

6 Socio-Economics

6.1 Scope of Assessment

- 6.1.1 This chapter of the ES assesses the likely significant effects of the Proposed Development in terms of socio-economics and includes baseline data tables and economic calculations for the assessment.
- 6.1.2 The chapter describes: the assessment methodology; the baseline conditions currently existing at the Site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the 'Type 2' ('inter-project') cumulative effects associated with the Proposed Development in combination with other developments within 5 km of the Site.
- 6.1.3 'Type 1' cumulative ('intra-project') effects, which are combined effects of individual EIA topic effects on a particular receptor, are considered in **ES Volume 2, Chapter 13: Effect Interactions**.

6.2 Key Legislation, Policy and Guidance Considerations

- 6.2.1 The socio-economic assessment has been undertaken within the context of relevant planning policies, guidance documents and legislative instruments. These are summarised below.

Legislation and Regulation

- 6.2.2 There is no legislation or regulations relating to socio-economics.

Planning Policy

National Planning Policy

National Planning Policy Framework

- 6.2.3 The National Planning Policy Framework (NPPF) 2024¹ is a material consideration for planning decisions by Local Planning Authorities, and for the preparation of local and neighbourhood plans.

¹ Department for Communities and Local Government (2024). National Planning Policy Framework.

6.2.4 The NPPF describes the purpose of the planning system as being to contribute to the achievement of sustainable development in three mutually supportive ways – economic, social and environmental (paragraph 8). The economic role of the planning system is to contribute to building a “strong, responsive and competitive economy” where the right type of land use is available in the right place. The social role involves supporting “strong, vibrant and healthy communities” by providing housing to meet the needs of present and future generations and through a high-quality built environment.

6.2.5 The key themes relating to socio-economics emphasise achieving sustainable development by supporting “strong, vibrant and healthy communities”.

6.2.6 The NPPF lists six planning principles that should underpin both plan-making and decision-making, including contributing to the achievement of sustainable development, effective engagement between plan-makers and communities and being accessible to assist public involvement.

6.2.7 **Chapter 5: 'Delivering a sufficient supply of homes'** states that in order to deliver a wide choice of quality homes, improve opportunities for home ownership and create sustainable communities, a mix of housing is required which reflects demographic trends, market trends, the needs of different groups and local demand.

6.2.8 **Chapter 6: 'Building a strong, competitive economy'** outlines that planning policies and decisions should address and recognise the specific requirements of different sectors, to help create the conditions in which local economies can thrive and businesses can invest, expand and adapt.

6.2.9 **Chapter 7: 'Ensuring the vitality of town centres'** states that planning policies should promote the long-term vitality and viability of town centres as well as recognising that residential development often plays an important role in ensuring the vitality of centres.

6.2.10 **Chapter 8: 'Promoting healthy and safe communities'** outlines the key role that planning policy has in ensuring the health and wellbeing of communities through considerations such as the availability of school places, public safety and security, and the promotion of social interaction and community cohesion.

6.2.11 **Chapter 12: 'Achieving well-designed places'** highlights the fundamental importance of beautiful, good and local-oriented design to promote sustainable development and better places for communities to live and work in.

6.2.12 For large scale sites, a mix of uses should be promoted to minimise journeys for employment, shopping, leisure, education and other activities (paragraph 111).

6.2.13 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the

needs for open space, sports and recreation facilities and opportunities for new provision (paragraph 103).

Local Planning Policy

Tandridge District Core Strategy

6.2.14 The Tandridge District core strategy² was adopted by the Council in 2008, the strategy shows how housing will be delivered over a 15-year delivery period. The Core Strategy is the overarching document within the Local Plan which sets out the long-term strategic vision for the District.

6.2.15 **Issue 4** – Highlights the requirement for adequate housing to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people and for those with special needs.

6.2.16 **Policy CSP 2: Housing Provision** – Tandridge District Council (TDC) have planned to provide an additional 2,500 dwellings in the period 2006 to 2026.

6.2.17 **Policy CSP 4: Affordable Housing** – TDC require a proportion of new developments to provide a proportion of dwellings which will be affordable. Across 2007 to 2012, the Council had proposed a target of 50 affordable homes per year, which were to be reviewed regularly. In order to provide affordable housing, the following standards were set to deliver 34% affordable homes:

- *on sites within the built-up areas of 15 units or more or sites of or greater than 0.5 hectare; and*
- *on sites within the rural areas (see Annex 3) of 10 units or more.*

6.2.18 **Issue 7** – Focuses on the protection and provision of open space, sports, play, recreational, community and cultural facilities ensuring sufficiency to that are sufficient to meet community's needs.

6.2.19 **Policy CSP 13: Community, Sport and Recreation Facilities and Services** – Acknowledges that existing community, recreational, sports facilities and services and open space will be safeguarded. The policy encourages new or improved facilities to meet the needs of all sections of the community. The following standard for provision of playing spaces was proposed, 1.27 ha per 1000 population for all ages.

6.2.20 **Policy CSP 23: Town and other centres** – The strategy for the town centre of Oxted is to 'protect and enhance them to maintain their role as local service centres providing key services for the local population, particularly its day-to-day needs. The

² Tandridge District Council Core Strategy (2008). Available at:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Core-Strategy.pdf>

existing functions are important in reducing the need to travel and ensuring that important services are accessible to all sections of the community'.

Open Space Strategy (2021-2025)

- 6.2.21 TDC adopted the Open Space Strategy³ in 2021. The strategy sets out how TDC will manage and improve open spaces. The strategy has 5 key objectives:
- 6.2.22 **Objective 1:** To encourage a diverse network of sustainable open space of high quality which helps fulfil the health and wellbeing needs of those living and working within the district.
- 6.2.23 **Objective 2:** To protect, manage and enhance our open spaces for the benefit of biodiversity and to mitigate the effects of climate change.
- 6.2.24 **Objective 3:** Explore opportunities to make more of our open spaces through commercialisation, educational and cultural events.
- 6.2.25 **Objective 4:** Ensure equipment and grounds are of high quality, safe, well maintained and suitable for its users.
- 6.2.26 **Objective 5:** Work with local communities for opportunities to manage, improve and deliver appropriate open spaces.

Tandridge District Council Plan 2033

- 6.2.27 The replacement Local Plan was submitted for examination in January 2019 and hearings took place in Autumn 2019.
- 6.2.28 The Inspector's report, received by the council in early 2024, stated that the plan was not capable of being found sound. The council subsequently resolved on 18 April 2024 to withdraw the submission version of its draft Local Plan under s.22(1) of the Planning and Compulsory Purchase Act 2004.
- 6.2.29 Work on the new local plan is underway but is at a very early stage so will not have any bearing on the determination of this application. The most recent Local Development Scheme refers to submission of the new local plan in 2026 and adoption in 2027. Therefore, while the following policies were part of the withdrawn plan so bear no weight, they have been included for completeness.
- 6.2.30 **Spatial Objective 4** – Highlighted the requirement for provision of homes, both affordable and market, it aimed to help diversify the existing housing stock in the district.

³ Tandridge District Council Open Space Strategy (2021) Available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Parks-Play-Areas/Clean-final-Open-Space-Strategy.pdf?ver=2021-03-10-132047-473>

6.2.31 **TLP01: Spatial Strategy** – The policy stated that the local plan would provide 6,056 homes within the Plan period to 2033. New homes would be diverse in types, sizes and tenure. New homes would also include the requirement for affordable homes.

6.2.32 **TLP06: Urban Settlements** - Oxted was considered a Tier 1 Urban settlement, these settlements were to be a focus of development and would make provision for around 768 new homes, including affordable housing and a mix of tenure.

6.2.33 **Spatial Objective 7** – This proposal aimed to encourage healthier and stronger communities across the district, the council would have ensured there was sufficient access to quality parks, open spaces, sports and community facilities as well as protect the outstanding spaces and facilities that currently serve the needs of residents.

6.2.34 **TLP38: Play and Open Space** – Acknowledged the importance of play and open spaces. Ensured that all open spaces would be protected from loss to alternative use, unless replaced in a suitable location elsewhere. Furthermore, the proposal provided quantity standards for play and open spaces including the following:

- Amenity Green Space - new provision - 1.0 ha/1,000 population (to include natural green space);
- Play space - Children 0.03 ha/1,000 population; and
- Play space - Youth 0.02 ha/1,000 population.

6.3 Assessment Methodology

Determination of Baseline

6.3.1 The baseline year used in the socio-economic assessment is 2021, the latest year of which the majority of the baseline information is available. The baseline for the socio-economic conditions of the Study Area population has been established from several sources, including:

- Office of National Statistics (ONS) 2021 Census;
- ONS 2022 Mid-Year Population Estimates (2022) and other ONS sources;
- ONS 2021 Business Register and Employment Survey (BRES) data (2021);
- Reports and strategies published by Surrey County Council (SCC) and TDC, and by other agencies which provide employment, housing and transport information;
- The adopted Tandridge local plan – which informs development and sets out TDC's spatial strategy for the plan period between 2014-2029;
- Draft Tandridge local plan 2033 – the Council's emerging local plan with a framework for delivering the aspirations and development needs of the city between 2023 and 2038; and

- Other online sources, such as Google Maps, which enable the distances to different facilities to be measured.

Study Area

6.3.2 The Site is located within the Oxted North Middle layer Super Output Area (MSOA) of TDC, as shown in **Figure 6.1**. Assessment study areas vary by receptor, as outlined in **Table 6.1**, according to the baseline information and the nature of likely impacts. These considerations help to determine where the zone of impact is likely to extend.

6.3.3 Alongside ward level data, socio-economic information for the Borough, the South East region and England have been collected to assess the performance of the study area in comparison with these reference areas.

Housing, Educational, Health and Community

6.3.4 To help determine the accessibility of facilities, distances and travel times from the Site (postcode RH8 9NE) have been collected⁴. For housing, education, health and community facilities, the assessment of their accessibility and capacity has considered different distances according to the nature of the facility, as shown in **Table 6.1**.

Table 6.1: Receptor Study Areas

Facility / Infrastructure	Study Area
Local Population and Demographics	Oxted North Middle layer Super Output Area (MSOA)
Housing	Oxted North MSOA
Education	State-funded primary schools – 2 km road travel distance from Site. State-funded secondary schools – 4 km road travel distance from Site.
Childcare	2 km road travel distance from the Site.
Health	GP surgeries and NHS dentists within 2 / 5 km of the Site.
Open and play space	800 m (local parks and open spaces) and 1.2 km (district parks) road travel distance; Play space requirements based on the SCC child yield contributions.
Community and Leisure Facilities	Government-funded library, leisure or sports centre, youth and community centres within 1 km of the Site (road travel distance).

⁴ Based on Google Maps shortest travel distance

Facility / Infrastructure	Study Area
Town centres and shopping facilities	Tandridge District
Local Economy, Employment and Skills	Tandridge District

Prediction Methodology

6.3.5 Effects during construction have been assessed for the duration of the construction period (2026 to 2030) and effects during operation for the year 2030. This is the first year when it is expected to be fully operational, and the full operational impacts will be experienced.

6.3.6 Assessments have all been undertaken in the context of national and local planning and other policy, e.g. TDC housing target. In addition to the baseline data, the assessment of effects is underpinned by forecasts / estimates for both the construction and operational phases.

6.3.7 Fundamental to the assessment is an estimate of the likely population of the Proposed Development. As the Site sits in close proximity (approximately 3.8 km south) of the Greater London administrative area, the population yield expected to be generated by the Proposed Development has been based on the 2019 GLA Outer London Population Yield Calculator⁵. This has been done to ensure that the most accurate and representative data is used for the year of completion and full operation (2030). Additionally, population and child yield figures from the GLA calculator are anticipated to be more conservative than local projections, ensuring that the majority of assessments are accounting for a worst-case scenario.

6.3.8 The Healthy Urban Development Unit (HUDU) benchmark has been used to calculate likely demand for GP demand created from the Proposed Development. The capacity of local GPs has been assessed using the HUDU benchmark of 1,800 registered patients per NHS GP⁶.

6.3.9 These forecasts have been used along with information from published material (e.g., TDC's Strategies, Plans & Policies⁷) to assess the likely future capacity of educational, health and community facilities and their ability to cater for the additional population.

6.3.10 Employment (gross) in the construction of the Proposed Development has been estimated from:

- The value of the construction contract provided by the Applicant;

⁵ GLA Outer London Population Yield Calculator 2019, Available: <https://data.london.gov.uk/dataset/population-yield-calculator>

⁶ HUDU (2009). HUDU Planning Contribution Model Guidance Notes, Available: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2013/03/GuidanceNotes-2009.pdf>

⁷ Tandridge Strategies, Plans & Policies, Available: <https://www.tandridge.gov.uk/Your-council/Strategies-plans-policies>

- A conventional assumption that construction years of short-term work equates to one full-time equivalent (FTE) job.

