

London Borough of Sutton

Infrastructure Study

**Strategic Planning
Environment, Housing & Regeneration**

January 2017

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ONE

1. Background & Context

- 1.1 As a local planning authority, the council has a statutory duty under the Planning and Compulsory Purchase Act 2004 to prepare, monitor and review the council's Local Development Framework. The government's preferred approach is that each local planning authority should now produce a single Local Plan for its area, rather than a number of separate documents.
- 1.2 The Local Plan is a key planning document that sets out the spatial vision for the development of the borough over the next 15 years (2016-2031). It needs to focus on the key planning issues facing the borough, including identifying development needs and the strategy and opportunities for addressing them. The Local Plan also provides detailed policies against which the council will determine planning applications for development proposals and it allocates sites for new development that are needed to ensure delivery of the Plan.
- 1.3 Sutton's Housing, Economy and Business Committee approved the review of the Local Development Framework, including the preparation of a new Local Plan on 9 December 2014.
- 1.4 Sutton's Core Planning Strategy was adopted in 2009 and since that time Sutton's ambitions in terms of meeting growth have changed significantly. There is a need to develop a strategy that embraces the challenges placed upon the borough to meet London's predicted increases in population and encourages high quality job growth while actively seeking to ensure the appropriate infrastructure is delivered to support that growth.
- 1.5 In addition, changes to legislation and planning guidance have taken place, including the introduction of the National Planning Policy Framework (NPPF) (27 March 2012) and the National Planning Practice Guidance (online planning practice guidance launched on 6 March 2014). The NPPF replaces the Planning Policy Guidance Notes and Statements issued since 1991. It provides guidance for local planning authorities both in drawing up plans and as a material consideration in determining applications. LDFs that are not consistent with the NPPF need to be reviewed as soon as possible; otherwise councils could risk their planning decisions being overturned on appeal.
- 1.6 At the same time, the Mayor of London has published (March 2015) the latest version of the London Plan. Once approved, Sutton's new Local Plan will need to be in general conformity with the revised policies and proposals of the revised London Plan.
- 1.7 This Infrastructure Study has been prepared as part of the evidence base to inform the development of the new Local Plan.

National Policy

- 1.8 The government's NPPF and NPPG set out general guidance on infrastructure planning for local authorities. The NPPF sets out 12 core planning principles at paragraph 17, one of which is that "planning should proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs". In drawing up local plans, paragraph 21 of the NPPF states that local planning authorities should "identify priority areas for economic regeneration, infrastructure provision and environmental enhancement".
- 1.9 Section 5 of the NPPF (paragraphs 42-46) deals with "Supporting a high quality communications infrastructure". It states that in preparing a local plan, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.
- 1.10 Section 8 of the NPPF (paragraphs 69-78) deals with "Promoting healthy communities". It states that to deliver the social, recreational and cultural facilities and services that communities need, planning policies should: "plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship)". In addition, paragraph 72 states that "the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education". Paragraph 73 deals with open space and sport and recreation infrastructure. It states that "access to high quality open spaces and opportunities for sport & recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs of open space, sport and recreation facilities and opportunities for new provision".
- 1.11 Specifically on infrastructure, paragraph 157 of the NPPF states that local plans should "plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework". Also, paragraph 162 states that local planning authorities should work with authorities and providers to "assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands". The delivery of infrastructure is dealt with at paragraph 177. This states that "it is equally important to ensure there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at a time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan".
- 1.12 Under the National Planning Practice Guidance, paragraph 18 of the "Local Plans" section, "Preparing a Local Plan" is entitled: "How can the local planning authority show that a Local Plan is capable of being delivered, including provision for infrastructure?". It states that "a local plan is an opportunity for the local planning authority to set out a positive vision for the area but the plan should also be realistic about what can be achieved and when (including in relation to infrastructure). This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought on stream at the appropriate time; and ensuring that the requirements of the plan as a whole will not prejudice the viability of development.
- 1.13 Paragraph 18 continues: "Early discussion with infrastructure and service providers is particularly important to help understand their investment plans and critical dependencies. The local planning authority should also involve the Local Enterprise Partnership at an early stage in considering the strategic issues facing their area, including the prospects for investment in infrastructure.

- 1.14 “The Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to provide it, and how it relates to the anticipated rate and phasing of development. This may help in reviewing the plan and in development management decisions. For the later stages of the plan period less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain. If it is known that a development is unlikely to come forward until after the plan period due, for example, to uncertainty over deliverability of key infrastructure, then this should be clearly stated in the draft plan”.
- 1.15 Finally, paragraph 18 states “Where the deliverability of critical infrastructure is uncertain, then the plan should address the consequences of this, including possible contingency arrangements and alternative strategies. The detail concerning planned infrastructure provision can be set out in a supporting document such as an infrastructure delivery programme that can be updated regularly. However, the key infrastructure requirements on which delivery of the plan depends should be contained in the Local Plan itself.”

Regional Policy

- 1.16 The London Plan was adopted in March 2016 and is the strategic plan for London. It sets out an integrated economic, environmental, transport and social framework for the development of London until 2036. Boroughs’ local development plans have to be ‘in general conformity’ with the London Plan.
- 1.17 The London Plan (March 2016) contains a number of sections that deal with how local authorities should approach infrastructure planning. In the Context and Strategy chapter it sets out how to ensure that infrastructure supports growth. In terms of ‘physical’ infrastructure, the London Plan discusses the importance of ensuring that London has adequate physical infrastructure to cope with the needs of a growing city –whether this is power lines, water/gas mains or the wires and fibre optic cables for information technology. The section also discusses the importance of planning adequate transport infrastructure to cope with the demands of a growing city. In terms of ‘social’ infrastructure, the London Plan discusses how a growing and increasingly diverse population will create demand for more social infrastructure, “ranging from schools, colleges, and universities, theatres, museums and libraries through health facilities to spaces for local groups and places of worship. A green infrastructure of green and other open spaces also has a crucial part to play in ensuring good health and a high quality of life- as well as helping to address the challenges of climate change”.
- 1.18 The London Plan (March 2016) also includes details on “Infrastructure” in the “Implementation” section. This sets out that the key infrastructure requirements are transport (Policies 6.1 and 6.2); water (policies 5.14-5.15 and 5.12-5.13); energy (policies 5.4A and 5.5-5.6); telecommunications (policy 4.11); waste (policy 5.17); social (policies 3.16-3.19); and green (policy 2.18).
- 1.19 In terms of transport planning and infrastructure, London Plan Policy 6.1 “Strategic Approach” deals with setting a strategic approach in London to transport planning. Policy 6.2 “Providing public transport capacity and safeguarding land for transport” sets out how boroughs and other relevant partners must ensure the provision of sufficient land for the development of an expanded transport system to serve London’s needs by using DPDs to safeguard existing land for transport/support functions and identifying and safeguarding sites in DPDs to implement transport proposals that have a reasonable prospect of provision.
- 1.20 In terms of water requirements for infrastructure, London Plan Policy 5.12 states that in line with the NPPF and Technical Guidance, boroughs should, when preparing LDFs, utilise Strategic Flood Risk Assessments to identify areas where particular flood risk issues exist and develop actions and policy approaches aimed at reducing those risks. Policy 5.13 “Sustainable Drainage” states that boroughs should utilise Surface Water Management Plans to identify areas where there are particular surface water management issues and develop actions and policy approaches aimed at reducing those risks. London Plan Policy 5.14 “Water quality and wastewater infrastructure” states that within local development frameworks, boroughs should identify wastewater infrastructure requirements.

- 1.21 In terms of planning for energy infrastructure, the relevant policies are 5.4A “Electricity and Gas Supply” and 5.5 “Decentralised Energy Networks”. London Plan Policy 5.4A states that boroughs should work with the relevant energy companies to establish the future gas and electricity infrastructure needs arising from the development of their area and address them in their local plans. London Plan Policy 5.5 states that within local development frameworks, boroughs should develop policies and proposals to identify and establish decentralised energy network opportunities.
- 1.22 In terms of waste infrastructure, policy 5.17 “Waste Capacity” states that boroughs must allocate sufficient land and identify waste management facilities to provide capacity to manage waste apportioned in this Plan.
- 1.23 In terms of social infrastructure provision, policy 3.16 “Protection and enhancement of social infrastructure states that local development frameworks should provide a framework for collaborative engagement with social infrastructure providers and community organisations for the regular assessment of the need for social infrastructure at the local and sub-regional levels; and to secure sites for future provision or reorganisation of provision. It also states that Boroughs should ensure that adequate social infrastructure provision is made to support new developments.
- 1.24 This includes dealing with health and social care facilities at policy 3.17; education facilities at policy 3.18; and sports facilities at policy 3.19.
- 1.25 In terms of green infrastructure, policy 2.18 “Green infrastructure: the multi-functional network of green and open spaces” states that boroughs should plan positively to create, protect, enhance and manage networks of green infrastructure. In addition, boroughs should ensure that in and through development plan documents, green infrastructure needs are planned and managed to support delivery of the widest range of linked environmental and social benefits.
- 1.26 London Plan policy 7.23 deals with “Burial Spaces”. It states that Boroughs should ensure provision is made for London’s burial needs, including the needs of those groups for whom burial is the only option. Provision should be based on the principle of proximity to local communities and reflect the different requirements for types of provision.
- 1.27 In terms of boroughs seeking developer contributions, London Plan policy 8.2 “Planning Obligations” states that boroughs should set out a clear framework for negotiations on planning obligations in development plan documents having regard to relevant legislation, central Government policy and guidance.
- 1.28 In addition, Policy 8.3 states that the Mayor will work with boroughs to ensure that priorities for the application of the CIL for strategically important infrastructure are identified through the LDF process.
- 1.29 In addition to the policies on infrastructure, the Mayor has published a Social Infrastructure supplementary planning guidance document, as well as a “London Infrastructure Plan 2050” (July 2014). The Infrastructure Plan was produced to improve the delivery of London’s infrastructure and to ensure that London receives the investment it requires.

Local Policy

- 1.30 Policy DP3 of Sutton’s Core Planning Strategy “Infrastructure Requirements and Delivery” states that the council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to coordinate infrastructure delivery, while protecting local amenities and environmental quality.
- 1.31 Appendix 4 in the Core Planning Strategy sets out the key infrastructure schemes that the council considers are required to facilitate development and secure the delivery of the Core Planning Strategy.

