

**WAVERLEY BOROUGH LOCAL PLAN  
PART 1: STRATEGIC POLICIES AND SITES**

**INFRASTRUCTURE UPDATE**

**SEPTEMBER 2014**





## 1.0 INTRODUCTION

1.1 This document is part of the continually evolving evidence base of the new Waverley Borough Local Plan. It provides updated information on the infrastructure that will be necessary to deliver the policies and proposals of the Local Plan, and specifically in relation to the consultation exercise on potential housing scenarios other issues (September/October 2014).

1.2 For the purposes of the new Local Plan, infrastructure comprises:

- **Transport:** road network, bus, cycling and walking infrastructure, rail, parking
- **Education:** primary and secondary education, further and higher education, nursery schools and other early years provision
- **Health:** acute care and general hospitals, mental hospitals, health centres, ambulance services and social care
- **Social and community infrastructure:** supported accommodation, social and community facilities, sports centres, open spaces, parks and play space
- **Public services:** waste management and disposal, libraries, cemeteries, emergency services (police, fire, ambulance), places of worship, prisons, drug treatment centres
- **Utility services:** gas supply, electricity supply, heat supply, water supply, wastewater treatment, telecommunications infrastructure
- **Flood risk management**
- **Green infrastructure:** parks and gardens, natural and semi-natural urban greenspaces, green corridors, outdoor sports facilities, amenity greenspace, provision for children and young people, allotments, cemeteries and churchyards, accessible countryside in urban fringe areas, river and canal corridors, green roofs and walls.

## 2.0 INFRASTRUCTURE DELIVERY

2.1 In order to address the Core Strategy examination inspector's concerns regarding housing needs, the Borough Council has commissioned a new Strategic Housing Market Assessment (SHMA). The Draft Waverley and West Surrey SHMA was published in October 2013 and concluded that the overall need for new *homes* in Waverley is in the region of 470 homes a

year. This would equate to an increase in Waverley's total housing stock of slightly less than 1% per year over the Local Plan period (to 2031), but it is more than double the 230 homes a year that the Core Strategy had previously proposed. Over the whole Plan period, this would mean delivering around 8,450 new homes.

2.2 In deciding whether or not this number of new homes can be delivered in Waverley, one important aspect is to consider the implications for services and infrastructure. In preparing the Core Strategy, the Council had obtained the necessary information from the infrastructure providers to understand whether the infrastructure in place and planned could support the proposed level of development. However, with the potential for a significant increase in housing provision, it was necessary to seek new information from the infrastructure and service providers. In order to do this, the Council developed four initial scenarios for different amounts and distributions of new homes across Waverley, for testing against infrastructure capacity. In April 2014, details of these scenarios were sent to each of the infrastructure and service providers with a request for them to indicate the implications for their infrastructure and the delivery of services.

2.3 The four scenarios were –

- **Scenario 1** – Some greenfield development at larger towns and villages
- **Scenario 2** – As Scenario 1 plus medium growth in smaller villages & some development at Dunsfold Aerodrome (1,800 homes plus other uses)
- **Scenario 3** – As Scenario 1 plus more greenfield development at the 4 larger settlements & medium growth in smaller villages
- **Scenario 4** – As Scenario 1 plus medium growth in smaller villages & more development at Dunsfold Aerodrome (3,400 homes plus other uses)

2.4 These scenarios were not exactly the same as those consulted upon in September/ October. They were an initial assessment of different ways of accommodating housing. In some cases they were intended to test infrastructure against a 'worse case' scenario. The scenarios that are identified in the latest consultation are a development of the scenarios used for testing. They have all been developed to indicate different ways of accommodating around 470 homes a year. It is considered, however, that the feedback from Infrastructure providers in relation to the original scenarios will have value in the assessment of the current scenarios. In addition, the dialogue with infrastructure providers is an on-going one and the current (September /

October 2014) consultation provides a further opportunity to discuss with the providers the infrastructure implications of the latest scenarios.