6.3.11 Future net employment (both temporary in construction and permanent during operation) has been estimated using the Additionality Guide⁸, which describes additionality as "The extent to which activity takes place at all, on a larger scale, earlier or within a specific designated area or target group as a result of the intervention." The additionality assessment takes account of:

- **the reference case:** the estimate of what level of target outcomes would be produced if the intervention did not go ahead;
- **gross direct effects:** the total effect of an intervention option or the reference case in terms of a specific output, for example jobs or housing;
- **leakage effects:** outputs (occurring under the reference case and the intervention options) that benefit those outside the intervention's target area (Tandridge in the present case, which should be deducted from the gross direct effects);
- **displacement:** the outputs (occurring under the reference case and the intervention options) accounted for by reduced outputs elsewhere in Tandridge, which should also be deducted;
- **substitution effects:** for example, where a firm substitutes one activity for a similar one (such as recruiting a jobless person while another employee loses a job) as a result of the intervention; these effects need to be deducted; and
- **economic multiplier effects:** further economic activity (jobs, expenditure or income) associated with additional local income, local supplier purchases and longer-term development effects, which need to be added.

6.3.12 The assessment of additionality to the local economy requires this local economy to be geographically defined, relating to the zone of interest for policy makers. In the present case, the District of Tandridge has been defined as the local economy.

Sensitivity of Receptor

6.3.13 Sensitivity is generally assessed by reference to a number of characteristics of the receptor, including: their existing state in relation to the dimension being assessed (e.g. such as whether they are already disadvantaged); their ability to absorb, avoid or mitigate the effect; and level of policy priority. The criteria used for determining sensitivity is provided in **Table 6.2**.

⁸ Homes Community Agency (2014). Additionality Guide Fourth Guide, Available:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378177/additionality_guide_2014_full.pdf

Table 6.2: Methodology for Determining Sensitivity

Sensitivity of Receptor	Description
High	Receptor is identified as a policy priority. Evidence of significant socio-economic challenges and vulnerabilities, comparative to other areas. The receptor / resource has little ability to absorb change.
Medium	Some evidence of socio-economic challenges and vulnerabilities, comparative to other areas. The receptor / resource has moderate capacity to absorb change.
Low	Receptor is not identified as a policy priority. Evidence that the receptor is resilient and no particular challenges.

Magnitude of Impact

6.3.14 The magnitude of the impact varies between the different impacts being considered. Generally, it will depend on factors such as the scale of the receptors which experience the impact, the duration of the impact and the nature of the detriment caused (e.g. permanent or reversible). The criteria for determining impact magnitude are presented in **Table 6.3**.

Table 6.3: Methodology for Determining Impact Magnitude

Magnitude of impact	Description
Major	Total loss or major / substantial alteration to key elements. Features of the baseline (pre-development) conditions such that the post-development character / composition / attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements / features of the baseline conditions such that post-development character / composition / attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss / alteration will be discernible / detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances / situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Significance of Effect

6.3.15 The significance of the effects is a product of the magnitude of the impact and the sensitivity of the receptor. **Table 6.4** shows how the significance of the effect is assessed based on those two factors.

Table 6.4: Significance Matrix

Sensitivity of Receptor	Magnitude of impact			
	Major	Moderate	Minor	Negligible
High	Major, significant	Major - moderate, significant	Moderate - minor, significant	Negligible, not significant
Medium	Major - moderate, significant	Moderate - minor, significant	Minor, not significant	Negligible, not significant
Low	Moderate - minor, significant	Minor, not significant	Minor, not significant	Negligible, not significant

Limitations and Assumptions

6.3.16 The principal limitation that conditions the assessment of future impacts and effects is the inability to predict the future with certainty. Therefore, predictions and estimates are based on an extrapolation of the baseline conditions, with or without adjustments, based on professional judgement.

6.3.17 Other limitations and assumptions relate to the baseline data and benchmarks used for the assessment. The baseline data is often out of date and robust data are not always available at a local level, with examples including:

- Where full-time equivalent (FTE) figures are not available at practice level, 75% of the total number of GPs at a surgery has been assumed as the FTE figure;
- Population yields have been drawn from the GLA calculator, meaning that the potential spending of the additional population may be overestimated;
- A total development population of 575 people has been estimated by adding the projected population figure (495 additional residents) to the maximum number of care home places being proposed (80 beds);
- The care home population (80 additional residents) has been factored into the assessment where relevant (healthcare, community and recreational facilities and open space provision) but has been excluded from the following assessments: housing; education; childcare; play space; local economy, employment and skills; and town and other centres;
- Spending of the additional construction workforce has assumed 61 FTE working 5 days a week, excluding bank holidays;
- Employment densities – national data from the Homes and Communities Agency have been used, as datasets are not available at local or regional levels; and
- It is not possible to show distances for all main residential areas of the study area, as collecting this level of information was not considered feasible.

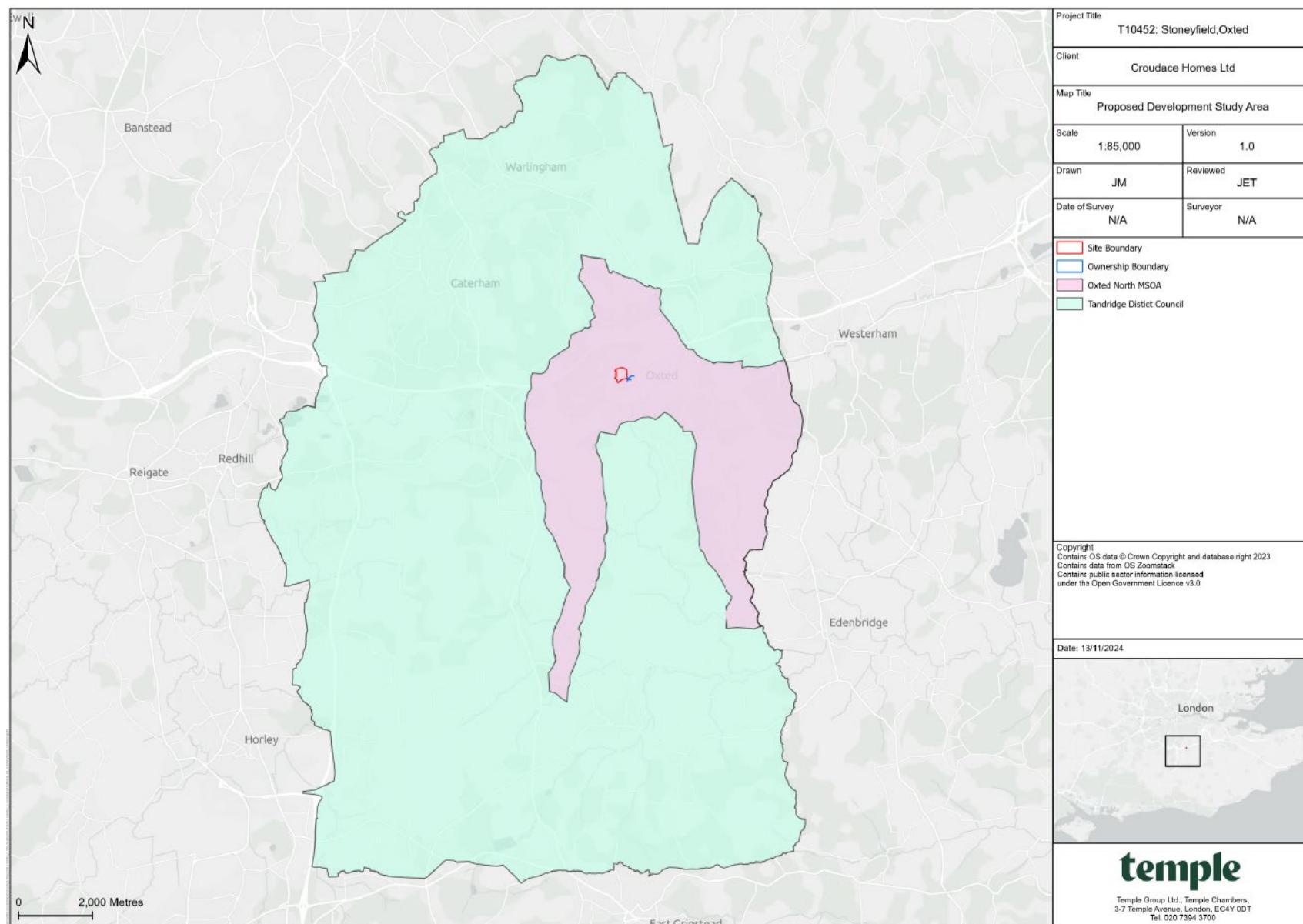
6.3.18 Despite the data limitations described above, the data used is the best available at the time of assessment and, where required, professional judgement and reasonable assumptions have been applied. Overall, the approach adopted is robust and common to all such assessments and therefore deemed appropriate.

6.4 Scoping and Consultation

6.4.1 An EIA Scoping Report (presented in **ES Volume 3, Appendix A1**) was submitted to TDC on 22nd August 2024 with a formal request for a Scoping Opinion on the proposed scope of the EIA and assessment methodologies. TDC subsequently issued their Scoping Opinion on the proposed scope and methodology of the topics for assessment within the EIA. A copy of TDC's Scoping Opinion is provided in **ES Volume 3, Appendix A2**.

6.4.2 No specific points were raised regarding the socio-economic assessment.

Figure 6.1: Proposed Development Study Area



6.5 Baseline Assessment and Identification of Key Receptors

Introduction to the Area, Local Population and Demographics

6.5.1 The Site is located within the ward of Oxted North and Tandridge, and Limpsfield of the Tandridge District Council. The Site is 9.69 hectares in size and is currently arable land bisected by a footpath.

6.5.2 The Site is bounded by Barrow Green Road to the north; a railway line to the east; St Mary's Church and Wheeler Avenue to the south; and residential dwellings and woodland to the west. The surrounding area is otherwise characterised by residential developments and greenfield space.

6.5.3 The Site is positioned on the eastern edge of Oxted North and Tandridge, with a bus stop located approximately 300 m to the east of the Site (approximately 7 minutes away) on Barrow Green Road. The nearest train station is Oxted (approximately a 15-minute walk from the Site) with direct links to London Victoria, London Bridge, East Grinstead and Uckfield.

6.5.4 The resident population of the study area has the following characteristics⁹.

Population

6.5.5 According to the most recent population statistics, the population of the Study Area was approximately 9,491 in 2021.

6.5.6 In terms of age groups, the average proportion of the population which was of a working age (16-64 years) was 57.1% for the Study Area, 59.7% for Tandridge and 62.9% for England. Furthermore, the average proportion of the population aged 65+ was higher across the Study Area (24.3%) when compared to Tandridge (20.9%) and England as a whole (18.6%), as shown in **Table 6.5**.

Table 6.5: Population by Age (%) (2021)

Area	0-15 (%)	16-64 (%)	65+ (%)
Study Area	18.7	57.1	24.2
Tandridge	19.4	59.7	20.9
England	18.5	62.9	18.6

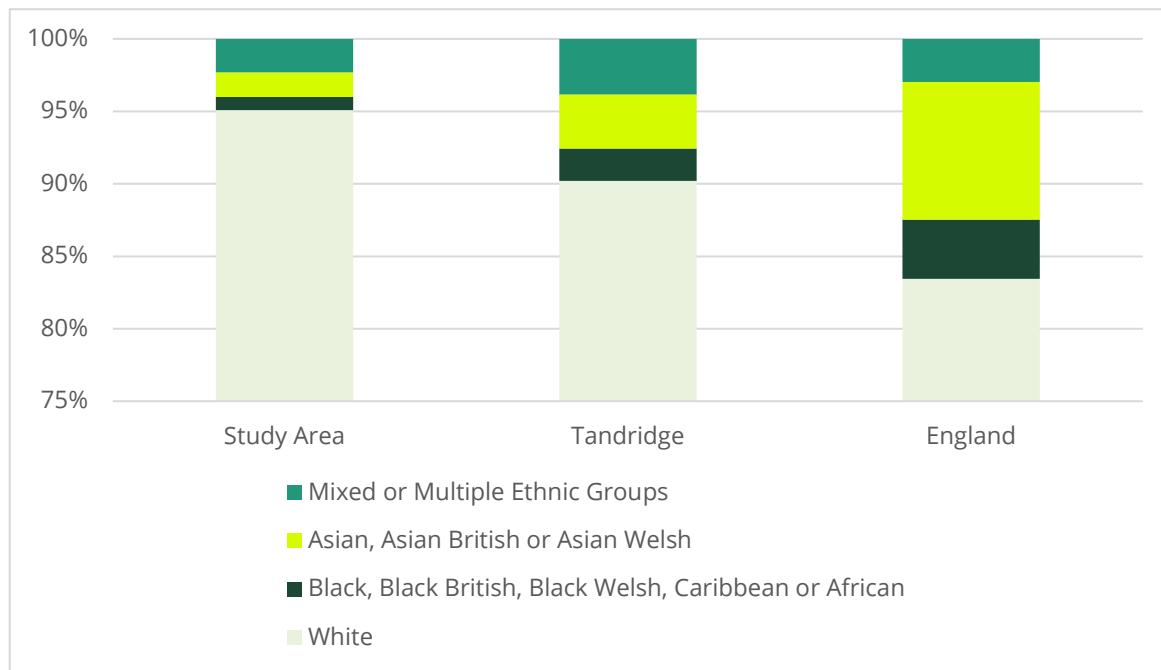
Source: Office for National Statistics (2021)

⁹ Unless otherwise specified, data are derived from the Census (2021).