Community Infrastructure Levy

- 1.32 As part of the changes introduced under the Planning Act 2008, the previous Government introduced the Community Infrastructure Levy (CIL).
- 1.33 CIL is a new charge which local authorities in England and Wales are empowered, but not required, to levy on most types of new development in their areas. The proceeds of the levy provide for new local and sub-regional infrastructure to support the development of an area in line with local authorities' development plans. The Community Infrastructure Levy Regulations of 6 April 2010 brought CIL into law.
- 1.34 In order to be able to introduce the levy, a council must produce and adopt a CIL Charging Schedule, setting out the charging area(s) for the borough and the charging rate. This involves two periods of public consultation, followed by an Examination-in-Public in front of an independent inspector.
- 1.35 The council carried out the first period of public consultation (the Preliminary Draft CIL Charging Schedule) between 22 May 2012 and 29 June 2012. It then carried out consultation on the second period of public consultation (the Draft CIL Charging Schedule) between 12 November 2012 and 10 December 2012.
- 1.36 The council made a number of minor modifications to the Draft CIL Charging Schedule following the publication of revised CIL Guidance on 14 December 2012. These modifications to the Draft Sutton CIL Charging Schedule went out to public consultation (16 August 2013 to 13 September 2013) at the same time as being submitted to the Planning Inspectorate (14 August 2013). Separately, Members agreed a list of infrastructure items (known as the Regulation 123 List) on which strategic Sutton CIL funds would be spent (85% of Sutton CIL funds are 'strategic' and must be spent on 'strategic' infrastructure items, while 15% of Sutton CIL funds are for local infrastructure projects in the areas affected by development). The Regulation 123 List is included below as Table 1.
- 1.37 Sutton Council received the Planning Inspectorate's report on 2 December 2013, which recommended the Sutton CIL Charging Schedule be approved without any modifications. The Planning Inspectorate did not require the Council to hold an independent examination into its proposed CIL Charging Schedule. Subsequently, the council adopted the Sutton CIL Charging Schedule on 1 April 2014. CIL is charged on net additional floorspace (£100/ sqm for residential use and £120/ sqm for 'convenience' retail i.e. day-to-day retail use).
- 1.38 In addition, a revised "Planning Obligations" Supplementary Planning Document (SPD) was produced. This was in order to clarify what would be liable for a Section 106 contribution towards infrastructure once the Sutton CIL charge was in operation. The council's revised 'Planning Obligations' SPD was approved by Members at Housing, Economy and Business Committee in April 2014 (items that can now be sought through a Section 106 have been scaled back to: affordable housing; employment; community energy fund; residential amenity space; public realm improvements; transport; and town centre management).

Table 1 – London Borough of Sutton’s Regulation 123 List – 1 April 2014

Area	Specific Project (if applicable)	Funding Gap	Comment
Education	School place expansion and maintenance/improvement works	£9.0m	Funding arrangements and funding levels for Secondary School expansions are currently uncertain
Health	Health provision in Sutton town centre	£5.0m	-
Sustainability	New district heating system in Hackbridge	£4.5m	-
Sustainability -Flooding	Flood alleviation schemes across the borough	Not known at present	
Transport	Rosehill Integrated Transport Package	£100,000	
Transport	Local Parking Mitigation (£240,000 to be divided between the six local committees)	£0.24m	-
Open Space	Borough-wide Play and Activity Provision (£619,000) & Infrastructure Costs (£4,697,000)	£5.3m	This estimate is based on the Priority level of “High” from the Parks department.
Open Space	Borough-wide improvements to allotments	Approximately £0.7m	Based on list provided by the Parks department.
Wandle Valley Regional Park	Range of measures to improve recreational grounds	£0.78m	
TOTAL		£25.62m	



TWO

2. Growth over the Local Plan Period (2016-2031)

- 2.1 This section looks at the scale and location of anticipated development in the borough over the local plan period (2016 and 2031). It sets out a development trajectory for the borough and estimates the potential residential population arising from growth, which drives the increase in infrastructure requirements in subsequent sections.

Context for Growth

- 2.2 The London Borough of Sutton is an outer London borough with an estimated population of 201,281 (2015 – GLA Trend – based population projections central). The borough is experiencing pressure from both the effects of population and economic growth, generating a need for infrastructure to be enhanced in order to meet this demand. At the borough level, the adopted Core Strategy (December 2009) makes provision for the borough's share of London's housing needs and local needs in excess of 3,450 net additional dwellings between 2009 and 2017. The provision of dwellings will be broadly located within the borough as follows:

- Sutton town centre – 2,000 to 2,150 units (40%)
- Hackbridge – 1,000 to 1,100 (20%)
- Wallington – 500 to 550 units (10%)
- Other district centres – 500 to 550 units (10%); and
- Remainder of the Borough 1,000 to 1,100 units (20%)

- 2.3 The latest version of the London Plan was adopted in March 2016. The Mayor carried out both a Strategic Housing Land Availability Assessment and a Strategic Housing Market Assessment in 2013 to update the housing requirements from the 2011 version of the London Plan. The findings of the 2013 London Plan Strategic Housing Land Availability Assessment (SHLAA) suggest that London has the capacity to provide a minimum of 420,000 homes between 2015/16 and 2024/25, or an average of 42,000 homes per year. The SHLAA was carried out in the context of the National Planning Policy Framework, which requires plans to meet their fully objectively assessed needs. While 42,000 units per annum represents an increase of 30% on the 2011 London Plan target (32,210), London's housing needs far outstrip housing capacity. The Mayor's Strategic Housing Market Assessment (SHMA) (2013) for London estimates the need requirement as being significantly higher than the Strategic Housing Land Availability Assessment at either 49,000 homes a year for 20 years, or as high as 62,000 homes a year over 10 years.

- 2.4 The Planning Inspector's report (November 2014) at the London Plan examination into the Further Alterations to the London Plan addressed the issue of whether the London Plan housing target would meet the housing need identified in the SHMA. The Inspector stated that if he didn't adopt the London Plan, the Mayor would be left with no plan and an inadequate housing target of 32,210 houses per year, which was inadequate. He therefore recommended that the Mayor begin a new housing capacity study immediately. The Mayor responded that this need could be met by maximizing opportunities in town centres; on surplus Strategic Industrial Land (SIL); and in Opportunity Areas but stated he was unwilling to commit to increasing the target. He added that he expected GLA officers to work with boroughs to increase supply and to ensure that local plans are in general conformity with the London Plan.
- 2.5 Table 2 provides a summary of the London Plan period and housing targets for the borough since 1997.

Table 2 - London Plan Period and Housing Targets

Timescale	Net Additional Dwellings		Source
	Annual Target	Total	
1 April 1997 to 31 March 2016	370	7,400	2004 London Plan
1 April 2007 to 31 March 2017	345	3,450	2008 London Plan
1 April 2011 to 31 March 2021	210	2,100	2011 London Plan
1 April 2015 to 31 March 2025	363	3,630	2015 London Plan

- 2.6 Table 3 below is taken from GL Hearn's Strategic Housing Market Assessment for the London Borough of Sutton (May 2015). It shows a range of outputs (based on a range of projections) for the number of housing units required to be built in the borough to meet overall housing demand.

Table 3 – Future Housing Need from GL Hearn Strategic Housing Market Assessment for the London Borough of Sutton (May 2015)

Projections	New homes per annum
DCLG 2011-based Household Projections	1,261
DCLG 2008-based Household Projections	1,201
DCLG 2012 Population Projections with 2008 Household Formation	1,074
GLA 2013 Round Projections (High)	1,019
GLA 2013 Round Projections (Central	890
GLA 2013 Round Projections (Low)	763
Households needed to meet job forecasts	735

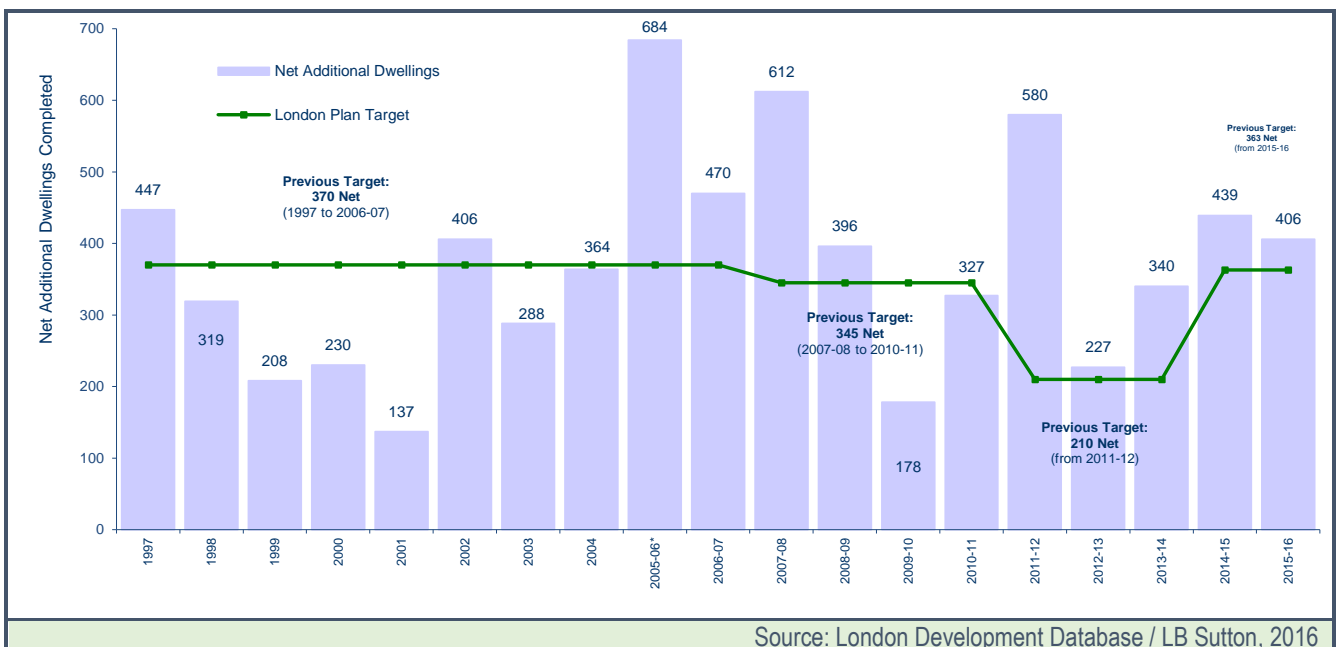
- 2.7 The affordable housing target is set out in Policy 3.11 of the London Plan (March 2016). Across London there is a target for a minimum of 17,000 more affordable homes per year to be built until 2031 (which equates to a target of approximately 40% out of a total of 42,000), of which 60% should be for social and affordable rent and 40% for intermediate rent or sale. However, boroughs still have responsibility for setting their own affordable housing targets.

2.8 In terms of the location of new housing in the borough, the council carried out a Five Year Housing Land Assessment to show that the London Borough of Sutton has identified sufficient housing sites to demonstrate that it can meet its minimum 5 year housing target for the period from 1 April 2015 to 31 March 2020, and the 5% buffer required by the National Planning Policy Framework. The assessment identifies a total of 2,291 units, split as follows:

- Sites under construction as at 1 April 2014 (182 units)
- Sites with planning permission as of 1 April 2014 (1,128 units)
- Large Allocated Sites (124 units)
- Significant Unallocated Brownfield Sites (39 units)
- Prior Approval Sites (818 units)

2.9 In terms of the delivery of these units, Figure 1 shows the London Borough of Sutton Housing Delivery from 1997 to 2015/2016:

Figure 1: LB Sutton Housing Delivery from 1997 to 2015-2016

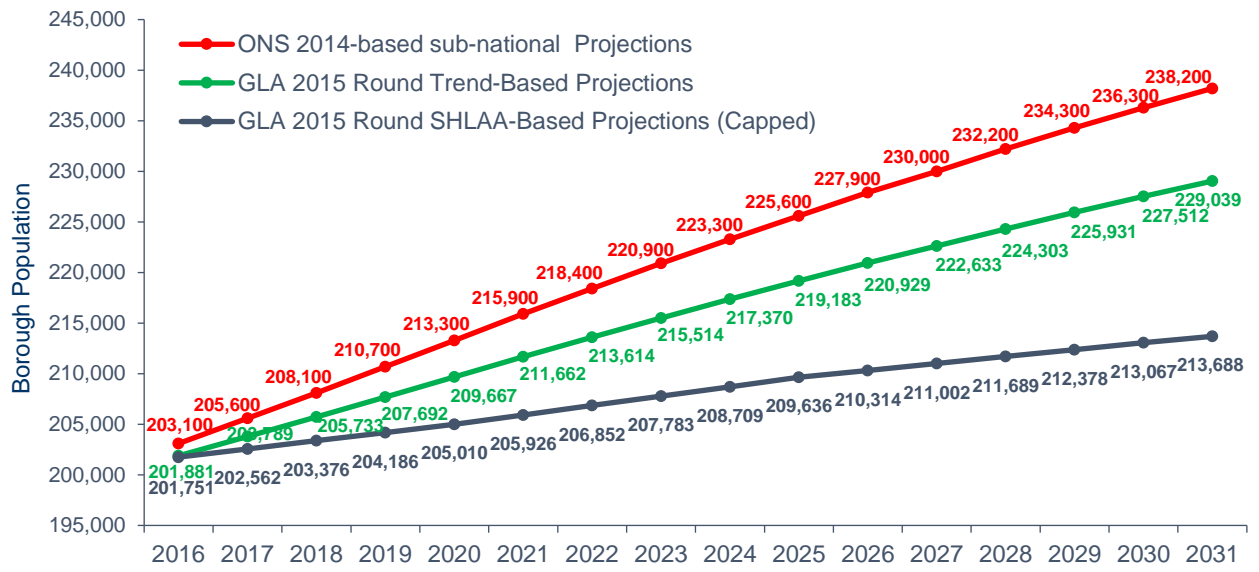


*(Includes 1 January 2005 to 31 March 2016 (adjustment from calendar to financial years))

New Residents

2.10 Requirements for new infrastructure are driven by additional residents and jobs associated with growth. This section looks at potential population growth over the Local Plan period. Different estimates of population projections for the Borough (2016-2031) are set out in the council's Annual Monitoring Report. These are contained in Figure 2 below. At the top of the range, the ONS 2012-based sub-national population projection (May 2014) estimates a current population of 203,100, rising to 238,200 by 2031 (an increase of 17.3% over 15 years, or 35,100 additional people). In the middle of the range, there is the GLA Trend-based population projection, which estimates that a current population of 201,881 will rise to 229,039 by 2031 (an increase of 13.5%, or 27,158 new people). At the bottom end of the range is the GLA SHLAA-Based population projection, published as part of the GLA's 2013 Round of Demographic Projections (March 2014). This predicts an increase in the population from 201,751 in 2016 to 213,688 in 2031- an increase of 6%, or 11,937 people.

Figure 2 Population Projections for LB Sutton 216-2031 (GLA and ONS)



(Sources: GLA Round of Demographic Projections 2015 (5 May 2016) and ONS 2014-based Population Projections (25 May 2016))



THREE

3. Education

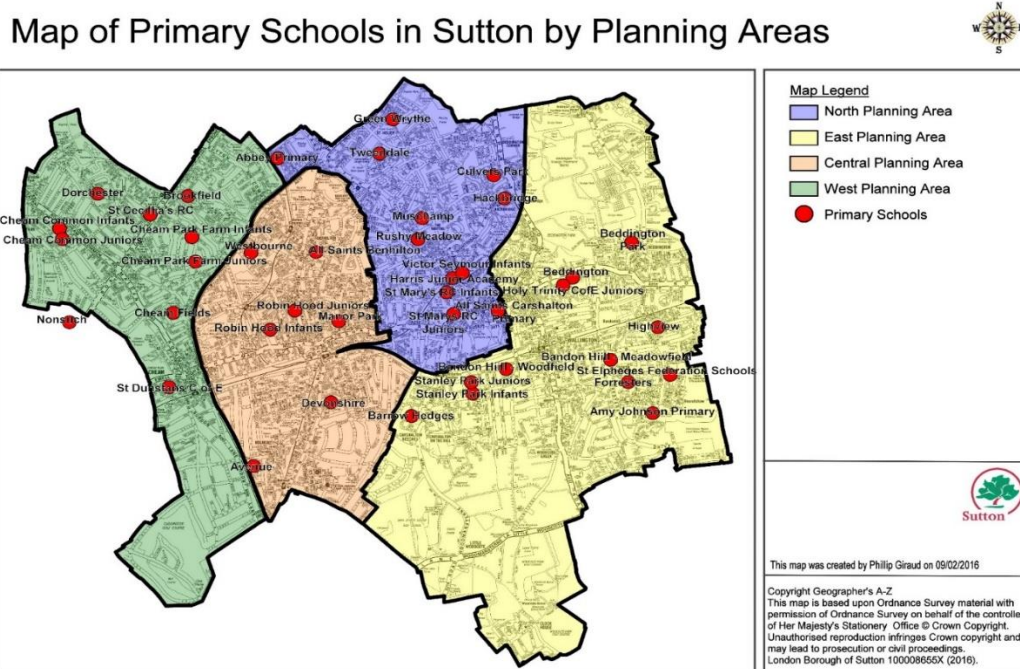
3.1 This study looks at the following types of infrastructure:

Table 4 – Infrastructure Types

Education
Health Care
Transport
Physical Infrastructure i) Water ii) Sewerage/Wastewater iii) Drainage/Flood Alleviation iv) Energy (Electricity/Gas/Sustainable) v) Telecommunications/ Digital Infrastructure vi) Waste
Sports & Leisure
Open Space
Housing/Social Services
Social & Community Infrastructure i) Meeting Halls & Spaces ii) Libraries iii) Burial Space iv) Emergency Services

- 3.2 Infrastructure is usually required to accompany development in order to allow new households and jobs to function within a wider community. This infrastructure will be used largely by the community living and working in the development but others would not be excluded from using these facilities.
- 3.3 It is assumed that some developer contribution in the form of Section 106 or CIL would be required to support the provision of infrastructure. In many instances, other mainstream central or local funding will also be used to support the delivery of infrastructure.
- 3.4 Figure 3 below shows the locations of the borough’s primary schools, split within the Education department’s four “Planning Areas”: north, east, central and west.

Figure 3 – Map of Primary Schools in the Borough



Primary Schools

- 3.5 Between 2001 and 2011 live births increased by 32% in the Borough. This has resulted in significant additional demand for primary school places in the Borough. Since 2008, the local authority has commissioned 18 permanent forms of entry in the primary sector, which are now largely delivered, with a further 3.5 forms of entry (FE) in the pipeline.
- 3.6 In addition, bulge provision has been used in 2014, 2015 and 2016 and will be required again in 2017, given there is little or no spare capacity in the system across many year groups.
- 3.7 While there are some unfilled places in certain schools in some parts of the borough, for a while there has been a shortage of primary places in the central planning area.

Need for places in the Central Planning Area

- 3.8 Table 5 below shows the Planned Admission Numbers (PAN) for the borough planning areas, together with parental preferences for 2014, 2015 and 2016, showing a deficit/surplus of places. The table demonstrates that on first preferences, there is a deficit of reception places in the central planning area.

Table 5 – Demand for Primary Schools in the Borough – Indicating Preferences and Surpluses

Planning Area	PANs	2014 Prefs	Deficit/ Surplus	2015 Prefs	Deficit/ Surplus	2016 Prefs	Deficit/ Surplus
Central	480*	629	-149	631	-151	671	-191
North	690	637	53	649	41	694	-4
East	750	709	41	691	59	719	31
West	585**	550	35	576	9	515	70
TOTAL	2505	2525	-20	2547	-42	2599	-99

* Excludes proposed expansion of Manor Park in 2017 (+30) and bulge in 2016

** Excludes proposed expansion of Cheam Park Farm Infants in 2016 (+15)

- 3.9 Preferences are a useful proxy for where demand is located (accepting that parents will apply for schools outside of their immediate area). However, by mapping reception applications irrespective of school preference, it can be clearly shown that there are more primary pupils living within the central primary planning area than there are available places (accepting that the planning areas are artificial and that some schools outside of a planning area will be the most local school for some pupils living within it) (See Table 6 below).

Table 6 – Planned Admissions Numbers vs Applications Received

Planning Area	PAN	Pupils living in the planning area - 2016
Central	480*	777
North	690	703
East	750	699
West	585**	526

* Excludes proposed expansion of Manor Park in 2017 (+30) and bulge in 2016

** Excludes proposed expansion of Cheam Park Farm Infants in 2016 (+15)

- 3.10 There is a shortage of primary school places in the central planning area, both in terms of where parents would wish to access reception places, as well as where pupils currently live. Given the significant housing growth expected in the central planning area, the Local Plan should seek to identify sites as close to the centre of Sutton as possible.

What is the projected need in the future?

- 3.11 Borough-wide births peaked in 2009 at 2,786 (see table 7 below). They have remained high but have fluctuated around the 2700 mark for the last 5 years. With a birth drop in 2012 and 2013 officers were/are cautious that births might be on a downwards trend, but recent 2014 ONS data shows that births have increased back again to 2751 in 2014 and 2764 in 2015 (ward breakdowns are not yet available for 2015).

Table 7 – Borough-wide Births, broken down by ward

Calendar Year Births	03	04	05	06	07	08	09	10	11	12	13	14	15
Ward name													
Sutton Central	146	151	161	182	204	236	223	224	216	252	196	222	N/A
Sutton North	108	119	121	140	136	124	139	142	130	161	126	139	N/A
Sutton South	107	98	146	129	116	141	153	177	193	166	173	191	N/A
Sutton West	125	124	132	141	166	158	154	143	158	155	192	162	N/A
Belmont	101	107	110	103	139	120	136	109	154	109	126	130	N/A
TOTAL	587	599	670	695	761	779	805	795	851	843	813	844	N/A
													N/A
Beddington North	147	115	117	130	134	127	131	144	135	122	106	121	N/A
Beddington South	110	113	111	100	115	113	145	119	134	133	114	111	N/A
Wallington North	117	137	132	150	144	169	179	137	186	168	158	166	N/A
Wallington South	123	92	114	112	124	126	126	127	114	146	126	132	N/A
Carshalton South and Clockhouse	119	114	104	115	107	116	127	111	102	101	112	116	N/A
TOTAL	616	571	578	607	624	651	708	638	671	670	616	646	N/A
													N/A
Carshalton Central	143	122	126	132	147	141	156	153	133	149	145	155	N/A
St Helier	148	157	192	203	214	203	204	201	207	198	180	189	N/A
The Wrythe	147	138	151	158	151	149	160	152	166	137	163	166	N/A
Wandle Valley	185	208	180	195	205	206	228	193	214	220	208	227	N/A
TOTAL	623	625	649	688	717	699	748	699	720	704	696	737	N/A
													N/A
Cheam	96	88	90	92	65	105	86	125	88	85	96	87	N/A
Nonsuch	102	94	94	90	92	104	120	110	104	106	98	117	N/A
Stonecot	118	123	102	113	129	99	113	101	98	98	106	101	N/A
Worcester Park	105	120	142	141	180	168	206	207	224	202	204	219	N/A
TOTAL	421	425	428	436	466	476	525	543	514	491	504	524	N/A
BOROUGH TOTAL	2,247	2,220	2,325	2,426	2,568	2,605	2,786	2,675	2,756	2,708	2,629	2,751	2,764

3.12 Allowing for an increasing inward migration rate and for additional housing, the borough-wide projection is set out in Table 8 below:

Table 8 - Sutton Primary Projection

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
B	2712	2729	2724	2655	2711	2760	2688	2698	2694	2693
Y	(09/10)	(10/11)	(11/12)	(12/13)	(13/14)	(14/15)	(15/16)	(16/17)	(17/18)	(19/20)
TR	93.0%	93.4%	95.4%	95.6%	95.8%	96.1%	96.3%	96.6%	96.8%	97.0%
R	2521	2550	2598	2538	2598	2652	2609	2633	2644	2642

Red = actual Numbers on roll

Yellow = projection

Blue text = birth projections

B- Number of births; Y –Year; TR-Transition rate; R- Numbers on roll

- 3.13 The projection above in Table 8 does not allow for any unfilled places. In 2014 there were 2550 available reception places with 2521 currently on roll – equivalent to 1% unfilled places. In 2015, the borough had circa 2550 on roll with 2610 available places – equivalent to 2.2% spare places. Given the current position at reception remains very tight, 2% is considered to be the minimum unfilled places that the local authority should be planning for (5% is often cited as a reasonable amount of spare capacity in a planning area). To allow for 2% spare or unfilled places the number of reception places to plan for would be as follows:

Table 9 Projections for Reception Year 2016-2024

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Projection for Yr R (Reception)	2598	2538	2598	2652	2609	2633	2644	2642
With 2% unfilled	2650	2589	2650	2705	2661	2686	2697	2695
Permanent Rec PAN*	2520	2580	2610	2610	2610	2610	2610	2610

* Assumes delivery of Cheam Park Farm Inf and Jun in 2016 (2018 for the junior school), Manor Park and Westbourne by 2017 and Hackbridge in 2018.

