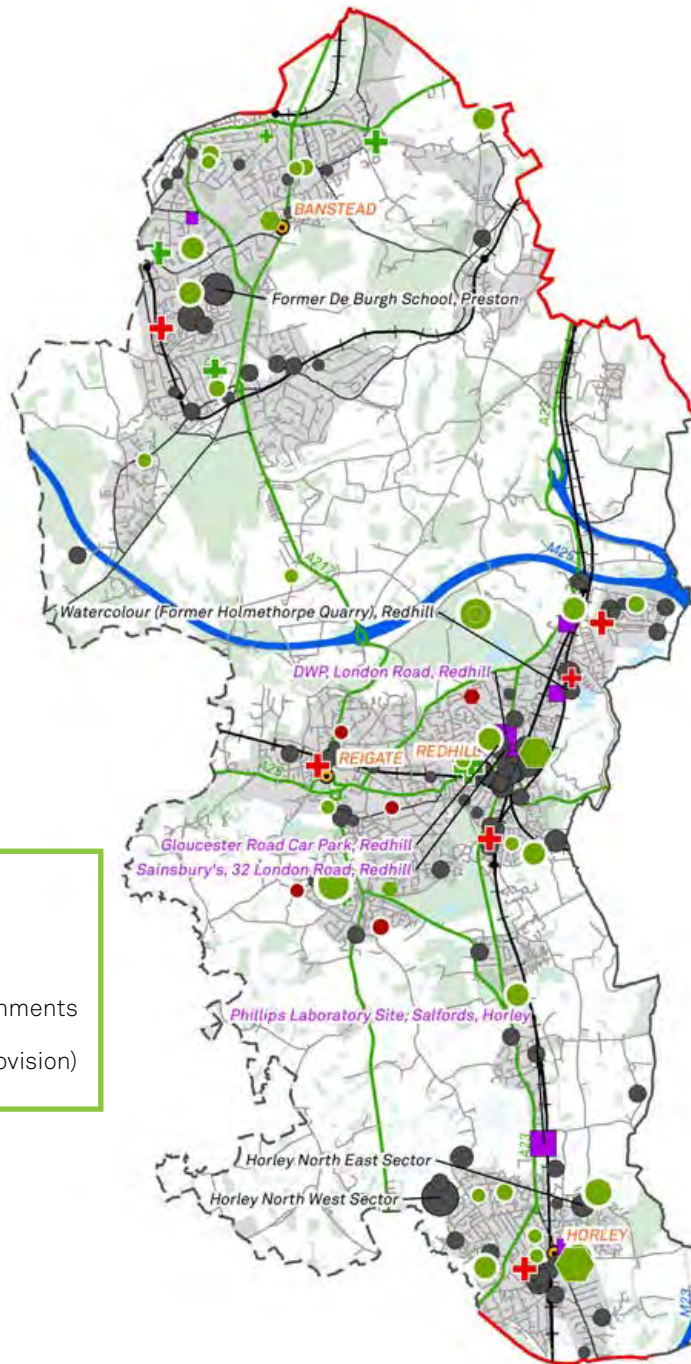
Millions



- MAJOR HOUSING DEVELOPMENT**
- 500-700 homes in East Redhill / Merstham
  - 500-700 homes in South / South West Reigate
  - 200 homes around Horley

- EDUCATION PROJECTS**
- New early years education provision in Horley
  - 2FE primary expansion in Redhill and Reigate
  - 6FE new secondary school in Reigate & Redhill area

- COMMUNITY INFRASTRUCTURE PROJECTS**
- Horley NE and NW Provision of two community halls
  - Merstham Community hub
  - New Horley Library. Reigate and Redhill library refurbishments
  - Preston regeneration (leisure centre and community provision)



- TRANSPORT PROJECTS**
- Horley NE and NW New access routes and junction improvements
  - Reigate Road Network Improvements
  - Improvements are needed at A23/ M23 Hooley Junction to alleviate congestion and improve connections to Gatwick.
  - Package of works to A217

- KEY EMPLOYMENT SITES WITH CAPACITY**
- Phillips Laboratory Site, Salfords, Horley
  - Sainsbury's, 32 London Road, Redhill
  - DWP, London Road, Redhill
  - Gloucester Road Car Park, Redhill

## SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN REIGATE & BANSTEAD

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.6 RUNNYMEDE

**6,104**  
new homes  
(+18%)

**11,726**  
new people  
(+14%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- **Current surplus capacity in secondary school places.**
- **Local growth expected to put additional increases on the Strategic Road Network through Runnymede.**
- **Local road network expected to experience increased peak time congestion**
- **Existing rail and bus service efficiencies likely to be impacted on by Runnymede growth proposals**
- **Primary healthcare facility capacity issues in areas such as Virginia Water, Ottershaw, Staines and Egham**
- **Existing communications infrastructure at capacity**
- **Improvements to Chertsey Sewage Works required to support growth. Investment planned by Thames Water.**
- **Significant Flood risk infrastructure investment required across authority.**