Ethnicity

6.5.7 **Figure 6.2** shows that an average of 88.2% of the Study Area population was White, with nearly all identifying as White British. The Study Area's White population was proportionately higher than regional (83.5%) and national (81.7%) levels.

Figure 6.2: Ethnicity of Population (%) (2021)



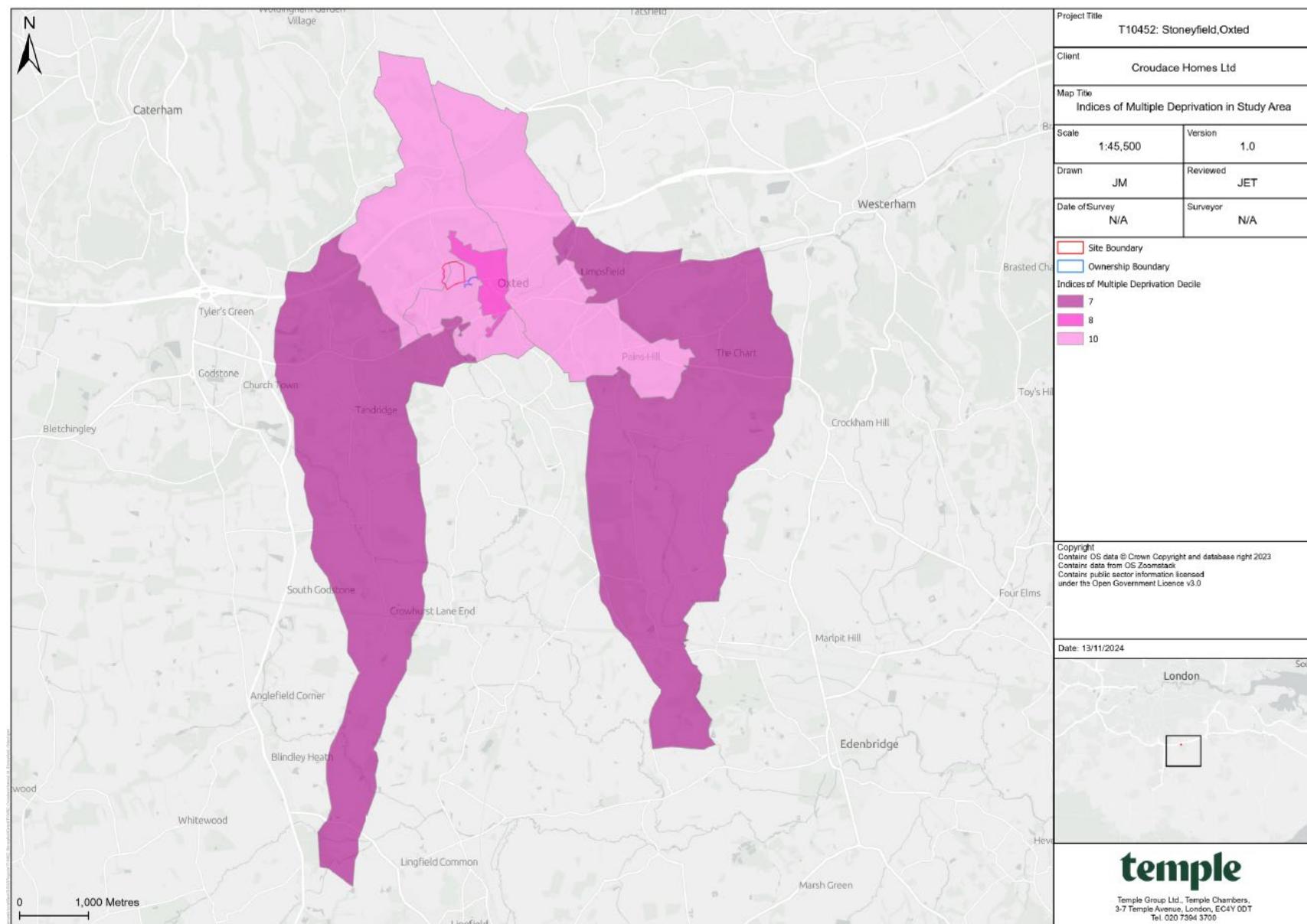
Source: Office for National Statistics (2021)

Deprivation

6.5.8 The English indices of deprivation measure relative deprivation in small areas in England called lower-layer super output areas (LSOAs). The IMD is the compilation of these indices. Currently, there are fifty LSOAs within the Tandridge District, as displayed in **Figure 6.3**.

6.5.9 The Site is situated between two LSOAs ranked amongst the 10% least deprived areas in England. Out of the fifty LSOAs, five LSOAs are amongst the top 40% most deprived areas in England, with seven LSOAs being amongst the top 10% least deprived. In 2019, 6.3% of the Tandridge population was classified as 'income-deprived'.

Figure 6.3: Indices of Multiple Deprivation in Study Area (Source: Indices of Deprivation, 2019)



Religion

6.5.10 Reflecting on religious demographics, the highest affiliation across the Study Area was to Christianity, at 54.9% (which was higher than the 51.2% in Tandridge and 46.2% in England). People identifying as No Religion across the Study Area was at 36.7% (compared to 38.9% and 37.2% across Tandridge and England, respectively), as shown in **Table 6.6**.

Table 6.6: Religion (%) (2021)

Religion	Study Area Average	Tandridge	England
Christian	54.9	51.2	46.2
Buddhist	0.3	0.4	0.5
Hindu	0.6	1.2	1.7
Jewish	0.2	0.2	0.5
Muslim	0.4	1.3	6.5
Sikh	0.1	0.1	0.9
Other religion	0.3	0.3	0.5
Not answered	6.5	6.4	6.0
No religion	36.7	38.9	37.2

Source: Office for National Statistics (2021)

Housing

6.5.11 According to the 2021 Census, the proportion of households with more bedrooms (4+ bedroom houses) was higher across the Study Area (43.9%) compared to Tandridge (31.8%) and England (21.1%), as demonstrated in **Table 6.7**.

Table 6.7: Households by Number of Bedrooms (%) (2021)

No. of Bedrooms	Study Area	Tandridge	England
1 bedroom (%)	7.5	9.6	11.6
2 bedrooms (%)	20.7	25.2	27.3
3 bedrooms (%)	27.9	33.4	40.0
4 or more bedrooms (%)	43.9	31.8	21.1

6.5.12 As shown in **Figure 6.4**, households in the Study Area and in Tandridge are less likely to be homeowners (42.9% and 37.4% of households, respectively) compared to England (61.3%).

Figure 6.4: Households by Tenure of Dwelling (%) (2021)



Source: Office for National Statistics (2021)

6.5.13 As set out in TDC's Core Strategy, a target was set under Policy CSP 2: Housing provision for a net increase of at least 2,500 dwellings throughout the period of 2006 to 2026, this was allocated by the Secretary of State to Tandridge within the, now revoked, South East Plan (SEP), a regional spatial strategy for South East of England.

6.5.14 An Affordable Housing Needs Assessment¹⁰ undertaken by Turley formed part of the evidence base for the withdrawn local plan and identified an annual need of 391 affordable dwellings per annum.

6.5.15 The 2022 Housing Delivery Test (HDT) measures the average number of completions against the Objectively Assessed Needs (OAN), over a three-year rolling period. Over the period (2019 to 2022) 1667 homes were required, throughout that period only 631 homes (38%) were delivered by Tandridge. This represents an undersupply of 1,036 homes. Additionally, the latest Authority Monitoring Report¹¹ for TDC indicates that an average of just 68 affordable homes have been completed annually in Tandridge since 2006.

6.5.16 It is accepted by the council that they cannot currently demonstrate a five-year housing land supply. The most recent position, as agreed for the recent planning inquiry for the appeal at Chichele Road in Oxted (APP/M3645/W/24/3345915), held in September 2024, is that the 5-year housing land supply was below 2 years.

¹⁰ Strategic Housing Market Assessment Affordable Housing Needs Assessment (June 2018), Available: <https://www.tandridge.gov.uk/LinkClick.aspx?fileticket=dL6bSrIDtsI%3d&portalid=0>

¹¹ Authority Monitoring Report 2023/24, Tandridge District Council (May 2024), Available: https://www.tandridge.gov.uk/LinkClick.aspx?fileticket=Xir_OdiK8kQ%3d&portalid=0

6.5.17 Councils that deliver less than 95 % of its agreed housing number will have to produce a HDT Action Plan in line with Paragraph 79 of the NPPF (2024)¹² and in accordance with the guidance set out in National Planning Practice Guidance (NPPG). TDC have produced the Housing Delivery Test Action Plan 2024¹³ which acknowledges the reasons for not meeting required targets as well and applied a 20% buffer to the five-year housing land supply.

6.5.18 The Ministry for Housing, Communities and Local Government's (MHCLG) revised standardised methodology for objectively assessing housing need (OAHN) states that "assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations"¹⁴.

6.5.19 The government undertook a consultation into a revised version of the NPPF between July and September 2024.

6.5.20 The draft version of the NPPF retains the presumption in favour of sustainable development in its entirety. The wording in relation to Very Special Circumstances also remains unchanged.

6.5.21 Alongside the NPPF consultation, the government introduced proposals for a revised standard method for assessing housing needs. The draft NPPF also proposes to make it clear that the use of the standard method for assessing housing needs in plan making is mandatory.

6.5.22 For Tandridge, the government proposes to increase the housing requirement from the current standard method of 634 dwellings per annum (dpa) to 773 dpa. Any new calculation of the 5-year housing land supply for the council would be made against the new standard method once introduced.

6.5.23 The Tandridge Housing Strategy¹⁵ highlights the need for more houses across the area by stating a vision "to improve the quality of residents' lives and wellbeing by delivering high quality homes of all types and tenure, including affordable housing and by maintaining conditions of homes in the district to the decent homes standard, while focussing our assistance on those in most urgent need." Objective 1 of the

¹² Ministry of Housing, Communities & Local Government (2023) National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

¹³ Tandridge District Council, Housing Delivery Test Action Plan (HDTAP) 2024. Available at: [Housing Delivery Test Action Plan \(tandridge.gov.uk\)](https://www.tandridge.gov.uk/Housing-Delivery-Test-Action-Plan)

¹⁴ Ministry of Housing, Communities & Local Government (2020), Available: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁵ Tandridge Housing Strategy (2019-2023), Available: <https://www.tandridge.gov.uk/Portals/0/Documents/Housing/Strategies%20and%20policies/Tandridge-Housing-Strategy-2019-2023.pdf>

strategy focuses on building homes and aims to “identify suitable sites for self-build schemes as part of an ongoing review of our assets and offer serviced sites within the three-year period.” As there is an identified undersupply of 1,036 homes in Tandridge, it is anticipated that the new Local Plan will focus greatly on increasing housing supply.

6.5.24 The sensitivity of local residents of TDC with regards to housing is assessed as **medium**. This is because TDC has identified housing needs as a focus through the Tandridge Housing Strategy and it is therefore likely that the delivery of new and affordable housing will be a key section of their new Local Plan, despite delivery data displaying a shortfall in provision.

Education

6.5.25 This assessment uses the Department for Education's (DfE) 'New home to school travel and transport guidance' to define the Study Area for educational facilities relevant to the Proposed Development. The statutory walking distance is the distance between home and school that the Government thinks a child should be able to walk: two miles (equivalent to 3.2 km) for children under eight years of age; and three miles (equivalent to 4.8 km) for pupils aged 8–16 years¹⁶.

6.5.26 As stated in **Table 6.9**, the following Study Areas have been used for this assessment:

- **State funded primary schools** – 2 km walking distance from Site; and,
- **State funded secondary schools** – 4 km walking distance from Site (statutory walking distance).

6.5.27 There is one state funded primary school within 2 km walking distance of the Site and 5 state funded secondary schools within 4 km, accepting 3 to 18 year-old pupils across both primary and secondary schools. The closest schools are listed in **Table 6.8**.

Table 6.8: Closest Schools by Type

Type of school	School and address	Travel distance ¹⁷ , time and method	Age range, number of pupils, capacity
Primary	St Mary's CofE Primary School	0.3 miles / 0.5 km 8 minutes' walk	Age range: 4-11 Pupils: 622 Capacity: 660
Secondary	Oxted School	1.1 mile / 1.8 km 24 minutes' walk	Age range: 11-18 Pupils: 1708

¹⁶ Department for Education (2024) Home-to-school travel guidance, Available: <https://www.gov.uk/government/publications/home-to-school-travel-and-transport-guidance>

¹⁷ Travel distance is measured from the postcode related to the Site.