- 3.14 Table 9 above includes planned pipeline expansions at the following schools:
- Cheam Park Farm Infants +15 (2016) and Junior +15 (2018) - planning and funding approved
 - Manor Park Primary (+30 from 2017) – planning and funding approved
 - Westbourne (+30 from 2017) – funding and planning outstanding
 - Hackbridge (+30 from 2018) – planning approved, funding approval outstanding and project remains subject to delivery of housing development. There is planning permission for a further 1FE of capacity if required in the future.
- 3.15 The increased 2014 and 2015 birth rate figure (in para 3.11) is an indication (but not a trend) that birth rates may remain high in the borough. Given that the local authority is planning up to 500 additional units per year to 2031 (over a longer term forecast), it identified a potential need for 2 further primary schools in the issues and options consultation over the life of the plan (to 2031). Ideally, both of these schools would be located as close to the central planning area as possible and would have the capacity for 2FE (420 pupils). One of these schools is likely to be needed in the medium term from 2018 (note that Greenshaw submitted a 2FE Free School bid in March 2016 to meet this need which the LA supported). This assessment also confirmed the need to identify an additional site for a third new primary school in the borough later in the Plan period.

Secondary Schools - Background

- 3.16 Further to paragraph 3.5 above, between 2009 and 2017/18 an additional 4,325 primary school places will have been created. This will create a corresponding increase in demand in the secondary sector in the future.
- 3.17 Table 10 below provides the latest numbers on roll in Sutton's primary schools in May 2016, which shows the scale and trajectory of the increase in numbers of pupils seeking a secondary school place in the future. The table shows that there are currently 2,017 year 6 pupils in Sutton's primary schools that were applying for secondary school places in 2016. By 2018 (the desired date in which the first secondary school is proposed to open), there will be a further 260 pupils seeking a secondary school place (note this doesn't take into account cross-border movements or inward and outward migration). By 2022 there will be a further 529 pupils seeking a place.

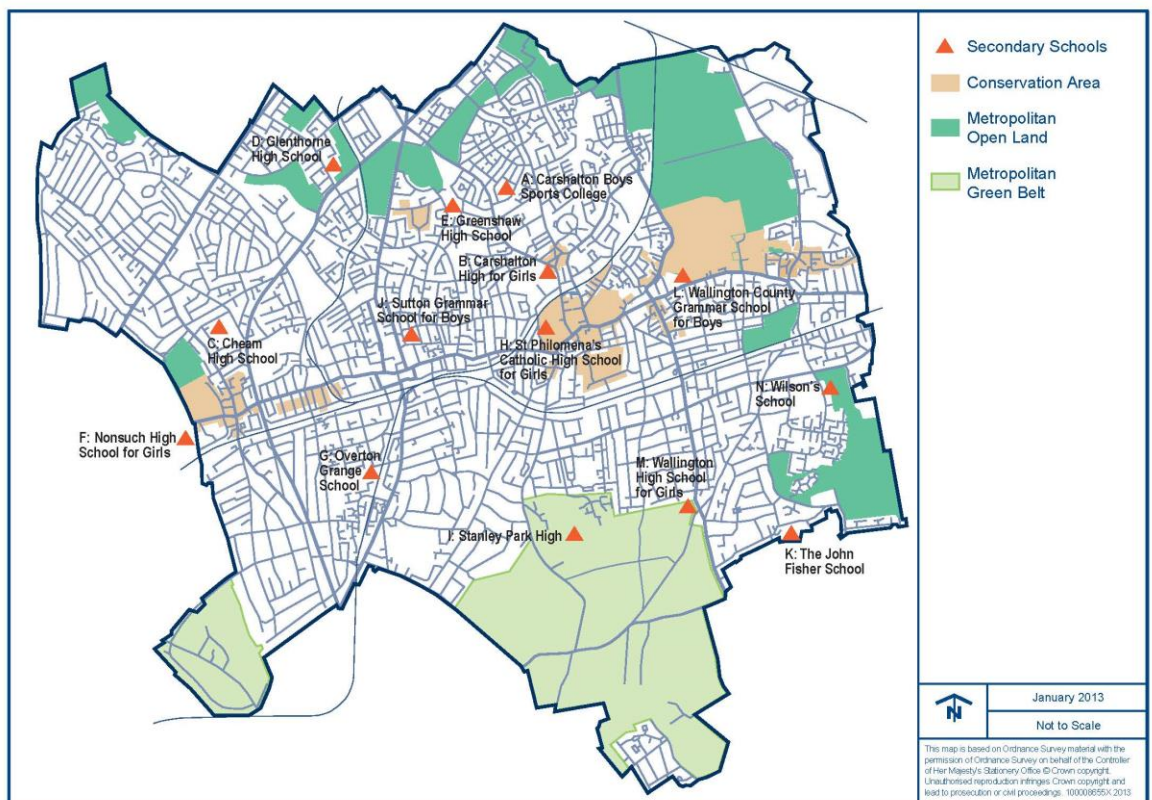
Table 10 – Collective numbers on roll (NOR) in primary school in Sutton (School Census, May 2016)

Year Group	R	1	2	3	4	5	6
NOR	2,546	2,537	2,513	2,380	2,277	2,107	2,017
Year 7 in	2022	2021	2020	2019	2018	2017	2016

Existing Secondary School Provision in the Borough and Phase 1 / Phase 2 Secondary expansions

3.18 There are currently 14 secondary schools in the Borough (see Figure 4 below). Secondary schools are principally planned on years of admission (year 7) where 'PAN' refers to the 'Published Admission Number' at Year 7. Local authorities need to take action where there are either too many or insufficient Year 7 places available in the borough. To meet the increasing need for school places, phase 1 of Sutton's secondary expansion programme saw 5 secondary schools expanded by 2015 (PAN increase) and phase 2 saw 5 more expanded by September 2016 creating 1500 additional 11-16 places.

Figure 4 – Secondary Schools in the London Borough of Sutton



Medium-Term Forecasts

- 3.19 Table 11 below provides the projected need for places (Proj PAN) against the total number of Year 7 places available in the borough (Yr 7 Places). The difference between the two, found in the final row, identifies the expected shortage/surplus of school places at Year 7 should no further provision be commissioned in the borough in the future.

Table 11 – Projection of Year 7 Places 2012-2023

Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Proj PAN	2796	2746	2861	2940	3051	3094	3273	3390	3529	3558	3591
Year 7 Places	2770	2770	2814	2919	3084	3084	3084	3084	3084	3084	3084
+ / -	-26	24	-47	-21	33	-10	-189	-306	-445	-474	-507

- 3.20 As Table 11 above identifies, the borough is expecting to have sufficient capacity in 2016/17, but it will be under pressure in 2017 (but likely manageable with some 'over-offering'). By 2018 there is expected to be a shortfall of approximately 189 places at Year 7. This demand will be met by the 195 places that will be created by the proposed school on the Sutton Hospital site in Belmont 2018. However, by 2020 there is expected to be a shortfall of 445 year 7 places, indicating the need for a second secondary school, even if the first is successfully delivered.
- 3.21 The approved Greenshaw Learning Trust Free School will provide a further 240 year 7 places, subject to a suitable site being identified. Both schools will provide a further 435 Year 7 places in the future. While the projection suggests that as many as 507 additional places may need to be created by 2022, officers would not deem it sensible to plan further provision at this stage until new school provision has been established and any impacts understood (e.g. cross-border movements, relative popularity of new school provision).

Longer -Term Forecasts

- 3.22 The planning period in the Local Plan extends to 2031. School level projections will be less reliable over this timeframe, however the council has investigated a number of growth scenarios over the Plan period in order to try and ascertain how many new forms for primary and secondary schools might be required. These scenarios model a range of factors including birth/fertility rates; pupil yield from housing; and the number of residential units delivered over the plan period; changing transition rates (inward and outward migration and independent provision take-up); as well as any potential impact from new schools on borough boundaries to provide a high, medium and low growth scenario to help assess whether sites should be "safeguarded" to allow for those different growth scenarios. These scenarios are set out in Table 12 below.

Table 12 Primary and Secondary Projections for 2031

School Type	Projection Scenario	Deficit /Surplus of places in 2031 at Year 7 (forms of entry)
Primary	Low	+8
Primary	Medium	0
Primary	High	-7
Secondary	Low	-2
Secondary	Medium	-15
Secondary	High	-25

3.23 The wide range of potential requirements for school places in the borough between the different scenarios identified in Table 12 above makes it difficult to state with any certainty what will be required as part of the new Local Plan. Uncertainty is not unusual with respect to school place planning, however the scenario analysis does give a sense of what might happen in the future and what it would be prudent to plan for.

Where is the need for new school provision in the Borough that the proposed new secondary schools will meet?

3.24 Ideally, schools would be located in areas where they are needed most (spatially) allowing as many pupils to access the provision within a distance that would allow sustainable modes of transport (ideally walking).

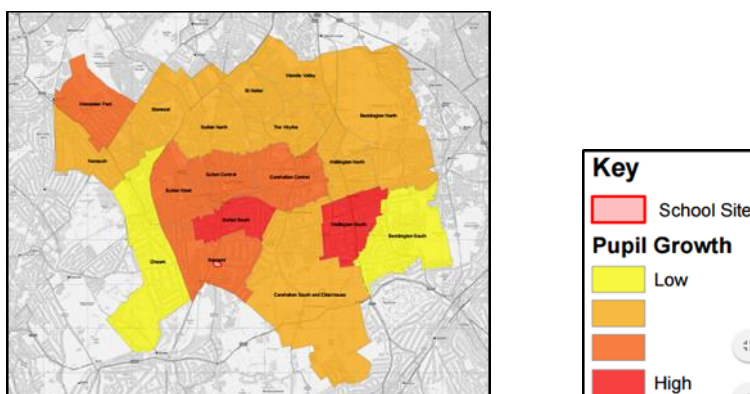
3.25 This is more important for primary provision than secondary provision, given the relatively large catchment areas for secondary schools and the ability for young people to travel to school without parental supervision using public transport.

3.26 There are number of different ways of looking at where new school provision should be located in the borough: (i) where is the growth in population in the borough, (ii) are there any particular areas where parental preference is not being met? (iii) what is the current pattern of school provision and the level of choice that parents and pupils can exercise?