Total Infrastructure Costs: **£163,140,000**

Total Secured Funding: **£5,280,000**

Total Expected Funding: **£96,170,000**

Total Funding Gap: **£61,680,000**

Funding as % of Costs: **62%**

### TRANSPORT



Motorways

Highways

Public transport

Rail

Other transport

### EDUCATION



Primary education

Secondary education

AE / FE / HE

Early Year facilities

### HEALTH



Primary healthcare

Acute healthcare

Mental healthcare

### COMMUNITY



Adult social services

Libraries

Youth services

Community centres

### GREEN INFRASTRUCTURE



Sports facilities

Outdoor sport & Rec

Green infrastructure

### UTILITIES



Electricity & Gas

Water & Sewage

Waste

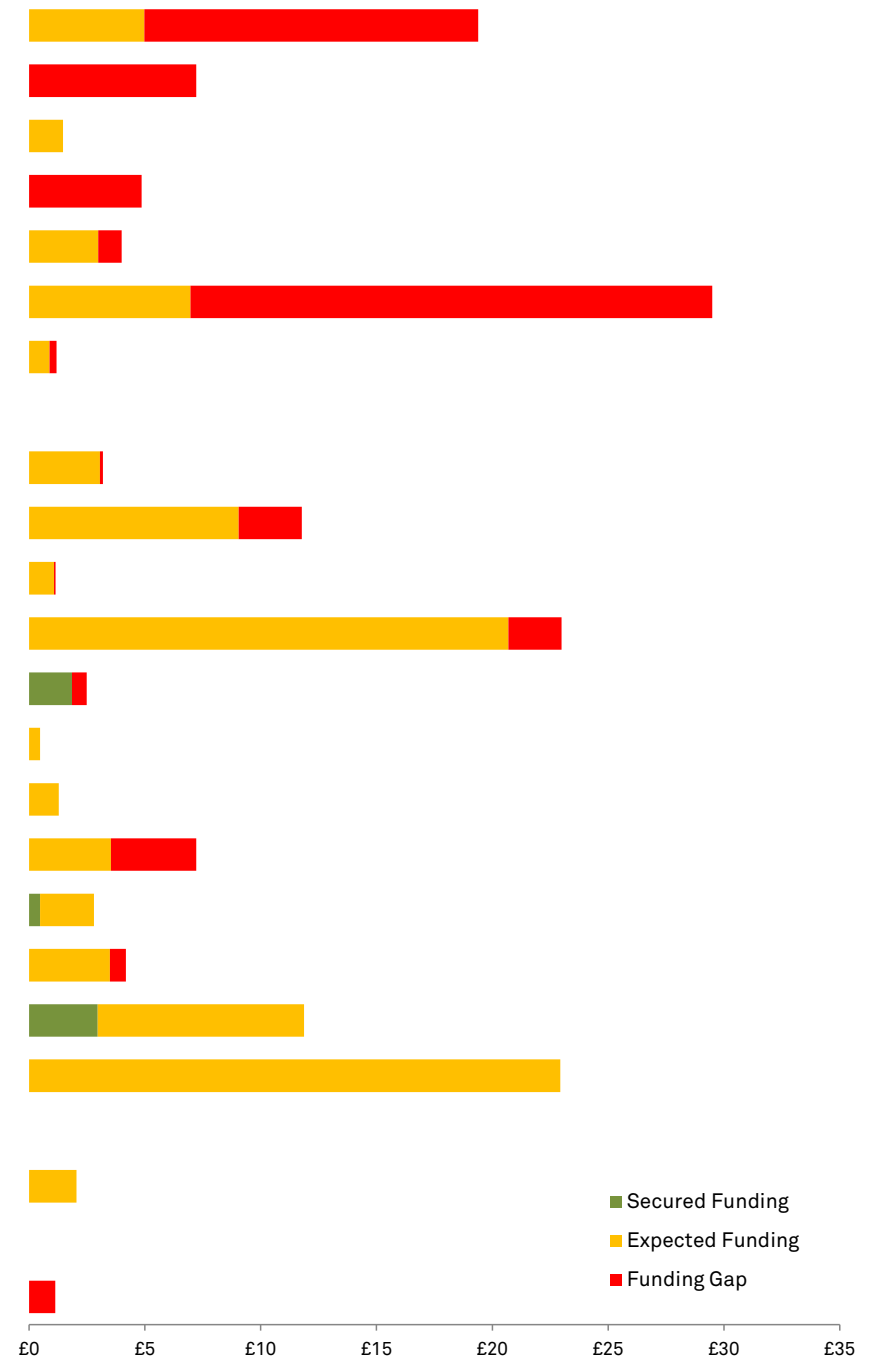
### FLOOD DEFENCES



Broadband

Flood defences

Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions

**MAJOR HOUSING DEVELOPMENT**

- Former DERA Site (North)
- Town Centre redevelopment proposals
- Franklands Drive, Addlestone
- Aviator Park, Addlestone

**FLOOD DEFENCES**

- River Thames Scheme

**EDUCATION PROJECTS**

- 1FE primary expansion
- Provision of a new secondary school at the Runnymede Centre on Chertsey Road
- Expansion at the Royal Holloway University Campus, Egham

**COMMUNITY INFRASTRUCTURE PROJECTS**

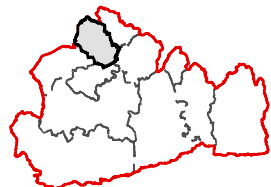
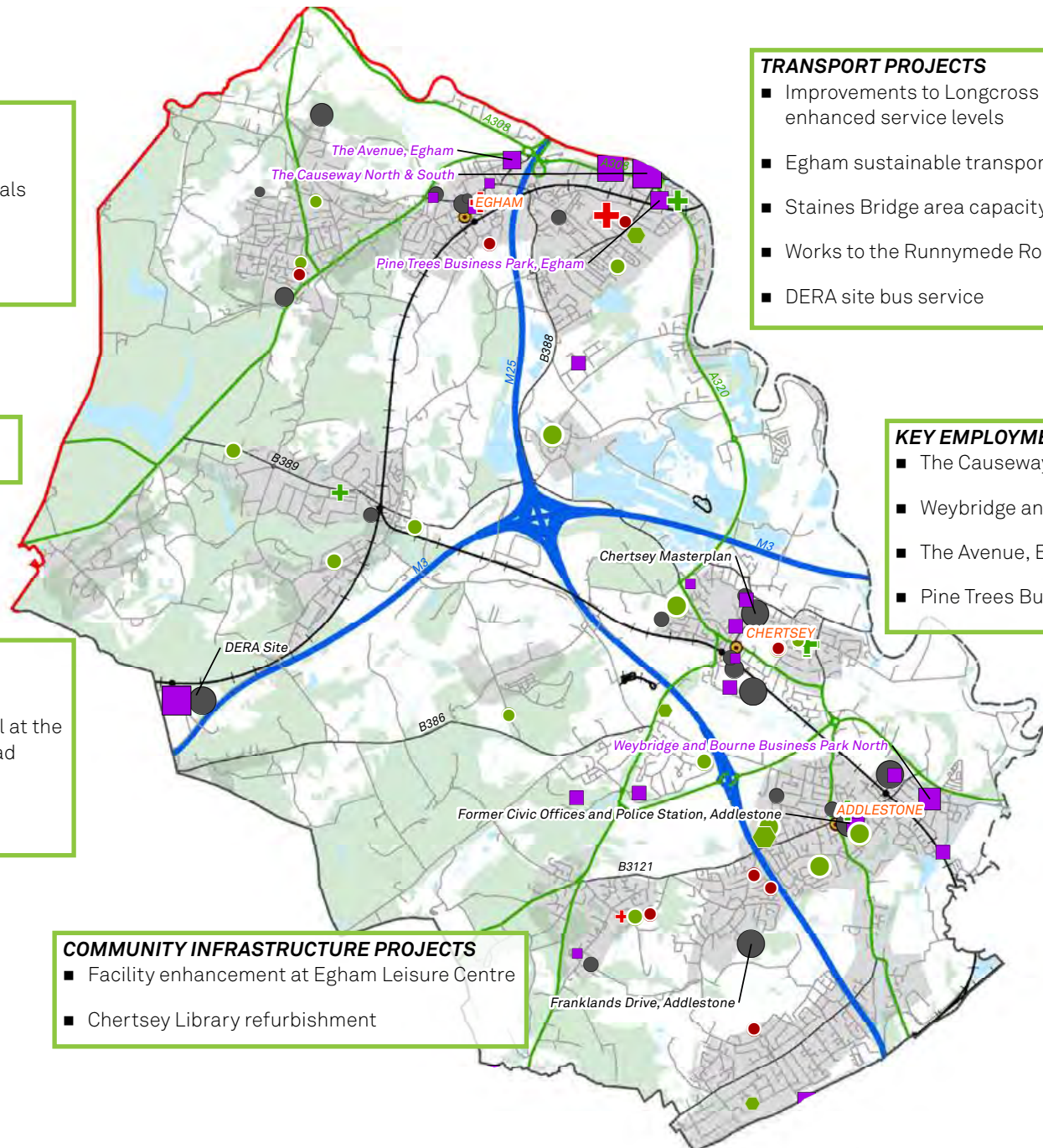
- Facility enhancement at Egham Leisure Centre
- Chertsey Library refurbishment

**TRANSPORT PROJECTS**

- Improvements to Longcross Rail Station and enhanced service levels
- Egham sustainable transport package
- Staines Bridge area capacity
- Works to the Runnymede Roundabout
- DERA site bus service

**KEY EMPLOYMENT SITES WITH CAPACITY**

- The Causeway North & South
- Weybridge and Bourne Business Park North
- The Avenue, Egham
- Pine Trees Business Park, Egham



**SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN RUNNYMEDE**

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.



# 5.7 SPELTHORNE

**3,028**  
new homes  
(+7%)

**1,756**  
new people  
(+2%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Heathrow Airport is located immediately to the north of the Borough with significant influence on the area and a potential for future expansion
- Local growth expected to put additional increases on the Strategic Road Network through Spelthorne.
- Proximity to the River Thames means significant area is at risk from flooding, with Staines and Shepperton being the worst affected areas.
- Capacity pressures on existing early year facilities and primary schools
- Capacity pressures on existing primary healthcare facilities.