- 2.5 At the time of preparing this report, the Council had yet to receive responses from all the infrastructure providers, but is confident that this will be achieved before the Council finalises the draft Local Plan. **Appendix 1** summarises the responses received to date (01.09.14) from the infrastructure and service providers in relation to the scenarios developed for testing.

### ***Strategic Transport Assessment***

- 2.6 The response from Surrey County Council does not refer to strategic transport matters as these were addressed in a separate Strategic Transport Assessment (STA) study by the County Council, but based on the same four ('April') scenarios.

The full STA study is available as part of the Local Plan evidence on the Council's website [<http://www.waverley.gov.uk/newlocalplan>]

## APPENDIX 1: INFRASTRUCTURE PROVIDERS CONSULTATION 2014 - ANALYSIS OF RESPONSES

*Note: Where responses are still awaited, reference is included to information supplied by providers in the 2012 Infrastructure Delivery Plan*

Organisation	Summary of Comments
<b>TRANSPORT</b>	
<b>Highways Agency</b>	<b>Awaiting response to April 2014 consultation.</b> The 2012 Infrastructure Delivery Plan (IDP) for the original Core Strategy did not identify any future HA requirements.
<b>Network Rail</b>	<b>Awaiting response to April 2014 consultation.</b> The 2012 IDP stated that the DfT and Network Rail have identified possible measures in the medium to longer term to alleviate capacity problems in the peak hours, involving the acquisition and use of longer trains, with subsequent infrastructure upgrades. In the short-term they intend to provide as much capacity as is possible within existing resources.
<b>South West Trains</b>	<b>Awaiting response to April 2014 consultation.</b> In the 2012 IDP, SWT considered that there were a number of 12-car trains on the routes through Waverley during the peaks, but that there was very limited scope for further strengthening within the current infrastructure.
<b>UTILITIES</b>	
<b>UK Power Networks</b>	<b>Awaiting response to April 2014 consultation.</b> However, UKPN only provide electricity to Cranleigh and surrounding villages. Provision in Waverley generally is supported by infrastructure elsewhere in the region.
<b>SSE Power Distribution</b>	All scenarios show large growth in Godalming and Farnham. At a high level at this moment Farnham has sufficient capacity for all cases. Local re-enforcement maybe required but until developers ask for a point of connection we will not know the extent of the work involved. Godalming has less head room and work maybe required; the same issue with the local network also applies.
<b>Southern Gas Network</b>	Based on the premise that the majority of the 9400 dwellings are to be accommodated in the four main towns, SGN conclude that their infrastructure would not be significantly affected. Would not develop firm extension or reinforcement proposals until confirmed developer requests are received. Would request early notification of any discussions with developers regarding the Local Plan, including those involving renewable technologies.