Growth in primary pupils in the Borough

3.27 Figure 5 below provides an indication of the location of pupil growth in the borough by comparing the current Year 6 cohort (pupils joining Year 7 next year) with the latest reception cohorts coming through the borough’s primary schools (pupils joining Year 7 in 2022). It shows that while there is growth in a number of wards across the borough, there is a general concentration in the centre of Sutton as indicated by the darker areas on the map. Given that the current Local Development framework focuses additional housing in the central Sutton area with over 40% of the borough’s future housing targets expected to be delivered in the central Sutton area alone, it would seem reasonable for one of the new secondary schools to be located in this area. The Sutton Hospital site would meet the additional demand for school places in this part of the borough.

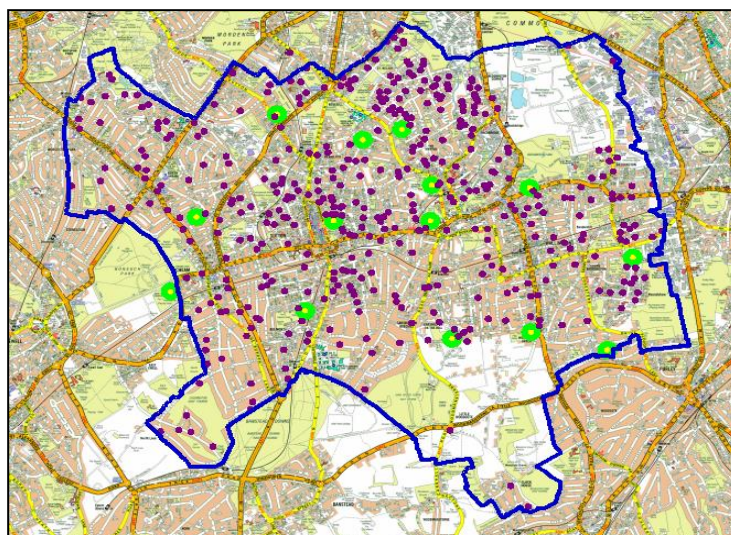
Figure 5 Projected Growth in Primary Pupils in the Borough (2017-2022)



Unmet preferences for Secondary Schools in the Borough

- 3.28 Another way of looking at secondary school demand in the borough is to look at areas where pupils are unable to attend a school of choice. Figure 6 below shows the pupils that did not get a first preference offer in September 2014. This picture is relatively consistent year on year and indicates that there are no obvious areas in the borough where there is a concentration of first preferences that are not being met. This may reflect the fact that parents will generally only apply for a preference school if they feel they have a chance of being admitted and clearly there are areas in the borough where pupils (that do not get in to a selective or faith school) have 'less choice'. This was an issue raised by a number of parents living in the east of the Borough (near to Wallington Boys/Girls, John Fisher and Wilsons) during the consultation on the issues and preferred options version of the Local Plan.

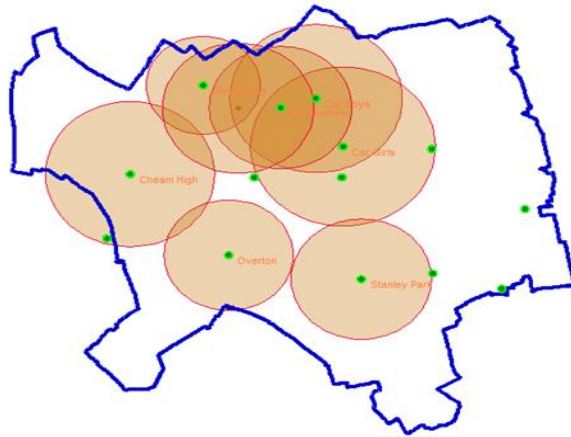
*Figure 6 - Location of 1st preferences not met in 2014/15
(Locations of those expressing their 1st Preferences are in purple and existing secondary schools are in green)*



Existing pattern of Secondary School Provision

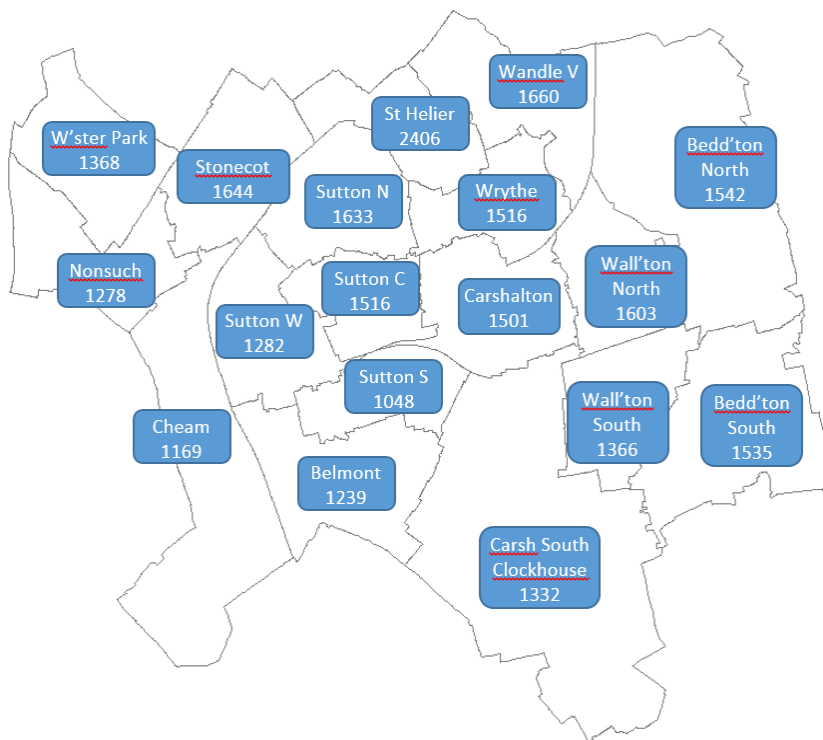
- 3.29 Sutton is diverse in its makeup of secondary schools having grammar, faith, single-sex and comprehensive schools. It is worth considering the existing pattern of non-faith based comprehensive schools in the borough to consider how new school provision might increase choice. Figure 7 below shows the 'average' distances travelled to the existing seven comprehensive secondary schools in the borough (e.g. the circles show the mean distance travelled by each pupil on roll at the school based on the 2014 NOR census return). The darker the shade the more 'choice' parents have in terms of the likelihood of getting into more than one school. The circles do not indicate where pupils will be able to go to school nor are they an accurate representation of school catchments but it makes a general point that residents currently living in the north of the borough already have generally good access to a range of non-selective comprehensive schools whereas residents living in the East or South of the borough tend to have less choice.

Figure 7 Mean distances travelled to non-faith comprehensives secondary schools in Sutton (Source School Census, 2015)



- 3.30 Density of existing pupil population
 To some extent, the fact that there is more comprehensive school provision in the North of the borough is expected given there is generally a greater concentration of pupils – as Figure 8 below indicates.

Figure 8 Total number of pupils attending London Borough of Sutton Primary and Secondary Schools



(Source: January Census 2015).

- 3.31 The above provides some information on where, in an ideal world, new secondary schools might be located in the borough, to meet expected future demand based on a range of factors that could be considered.

- 3.32 The council is recommending new school provision at the former Sutton Hospital site in Belmont, as the only deliverable brownfield location in the borough capable of supporting secondary school education by 2018.
- 3.33 When it comes to the identification of the second secondary school site (and the safeguarded third site) for the purposes of the Local Plan, the range of factors that could be considered including the availability of sites, the suitability of those sites, their proximity to borough boundaries, the different planning policy constraints involved, the likely costs involved and the attitude of external organisations to those sites (e.g. Free School/Academy providers/Education Funding Agency) implies a choice that may not exist given the relative dearth of appropriate sites in the borough.

Conclusion

- 3.34 In order to be able to respond to the changing future educational needs of the borough, the council has to identify a number of new schools sites that are capable of being delivered when the need is likely to arise. It is considered that there is likely to be a need for both a new primary school and secondary school within each of the following time periods: in the short term; in the medium term; and in the long term. As a result, the council undertook an extensive borough-wide site search which in the first instance aimed to meet as many of the new required sites as possible on previously developed land within the existing urban area. However, the limited availability of suitable sites of the required size that are likely to be available before 2019 has meant that the search has had to be widened to include open land within and around the built-up area. Therefore within the draft policy below, for the latter two periods, a number of sites have been identified as potential new schools sites.
- 3.35 Therefore, in terms of secondary provision, the council should:
- allocate land at Sutton Hospital (Site Allocation LCH) (short term);
 - allocate the All-Weather Pitch or Part of the All-Weather Pitch and Part of the Tennis Centre at Rosehill Recreation Ground (Site Allocation S98) (medium term)
 - keep the need for secondary school places under review and may search for a third site during the plan period if required (long term).
- 3.36 In terms of primary school provision the council should:
- allocate land north of Bedzed, Hackbridge (Site Allocation 3) (short term)
 - safeguard the Secombe Theatre and adjacent church, Sutton (Site Allocation STC10) (medium/long term)
 - safeguard the Sutton West Centre (Site Allocation STC4) (medium/long term)
- 3.37 For special educational needs, it is proposed to allocate a site at Sheen Way Playing Fields, Wallington for a Special Educational Needs school in the long term to 2025 (Site Allocation S97).



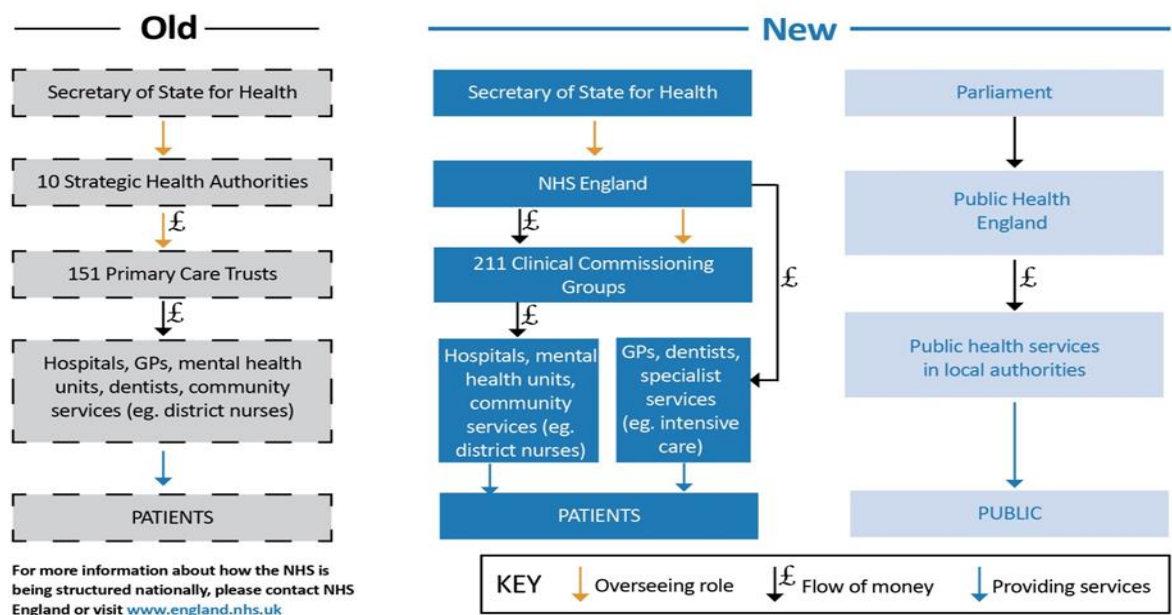
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4. Healthcare

Background

- 4.1 London's health service is vital to maintaining and improving Londoners' quality of life. Therefore, the council has been working closely with health colleagues (NHS England, Sutton CCG, the Healthy Urban Development Unit, NHS Property Services and Sutton's Public Health team, Epsom & St Helier University Hospitals NHS Trust) to ensure that suitable health infrastructure is in place to meet the needs of the population over the period of the Local Plan (2016-2031).
- 4.2 The improvement of our health and well-being, though, requires more than access to medical facilities. It is about the creation of healthy environments for people of all ages in the borough. A healthy environment can promote and encourage healthy lifestyles and these are assisted through strong urban design, green open spaces and access to sustainable transport. Planning can play a key role in influencing these key health determinants and assisting in reducing health inequalities.
- 4.3 The council will therefore look at a range of measures when assessing planning applications in order to promote health and well-being and attempting to reduce health inequalities: access to open space and nature; accessibility and active travel; housing quality; access to healthcare services and other social infrastructure; air quality and noise; crime reduction and community safety; social cohesion and lifetime neighbourhoods; and climate change and the minimisation of the use of resources.