Total Infrastructure Costs: **£102,630,000**

Total Secured Funding: **£350,000**

Total Expected Funding: **£49,250,000**

Total Funding Gap: **£53,030,000**

Funding as % of Costs: **48%**

### TRANSPORT



Motorways

Highways

Public transport

Rail

Other transport

### EDUCATION



Primary education

Secondary education

AE / FE / HE

Early Year facilities

### HEALTH



Primary healthcare

Acute healthcare

Mental healthcare

### COMMUNITY



Adult social services

Libraries

Youth services

Community centres

### GREEN INFRASTRUCTURE



Sports facilities

Outdoor sport & Rec

Green infrastructure

### UTILITIES



Electricity & Gas

Water & Sewage

Waste

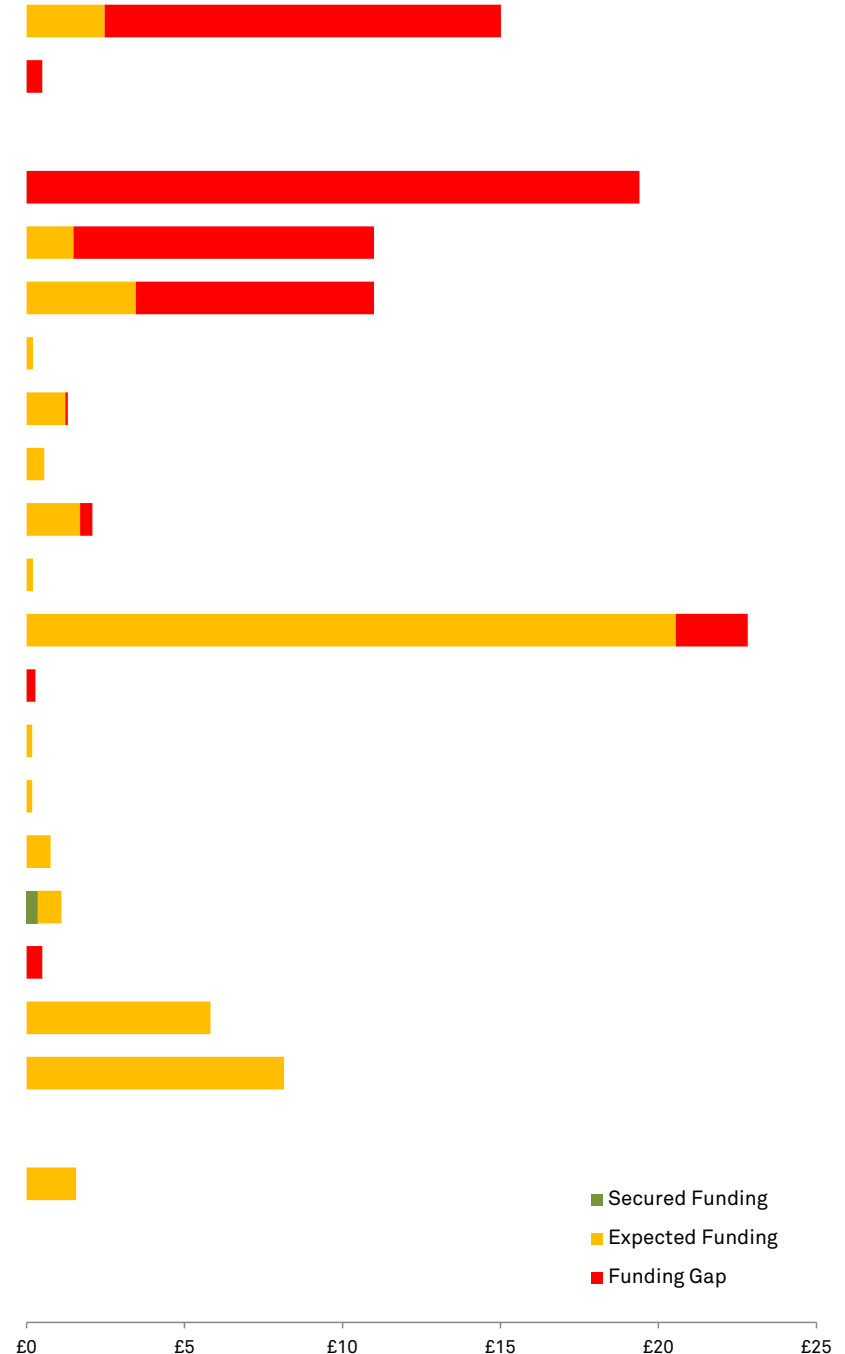
Broadband

### FLOOD DEFENCES



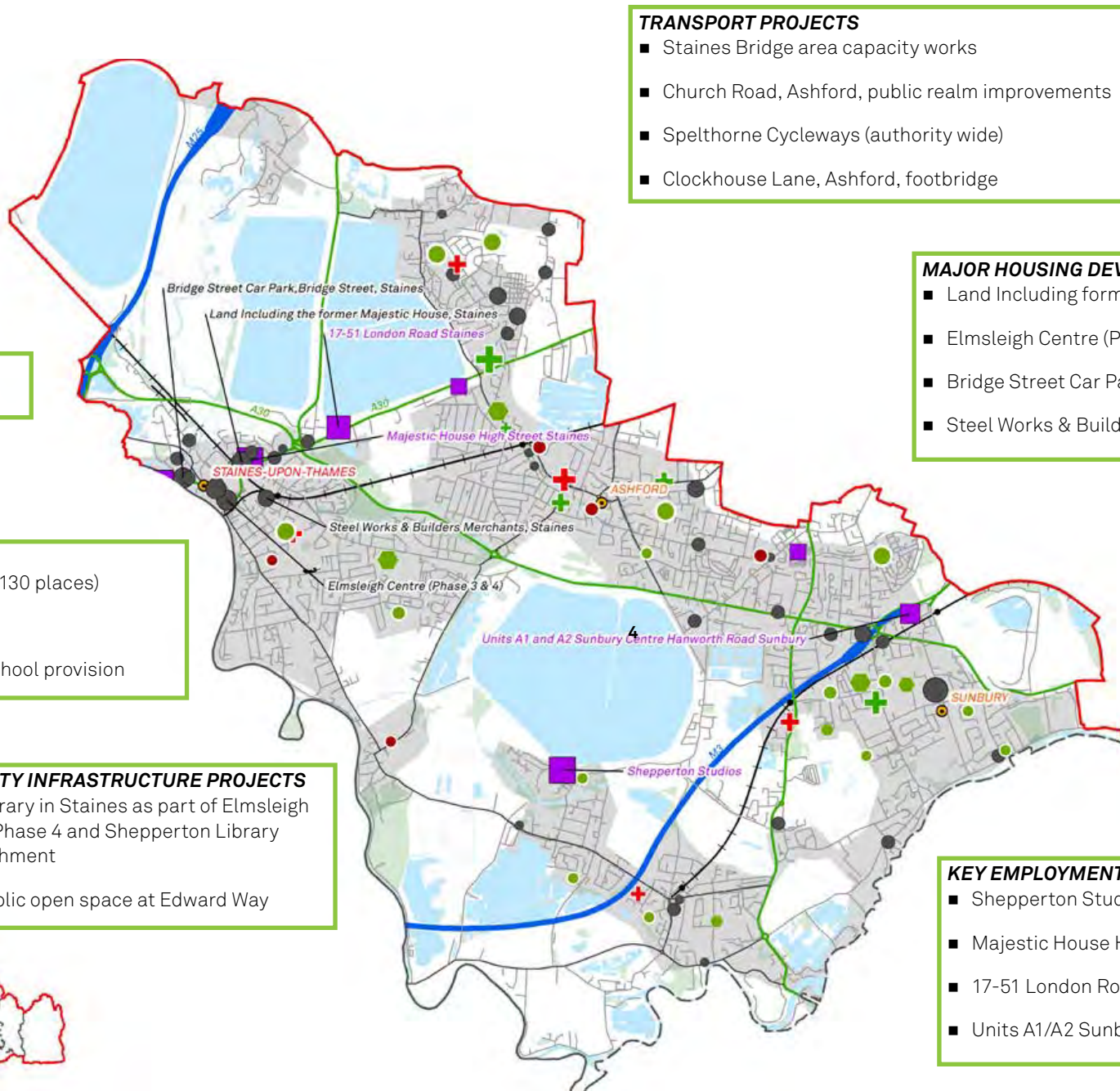
Flood defences

Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions



- TRANSPORT PROJECTS**
- Staines Bridge area capacity works
  - Church Road, Ashford, public realm improvements
  - Spelthorne Cycleways (authority wide)
  - Clockhouse Lane, Ashford, footbridge

- MAJOR HOUSING DEVELOPMENT**
- Land Including former Majestic House, Staines
  - Elmsleigh Centre (Phase 3 & 4)
  - Bridge Street Car Park, Bridge Street, Staines
  - Steel Works & Builders Merchants, Staines

- FLOOD DEFENCES**
- River Thames Scheme

- EDUCATION PROJECTS**
- New early years provision (130 places)
  - 2FE primary expansion
  - Expansion of secondary school provision

- COMMUNITY INFRASTRUCTURE PROJECTS**
- New Library in Staines as part of Elmsleigh Centre Phase 4 and Shepperton Library refurbishment
  - New public open space at Edward Way

- KEY EMPLOYMENT SITES WITH CAPACITY**
- Shepperton Studios
  - Majestic House High Street Staines
  - 17-51 London Road Staines
  - Units A1/A2 Sunbury Centre Hanworth Road



**SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN SPELTHORNE**

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.8 SURREY HEATH

**2,807**  
new homes  
(+8%)

**3,156**  
new people  
(+4%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Possible capacity issues at the M3 junction 3 approaches (both north and south) with investment required to alleviate pressure.
- Area around Deepcut barracks will see increased traffic flows with requirement for highway improvements.
- Deficit in existing primary healthcare facilities across the authority.
- Deficit in existing library provision across the authority
- Notable increase in indoor sport facilities (particularly swimming pools) required to meet standards.