		Capacity: 2100
--	--	----------------

Source: Department for Education EduBase (2021)

Primary Schools

6.5.28 The DfE's EduBase figures on school capacity and pupil numbers have been used to assess whether there is spare capacity in the local education system. The primary school within 2 km of the Site has a total capacity for 660 pupils. With 622 pupils attending there is a surplus of 38 places (as shown in **Table 6.9**).

Table 6.9 Primary Schools within 2 Miles (of the Site)

School name	Number of pupils	School capacity	Surplus / Deficit
St Mary's CofE Primary School	622	660	38
Hurst Green Infant School	*	90	*
St Peter's CofE Infant School	80	90	10
Limpsfield CofE Infant School	168	180	12
Total	870	1,020	60

*Information not available

Source: Department for Education EduBase (2021)

6.5.29 Surrey's 'School Organisation Plan 2022 – 2032¹⁸' published data illustrating future trends stating 'The nursery and primary aged school population is likely to plateau before gradually increasing, whilst the secondary aged population is likely to continue to increase before echoing the plateau seen in younger year groups'.

6.5.30 Within the Core Strategy it is acknowledged that "as far as education services are concerned, the relationship between capacity and demand at primary and secondary levels is very close and there are predicted to be localised shortfalls over the next few years. Most anticipated needs at both levels are expected to be met on existing education land although many sites are at capacity and/or have severe constraints on further development."

6.5.31 Within Tandridge, 2021 birth rates had increased overall by 2 % from 2012, after previously consistently falling by 14 % since 2012 with the lowest birth rate recorded in 2020. In the short-term, primary school place demand is expected to begin to increase slightly and eventually begin to plateau by 2025 and stabilise resulting in a surplus of places.

6.5.32 The sensitivity of the local population within the study area with respect to primary education has been assessed as **medium**. The future increased demand for places

¹⁸ Surrey County Council School Organisation Plan 2022-2032, Available: <https://mycouncil.surreycc.gov.uk/mgConvert2PDF.aspx?ID=90236>

may place a strain on future provision. However, based on future trends it is expected that demand will stabilise by 2025 below current rates prior to the operation year of the Site (2030), as a result, it is expected a surplus of places will be available.

Secondary Schools

6.5.33 The DfE's EduBase figures on school capacity and pupil numbers have been used to assess whether there is spare capacity in the local education system. The secondary school within 4 km of the Site has a total capacity for 2,100 pupils. The school has 1,708 pupils attending, with a surplus of 392 pupils (as shown in **Table 6.10**).

Table 6.10: Secondary Schools within 3 Miles (of the Site)

School name	Number of pupils	School capacity	Surplus / Deficit
Oxted School	1,708	2,100	392

Source: Department for Education EduBase (2021)

6.5.34 Surrey is identified as a net importer of people, there is a surplus of secondary school age children who live outside of the county and attend its schools when compared to the resident children attending schools within Surrey. This particularly impacts secondary school placement for Tandridge.

6.5.35 The Surrey School Organisation Plan 2024-2034 suggests that secondary school demand in Tandridge is expected to rise and peak in 2027/28, this forecast is based on the demand of children currently in primary schools. After this point demand is expected to plateau, similarly mirroring forecasts for primary demand and based on birth rate projections.

6.5.36 The sensitivity of the local population within the Study Area in respect to secondary education has been assessed as **low**. It is evident that there is a current surplus in secondary places and although the future increased demand for places may place some strain on future provision the current capacity should be able to accommodate these places.

Childcare

6.5.37 There are 6 childcare facilities within 2 km road travel distance from the Site. These include:

- Woodlands Day Care
- Oxted Pre-School
- Little Barn Preschool
- Fennies Oxted
- The Little Pea Pod Organic Nursery

- Hopscotch Nursery

6.5.38 The nearest childcare facility to the Site is Woodlands Day Care, 3 months and to 5 years and is currently accepting new children.

6.5.39 The Surrey County Council Childcare Sufficiency Assessment 2024¹⁹ reported that the projected population of 0-4 year-olds in Surrey for 2024-2025 is predicted to be 60,425 children. There are 1,586 early years providers in Surrey of which 1,180 had been inspected as of 31/03/24, 98% of which are rated Outstanding or Good and 2 % of which require improvement or rated inadequate.

6.5.40 The Surrey County Council Childcare Sufficiency Assessment stated a 3 % decrease in occupancy of childcare places compared to 2022, stating that the occupancy of childcare places across the county is 'healthy'. The density rate of childcare places is 56 % (56 places per 100 children). This is an increase from 2021/2022 where the density rate was 47 %.

6.5.41 The sensitivity of the local population within the study area in respect to childcare has been assessed as **low**, largely due to the sufficient childcare place availability across TDC.

Healthcare

6.5.42 According to local health indicators for the region of Tandridge (in which the Site is located), there is a positive picture for health in the area, which includes:

- Instances of limiting long-term illness or disability is similar in Oxted North (14.1%) to Tandridge (14.8%), but both are lower compared to England (17.6%).
- Life expectancy for both women and men are higher in the Oxted North ward than in Surrey and on a national level, with female life expectancy being 86.7 years in Oxted North, compared to 85 years in Surrey and 83.2 years in England. Male life expectancy is 82.6 at ward level, which is higher than Surrey (81.7 years) and England (79.5 years).
- Child obesity at year 6 age is lower in Oxted North (10.3%), compared to Surrey (13.3%) and national (22.5%) levels.

6.5.43 Based on information from NHS choices, there is one GP surgery with a 2 km catchment area of the Site (considered to be a typical walking distance) which is Oxted Health Centre and a further two GPs are located within 5 km, as outlined in **Table 6.11**.

¹⁹ Surrey County Council Childcare Sufficiency Assessment (2024), Available:

https://www.surreycc.gov.uk/_data/assets/pdf_file/0017/46304/SCC-Childcare-Sufficiency-Assessment-2024.pdf

Table 6.11: GP Surgeries within 2 km / 5 km of the Site

Name	Distance (m / km)	Number of GPs (FTE)	Registered Patients	GP to Patient Ratio
Oxted Health Centre	715 m	8.3	16,968	1:2,044
Pond Tail Surgery	3.9 km	2.3	6,641	1:2,887
Caterham Valley Medical Practice	4.9 km	6.0	10,414	1:1,736
Total		17	34,023	1:2,001

Source: NHS Digital (2023)

6.5.44 At the Oxted Health Centre (the closest GP to the Site), there is a total of 8.3 FTE GPs. The ratio of 1:2,044 patients per GP is greater than the NHS HUDU's benchmark of 1,800/GP²⁰. However, it is to be noted that this GP is currently accepting new patients.

6.5.45 Across the three GP Surgeries there is a total of 17 GPs and a GP to patient ratio of 1:2,001. Caterham Valley Medical Practice is currently the only GP which is below the NHS HUDU's benchmark with a ratio of 1:1,736. All GP surgeries are currently accepting new patients.

6.5.46 A Needs Assessment²¹ has been undertaken as part of the planning application to assess the ability for Tandridge to accommodate the significant age increase expected over coming years in different age categories. The main age group of interest for the purposes of assessing future need is the 75 and over group, which as of 2023 amounts to 10,200 but is set to increase by 3,500 through to 2040.

6.5.47 The data indicates that on a quantitative assessment by 2040 there would be a need for an additional provision of 550 personal care beds and 104 nursing beds. In addition, there would be a total requirement for 82 dementia beds.

6.5.48 The closest dental surgery to the Site is Neo Orthodontics Ltd, located at 545 m from the Site (approximately 17 minutes' walking distance and four minutes' driving distance).

6.5.49 The sensitivity of the local population within the study area in respect to health has been assessed as **medium**. This is due to the overall current GP ratio being above the HUDU benchmark and all other nearby surgeries are currently accepting new patients. It is expected that for Oxted Health Centre and Pond Tail Surgery, the additional population will increase pressure. However, Caterham Valley Medical Practice does have marginal surplus capacity.

²⁰ HUDU (2009). HUDU Planning Contribution Model Guidance Notes, Available: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2013/03/GuidanceNotes-2009.pdf>.

²¹ Older Persons Needs Assessment, Tetlow King (2024).

Open and Play Space, Community and Leisure Facilities

6.5.50 Roughly 94% of Tandridge is considered to be Green Belt land. There are two National Landscapes; the Surrey Hills in the north and the High Weald in the South East.

6.5.51 There is one open space within 400 m, or a ten-minute walk, to the south of the Site. The closest sport and leisure facilities are Tandridge Leisure Centre and Anytime Fitness Oxted, each located 400 m (or 15 minutes' walk) from the Site.

6.5.52 Furthermore, Oxted Community Hall is 165 m (or 4 minutes' walk) from the Site and is a registered charity as a benefit to the community. The hall and meeting room are available to rent for any club, organisation or family event.

6.5.53 The Tandridge District Council Open Space Study (2017)²² determined the quantity, accessibility, quality of existing provision for open space across TDC. The assessment identified a total of 1521.34 hectares of open space spread across private and publicly accessible sites inclusive of playing fields; equating to 18.31 hectares per 1,000 people summarised in the **Table 6.12** below.

Table 6.12 Summary of existing provision of open space across the district

	Existing Provision (Ha)	Existing Provision (Ha/1000)
Allotment	17.06	0.20
Amenity Greenspace	34.77	0.42
Parks and Recreation Grounds	77.66	0.94
Outdoor Sport	3.20	0.04
Play (Child)	2.93	0.03
Play (Youth)	0.62	0.01
Accessible and Natural Greenspace	877.35	10.56
Cemeteries and Churchyards	27.28	0.33
Outdoor Sport (Private)	59.62	0.72
Education	420.85	5.06
Total Provision	1521.34	18.31

Source: Tandridge Open Space Study (October 2017)

6.5.54 The Tandridge Core Strategy 2008 outlined standards for planning for open space, sport and recreation space standards as based on an audit set out in the Tandridge District Playing Pitch and Open Spaces Strategy 2005 – 2015²³. The Core Strategy

²² Tandridge Open Space, Sport and Recreation Facilities Assessment – Open Space Study (2017), Available: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/OPEN%20SPACE%2C%20TOURISM%20%26%20LEISURE/OTL2.pdf>

²³ Tandridge District Open Space Assessment 2015, Available: [Item 7 refers - Open Space Assessment.pdf \(moderngov.co.uk\)](http://Item 7 refers - Open Space Assessment.pdf (moderngov.co.uk))

states the following '*The Council will apply the standard of 1.27 ha per 1000 population to the provision of playing space for all ages.*'

6.5.55 The sensitivity of the local population within the study area in respect to open space has been assessed as **low** as it is evident that there is sufficient open space within the study area and across Tandridge.

6.5.56 The Tandridge Open Space Assessment 2015 recommended a quantity standard of 0.10ha of play space provision for children and youth. This is below the Fields in Trust (FiT)²⁴ recommended standard of 0.25 ha per 1,000 population for designated playing space. The assessment found a deficiency of children's space stating a requirement of '*an additional 5 hectares of designated play space now and a further 7.75 hectares by 2033 to meet population projections*'.

6.5.57 The updated Tandridge Open Space Strategy (2017) identified provision of children's playing spaces with a total space of 3.55 hectares, inclusive of child and youth play space, the majority of which are owned by TDC this is equivalent to 0.04 Ha /1,000 population.

6.5.58 The updated Tandridge Open Space Strategy (2017), provided the following standards to be applied for new developments and the input into the emerging local plan 2033 when considering play space, which is considerably lower than what was previously set out in the Core Strategy:

- Childrens Play Space – 0.03ha/1000 population.
- Youth Play Space – 0.02ha/1000 population.

6.5.59 The 2017 assessment found that existing provision of children's play space (0.03 ha/1000) is reflective of the current TDC standard. However, existing youth play space provision (0.01 ha/1000) is below the TDC standard.

6.5.60 Within the 2021 Tandridge Open Space Strategy²⁵ two areas for improvement were identified:

- *Consistency across the district. The assessment identified big differences between parishes regarding the amount of all types of open space, with some meeting the standards for all types, some meeting some of the types and some falling below the standards.*
- *A small number of sites did not meet the standards required because of notable levels of dissatisfaction at some sites and a lack of facilities to cater for all age groups.*

²⁴ Fields in Trust Guidance for Outdoor Sport and Play Beyond the Six Acre Standard, November 2020, Available: <https://fit.viewcreative.agency/content/files/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

²⁵ Tandridge District Council, Open Space Strategy (2021), Available: <https://www.tandridge.gov.uk/Portals/0/Documents/Parks-Play-Areas/Clean-final-Open-Space-Strategy.pdf?ver=2021-03-10-132047-473>

6.5.61 The Open Space Strategy for Tandridge also listed actions per Parish, priorities included updating play equipment, provision of football facilities and MUGAS across various locations.