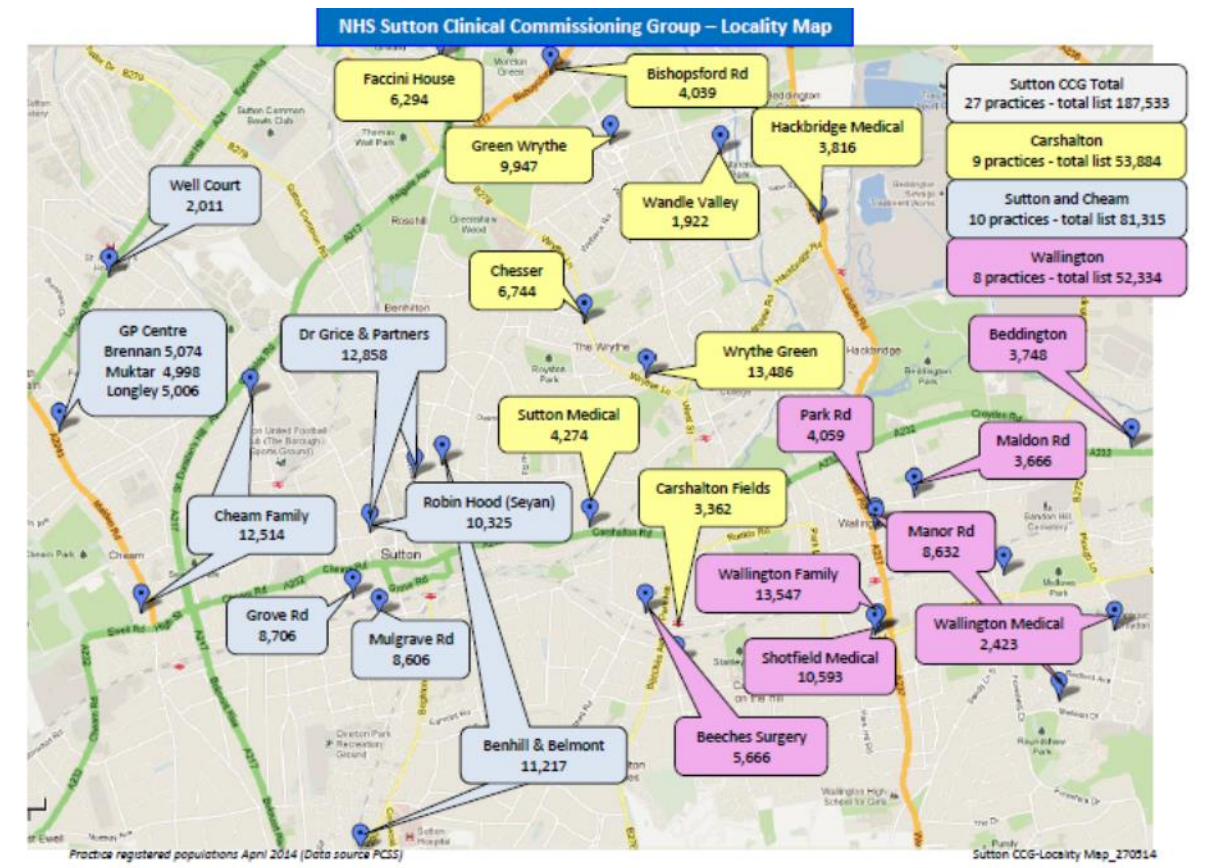
Figure 9: The Structure of the NHS Post-1st April 2013



4.4 The structure of the NHS post-1st April 2013 is set out in Figure 9 above.

4.5 Figure 10 below identifies the 27 GP practices in the borough. They are based in three geographical localities: Carshalton; Sutton & Cheam; and Wallington.

Figure 10 GP Practices in the London Borough of Sutton



4.6 In terms of redevelopment plans over the Local Plan period (2016-2031):

- the Sutton Hospital site (owned by the Epsom and St Helier University Hospitals NHS Trust) is now largely vacant but Policy and Site Allocation “LCH” explain how the site will be transformed into the London Cancer Hub;
- Epsom and St Helier University Hospitals NHS Trust lease the St Helier hospital site from the London Borough of Sutton (on a 999 year lease), where they are looking to invest in services over the Plan period.

4.7 In line with guidance published by the Department of Health (June 2015)¹, Sutton CCG has published an Estates Strategy (December 2015) for the borough. One of the main drivers for this piece of work is the growth in the borough’s population. It is predicted that the population will increase from 201,751 in 2016 to 213,688 in 2031 (GLA 2015 round SHLAA-based population projections: capped household size model, released May 2016). This represents a 5.9% increase in the 15 year period.

¹ Department of Health ‘NHS Local Estates Strategies, A Framework for Commissioners’ (2015) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/436185/LES_final.pdf

- 4.8 The growth scenario in Policy 1 of the draft Sutton Local Plan envisages an additional 427 homes per year or 6,345 homes per year over the plan period. The key locations for housing growth will primarily be Sutton Town Centre, followed by Hackbridge and Wallington.
- 4.9 Having anticipated this growth scenario being selected, Sutton CCG's Estates Strategy sets out that Sutton and Hackbridge could provide the locations for new health facilities in response to the growth and that there are opportunities to improve and reconfigure primary care services and facilities, notably in Cheam, Wallington and Belmont.
- 4.10 One of the purposes of the Estates Strategy is to help evaluate bids for capital investment, which includes NHS England Estates & Technology Transformation Funds and the use of Section 106 funds and Community Infrastructure Levy.
- 4.11 Sutton CCG has put forward a bid to the NHS England Estates & Technology Transformation Funds (May 2016) for funding towards its priority redevelopment sites. These will be delivered over the Plan period:
- Robin Hood Lane, Sutton (redevelopment of site to provide new surgery)
 - Wrythe Green Lane (extension of existing surgery)
 - Felnax, London Road, Hackbridge (provision of new surgery)
 - Maldon Road, Cheam (potential redevelopment on Cheam Leisure Centre site)
 - South Sutton (submission of new application for smaller health facility on Henderson Hospital site)
 - Carshalton Beeches (finding a site to co-locate existing three surgeries in the area).
- 4.12 The CCG Estates Strategy 2016-2021 (December 2015) aims over time to:
- use the existing estate more effectively;
 - reduce running and holding costs;
 - reconfigure the estate to better meet commissioning needs;
 - share property, particularly with social care services and the wider public sector;
 - dispose of surplus estate, which will generate capital receipts for reinvestment ; and
 - ensure effective future investment.

Table 13 – Health Infrastructure Schedule

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Health (2016-31)						
Sutton Hospital (Epsom & St Helier Trust) Cotswold Road, Sutton Surrey SM2 5NF	Policy 2 of the draft Local Plan & “London Cancer Hub Development Framework” set out details for the council to create a new world-class life science hub on the sites currently occupied by Sutton Hospital, the Institute of Cancer Research and the Royal Marsden Hospital. The other landowner at Sutton Hospital is the council, which has purchased a portion of the land for a school.	Not known	Not known	Not known	2017-2022 (Department of Health/Private)	Would be delivered anyway
St Helier (Epsom & St Helier Trust) Wrythe Lane, Carshalton Surrey SM5 1AA	1. Improvement to Maternity services with additional Clinic Rooms and Birthing units (Growth in population over the Local Plan period)	£315,000	£215,000	£100,000	Project to be delivered in 2 phases commencing in 2017 with additional Clinic Rooms (Trust Capital Programme and Sutton CCG)	Yes, population growth based on an increase in population of 10% during the Plan period

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
St Helier (Epsom & St Helier Trust) Wrythe Lane, Carshalton Surrey SM5 1AA	2. General Outpatient Clinic rooms (The population growth will see demand for Clinical consultations rise. taking into account improved utilisation, demand will equate to an additional 6 rooms)	£270,000	£185,000	£85,000	It is planned to create 2 additional Clinic rooms in 2018,2023 and 2023 (Trust Capital Programme)	Yes, the estimated population growth will be assessed in each 5 year period and adjusted as necessary
St Helier (Epsom & St Helier Trust) Wrythe Lane, Carshalton Surrey SM5 1AA	3. Elective surgery is projected to increase by more than 10% over the Plan period (The increased demand will necessitate an additional Theatre and 6 recovery beds as well as preparation areas).	£1,860,000	£1,210,000	£650,000	Better utilisation will take up increased activity through to 2018 when it is planned to create a new Theatre and recovery beds in 2019 to serve the Plan period (Trust Capital Programme and Sutton CCG)	Yes, this project is based on population growth in the plan period of 10% overall and takes into account better utilisation of existing facilities at St Helier

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
St Helier (Epsom & St Helier Trust) Wrythe Lane, Carshalton Surrey SM5 1AA	4. A&E and Out Of Hours service (The population increase will place additional burdens on the A&E, Urgent Care Centre and the Out of Hours service. These areas will need an additional 200m ² of space)	£750,000	£500,000	£250,000	This will be a phased project starting in 2018 with completion in 2021 (Trust Capital Programme and Sutton CCG)	Yes. Demand for A&E, UCC and OOH services are growing at a faster rate than population growth. The increased population will place an additional burden on these services.
St Helier (Epsom & St Helier Trust) Wrythe Lane, Carshalton Surrey SM5 1AA	5. Elderly Acute Services (The increase in population linked to longevity is already placing additional burdens on acute medical services which will only rise as the population grows over the Plan period. This project will include beds and ward-based physiotherapy services).	£1,350,000	£900,000	£450,000	The project will commence with conversion of space to accommodate 10 additional beds with physiotherapy and ancillary space (Trust Capital Programme and Sutton CCG)	Yes. As the existing population increases and with people living longer, this service is only expected to grow. The increased level of housing in the plan period will accelerate this growth.