Total Infrastructure Costs: **£243,100,000**

Total Secured Funding: **£114,310,000**

Total Expected Funding: **£62,420,000**

Total Funding Gap: **£66,380,000**

Funding as % of Costs: **73%**

### TRANSPORT



- Motorways
- Highways
- Public transport
- Rail
- Other transport

### EDUCATION



- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities

### HEALTH



- Primary healthcare
- Acute healthcare
- Mental healthcare

### COMMUNITY



- Adult social services
- Libraries
- Youth services
- Community centres

### GREEN INFRASTRUCTURE



- Sports facilities
- Outdoor sport & Rec
- Green infrastructure

### UTILITIES

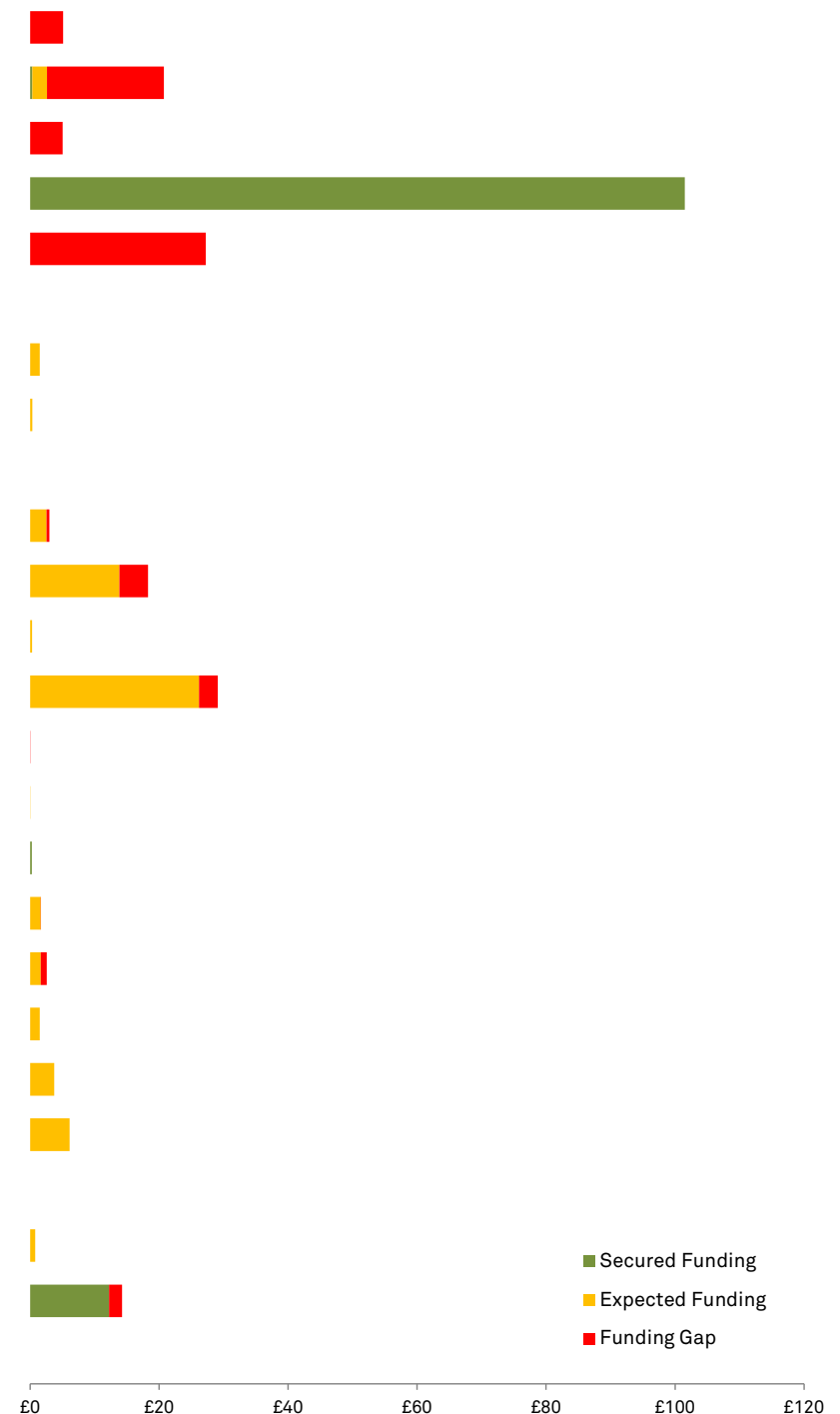


- Electricity & Gas
- Water & Sewage
- Waste
- Broadband

### FLOOD DEFENCES



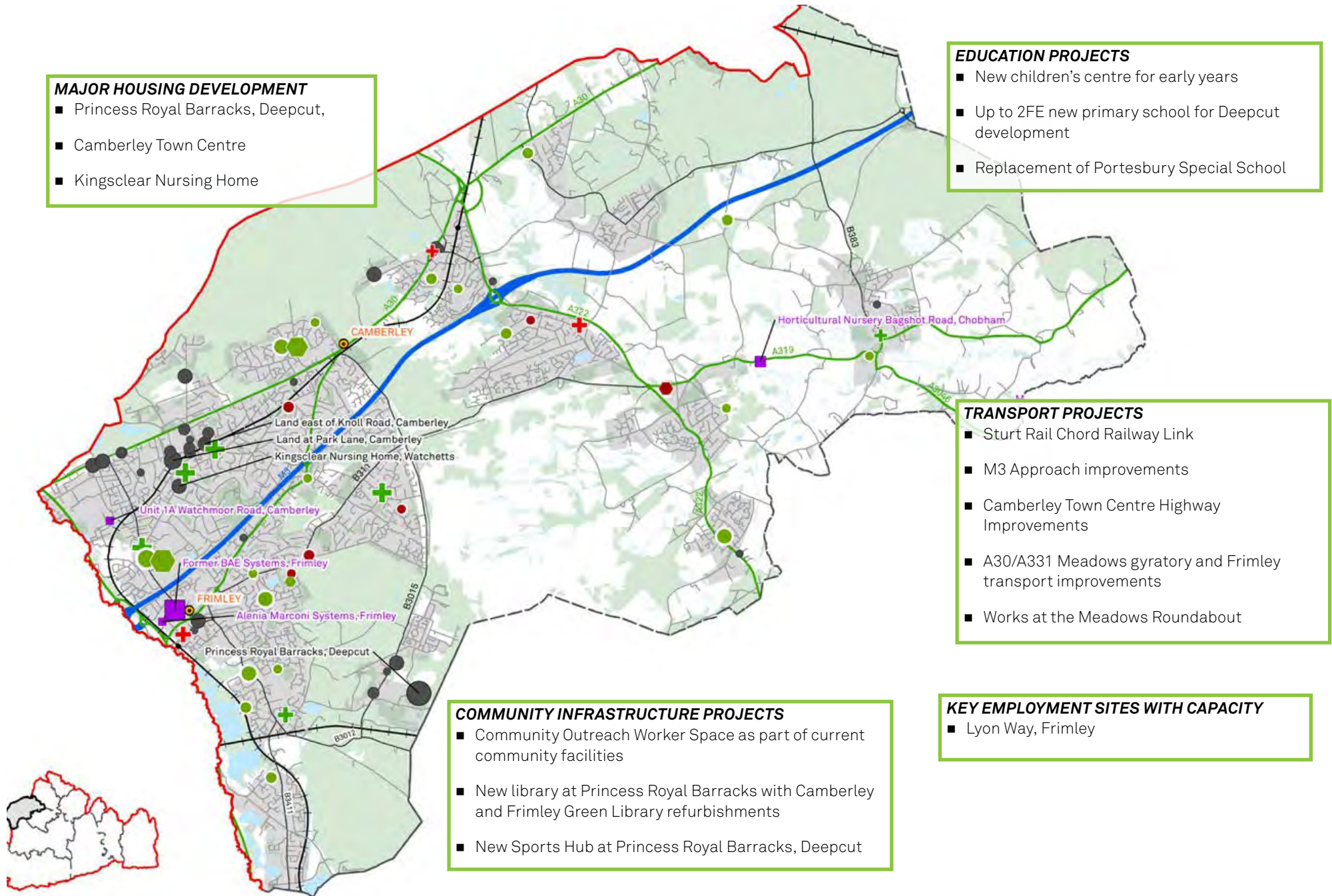
- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions





## SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN SURREY HEATH

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.9 TANDRIDGE

**2,375**  
new homes  
(+7%)

**0**  
new people (refer to section 3.1)  
(+0%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Relatively low levels of periodic traffic problems on local road network (morning and evening during school term time).
- Oxted health centre identified need for a satellite facility to relieve pressure on existing services.
- First Community Health and Care run a range of community services in the authority (inc. Caterham Dene Hospital).
- A number of indoor sport facilities required in urban areas of Caterham, Oxted and Whyteleafe to meet the demands of population.
- Relocation of Caterham Valley library into Soper Hall.
- Increase need for elderly care accommodation
- Existing Cemetery at capacity with potential for extension of Cemetery in Caterham.

Total Infrastructure Costs: **£76,780,000**

Total Secured Funding: **£7,430,000**

Total Expected Funding: **£42,920,000**

Total Funding Gap: **£26,430,000**

Funding as % of Costs: **66%**

### TRANSPORT



Motorways

Highways

Public transport

Rail

Other transport

### EDUCATION



Primary education

Secondary education

AE / FE / HE

Early Year facilities

### HEALTH



Primary healthcare

Acute healthcare

Mental healthcare

### COMMUNITY



Adult social services

Libraries

Youth services

Community centres

### GREEN INFRASTRUCTURE



Sports facilities

Outdoor sport & Rec

Green infrastructure

### UTILITIES



Electricity & Gas

Water & Sewage

Waste

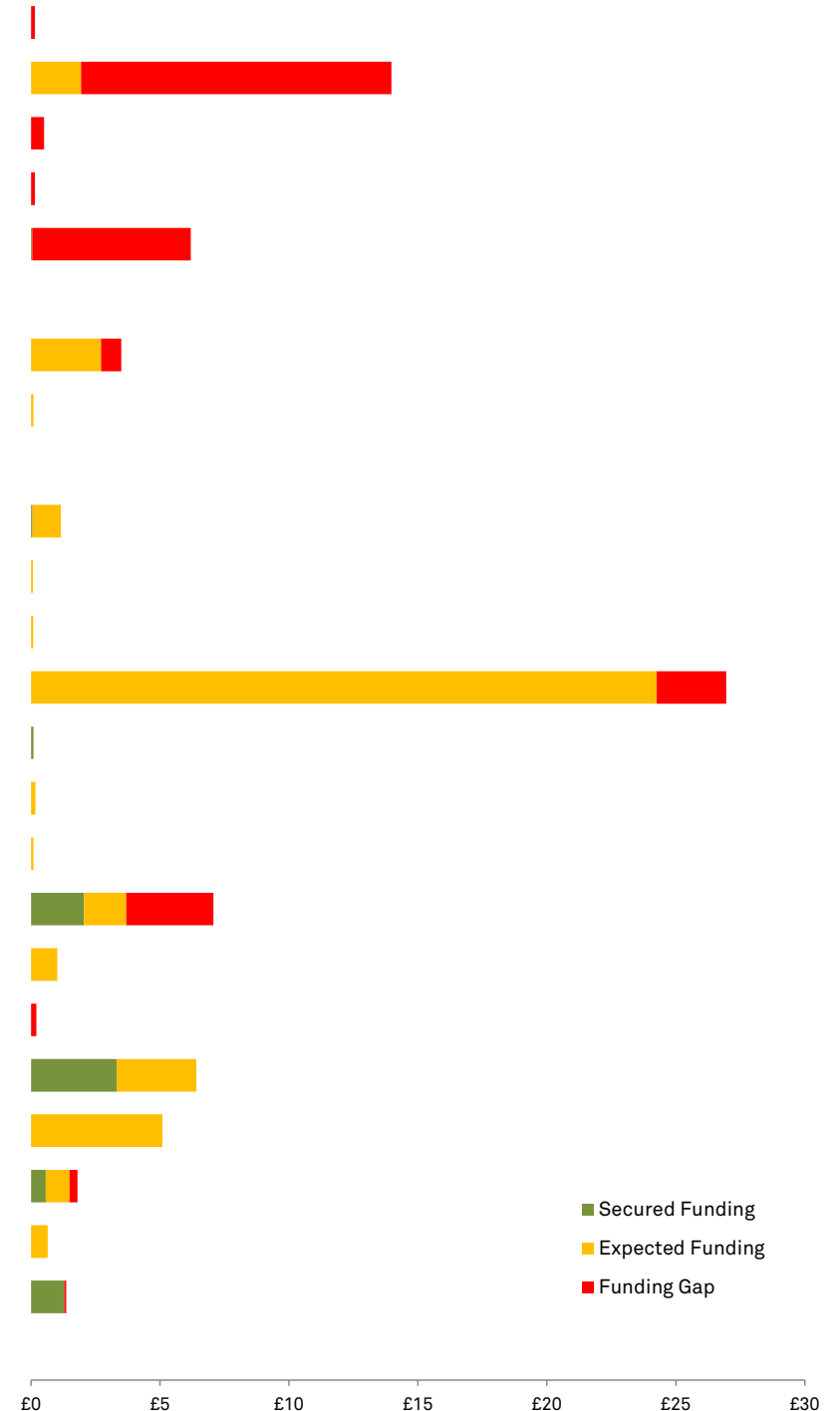
Broadband

### FLOOD DEFENCES



Flood defences

Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions



### MAJOR HOUSING DEVELOPMENT

- Fairview Industrial Estate, Oxted South
- Former East Wing, Whyteleafe House
- Oaklands, Coulsdon Road, Caterham
- Gadoline House + former Old Barn petrol station