6.5.62 Similarly, under the Tandridge District Infrastructure Delivery Plan (2019)²⁶ listed infrastructure requirements of which plans include the provision of youth play space and various playground improvements.

6.5.63 The sensitivity of the local population within the study area in respect to play space has been assessed as **medium** as it is evident that there is insufficient play space within the study area and across Tandridge.

6.5.64 There are two community and leisure facilities within 1 km of the Proposed Development:

- Tandridge Leisure Centre (400m / 15 minutes' walk)
- Anytime Fitness Oxted (400m / 15 minutes' walk)

6.5.65 Additionally, there are a range of community and leisure facilities within Oxted within 3 km of the Proposed Development including:

- Oxted Library – (725 m / 4 minutes car ride).
- Oxted Community Hall – (160 m / 3 min walk).
- Oxted School – acts as a venue for a range of sports clubs – (800 m / 3 minutes car).

6.5.66 The most recent household survey (Community and Stakeholder Consultation Report, October 2017²⁷) stated that 'a clear majority of households reported that overall, there are currently enough of all of the various types of indoor sport and leisure facilities; most notably in relation to village halls/community sports centres (75 %); swimming pools (71 %); and gym/health and fitness facilities (71 %)'.

6.5.67 The Tandridge District Infrastructure Delivery Plan (2019)²⁸ includes plans for Oxted such as the refurbishment of the Oxted Library and provision of a Multi-use Sports Hall and two Consultation Rooms.

²⁶ Tandridge District Council, Infrastructure Delivery Plan (2019), Available:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/INFRASTRUCTURE%20%26%20VIABILITY/INF1-Tandridge-District-Infrastructure-Delivery-Plan-2019.pdf>

²⁷ Tandridge District Council Open Space, Sports and Recreation Facilities Assessment: Community and Stakeholder Consultation (2017), Available:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/OPEN%20SPACE%2C%20TOURISM%20%26%20LEISURE/OTL4.pdf>

²⁸ Tandridge District Council, Infrastructure Delivery Plan (2019). Available at:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/INFRASTRUCTURE%20%26%20VIABILITY/INF1-Tandridge-District-Infrastructure-Delivery-Plan-2019.pdf>

6.5.68 The sensitivity of the local population within the study area in respect to community and leisure facilities has been assessed as **low** as there are two facilities within a 1 km radius of the Site.

Town and Other Centres

6.5.69 Across TDC, there are a range of shopping districts that cater for Tandridge's residents, workers and visitors. Tandridge's town centres provide an essential network of accessible shops, services and community facilities such as Oxted town centre and Caterham Valley Town Centre.

6.5.70 There are two towns within Tandridge, Oxted and Caterham Valley. The Tandridge Town and Local Centre Review (2018)²⁹ identifies town centres as '*principal shopping areas in the district, and include leisure activities such as restaurants, pubs and cinemas; businesses such as banks and estate agents; limited residential use; and other community facilities such as libraries*'.

6.5.71 The Council is currently within the process of undertaking a regeneration scheme within Oxted, named 'RegenOxted', a plan to regenerate the town centre. This includes plans to create a business hub, additional parking and an urban re-design project for station road.

6.5.72 The Tandridge Town and Local Centre Review (2018) defines local centres to be 'largely retail based but also include other local service outlets including, pubs, takeaways and local niche operators. It is acknowledged that whilst the local centres may not provide the same range of shops and services of the main town centres, they do still cater for the needs of people in the local area and contribute towards maintaining sustainable communities'.

6.5.73 Local centres in Tandridge include:

- Caterham Hill;
- Lingfield;
- Warlingham;
- Whyteleafe;
- Godstone and Smallfield; and
- Caterham Westway, Hurst Green and Bletchingley.

al%20plan/Local%20plan%202033/Examination%20library/INFRASTRUCTURE%20%26%20VIABILITY/INF1-Tandridge-District-Infrastructure-Delivery-Plan-2019.pdf

²⁹ Tandridge District Council, Town and Local Centre Review (2018). Available at: [Our Local Plan \(tandridge.gov.uk\)](http://Our Local Plan (tandridge.gov.uk))

- 6.5.74 Policy CSP23 of the Tandridge Core Strategy (2008) seeks to protect the existing Primary Shopping Areas in Caterham Valley and Oxted, which has been identified within the hierarchy of centres within the district.
- 6.5.75 In terms of proximity to Site, residents and workers are likely to shop in Oxted Town centre which is approximately a 10-minute walk or 3-minute drive, which includes independent shops, Banks and restaurants.
- 6.5.76 The sensitivity of the Proposed Development's new residents and workers with respect to access to the town and local centres is **low**. This is due to the Proposed Development being located nearby a town (Oxted), with sufficient accessibility from the Site.

Local Economy, Employment and Skills

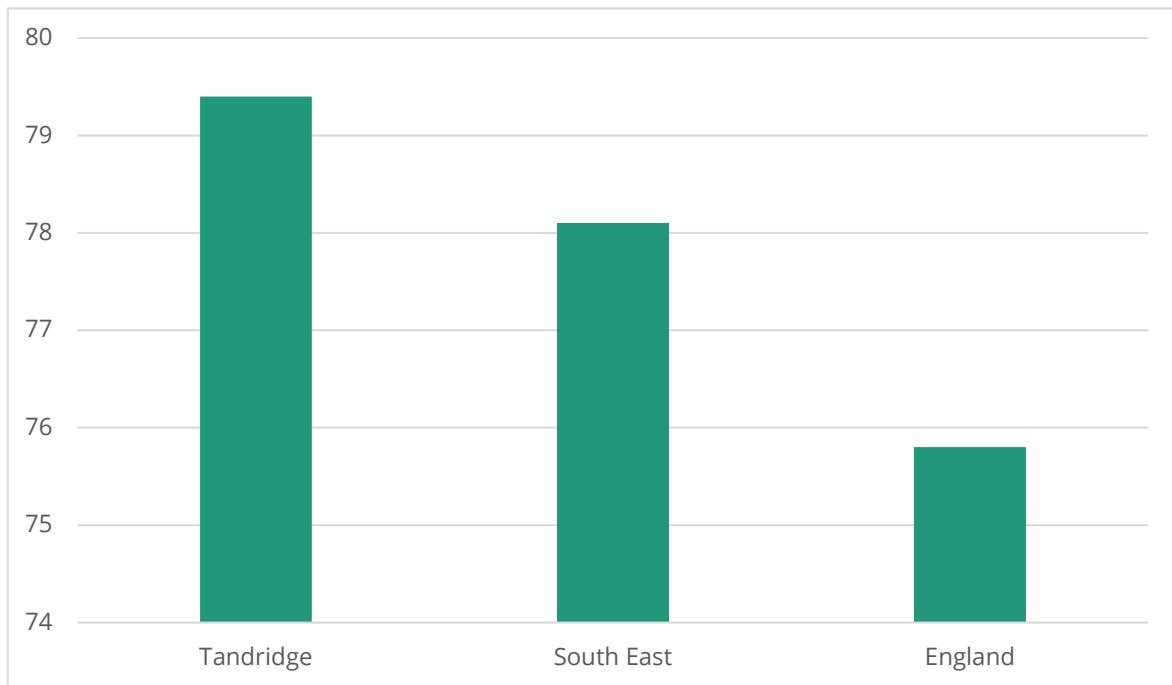
- 6.5.77 Tandridge is strategically linked to London and sits within the far eastern portion of Surrey. The District has strong national motorway connections centred around the M25, which circles greater London (to the north). Locally, the M25 serves the settlements of Westerham and Chipstead to the east, as well as Godstone and Merstham to the west of the Site. In addition, to the west of the Site, the M25 provides a link to the M23 and to the east provides connection to the M26. Currently, the district benefits from quick accessibility to London via high-speed rail services and to other centres such as Uckfield, East Grinstead and Bedford.
- 6.5.78 Tandridge is home to around 87,900 people, with the highest population densities being in the northwest, including Caterham North, Warlingham West & Whyteleafe and Caterham West. In terms of the district's economy, Tandridge is located within the Coast to Capital Local Enterprise Partnership (LEP), the 7th largest LEP in England. Tandridge has commutative links with Gatwick airport London, as well as the London LEP, particularly through Croydon.

Employment Levels

- 6.5.79 According to the latest Annual Population Survey (APS)³⁰, the proportion of the population aged between 16-64 in full-time employment is higher in Tandridge (79.4%) than in the South East region (78.1%) and England (75.8%) - this is highlighted in **Figure 6.5**.
- 6.5.80 However, Tandridge has a lower unemployment rate (3.2%) compared to the South East region (3.4%) and England (3.7%).

³⁰ ONS (2021). Annual Population Survey. Available at: Dataset Selection - Query - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

Figure 6.5: Employment Rates (%) (December 2022)

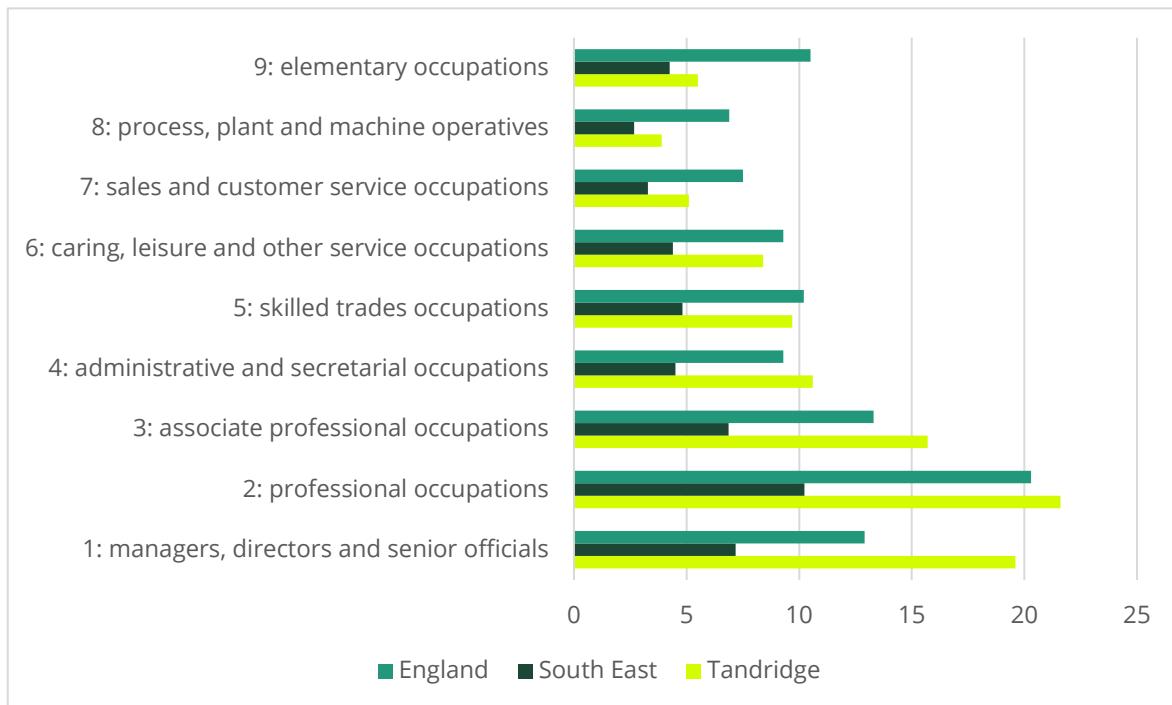


Source: Annual Population Survey (2023)

Occupations

6.5.81 According to the latest APS, the socio-economic classification of residents aged 16 and over in Tandridge reveals there is a higher proportion (19.6%) in managerial occupations compared to the South East region (7.2%) and national levels (10.7%), as shown in **Figure 6.6**. Tandridge also has a higher proportion of residents employed in skilled trades occupations (9.7%) compared to the region (4.8%) but a lower proportion compared to England (10.2%).

Figure 6.6: Occupation Levels (2022)



Source: Annual Population Survey (2022)

Qualifications

6.5.82 In 2021, the proportion of Tandridge's population with the highest level of qualification (NVQ4+ / Level 4) (37.4%) was higher than the South East region (29.1%) and England (33.8%) levels (as shown in **Table 6.13**). Furthermore, the proportion of Tandridge's residents that had no qualifications was higher (13.8%) than the region (12.5%), but lower than England (18.2%). This suggests that residents across Tandridge have generally received a higher quality of education compared with national standards.

Table 6.13: Highest Levels of Qualification (%)

Levels of Qualification	Tandridge	South East	England
No qualifications	13.8	12.5	18.2
Other qualifications	2.5	2.2	2.8
Level 1	9.4	8.0	9.6
Level 2	15.1	11.3	13.4
Level 3	17.3	14.2	16.9
Level 4 and above	37.4	29.1	33.8

Source: Office for National Statistics (2021)

Industry / Sector

6.5.83 The Business Register Employment Survey (BRES) publishes employee and employment estimates at detailed geographical and industrial levels. According to the latest BRES data, Tandridge has a lower proportion of residents (3.7%) working within the retail sector than the South East region (4.5%) and the national levels (4.8%). Tandridge significant proportion of residents working in 'construction' with 6.1% of the District's workforce in this sector. This is higher than the South East region (5.1%) and England's level (4.7%).