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Redevelopment of Royal Marsden Sutton Campus Downs Road, Sutton Surrey SM2 5PT	Replacement/renewal of existing clinical /Research facilities – to provide new facilities for existing outpatients, medical day unit, ward accommodation and research facilities at the Royal Marsden Sutton.	Approx. £55 m.	Approx £55 m	£0m	2016-2021 (Royal Marsden NHS Foundation Trust)	Would happen anyway
SW London St George's Mental Health Trust, adjacent to Sutton Hospital, Cotswold Road, Sutton Surrey SM2 5NF	Considering rationalisation of its estate in context of broader SW London review.	Not known	Not known	Not known	2016-2021 (St George's Mental Health Trust)	Would happen anyway

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
<p>Institute of Cancer Research 15 Cotswold Road, Sutton London SM2 5NG</p>	<p>Planning permission was granted (B2016/73429) on 30 March 2016 for a new Centre for Cancer Drug Discovery to allow the ICR to develop new targeted drugs for the treatment of cancer. The total floorspace for the new research building is c 7,550 sqm and 1,070 sqm for the service building. The design of this building was developed to reflect the design principles within the 2009 masterplan for the site.</p>	<p>Not known</p>	<p>Not known</p>	<p>Not known</p>	<p>2016-2021 (Institute of Cancer Research)</p>	<p>Would happen anyway</p>

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Sutton Town Centre	<p>LB Sutton and Primary Health Properties have an arrangement, with support in principle from Sutton CCG, to redevelop the Robin Hood Lane site with a 3,397 sqm extension that would provide accommodation for the relocation and expansion of: Grove Road; Mulgrave Road; Benhill branch of Benhill and Belmont Practice; Old Court House surgery; relocation of SCILL facility; and expansion of the community services to provide a new Elderly Care Hub for the CCG; and a new community pharmacy. This proposal would create a new health and Social Care Hub for Central Sutton, providing new fit for purpose accommodation for all GO contractors in Sutton, who combined provide services to over 50,000 patients in Sutton town centre.</p>	£14.3m	Not known	Not known	2017-2022	<p>Yes, demand for new health services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these health services.</p>

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Belmont area	The scheme is to relocate the practice from a small building to a new purpose-built modern surgery in south Sutton , which keeps it in walking distance of the Shanklin estate in Belmont. The original purpose was for a larger building however it has now been decided to relocate only the Belmont branch of the Benhill and Belmont surgery to the former Henderson Hospital site. A smaller application (for 493 sqm on two floors) will be submitted.	Approx £2.3 m	Not known	Not known	2017-2022 (To be agreed)	Yes, demand for new health services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these health services.
Hackbridge area	The scheme is to relocate the existing GP practice in Hackbridge from London Road to a new ground floor area of the Felnex development. The GP will move into the 565 sqm facility adjacent to the village centre and close to the railway station. The developer is Barratt Homes. They bought the site recently from Schroders and all relevant permissions have now been granted for development to commence.	£15.62m	Not known	Not known	2017-2022 (Section 106 funding)	Yes, demand for new health services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these health services.

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
North Cheam area	The scheme is to develop a building to consolidate 6 practices into modern accommodation alongside community health services and out-of-hospital services to support the population of North Cheam and adjoining wards. A building has not been identified but a floor area of 2,166 sqm on two floors each of 1,088 sqm is required. There is a potential joint facility with the local authority. There is the possible use of the GP centre (building or other parts of the Cheam Leisure centre/Priory Crescent clinic site), which has been designated as a development site since 2009.	£5.6m	Not known	Not known	2018-2023 (To be agreed)	Yes, demand for new health services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these health services.
Wrythe Green Lane Practice	The Wrythe Green surgery is a purpose-built GP surgery built in 1992. There are 18 clinical rooms on the ground floor that are used by doctors, nurses, physiotherapists and nurse practitioners. The administration offices are upstairs. The plan is to build above the current clinical rooms to provide further capacity (8 further rooms). This extension is included within Sutton CCG's Estates Strategy and will address the issue of population growth arising from the closure of a local practice at Wandle Valley and the building of new houses and flats in the surrounding area.	£0.6m	Not known	Not known	2017-2022	Yes, demand for new health services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these health services.

Scheme Location (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Available Funding	Funding Gap	Indicative Delivery Phasing (Source of Funding)	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Carshalton area	<p>The plan is to develop a scheme to consolidate the 3 existing practices in the Carshalton Beeches area into modern accommodation with capacity for community health services and out of hospital services. A building has not been identified but a floor area of 1,048 sqm over 2 floors each of 524 sqm would be required. This plan is included within Sutton CCG's Estates Strategy due to the planned population increase in the area by 2025. The three practices are in converted semi-detached houses that are cramped, do not meet CQC standards and have no capacity for expansion. The practices have identified under-capacity as shown in the table attached based on current list sizes. The table also indicates the capacity required for additional population growth.</p>	£2.62m	Not known	Not known	2018-2023	<p>Yes, demand for new health services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these health services.</p>



FIVE

5. Transport

- 5.1 The projected growth in population, housing and employment in the borough over the Sutton Local Plan period (2016-2031) will result in additional journeys and pressure on the borough's transport network. Other policies, including locational policies and travel demand management, will seek to reduce the need to travel and journey lengths, and seek to encourage as many journeys as possible to be made by sustainable transport. Nevertheless, there is likely to be a growth in private car ownership and use, placing further pressure on the road network, including parking demand. There will also be additional demand for public transport and pedestrian and cycle facilities.
- 5.2 The infrastructure plan will need to consider where this increase in demand is likely to place greatest pressure on the transport network and result in the need for new or improved infrastructure. Further work will be undertaken during the plan preparation to identify future transport infrastructure and capacity requirements, based on available traffic and public transport usage data, and projected population, housing and employment growth over the plan period.
- 5.3 Evidence of the need for transport infrastructure over the new local plan period (2016-2031) has been taken from:
- Appendix 4 of the adopted Sutton Core Strategy (December 2009);
 - Schedules in other corporate council documents; and
 - Evidence supplied from other service areas in the council and external agencies.
- 5.4 We have met with colleagues in Transport to discuss transport infrastructure requirements over the local plan period (2016-2031).
- 5.5 Sutton's Local Implementation Plan (LIP) is Sutton's Transport Plan for 2011-2031. Every three years, the plan is updated. In addition to this, the council submits an annual funding submission to Transport for London (TfL) to support delivery of local transport objectives.
- 5.6 Given the large number of transport schemes in Table 17 below, and the complex relationship between what is purely local and the more strategic transport needs, it is very difficult to estimate exactly what transport infrastructure would be required as a result of an additional 5445 dwellings between 2016 and 2031. Table 17 below includes a column "Funding Source", which sets out how the funding arrangements are split between local/regional/national bodies.

Table 14 Summary of all transport funding sources 2015/16 – 2017/18

Funding Source	2015/16	2016/17	2017/18	Total
TfL – LIP including Local Transport Funding	£1.383 million	£ 1.427 million	£1.427 million	£4.237 million
TfL- Maintenance	£170,000	£186,000	£668,000	£1,506,000
TfL – Major schemes	Unknown	Unknown	Unknown	-
TfL – Non-LIP	Unknown	Unknown	Unknown	-
TfL- TLRN	Unknown	Unknown	Unknown	-
Section 106 agreements	£523,971	Unknown	Unknown	£523,971
Community Infrastructure Levy	Unknown	Unknown	Unknown	-
LB Sutton	Unknown	Unknown	Unknown	-
Third Party Sources	Unknown	Unknown	Unknown	-
Total	£2,076,971	£2,095,000	£2,095,000	£6,266,971

5.7 Table 14 above shows details of transport infrastructure requirements and is derived from the latest version of Sutton’s Local Implementation Plan 2011-2031.

5.8 Table 15 below shows a full list of borough transport schemes for the Local Plan period (2016-2031), as indicated by London Borough of Sutton transport planners.

Table 15 –Borough Transport Infrastructure Requirements 2016-31

Scheme / Proposal	Purpose	Lead organisation / partners	Status	Indicative cost / Funding source / funding status	Indicative Delivery Timescale	Dependent on level of housing growth (low, medium, high) or delivered anyway?
Public Transport						
1. Tramlink extension from Morden Road to Sutton town centre (phase 1), with potential for phase 2 to Belmont / Life Sciences Cluster	Allow services between Wimbledon and Sutton, linking Sutton to Northern Line at South Wimbledon , provide high capacity modern and emission-free transport link, assisting in regeneration of Sutton town centre and St. Helier estate. TfL state that enhancements to the existing network can generally be made within TfL's existing land. But some small parcels of land would be required to widen the highway at various locations and additional land might also be required at the depot at Therapia Lane.	TfL LB Sutton LB Merton	Phase 1 – safeguarded and shown on proposals map. Phase 2 – shown on Local Plan map. Feasibility work underway	£250m (phase 1) TfL / boroughs Unfunded (but TfL feasibility work funded, and future borough contributions identified)	2020-2025 (phase 1) 2025-30 (phase 2)	Dependent on level of housing growth (high level required)
2. Crossrail 2	Major expansion of rail capacity between SW and NE London, relieving crowding on Waterloo lines and LU. Potential branch to Epsom with stop at Worcester Park. Would provide direct link from WP to central and NE London.	TfL / Network Rail	Feasibility work underway and Regional Route favoured	Total Cost £27 billion DfT Feasibility work funded for scheme	2020-2030	Dependent on level of housing growth (high level required)

Scheme / Proposal	Purpose	Lead organisation / partners	Status	Indicative cost / Funding source / funding status	Indicative Delivery Timescale	Dependent on level of housing growth (low, medium, high) or delivered anyway?
3. Introduction of Metro-Style London Overground Service levels and standards across the south London rail network, including all Sutton lines.	Improve frequency, reliability, service and station quality, connect Sutton to TfL London Overground network (to bring rail services closer to 'turn-up-and-go' Tube frequencies and cater for growing demand (subject to no adverse impact on other rail services))	TfL / Network Rail / DfT	DfT launched a rail devolution prospectus in January 2016 setting out intentions to progress this.	Cost £1 billion. DfT / TfL	2020-2025	Dependent on level of housing growth (high level required)
4. Improved services between Sutton and Horsham / Guildford to create improved route and connection options	Improved services to Horsham would improve connections between Sutton and the south coast, while improved services to Guildford would improve connections to Portsmouth and Reading.	DfT / Network Rail / TOCs	No proposals	Unfunded Cost £250 million + DfT	2018-25	Dependent on level of housing growth (high level required)
5. Platform lengthening to accommodate longer trains	Extend Hackbridge and Carshalton Beeches station platforms to accommodate 10-car trains	Network Rail/DfT	No Proposals	Unfunded Cost £10 million DfT	2018-25	Existing population/would happen anyway

Scheme / Proposal	Purpose	Lead organisation / partners	Status	Indicative cost / Funding source / funding status	Indicative Delivery Timescale	Dependent on level of housing growth (low, medium, high) or delivered anyway?
6. Station accessibility improvements	To make all rail stations in the borough fully accessible	Network Rail / Train Operating Companies/DfT	Needs identified - some recent work carried out at Hackbridge and Sutton. Feasibility underway at Carshalton and West Sutton. Carshalton Beeches and Sutton Common station also require full accessibility.	Cost £25 million DfT Scheme at Carshalton "Access for all" funded 2016/17	2016-2026	Existing population/would happen anyway
7. Station access, interchange and facility improvements	To improve access to and interchange at stations for all modes, and passenger facilities	LBS / TfL / Network Rail / TOCs	Future LIP schemes identified for Cheam and Belmont stations	Cost £10 million TfL / DfT / TOCs Unfunded	2016-2026	Existing population/would happen anyway. London Cancer Hub plans could justify Belmont station improvements.
8. Improvements and extensions to bus services and infrastructure including local cross-borough bus links between Worcester Park / Cheam and Carshalton / Wallington, between North Cheam / Stonecot Hill and St. Helier Hospital / Wallington and between Cheam and Kimpton / Rosehill along A217. Extend S4 east to Purley Way. Sunday and late evening service on all bus routes. New and improved express bus routes and links to nearby Surrey towns. Extend 470 to Epsom Hospital.	To improve access to and increase usage of bus services in the borough	TfL / LB Sutton	Some bus schemes identified in the Sustainable Transport Strategy, and by TfL. Some being investigated.	Cost £10 million TfL Unfunded	2016-2026	Dependent on level of housing growth (high level required)