### EDUCATION PROJECTS

- 0.5FE expansion in Oxted area

### COMMUNITY INFRASTRUCTURE PROJECTS

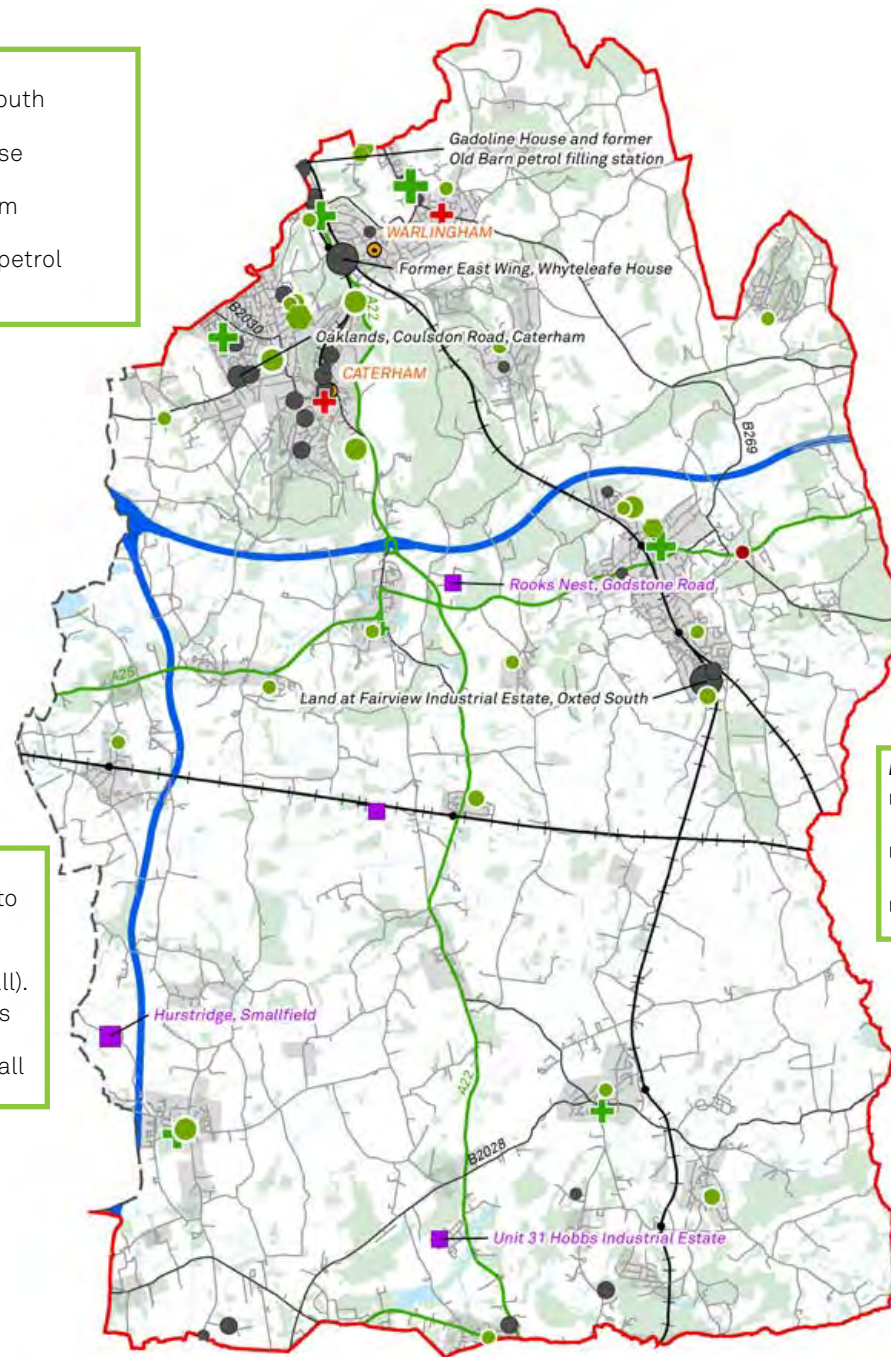
- Expansion of Caterham Hill community facility to include sports facilities
- Caterham Valley Library relocation (to Soper Hall). Caterham Hill and Oxted Library refurbishments
- Provision of leisure facilities within the Soper Hall

### TRANSPORT PROJECTS

- A22 Wapses Lodge Roundabout
- New cycleways at: A264, A22 (South of Godstone) and Crawley Down Road

### KEY EMPLOYMENT SITES WITH CAPACITY

- Hurstridge, Smallfield
- Unit 31 Hobbs Industrial Estate
- Rooks Nest, Godstone Road



## SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN TANDRIDGE

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.



# 5.10 WAVERLEY

**3,750**  
new homes  
(+7%)

**2,374**  
new people  
(+2%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- A325 and A31 corridors in and around Farnham Town Centre sensitive to additional traffic from major sites.
- Majority of communities have indicated a requirement for improved bus services
- A large number of potential cycle schemes have been identified for the authority.
- A need for increased capacity at existing waste management sites to support growth
- University for the Creative Arts have significant expansion plans including estate remodelling.