<p><b>Thames Water</b></p>	<p>Reiterates previous view (Dec 2013) that increased housing figures are significantly greater than previously published and larger than that included in TW draft business plan calculations.</p> <p>Due to the complexities of water and waste water networks, it is difficult to comment on the impact of the additional development without first knowing the exact locations of the development, their scale and phasing. To ensure that development does not outpace infrastructure provision it is vital that developers provide information to show that there is no detriment as a result of their development. The Local Plan should include an appropriate water/sewerage infrastructure policy (<i>model policy wording suggested</i>).</p> <p><u>Waste water/sewerage</u></p> <p><b>Farnham</b> - Local capacity constraints in the sewerage network, but difficult to accurately identify the infrastructure upgrades needed at this stage.</p> <p><b>Cranleigh/Dunstable/Ewhurst/Hascombe/Rowley/Ewhurst Green/Alfold</b> - Concerns about waste water services at Cranleigh Sewage Treatment Works (STW). Sewage treatment capacity unlikely to be able to support anticipated demand.</p> <p><b>Haslemere; Godalming/Witley; Shamley Green/Bramley; Elstead/ Tilford</b> - Do not envisage infrastructure concerns regarding waste water capability at Haslemere, Godalming, Shamley Green or Elstead STWs.</p> <p>Surface water drainage to ground, watercourses or surface water sewer must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. Further detailed work by TW is required to understand the impact of the growth rates. In the event of an upgrade to TW assets being required, up to three years lead in time will be necessary.</p> <p><u>Water supply</u></p> <p>TW is the water supplier for Godalming, Cranleigh, Haslemere, Shamley Green and Elstead. We do not supply Farnham. The supply area is a discrete zone and there are very limited options to bring water in from other areas.</p> <p>Based upon the information provided, TW do not anticipate any show-stoppers regarding water supply. However, more information on the phasing and timescales of the developments will allow us to understand whether the proposed level of growth has been accommodated for within the water resources management plan.</p>
<p><b>South East Water</b></p>	<p>As this is domestic demand we have to provide connections and will have taken the additional demand derived from the Experian population forecasts into account in our strategic planning as part of the Water Resources Management Plan (WRMP14).</p> <p>The proposed development would need a small amount of local reinforcement to supply the additional demand. (<i>Response includes a list of sites promoted through the Council's Strategic Housing Land Availability Assessment (SHLAA) that would require reinforcement depending on the order and timing of the development.</i>)</p>

<b>Southern Water</b>	<p>Provides wastewater services in part of Waverley. SW are committed to ensuring the demand from new development is met, as identified through Local Plan. Wastewater capacity should not be seen as a constraint to development.</p> <p>Necessary investment in strategic infrastructure can be delivered in parallel with development through the water industry's price review process. The Local Plan should contain a general policy to co-ordinate the timing of development with the provision of infrastructure. We also look to the Local Plan to prevent development close to wastewater treatment facilities and not contain policies that would unduly restrict the delivery of essential infrastructure that maybe required to serve new and existing development.</p> <p><i>(Response also includes SW's 'guiding principles' for LP policies)</i></p>
<b>HEALTH</b>	
<b>NHS Guildford &amp; Waverley CCG</b>	<p>Main health impacts are around the Dunsfold development and any associated domestic dwelling increase. For a 1,500 home expansion, we anticipate a 5- 6,000 population increase with concomitant impacts for health and social care services. Would expect S106 agreements to secure investment resource to meet these needs.</p> <p>Given also the ageing nature of our population profile, keen to look at how we jointly consider the need for residential and nursing home provision. Would like greater emphasis on home care and not rely on institutional-type provision. This approach and view would appear to reconcile with that of the County Council.</p> <p>Regarding other parts of the plan, CCG commissioning plans adequately address the expected changes, although these will be kept under review with the next iteration of our five year plan.</p>
<b>North East Hants and Farnham CCG</b>	<p><b>Awaiting response to April 2014 consultation.</b> In 2012/13 the CCG identified seven key clinical work streams that would form the basis of their commissioning intentions. These are mental health and learning disabilities, planned care, unscheduled care, end of life, long term conditions, maternity, new born and child health; and prevention and staying healthy.</p>