6.5.84 Conversely, Tandridge has a lower proportion of employees within the 'Manufacturing', 'Transport & storage (incl. postal)', and 'health' sectors compared to the region and England as a whole. These differences are outlined in **Table 6.14**.

Table 6.14: Proportion of Employment by Sector (%) (2021)

Employment Sector	Tandridge	South East	England
Agriculture, forestry & fishing (A)	0.3	0.3	0.4
Mining, quarrying & utilities (B, D and E)	0.2	0.3	0.1
Manufacturing (C)	1.7	2.5	3.3
Construction (F)	6.1	5.1	4.7
Wholesale (Part G)	1.7	2.0	2.0
Retail (Part G)	3.7	4.5	4.8
Transport & storage (incl. postal) (H)	1.8	2.3	2.4
Accommodation & food services (I)	1.6	2.2	2.3
Information & communication (J)	2.8	3.0	2.2
Financial & insurance (K)	3.9	2.0	1.8
Property (L)	3.3	2.3	2.2
Professional, scientific & technical (M)	4.7	4.3	3.8
Business administration & support services (N)	0.3	0.3	0.4
Public administration & defence (O)	2.8	2.9	2.7
Education (P)	5.2	4.9	4.6
Health (Q)	5.6	6.7	6.8
Arts, entertainment, recreation & other services (R, S, T and U)	2.5	2.3	2.1

Source: Office for National Statistics (2021)

6.5.85 The sensitivity of the local economy in terms of access to employees and skills as **low**, since there is a lower unemployment level amongst Tandridge residents compared to the South East region and the rest of the country.

Summary of Baseline and Sensitivity

6.5.86 The baseline has been generated to provide benchmarks against which any effects of the Proposed Development can be assessed. The baseline focuses on the Oxted North MSOA and Tandridge areas with conditions compared with those in the wider South East and London region, for context.

6.5.87 The baseline is considered under a series of topics, for which the likely receptors and their sensitivity in relation to that topic are identified. These are summarised in **Table 6.15** below.

Table 6.15: Summary of Sensitivity

Receptor topic	Sensitivity	Justification of Sensitivity Classification
Housing	Medium	TDC has identified the delivery of new and affordable housing as key within the Tandridge Housing Strategy, and the HDT identified an undersupply of 1,036 homes.
Primary education	Medium	Current minor surplus in primary school places across the Study Area, however the future increased demand for places may place a strain on future provision.
Secondary education	Low	Current moderate surplus in secondary school places across the Study Area. However, the future increased demand for places may place a strain on future provision.
Childcare	Low	Sufficient childcare place availability across TDC.
Health	Medium	GP: patient ratio below the HUDU benchmark and all nearby surgeries still currently accepting new patients, however there is only one GP within 2 km.
Open Space / Play Space	Medium	Deficiency in play space as identified in the Tandridge District Infrastructure Delivery Plan.
Community and recreational facilities	Low	Two facilities available to local residents within a 1 km of the Site.
Town and other centres	Low	Proposed Development will be located nearby a town (Oxted), with sufficient accessibility from the Site.
Local economy, employment and skills	Low	Lower unemployment levels amongst Tandridge residents compared to the rest of the region.

Future Baseline (the 'do nothing' scenario)

6.5.88 The Site currently comprises of a single greenfield space, bisected by a public bridleway/footpath. If the Proposed Development were not to come forward it is likely that the Site would remain as undeveloped arable land.

Future Population

6.5.89 It is anticipated that construction of the Proposed Development will commence in 2026 and be delivered by 2030. The ONS 2018-based Sub National Population Projection (SNPP) demonstrates that over the anticipated build period of the Proposed Development, the population of Tandridge is expected to increase by 1.10% from 90,431 people in 2026 to 91,427 people by 2030. This is a lower population increase compared to the South East region (1.28%) and national projected levels (1.52%).

Future Households

6.5.90 It is anticipated that the Proposed Development will be delivered over approximately 4 years. Construction is expected to commence in 2026 and be completed by 2030. The ONS 2018-based Household Projections (HHP) demonstrate that over the anticipated build period of the proposal, Tandridge's household numbers are expected to increase by 1.00% from 88,054 households in 2026 to 88,938 households by 2030. This is a lower population increase compared to the South East region (1.22%) and national projected levels (1.47%).

6.6 Identification and Description of Changes Likely to Generate Effect

6.6.1 **Table 6.16** below summaries the elements and their likely effects that are relevant to this socio-economic assessment during the construction and operation phases.

Table 6.16: Elements of the Proposed Development Likely to Generate Change

Receptor topic	Sensitivity	Justification of Sensitivity Classification
----------------	-------------	---

Provision of 190 new homes	<ul style="list-style-type: none"> Net additional construction employment within the local area Spending of the new construction workers Overall population of local area Additional child and school pupil yields Demand for healthcare facilities Demand for open space, parks, sports, leisure and community facilities Overall change to housing stock Overall change to housing profile including tenure and level of affordable housing provision. Spending of the new residential population 	<ul style="list-style-type: none"> Housing Education Healthcare Open Space Play Space Community and leisure facilities Town and other centres
Provision of a care home (up to 80 beds)	<ul style="list-style-type: none"> Net additional construction employment within the local area Spending of the new construction workers Overall population of local area Demand for healthcare facilities Demand for open space, parks, sports, leisure and community facilities 	<ul style="list-style-type: none"> Housing Healthcare Open Space Community and leisure facilities Town and other centres
Provision of Open space and Play space	<ul style="list-style-type: none"> Demand for Open space Demand for Play space 	<ul style="list-style-type: none"> Open Space Play Space

6.7 Assessment of Likely Significant Effect

6.7.1 With 190 new dwellings and an up to 80-bed care home, the Proposed Development will generate an estimated additional population of 575 people³¹ (assuming full capacity of the care home) when it is fully operational in 2030. The projected population figure (495 additional residents) is based on the 2019 GLA Outer London Population Yield Calculator.

³¹ Based on GLA Outer London Population Yield Calculator 2019

6.7.2 The following sections look at the impact of the new housing on the existing populations in TDC. Furthermore, the assessment will consider the impacts of the new population on existing facilities, services and employment.

Construction Phase

Embedded Mitigation Measures

6.7.3 There are no embedded mitigation measures during the construction phase for socio-economics.

Anticipated Effects

6.7.4 Construction will take place from 2026 to 2030, when the Proposed Development will be fully operational.

Local Economy, Employment and Skills

Temporary Effect: Construction Employment

6.7.5 The construction phase is estimated to generate some 243 person-years of employment. The construction programme is expected to be four-year (48 months), which means that on average during the construction programme, there will be **61 gross full-time equivalent (FTE) workers** on the Site.

6.7.6 For a contract of this scale, it is likely that some of the workers will travel from other areas to the Site which will result in some of the economic benefits being realised outside of Tandridge. Therefore, there is a need to calculate the 'net' construction jobs to quantify the increase in construction employment. It is anticipated that **44 net FTE jobs** will be retained within the South East economy (outlined in **Table 6.17**). The net job figure considers these Additionality Guide factors:

- Leakage at 25% – The majority of construction jobs / benefits will go to people living within the target area/ the target group;
- Displacement at 25% – There are expected to be some displacement effects (workers moving from other construction projects), although only to a limited extent; and
- Multiplier effect at 1.30 – Low regional supply linkages and induced or income effects.

Table 6.17: Proposed Development - Gross / Net Construction Jobs

Additionality Guide Factors	Scheme	Ref Case	Additionality
Gross direct jobs	61	No jobs assumed - on-site job	N/A
Estimated leakage, 25%	15		N/A

Gross local direct effects	46	loss (if applicable) accounted for in net operational jobs section	N/A
Displacement, 25%	11		N/A
Net local direct effects	34		N/A
Multiplier, 1.30	10		N/A
Total net local effects	44		N/A
Net additional local effects	N/A		44
Net additional local effects (%)	N/A		73%

6.7.7 In terms of construction employment, the potential impact is **minor**, and the resulting effect will be **minor-beneficial** and **not significant**. This is largely due to construction employment being highly mobile and expected to either travel from home or stay in a wide variety of temporary accommodation in and around the wider area.

Economic Output

6.7.8 The construction phase of the proposed scheme will also make a productive contribution to local economic output, as measured by Gross Value Added (GVA).

6.7.9 The Annual Business Survey 2022 provides estimates of the approximate GVA by different sectors of the UK economy³². During 2022, the approximate GVA of the construction sector in the South East region was £31.9 billion.

6.7.10 The Office for National Statistics provides estimates of workforce jobs by region and industry. With an average number of people employed in the construction sector during 2022 of 327,000 in the South East region, this suggests that the GVA per FTE construction job in 2022 was £97,554.

6.7.11 We estimate that the gross average 61 FTE construction employees will create an **additional £5.95 million of direct GVA per annum** to the local economy during the construction period.

6.7.12 In terms of construction employment, the potential impact is **minor**, and the resulting effect will be **minor beneficial** and **not significant**. This is largely due to the construction workforce being expected to either travel from home or stay in a wide variety of temporary accommodation in and around TDC and the Surrey region.

³² ONS Annual Business Survey, Non-financial business economy, UK regional results, released June 2024

Temporary Effect: Change in Employment

- 6.7.13 The closure of the field will result in the eventual loss of jobs associated with the Site. The current employment of the Site is estimated to be 0.3 FTE.
- 6.7.14 This constitutes a **negligible** magnitude impact, likely to result in a **negligible** effect which is anticipated to be **not significant**.
- 6.7.15 The assessment of loss of permanent employment is covered under the next section in this report (**Operational Phase**).

Town and Other Centres

Temporary Effect: Spending of Additional Construction Workforce

- 6.7.16 Construction workers are highly mobile, tending to travel to wherever the work is taking place. Whilst the employment effects from construction do not normally tend to be particularly local, the expenditure of construction workers does have a local impact. Therefore, construction worker expenditure is assessed at the Local Area level.
- 6.7.17 The additional workers at the Proposed Development would bring greater spending to the Local Area. A 2020 GLA report³³ found that office workers in London spent on average £13 a day in the local area around their place of work. This figure has been uplifted for earnings growth between 2020 and 2024, as well as for the lower average earnings of workers in different industries as well as in the South East of England compared to London. Once these differentials have been accounted for, it is estimated that per day the average worker spend for construction workers is £11.01 per day.
- 6.7.18 It is estimated that the Proposed Development would support an equivalent to an average of 61 construction jobs on the Site per year, over the estimated 4-year construction period.
- 6.7.19 On the basis of the above, construction workers on-site are expected to spend a total of £698,475 over the entire construction period, equivalent to **£174,620 per annum** on average. Typical expenditure in the Local Area before, during or after work could be on food and beverages, after-working activities and retail-shopping at nearby stores.
- 6.7.20 Construction worker expenditure from the Proposed Development will be retained within the local economy. In the context of TDC's economy, the magnitude of this impact is considered **minor**. This results in a **minor beneficial** effect, which is **not significant**.

³³ GLA Economics, 2020. Lost worker vs. tourism expenditure in the CAZ

Operational Phase

Embedded Mitigation Measures

6.7.21 The embedded mitigation measures related to socio-economics include new housing, open and play space provision upon completion of the Proposed Development.

Anticipated Effects

6.7.22 The Proposed Development is anticipated to be fully operational by the year 2030. The following section identifies the likely significant effects associated with the Proposed Development during the operational phase.

Housing

Permanent Effect: Additional Housing by Size and Tenure

6.7.23 The Proposed Development will involve the construction of 190 dwellings which will provide homes for 495 new residents (excluding the care home residents). Of the proposed 190 residential dwellings, 50 % (95) will be affordable, which represents a notable contribution towards the affordable housing stock for TDC, particularly noting the significant issues in respect of affordable housing supply and affordability.

6.7.24 The Proposed Development will introduce dwellings into an area with an identified housing need.

Table 6.18: Dwellings in Proposed Development by tenure and size

	No. of Units				Total
	1-bed	2-bed	3-bed	4-bed	
Market	2	13	51	29	95
Shared Ownership	8	8	7	0	23
Affordable Rent	28	22	21	1	72
All Affordable	36	30	28	1	95
All Dwellings	38	43	79	30	190

6.7.25 The sensitivity of housing has been assessed as **medium**. Given the size of the contribution to TDC's housing needs, the magnitude of the impact of the Proposed Development on housing is considered **moderate**, resulting in a **moderate-minor beneficial** effect which is **significant** in the context of a housing need in TDC.

Education

6.7.26 The Proposed Development will introduce 190 new dwellings to the Study Area. It is estimated that the Proposed Development will generate demand for around 45 new primary places and 23 new secondary places. These child yield estimates are based on the 2019 GLA Outer London Population Yield Calculator.