Total Infrastructure Costs: **£127,970,000**

Total Secured Funding: **£540,000**

Total Expected Funding: **£66,260,000**

Total Funding Gap: **£61,160,000**

Funding as % of Costs: **52%**

### TRANSPORT



- Motorways
- Highways
- Public transport
- Rail
- Other transport

### EDUCATION



- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities

### HEALTH



- Primary healthcare
- Acute healthcare
- Mental healthcare

### COMMUNITY



- Adult social services
- Libraries
- Youth services
- Community centres

### GREEN INFRASTRUCTURE



- Sports facilities
- Outdoor sport & Rec
- Green infrastructure

### UTILITIES

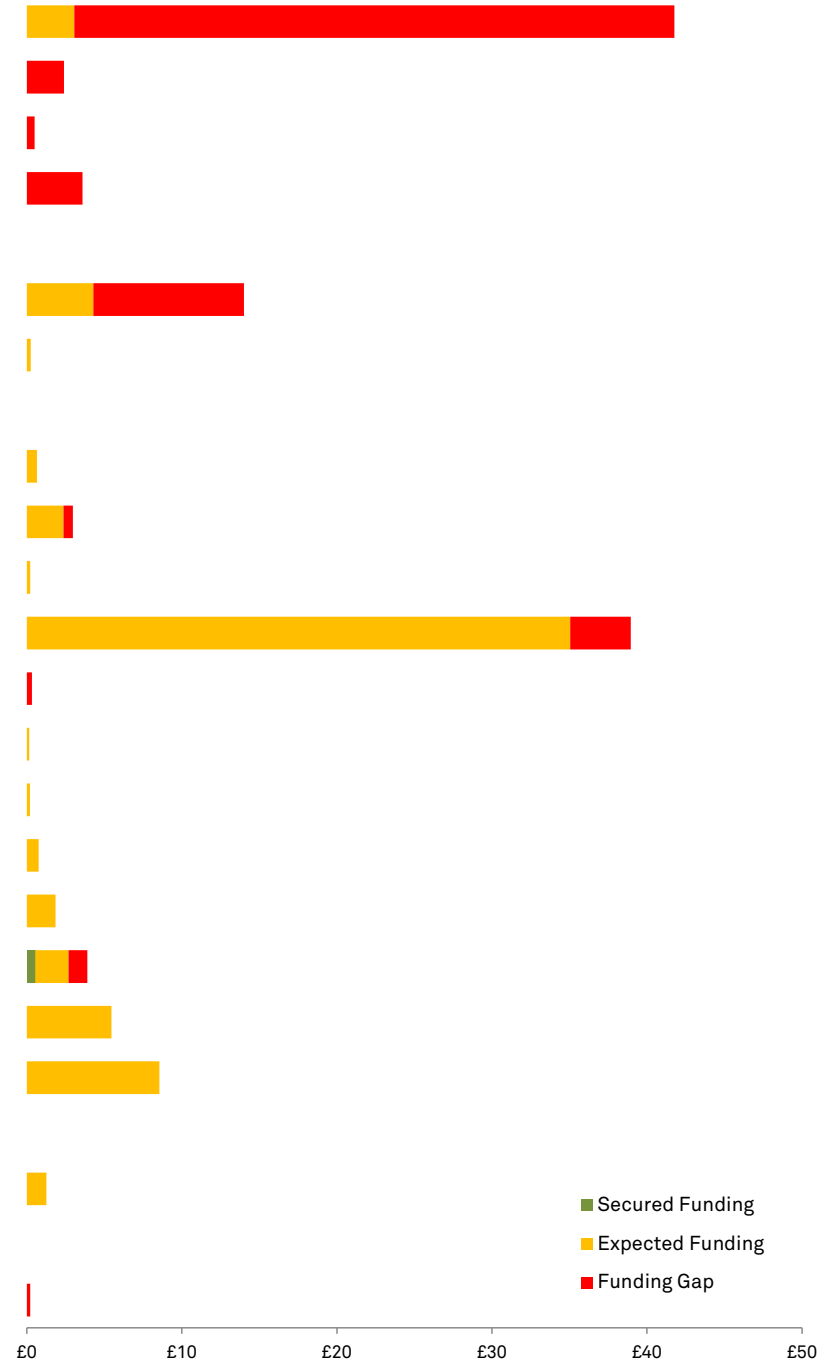


- Electricity & Gas
- Water & Sewage
- Waste

### FLOOD DEFENCES

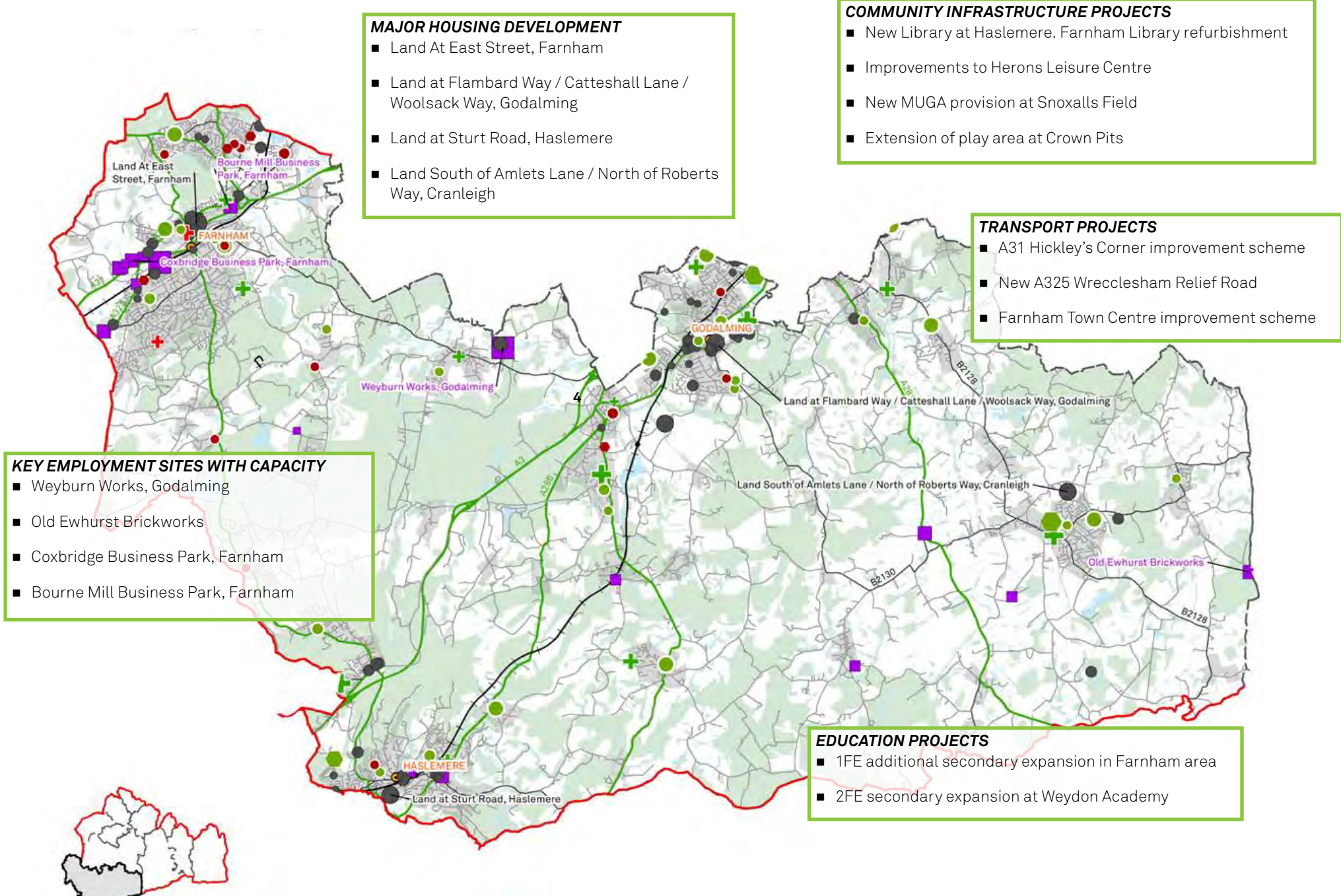


- Broadband
- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions



## SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN WAVERLEY

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.11 WOKING

**4,380**  
new homes  
(+11%)

**6,937**  
new people  
(+7%)

to 2030

## INFRASTRUCTURE HIGHLIGHTS

- Mainline from Woking at capacity during peak times limiting development capacity
- Byfleet area suffers from lower public accessibility to GPs, town centres and secondary schools when compared to the rest of the urban area.
- Notable pressures on primary and secondary school places at present and during plan period.
- Investment in college buildings required to bring up to standard and maintain usability.
- Additional waste facilities not likely to be required based on reductions in local waste arisings.
- Current library provision below standards required.
- Notable flood Risk from River Wey and surface water sources with lack of formal flood defences in authority.

Total Infrastructure Costs: **£320,190,000**

Total Secured Funding: **£54,210,000**

Total Expected Funding: **£97,790,000**

Total Funding Gap: **£168,190,000**

Funding as % of Costs: **47%**

### TRANSPORT



- Motorways
- Highways
- Public transport
- Rail
- Other transport

### EDUCATION



- Primary education
- Secondary education
- AE / FE / HE
- Early Year facilities

### HEALTH



- Primary healthcare
- Acute healthcare
- Mental healthcare

### COMMUNITY



- Adult social services
- Libraries
- Youth services
- Community centres

### GREEN INFRASTRUCTURE



- Sports facilities
- Outdoor sport & Rec
- Green infrastructure

### UTILITIES

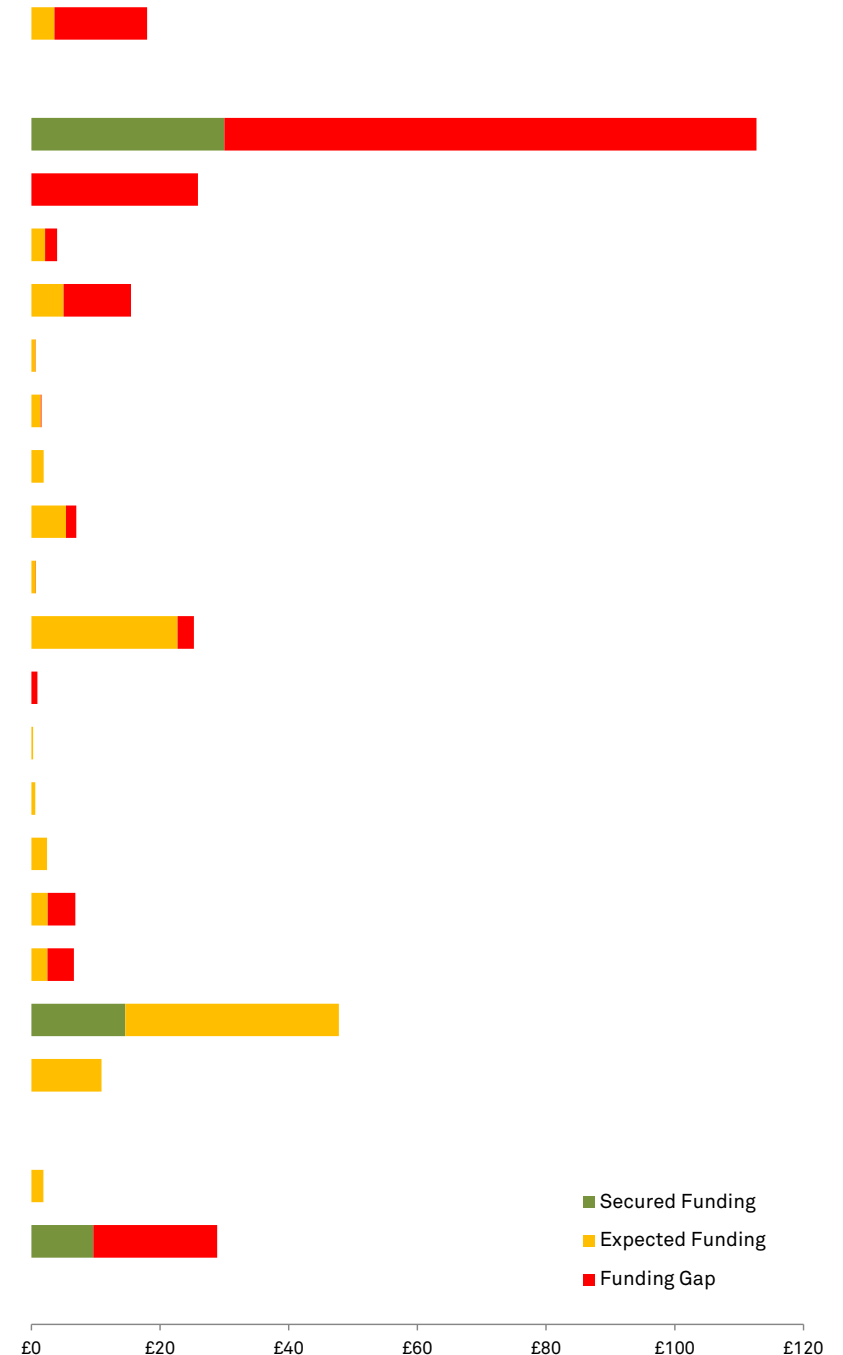


- Electricity & Gas
- Water & Sewage
- Waste
- Broadband

### FLOOD DEFENCES



- Flood defences
- Emergency Services



SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2015-2030)