<p><b>NHS England Local Area Team</b></p>	<p>Whilst it is not our role to make a recommendation as to which Scenario would be the most appropriate, it would be helpful to respond to each scenario.</p> <p><b>Scenario 1:</b> Three practices at Farnham Hospital (one with a branch surgery) provide an integrated service care in the Farnham area, along with two other GP surgeries. The three hospital practices are expected to manage the capacity of the potential increase in patients. However, we would wish to apply for Section 106 funds to support infrastructure costs (i.e. developing new reception area, improving telephone access).</p> <p><b>Scenario 2:</b> As above in respect of the Farnham practices. It is anticipated that the increase of 1800 houses at Dunsfold Park could be consumed by the current practices in Chiddingfold and Cranleigh. However, it is expected that Section 106 grants would be applied for as above.</p> <p><b>Scenario 3:</b> There could be an issue for the capacity of the practices in the Farnham area, but it would not be sufficient an increase in the population to warrant a new practice surgery. This outcome could therefore potentially cause difficulties for the Farnham practices.</p> <p><b>Scenario 4:</b> The Dunsfold Park area is serviced by the Cranleigh and Chiddingfold practices. Cranleigh have recently been subject to a new build, integrating community services on site. It is anticipated that Cranleigh can absorb some of these patients. Chiddingfold has a purpose built practice in Chiddingfold and a small branch surgery in Dunsfold with no room for expansion. Patients would have to travel past the site in Dunsfold to access the Chiddingfold site which is more than 8 miles away. If this scenario was pursued, we do not feel that there would be the capacity at the Dunsfold Branch surgery to take on these patients.</p> <p>Given the close proximity of both Cranleigh and Chiddingfold Surgeries, we would not support a new GP contract in Dunsfold Park, but the two practices in the area could work with WBC to discuss development of new premises considering the following criteria:</p> <ul style="list-style-type: none"> <li>• Value for money</li> <li>• The current premises is not undersized in relation to the practice population</li> <li>• Premises developments in the catchment area</li> <li>• Status of the current property to ensure the practice complies with statutory regulations</li> <li>• Local estates strategy</li> </ul>
<p><b>EMERGENCY SERVICES</b></p>	
<p><b>Surrey Fire &amp; Rescue Service</b></p>	<p><b>Awaiting response to April 2014 consultation.</b> The 2012 IDP stated that Fire and Rescue Services are not based on population levels, but on risk levels. An increase in housing may not attach a greater risk level in itself this will depend on the type of housing and where it is located. In addition, new housing is more likely to be safer than older properties.</p>

<b>South East Coast Ambulance Service</b>	<b>Awaiting response to April 2014 consultation.</b> The 2012 IDP stated that provision is assessed at a regional and the county level so local gaps in provision are difficult to assess. Demand for the ambulance service is driven by a number of factors; growth in population, changes in the type of patients accessing the service and the transformation of local NHS services. The impact of local housing growth is likely to have little impact on the provision of ambulance services.
<b>Surrey Police</b>	Additional police infrastructure will be required for any scenario adopted, dependent on the scale of development. Based on current crime rates and projected population increases, the scenarios could result in between 438 to 693 additional crimes per year. Future infrastructure requirements will include extension and adaptation to police stations and offices. A new operational police base would be required in Farnham, and an extended operational base would also be required at Haslemere which is already at capacity. There would also be increased accommodation requirements in Cranleigh and Godalming, but to a lesser extent due to space readily being available in the existing buildings. Would also require capital investment in supporting infrastructure (vehicles, IT/comms, CCTV/ANPR cameras, training etc
<b>SURREY COUNTY COUNCIL</b>	
<b>Education</b>	<p><u>Early Years</u> <b>Awaiting response to April 2014 consultation.</b> The 2012 IDP stated that where additional Early Years places are required in an area, additional infrastructure will be required. SCC Early Years Service will identify a suitable location for this infrastructure and invite bids from prospective providers to run these new settings.</p> <p><u>Primary/Secondary schools</u> SCC consider that the likely scale of additional demand for primary and secondary school places will be an issue for the Local Plan in terms of ensuring that school places are provide to meet additional need created as a direct result of new development. The need for more school places in certain areas of the borough has been identified and the options for expansion or additional provision will need to be reviewed to ensure that the impact of the Local Plan is taken into account.</p> <p><u>Post-16</u> Information suggests there is sufficient capacity to meet current needs. The difficulty of accessing mainstream provision from the more rural areas prevents some young people, particularly those with other barriers such as special education needs and disabilities, from participating. The introduction of a new online learning programme for post-16 learners from September 2014 should help to address this.</p>
<b>Waste &amp; Recycling</b>	Waverley very well served with three community recycling centres (CRC). Witley CRC has spare capacity. CRCs at Bourne Mill (Farnham) & Nanhurst (Cranleigh) have limited capacity and new locations may need to be found for one or both of these sites.