6.7.27 Currently, there is a surplus of 60 primary school places and a surplus of 392 secondary school places across the relevant schools within the study area. Furthermore, school capacity forecasts published by the DfE provides detail of where there is any future capacity in state-run primary and secondary schools. For primary provision, forecasts are available for years 2023/24 to 2029/30. For secondary provision, forecasts are available for years 2023/24 to 2029/30. Forecasts are not available for individual schools, only regions as a whole – in this case, Surrey.

6.7.28 The need for and provision of primary education capacity is planned in terms of 'Forms of Entry' (FE), with 210 pupils equating to one FE (i.e., seven classes of 30 students) for primary schools and 150 pupils equating to one FE for secondary schools.

6.7.29 It is important to note, there is a limitation to the school place planning forecasts datasets. It is anticipated that the Proposed Development will not be fully operational until Q3 of 2030, whereas the forecast datasets are only available till 2029/30 for primary schools. Therefore, the latter part of 2030 (when it is likely the new residents will move in) has not been forecasted.

Permanent Effect: Increase in Demand for Primary School Places

6.7.30 The primary school assessment is informed by the school capacity forecasts for 2023/24 to 2029/30 published by the DfE³⁴. These forecasts are based on Surrey as a whole and there have been supplemented with data compiled in 2024 for Tandridge to estimate future capacity³⁵:

- St Mary's CofE Primary School – which is expected to have a surplus of 79 pupil places by 2029/30;
- Hurst Green Infant School – which is expected to have a surplus of 5 pupil places 2029/30;
- St Peter's CofE Infant School – which is expected to have a surplus of 13 pupil places by 2029/30; and
- Limpsfield CofE Infant School – which is expected to have a surplus of 16 pupil places by 2029/30.

³⁴ DfE Estimated number of primary places needed to meet modelled demand from 2023/24 to 2027/28 by local authority (additional need only), Available: <https://explore-education-statistics.service.gov.uk/data-tables/fast-track/988f1423-f4f3-4679-bef8-08dc3901786a>

³⁵ Surrey County Council, How school places were allocated in previous years, Available: <https://www.surreycc.gov.uk/schools-and-learning/schools/admissions/arrangements-and-outcomes/previous-years>

6.7.31 Therefore, across the primary schools within the Study Area it is expected there will be a surplus of 113 primary school places by 2029/30. Also, this is accompanied with the current surplus of 60 pupil places amongst primary schools within the Study Area.

6.7.32 The Proposed Development's increased primary school age population will equate to a demand for 45 primary school places³⁶. Based on the current capacity amongst the primary schools within the Study Area (for primary education), it is likely that current primary provision will be able to accommodate children from the Proposed Development. Future primary school place forecasts also demonstrate a surplus in capacity amongst primary schools across Surrey.

6.7.33 The sensitivity of primary education has been assessed as **medium**. The Proposed Development's increased primary school population will equate to a demand for 45 primary school places. This figure is expected to be absorbed by primary schools (by 2029/30) within the catchment area based on future pupil forecasts. Therefore, the magnitude of the impact has been assessed as **negligible**, leading to a **negligible effect**, which is **not significant**.

Permanent Effect: Increase in Demand for Secondary School Places

6.7.34 The secondary school assessment is informed by the school capacity forecasts for 2023/24 to 2029/30 published by the DfE³⁷. These forecasts are based on Surrey as a whole and there have been supplemented with data compiled in 2024 for Tandridge to estimate future capacity³⁸:

- Oxted School – which is expected to have a surplus of 117 pupil places 2029/30.

6.7.35 Reference to school capacity forecasts published by the DfE identifies that there will be a surplus of 1,261 secondary school places within Surrey up to 2030 (completion year). Also, this is accompanied by the marginal current surplus of 392 pupil places at Oxted School.

6.7.36 Based on the current capacity amongst the secondary school within the Study Area (for secondary education), it is likely that current secondary provision will be able to accommodate children from the Proposed Development. Additionally, future secondary school place forecasts demonstrate a strong surplus in capacity amongst secondary schools across Surrey.

6.7.37 The sensitivity of secondary education has been assessed as **low**. The Proposed Development's increased school age population will equate to a demand for 23

³⁶ Based on the 2019 GLA Population Yield Calculator

³⁷ DfE Estimated number of secondary places needed to meet modelled demand from 2023/24 to 2027/28 by local authority, Available: <https://explore-education-statistics.service.gov.uk/data-tables/fast-track/df57c936-7af5-4fee-bef9-08dc3901786a>

³⁸ Surrey County Council, How school places were allocated in previous years, Available: <https://www.surreycc.gov.uk/schools-and-learning/schools/admissions/arrangements-and-outcomes/previous-years>

secondary school places. This figure is expected to be absorbed by secondary schools (by 2029/30) within the catchment area based on future pupil forecasts. However, it is important to note that some of these children may be already attending schools within the study area before the Proposed Development is completed. Therefore, the magnitude of the impact has been assessed as **negligible**, leading to a **negligible effect**, which is **not significant**.

Childcare

Permanent Effect: Increase in Demand for Childcare

- 6.7.38 The Proposed Development will generate a level of pre-school childcare need – a proportion of the 56 children aged 0-4 estimated to live in the Proposed Development. It will also generate need for after-school childcare.
- 6.7.39 According to Surrey's latest CSA, Tandridge city has a mix of provider types, with significant delivery coming from all major provider types – day nurseries, pre-schools, childminders and maintained settings. As mentioned in paragraph 6.5.34, the occupancy of childcare places across Surrey County is 'healthy'. Therefore, this would indicate there is sufficient capacity to meet the requirements of parents.
- 6.7.40 The sensitivity of childcare has been assessed as **low**. The need generated by the Proposed Development could be absorbed by existing facilities given that only a proportion of the children will require formal childcare, and that there is existing capacity in the local area. Therefore, the magnitude of the impact has been assessed as **negligible**, leading to a **negligible effect**, which is **not significant**.

Healthcare

Permanent Effect: Increase in Demand for Healthcare Services

- 6.7.41 Assuming the 'worst case scenario' (190 new homes and up to an 80-bed care home), that all 575 of the new residents register with a GP there will be a 1.69% increase on the existing number of patients served by the three accessible GP practices. Currently, baseline figures for the three GP services within the local immediate area (within 5 km) indicate an average patient size of 2,001 which is above the maximum ratio of 1,800 FTE patients per GP recommended by Department of Health. While the HEDU ratio of 1:1,800 is exceeded, this is by a minor amount, and it should be noted that all three surgeries are currently accepting new patients.
- 6.7.42 Further to the above, it is anticipated that the care home would have on-site medically trained staff assisting with general health concerns and anything more severe would be treated at a local hospital. As such, while it is unlikely that the care home residents will register at the local GP practices, they have been included in the assessment to remain conservative.

6.7.43 The sensitivity of healthcare has been assessed as **medium**. The additional 575 new residents will result in an increase in the GP to patient ratio amongst the three surgeries from 1:2,001 to 1:2,035. Therefore, the magnitude of the impact has been assessed as **moderate**, resulting in a **moderate-minor adverse effect**, which is **significant**.

Community and Recreational Facilities

Permanent Effect: Increase in Demand for Community and Recreational Facilities

6.7.44 The increase in population (an additional 575 people in 2030 inclusive of the care home residents) will increase the demand for community and recreational facilities, including libraries and leisure centres.

6.7.45 The Proposed Development will include the creation of a care home, which will likely contain some facilities for the users.

6.7.46 The Tandridge Open Space Study (2017) reported results of the Community and Stakeholder Consultation. The majority of households reported that overall, there are currently enough of all of the various kinds of indoor sport and leisure facilities; most notably in relation to village halls/community sports centres; swimming pools; and gym/health and fitness facilities.

6.7.47 According to TDC Infrastructure Delivery Plan (IDP), some of the Council's investments include Oxted Library refurbishment and the provision of a multi-use sports halls.

6.7.48 The sensitivity of community and recreational facilities has been assessed as **low**. There is adequate community and leisure provisions across Tandridge, with the Site location being optimal to access such facilities. It is not expected that the additional residents will substantially increase demand on the current community and leisure provisions, however the additional population will have a slight impact. Therefore, the magnitude of the Proposed Development's impact has been assessed as **negligible**, resulting in a **negligible effect** which is **not significant**.

Open and Play space

Permanent Effect: Increase in Demand for Open Space Provision

6.7.49 As mentioned in the Open Space Study (2017), open space standards as requirements for new developments for Tandridge consist of the following aim 1ha/1000 population. Demand for existing open spaces will be increased by the Proposed Development. However, there are sufficient open spaces and parks nearby the Site, suggesting that there is sufficient provision of high-quality open spaces across the borough.

6.7.50 The on-site open space will be made accessible to Oxted residents through the provision of an informal pedestrian footway around the perimeter of the Site, which

will provide established access onto Barrow Green Road, Wheeler Avenue and St Mary's Church.

6.7.51 The sensitivity of open space has been assessed as **low**. The on-site open space is therefore likely to create a **minor impact**, resulting in **minor beneficial** effects which are anticipated to be **not significant**.

Permanent Effect: Increase in Demand for Play Space Provision

6.7.52 The Proposed Development has been designed to incorporate play and recreation space. The total area of dedicated play space provided across the Site will be approximately 0.06 ha as set out in **ES Volume 2, Chapter 5: The Proposed Development and Construction Overview**. However, it should be noted that 3.24 ha of flexible amenity play space is also being proposed in addition to the dedicated play space, as set out in **Table 6.19** below.

Table 6.19: Open and Play Space to be Provided

Quantity Standard (Ha per 1000)	Quantity (hectare)
Play space	0.06 ha
Open space (flexible amenity play space)	3.24 ha
Total Delivery of Play / Open Space	3.30 ha

6.7.53 Demand for existing play spaces will be increased by the Proposed Development. Based on the following standards set by Tandridge the following play space is required to be generated by the Proposed Development as set out in **Table 6.20**.

Table 6.20: Required Play Space

Quantity Standard (Ha per 1000)	Required play space
2015 Open Space Assessment: 0.10ha/1000	0.049 ha (589m ²)
2017 Open Space Assessment: 0.05ha/1000	0.024 ha (244.5m ²)

6.7.54 Considering the above standards, the area of play space proposed by the Proposed Development therefore is above the minimum standards required by TDC.

6.7.55 It should be acknowledged that a beneficial contribution will be made towards the current shortfall of play space across TDC which will relieve some local pressure. Between the proposed play space, the flexible amenity play space and the existing play space adjacent to Oxted Lawn Tennis Club (5 minute walk from the Site), there will be adequate play facilities available to the local area. The pedestrian footway adjacent to St Mary's Church will make the play space accessible on foot to residents of Oxted.

6.7.56 The sensitivity of play space has been assessed as **medium**. Therefore, the on-site play space is therefore likely to create a **minor impact**, resulting in a **minor beneficial** which is **not significant**.

Local Economy, Employment and Skills

Permanent Effect: Increase in Employment

- 6.7.57 The closure of the arable field will result in the loss of jobs associated with the Site, which currently has an estimated FTE of 0.3.
- 6.7.58 The care home will likely require staff on both a full-time and part-time basis to cater for up to 80 residents at a time.
- 6.7.59 The Care Quality Commission (CQC) does not specify a precise ratio of staff to care home residents as every care home will have different residents with different needs³⁹. However, most standard residential care homes have a ratio of 1:7 and therefore this would equate to 11 employees for up to 80 residents at a time.
- 6.7.60 The sensitivity of local economy, employment and skills has been assessed as **low**. The above constitutes a **minor** magnitude impact, likely to result in a **minor beneficial** effect which is anticipated to be **not significant**.

Town and Other Centres

Permanent Effect: Spending of Additional Population

- 6.7.61 Applying a conservative 'worst case scenario' for the Proposed Development, the additional 190 dwellings in the Proposed Development are expected to accommodate a population of approximately 495 people, whose retail spending will be net additional to that already available in the Study Area. Additionally, the care home will provide accommodation for up to 80 residents which is also anticipated to generate spending within the Study Area, however as this is not anticipated to be to a significant degree the care home residents have been excluded from these calculations.
- 6.7.62 It is estimated that the average homeowner spends approximately £5,500 to make their house 'feel like home' when moving into a property⁴⁰. This money is generally spent on furnishing and decorating a property. This expenditure will generate a range of economic benefits for the local economy by supporting indirect and induced jobs within local businesses. By applying this average level of one-off spending on household products and services, it is estimated that the new residents of the 190 dwellings could generate £1.045 million of first occupational expenditure. This injection of resident spending into the local economy will help support businesses and increase work prospects in the area.

³⁹ Access 'What is the right CQC staff ratio for care homes and nursing homes?', Available: <https://www.theaccessgroup.com/en-gb/blog/care-staff-to-resident-ratio/>

⁴⁰ Research carried out by OnePoll on behalf of Barratt Homes, August 2014.