Millions



**MAJOR HOUSING DEVELOPMENT**

- 2,000 homes in Woking Town Centre
- Regeneration of the Sheerwater Estate
- 550 units on sites to be released from the Green Belt

**TRANSPORT PROJECTS**

- Woking Flyover' railway grade separation at Woking junction
- Restoration of Camberly-Woking direct rail
- Victoria Arch improvements

**COMMUNITY INFRASTRUCTURE PROJECTS**

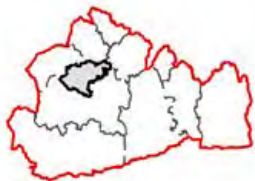
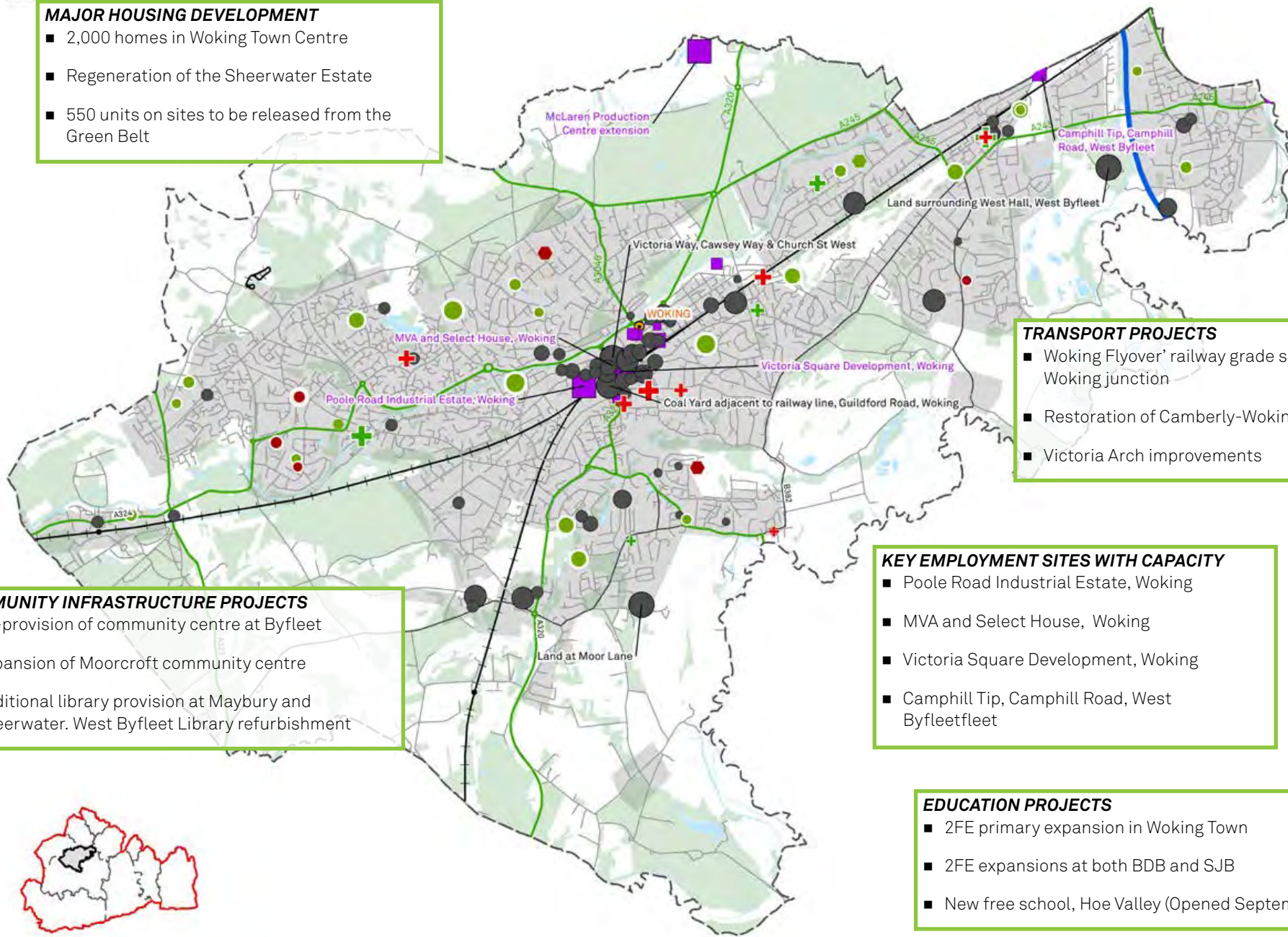
- Re-provision of community centre at Byfleet
- Expansion of Moorcroft community centre
- Additional library provision at Maybury and Sheerwater. West Byfleet Library refurbishment

**KEY EMPLOYMENT SITES WITH CAPACITY**

- Poole Road Industrial Estate, Woking
- MVA and Select House, Woking
- Victoria Square Development, Woking
- Camphill Tip, Camphill Road, West Byfleet

**EDUCATION PROJECTS**

- 2FE primary expansion in Woking Town
- 2FE expansions at both BDB and SJB
- New free school, Hoe Valley (Opened September 2015)



**SUMMARY OF GROWTH + INFRASTRUCTURE ISSUES IN WOKING**

Refer to Universal Legend at start of Chapter 5 to interpret Map icons

Projects Note - Any Strategic Projects Listed in Table 5.3 and affecting this local authority are not included in local costs and funding on facing page.

# 5.12 PROJECTS ADDRESSING MULTIPLE LOCAL AUTHORITIES

## STRATEGIC PROJECTS

A number of important infrastructure projects have been identified as necessary to support housing and economic growth across Surrey and not specifically within the limitations of local authority. These are primarily confined to transport projects, utilities, waste and flood defences.

It should also be noted that the Infrastructure study has identified theoretical increases in demand for services such as Acute hospital beds at the local authority level, and whilst these have been presented as need at a local level, it is acknowledged that this provision is likely to be delivered at a strategic level serving a number of local authorities.

**Total Infrastructure Costs: £2,410,470,000**

**Total Secured Funding: £543,470,000**

**Total Expected Funding: £n.a**

**Total Funding Gap: £1,867,000,000**

**% of Infrastructure Funded: 23%**

Table 5.3

### Strategic Infrastructure Projects

Project Type	Project Details	Cost	Funding
Highways	A3 interim improvements	tbc	tbc
	Proposed Guildford A3 Strategic Corridor Improvements	£300,000,000	tbc
	A31 Hickley's Corner Underpass	£87,000,000	tbc
Motorways	M3 Junction 2 to 4a Smart Motorway	£183,000,000	£183,000,000
	A23/M23 Hooley interchange Junction improvement	£38,000,000	£38,000,000
	A3/M25 Junction 10 Wisley interchange improvements	£175,000,000	£175,000,000
	M25 Junction 9 Leatherhead interchange	£10,000,000	£5,000,000
Rail	Crossrail 2 Proposed Regional Route	tbc	tbc
	Proposed North Downs Line Improvements	£100,000,000	tbc
	Southern Rail Access to Heathrow	£975,000,000	tbc
	Southwest Main Line Rail capacity improvements	tbc	tbc
	Woking Flyover at Woking junction	£100,000,000	tbc
Public Transport	Guildford priority bus corridors	tbc	tbc
Flood Defences	River Thames Scheme	£300,000,000	tbc
	River Thames - Property Level Protection	£7,470,000	£7,470,000
Emergency Services	Replacement programme for Fire Stations	£35,000,000	£35,000,000
FE / HE	Growth on campus at RHUL	£100,000,000	£100,000,000
	Growth of campus at Surrey University	tbc	tbc
<b>Total Surrey</b>		<b>£2,410,470,000</b>	<b>£543,470,000</b>