6.7.63 According to the ONS Family Spending data⁴¹, it is estimated that each household within South East region spends on average around £612.40 a week (equating to £31,844.80 a year) on household expenditures (excluding housing costs). To apply a 'worst case' scenario, it is assumed that some of those moving to the new homes would already be residents of TDC and would thus not generate new net expenditure. Using professional judgement, a displacement factor of 25 % has been applied to the spending of additional population. This considers a scenario that there are expected to be some displacement effects of resident expenditure, although only to a limited extent.

6.7.64 The sensitivity of town and other centres has been assessed as **low**. Using estimates of average expenditure for households in the South East region and applying the displacement factor (of 25 %), an assessment has been made of the additional spending in local shops and of the employment that would be supported. Approximately £6.05 million per year is expected to be spent by residents living in the Proposed Development. Of this (£6.05 million per year), TDC and other shopping destination across Surrey are expected to retain up to £4.54 million per year of the Proposed Development's expenditure. This constitutes a **major impact**, likely to result in **moderate-minor beneficial** effects which are anticipated to be **significant**.

6.8 Scope for Additional Mitigation Measures

Potential Additional Mitigation Measures

6.8.1 The assessments above have identified a small shortfall in the local area regarding healthcare. It is envisaged that contributions will be made toward the provision of additional healthcare spaces through payments secured by the S106, yet to be determined.

6.8.2 The Community Infrastructure Levy (CIL) addresses infrastructure at the borough level. The proposal will attract a significant CIL payment, which will be used to fund a wide range of infrastructure. Contributions could help to mitigate the likely adverse effects with respect to:

- Healthcare.

6.8.3 While there is no certainty that CIL funds will be applied to healthcare serving the Study Area, it is the responsibility of TDC as the 'collecting authority' to apply funds appropriately. TDC has a statutory duty to put measures in place to ensure sufficient education provision is available to make up shortfalls, so that new demand arising

⁴¹ ONS (2022). Family spending in the UK: April 2022 to March 2023. Available at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/april2022tomarch2023>

from the Proposed Development will be catered for. In particular, related to the current near-capacity education provision amongst primary schools across the Study Area.

6.8.4 Other measures that could enhance the likely beneficial effects of the Proposed Development include:

- local skills and placement measures could assist local people to access the permanent jobs that will be created by the Proposed Development; and
- provision of information to new residents about shops and services in town and local centres, for example a new resident information pack, which could increase spending in the Study Area.

6.9 Residual Effects

6.9.1 **Table 6.21** provides a summary of the residual effects resulting from the Proposed Development after effective implementation of the embedded and additional mitigation measures proposed above.

Table 6.21 Significant Residual Effects

Phase	Resource or Receptor affected	Residual Effect
Operation	Additional housing by size and tenure	Permanent moderate-minor beneficial effect
	Spending of additional population	Permanent moderate-minor beneficial effects

6.10 Cumulative Effects

6.10.1 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis be insignificant but, cumulatively, have a significant effect.

6.10.2 The ES has given consideration to 'Cumulative 'Effects'; for schemes located within a 5 km radius from the boundary of the Site as listed in **ES Volume 2, Chapter 3: EIA Methodology**. The relevant cumulative schemes are below in **Table 6.22**.

Table 6.22 Schemes for Consideration in the Cumulative Effects Assessment

Authority	Site	Planning App Ref	Summary of Development	Distance from Site	Planning Status/ Approval Date
Planning Inspectorate	Land at Chichele Road, Oxted	2023/1345 APP/M364 5/W/24/33 45915	Proposed residential development 116 Dwellings (Class C3) including affordable housing with associated access, car parking, soft	175 m	Appeal decision determined Refused

Authority	Site	Planning App Ref	Summary of Development	Distance from Site	Planning Status/Approval Date
			landscaping and play provision.		
Planning Inspectorate	Land Off Oxted Road (a25), Oxted.	APP/M364 5/W/21/32 72384	Erection of crematorium facility with associated memorial areas, landscaping, parking and infrastructure.	1.6 km	Approved 30 Sep 2021
Surrey County Council	Oxted Quarry, Chalkpit Lane, Oxted.	TA/2023/1 135	Cessation of winning and working of minerals and importation of waste. A revised scheme of restoration to create a natural parkland with public access, footpaths and ecological habitat areas and erection of 75 dwellings, a proportion of which would be affordable housing, and associated hard and soft landscaping and access, provision of a field study centre, restoration of the historic lime kilns, and works to Chalkpit Lane including traffic calming and a new footway link to Oxted.	1 km	Under consideration

Construction Phase

6.10.3 As the timing of the implementation of these cumulative schemes is uncertain, their cumulative impact has been assessed alongside the operational phase of the Proposed Development. However, given the scale of the cumulative schemes, it is clear that there will be a significant scale of construction activity and employment, which will offer increased opportunities to the local community and result in further beneficial effects, although overall this will still be only of **moderate-minor beneficial** significance.

Operational Phase

Housing

6.10.4 The committed developments are estimated to generate around 302 additional units in addition to the 190 generated by the Proposed Development; the impact will be greater due to the current shortage of housing across TDC. The contribution to the

housing stock in general will be a **major** impact, producing a **major-moderate** beneficial effect which is likely to be **significant**.

Education

6.10.5 A high-level assessment of the likely requirement for school places generates the following numbers of places (the cumulative schemes and the Proposed Development combined):

- 85 primary school places; and
- 41 secondary school places.

6.10.6 The committed developments will be expected to contribute through S106 / CIL contributions to further mitigate future pupil projection increases. This however does not guarantee that the schools will be operational on time to cater the needs of the population of these schemes.

6.10.7 Across the primary schools located within the study area, there is expected to be a surplus in primary school places, equivalent to around 113 primary school places in 2029/30. Across the primary schools located within Surrey there is expected to be a surplus in primary school places, equivalent to around 9,406 primary school places. Therefore, the cumulative impact is **negligible**, and the effect is **negligible and not significant**. Primary school provision in TDC is unlikely to face pressures from the cumulative schemes and Proposed Development.

6.10.8 Across the secondary schools within the study area, there is expected to be a surplus in secondary school places, equivalent to around 117 secondary school places in 2029/30. Across the secondary schools located within Surrey there is expected to be a surplus in secondary school places, equivalent to around 1,261 secondary school places. Therefore, the cumulative impact is **negligible**, and the effect is **negligible and not significant**. Secondary school provision in TDC is unlikely to face pressures from the cumulative schemes and Proposed Development.

Healthcare

6.10.9 Once operational the cumulative schemes, including the Proposed Development, will result in an additional 381 homes and 80 care home beds, generating a population of around 1,073⁴².

6.10.10 This is likely to generate demand for 0.15 additional full time GPs in the area. It is currently unknown whether existing healthcare facilities will absorb demand from new residents from the cumulative schemes. Furthermore, the committed

⁴² Based on the population and proposed housing data provided within planning applications.

developments will be expected to contribute through s106 / CIL contributions to further mitigate future population increases.

6.10.11 While there are no committed plans for additional GP provision, there is likely to be additional capacity in some local GP practices given their current ratios. The magnitude of the impact is **minor**, and the effect is **minor adverse and not significant**.

Spending of the additional population

6.10.12 The Proposed Development is expected to have a moderate-minor, beneficial effect due to the additional spending of the new residents in local shops. The committed developments would increase the additional population by 1,073 (including the Proposed Development), and therefore spending is likely to increase commensurately. The magnitude of the impact is **major**, and the effect is **moderate-minor beneficial and significant**.

6.11 Summary and Conclusions

6.11.1 The proposed development is located within the Oxted North Middle layer Super Output Area of Tandridge District Council, Surrey. The Site is currently arable land.

6.11.2 The population in respect to housing, primary education, healthcare provision and play space have medium sensitivities. All other receptors are considered to have low sensitivity.

6.11.3 The assessment of socio-economic effects has adopted the methodology set out in **ES Volume 2, Chapter 3: EIA Methodology** for the assessment of impacts of the Proposed Development; assessment of the effects by reference to the scale of the impacts and the sensitivities of the receptors; consideration of measures to mitigate negative effects and enhance positive effects; derivation of the residual effects and assessment of the cumulative effects.

6.11.4 There is a significant beneficial impact on housing provision through the Proposed Development in the context of a housing need in TDC. Another significant beneficial effect will come from the potential spending of the additional population to the local area.

6.11.5 Minor beneficial effects during the construction phase include: the increase in construction employment and increased expenditure by the additional new construction workers/residents (generated by the Proposed Development).

6.11.6 Minor beneficial effects during the operational phase include: access to open and play space by the local community and the introduced population and an increase in employment on-site due to the creation of a care home.

6.11.7 The scale of additional housing provided by the committed developments under the cumulative scenario tends to affect some of these effects: beneficially in relation to housing numbers and the additional employment and spending. However, the cumulative assessment highlights that there will be adverse effects on the availability of healthcare services.

6.11.8 Additional enhancement, namely by way of a CIL/s106 payment to mitigate effects on healthcare provisions, amongst other aspects, will be negotiated with TDC. With the CIL/s106 in place the residual effects on healthcare provision would not be considered significant.

6.11.9 **Table 6.23** summarises the socio-economic effects resulting from the Proposed Development.

Table 16.23: Summary of Residual Effects

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction (2026 – 2030)								
Population with respect to employment and skills	Low	Increase in construction employment	None	Minor	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
				Direct				
				TDC / Region				
				Temporary				
				Likely				
Local economy, town and other centres	Low	Increase in local spending in TDC	None	Minor	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
				Indirect				
				TDC / Region				
				Temporary				
				Likely				
Population with respect to employment and skills	Low	Change of Employment	None	Negligible	Negligible, not significant	None	Negligible	Negligible, not significant
				Direct				
				TDC / Region				
				Temporary				
				Likely				
Operation (2030 onwards)								
	Medium			Moderate		None	Moderate	

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to housing supply		Impact of additional provision for housing	Provision of homes	Direct	Moderate- minor beneficial, significant			Moderate- minor beneficial, significant
				TDC				
				Permanent				
				Near-certain				
Population with respect to primary education	Medium	Impact of additional population on the supply of primary school places	None	Negligible	Negligible, not significant	None	Negligible	Negligible, not significant
				Direct				
				Study area				
				Permanent				
				Uncertain				
Population with respect to secondary education	Low	Impact of additional population on the supply of secondary school places	None	Negligible	Negligible, not significant	None	Negligible	Negligible, not significant
				Direct				
				Study area				
				Permanent				
				Uncertain				
Population with respect to childcare	Low	Impact of additional population	None	Negligible	Negligible, not significant	None	Negligible	Negligible, not significant
				Direct				
				Study area				

Receptor/Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
		on the supply of childcare		Permanent Uncertain				
Population with respect to healthcare	Medium	Impact of additional population on the availability of health services	None	Moderate Direct Study area Permanent Uncertain	Moderate-minor adverse, significant	S106 payments	Minor	Minor adverse, not significant
Increase in Demand for Community and Recreational Facilities	Low	Impact of additional population on the availability of these facilities	None	Negligible Direct Study area Permanent Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to open space	Low	Impact of additional population on the availability of open spaces	Provision of open space within the development	Minor Direct Study area Permanent Likely	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
	Medium			Minor		None	Minor	

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to play space		Impact of additional population on the availability of play spaces	Provision of play space within the development	Direct Study area Permanent Likely	Minor beneficial, not significant			Minor beneficial, not significant
Population with respect to employmen t and skills	Low	Increase of Employmen t	None	Minor Direct TDC / Region Permanent Likely	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
Local economy, town and other centres	Low	Spending of additional population within local economy (TDC)	None	Major Direct TDC Permanent Uncertain	Moderate- minor beneficial, not significant	None	Major	Moderate- minor beneficial, significant
Cumulative Effects – Construction								
Population with respect to	Low	Increased employmen t	None	Major Direct TDC / Region Temporary	Moderate- minor beneficial, significant	None	Major	Moderate- minor beneficial, significant

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
employment and skills		opportunities		Likely				
Cumulative Effects - Operation								
Population with respect to housing supply	Medium	Impact on population of increase in housing supply, including affordable housing	Provision of housing	Major Direct TDC Temporary Likely	Major-moderate beneficial, significant	None	Major	Major-moderate beneficial, significant
Population with respect to primary education	Medium	Impact of additional population on the supply of school places	None	Negligible Direct TDC Temporary Likely	Negligible, not significant	None	Minor	Negligible, not significant
Population with respect to secondary education	Low	Impact of additional population on the supply of school places	None	Negligible Direct TDC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to healthcare	Medium	Impact of additional population on the availability of health services	None	Minor Direct TDC Temporary Likely	Minor, not significant	None	Minor	Minor adverse, not significant
Local economy, town and other centres	Low	Spending of additional population within local economy (TDC)	None	Major Direct TDC Permanent Likely	Moderate- minor beneficial, significant	None	Major	Moderate- minor beneficial, significant