Highway / Cycleway / Pedestrian and Public Realm schemes						
Scheme / Proposal	Purpose	Lead organisation / partners	Status	Indicative cost / Funding source / funding status	Indicative Delivery Timescale	Dependent on level of housing growth (low, medium, high) or delivered anyway?
9. Sutton Town Centre transformation of existing gyratory in association with regeneration of Sutton town centre	Retention of existing traffic circulation but making the streets less dominated and more pedestrian and cycle friendly including measures to encourage shared space, reassignment of priorities and landscape improvements.	LB Sutton TfL	Included in Sutton Town Centre Masterplan	Cost ~ £100m TfL/LBS (CIL) Unfunded	2020-2030	Dependent on level of housing growth (high level required)
10. New road linking Sutton High Street/Mulgrave Road to Grove Road	To divert general traffic away from the section of the High Street between the station and Grove Road, allowing for the creation of a public transport / cycle / pedestrian only corridor would facilitate phase 2 of Tramlink if implemented.	LB Sutton TfL	Included in draft Local Plan	Cost ~ £12.5m TfL / LBS (CIL) Unfunded	2020-2030	Dependent on level of housing growth (high level required)
11. A new road between High Street and Marshalls Road / Throwley Way	To allow public transport only corridor in part of High Street between Crown Road and Marshalls Road	LB Sutton TfL	Included in draft Local Plan	Cost ~£10m TfL / LBS (CIL) Unfunded	2020-2030	Dependent on level of housing growth (high level required)
12. Sutton Town Centre:	Various junction improvements around the town centre to accommodate future growth/regeneration: <ul style="list-style-type: none"> • Crown Road/High Street/Sainsbury • Throwley Way/Carshalton Road/Chalk Pit Way/Manor Park Road • Sutton Court Road/High Street • Cheam Road/St Nicholas Way/Sutton Park Road 	LB Sutton TfL	Included in draft Local Plan	TBC	2020-2030	Dependent on level of housing growth (high level required)

Scheme / Proposal	Purpose	Lead organisation / partners	Status	Indicative cost / Funding source / funding status	Indicative Delivery Timescale	Dependent on level of housing growth (low, medium, high) or delivered anyway?
13. Road Junction Improvements	One of three junction improvements required to serve future development on the London Cancer Hub site , Belmont (This junction is the Brighton Road/Chiltern Road/Cotswold Road junction)	LB Sutton/TfL	Allocation and policy references in draft Local Plan.	TBC	2017-2022	Dependent on level of housing growth (high level required)
14. Road Junction Improvements	One of three junction improvements required to serve future development on the London Cancer Hub site , Belmont (This junction is the Brighton Road/Downs Road junction)	LB Sutton/TfL	Allocation and policy references in draft Local Plan.	TBC	2017-2022	Dependent on level of housing growth (high level required)
15. Road Junction Improvements	One of three junction improvements required to serve future development on the London Cancer Hub site , Belmont (This junction is the Cotswold Road/Downs Road junction)	LB Sutton/TfL	Allocation and policy references in draft Local Plan.	TBC	2017-2022	Dependent on level of housing growth (high level required)
16. Beddington Lane Improvements – reconstruction, widening and realignment including footways, carriageway	To improve access for heavy goods vehicles to industrial sites and introducing measures to enhance the movement of, and facilities for, pedestrians, cyclists and public transport users.	LB Sutton/TfL	Scheme designed and part implemented	Cost ~£11m TfL / LBS (CIL) Some funding through LIP and S106. TfL Major Scheme funding applied for 2016/17 and expected 2017/18 and 2018/19.	2016-2020	Dependent on level of housing growth (high level required)

Scheme / Proposal	Purpose	Lead organisation / partners	Status	Indicative cost / Funding source / funding status	Indicative Delivery Timescale	Dependent on level of housing growth (low, medium, high) or delivered anyway?
17. Improvements to walking and cycling facilities	To provide a comprehensive cycle and pedestrian route network and encourage use of these sustainable modes	LB Sutton TfL	Schemes to be identified as part of Local Implementation Plan and Sustainable Transport Strategy	Cost £10 million LBS (CIL/S106) / TfL Some funding through LIP / S106.	2017-2025	Existing population/would happen anyway
18. Public realm and transport improvements in town and local centres	To improve the pedestrian environment and balance between movement and place, including improved parking and loading.	LB Sutton TfL	Schemes to be identified as part of Local Implementation Plan and Sustainable Transport Strategy	Cost £15 million LBS (CIL/S106) / TfL / New Homes Bonus / GLA Some funding through LIP / S106.	2017-2026	Existing population/would happen anyway
19. Parking and loading review and improvements including CPZs and provision of electric vehicle charging infrastructure	To manage the growth in car ownership and use by rationalising parking provision and ensuring efficient use of kerb space and off-street parking, as well as promoting use of cleaner vehicles.	LB Sutton TfL	Schemes to be identified as part of Local Implementation Plan and Sustainable Transport Strategy	Cost £1 million LBS (CIL/S106) / TfL / New Homes Bonus / GLA Some funding through LIP / S106.	2016-2026	Dependent on level of housing growth (low level required)
20. Traffic Management Scheme	Scheme to address traffic and safety issues in Carshalton Village	LB Sutton TfL	Allocation in draft Local Plan	TBC	2020-2030	Dependent on level of housing growth (low level required)
21. Central Road, Worcester Park	Scheme to address congestion and improve bus priority and air quality and potentially Crossrail 2.					
TOTAL				£~300 million (where LBS Sutton involved)		



SIX

6. Physical Infrastructure

i) Water

- 6.1 Water companies are under a statutory duty to ensure that adequate water treatment infrastructure is provided to meet the requirements of new residential development. Sutton and East Surrey Water serve most of the Borough, although Thames Water serves a small area to the northeast and the northwest of the Borough.
- 6.2 No updated information was provided by Sutton & East Surrey Water regarding planned and committed investment or likely future demand and updates are therefore based on publicly available reports. Thames Water replied to the consultation through their agents Savills.
- 6.3 There are two Water Resource Zones (WRZs) within Sutton and East Surrey Water's supply area, the Sutton WRZ (LB Sutton falls within this area) and the East Surrey WRZ. Groundwater supplies provide 85 per cent of the Company's water, with 15 per cent being extracted from one reservoir at Bough Beech.
- 6.4 Since their merger with Sutton District Water Company in 1995, Sutton and East Surrey Water have increased interconnectivity around the extended area. The result is that they now export water from the East Surrey WRZ to the Sutton WRZ and therefore some of the water from Bough Beech is blended with other sources and can be consumed in Reigate, Tadworth and parts of Sutton and Cheam.
- 6.5 All water companies have a duty to produce water resources plans covering how they intend to provide sufficient water to meet their customers' needs over the next 25 years. In addition to this, water companies submit proposals to the regulator, Ofwat, every five years to determine price limits. Therefore, while water resource management plans may identify projects to ensure the provision of reliable supplies of water over the next 25 years, it is through this five-year planning cycle that the funding for new resource development or improvements is secured. As a result, there is an element of uncertainty regarding investment for projects that fall outside of the five-year period.
- 6.6 Whilst demand management measures such as universal metering, leakage control, and water efficiency are a key element in Sutton and East Surrey Water's Water Resources Management Plan (WRMP) to suppress future demand growth, it also identifies that new resource development must be progressed to maintain security of supply and to meet the projected growth in demand for their supply area over the coming decades. As a result of the implementation of the London Plan and the South East Plan, the population within the Company's supply area is expected to increase by approximately 51,000 by 2034/35 to over 685,000 people. In addition, the Company's WRMP demonstrates that there is a current deficit in available water resources within the East Surrey WRZ at times of peak demand and that new resources are needed during the next five year period to maintain security of supply and to reduce the risk of supply side restrictions.

- 6.7 In order to ensure the provision of reliable supplies of water, Sutton and East Surrey Water have identified through their Strategic Direction Statement and WRMP that they intend to undertake a major extension of their Bough Beech reservoir and treatment works in the period up to 2016. The Bough Beech facilities were built in the mid 1970s with a design capacity of 45 MI/d and take water from the River Eden. The current deployable output of the treatment works is 36 MI/d, however, ongoing refurbishment works increased the output to the original design capacity of 45 MI/d by the end of 2010. In the period between 2010 and 2015, Sutton and East Surrey Water increased the output from the works to 70 MI/d. Expansion of the treatment works capacity at Bough Beech reservoir to 70 MI/d will maintain a water resource surplus throughout the period 2006-2035.
- 6.8 Sutton and East Surrey Water is an active participant in the 'Water Resources in the South East' group, which is coordinated by the Environment Agency. The aim of this group is to examine the possible options for water companies to share water resources in South East England to ensure the most efficient and sustainable development of water resources for the region in light of the region's water scarcity.
- 6.9 In relation to this, Thames Water has proposed the development of a strategic water resource known as the "Upper Thames Major Resource Development" (UTMRD). Thames Water has identified that in the medium and long-term, the potential impact of climate change on deployable output is significant and that a major resource is required to manage this uncertainty and to provide the best possible security of supply to both London and the wider South East. The UTMRD would be able to meet resource requirements to the end of 2035, with a surplus potentially available to other water companies in the South East if required.
- 6.10 In the longer term, following utilisation of the full peak capacity at the Bough Beech Reservoir, Sutton and East Surrey Water anticipates that the most cost-effective way to obtain additional resource will be to take water that will become available from the proposed Thames Water UTMRD. In planning for the greatest security of supply for its customers, Sutton and East Surrey Water have had initial discussions with Thames Water and other companies in the South East, regarding access to this resource, preferably by sharing capital/operating costs and having part ownership of the resource. However, this needs to be progressed before any proposals to this effect can be included in Sutton and East Surrey Water's business plans.
- 6.11 In addition to demand management measures and new resource development, Sutton and East Surrey Water and Thames Water both stressed the importance of stronger policies on sustainable design and construction, particularly within the context of promoting improved water efficiency measures in new development. Methods include:
- Incorporating water-saving devices;
 - Low flush toilets;
 - Waterless urinals;
 - Spray and low flow taps, self closing or infrared controlled taps and flow restrictors;
 - Water-saving white goods;
 - Showers rather than baths;
 - Water re-circulation for swimming pools and other high water consuming;
 - Making use of alternative water sources – utilising rainwater harvesting, water recycling and groundwater extraction where possible to reduce the use of potable water;
 - Rainwater Harvesting Techniques in place of mains water e.g. for flushing toilets (unless harvested from a green roof), watering plants/gardens, topping up garden ponds and wetland habitats, and for general cleaning tasks;
 - Water recycling, including greywater and blackwater systems - greywater (water that has already been used in washbasins, showers and baths) can be filtered and disinfected before being used again in toilet flushing and other non-potable activities (e.g. watering the garden or washing the car);
 - Sourcing groundwater from boreholes has reduced the problems of rising groundwater to Central London;
 - Local packaged sewage treatment systems can be utilised for large new developments.
 - Designing low water use landscaping / gardens for both residential and commercial developments

6.12 The future plans of both companies take into account the level of growth set out in the London Plan, and in respect of water provision, it is assessed that existing water provision capacity and planned upgrades will be able cater for new development. It is recommended that through the Local Plan, the council promotes water efficiency measures in new development.

ii) Sewerage/Wastewater

6.13 Savills replied to the consultation with regards to the provision of sewerage/wastewater infrastructure on behalf of Thames Water.

6.14 Thames Water is the statutory sewerage undertaker for the entire borough. As with the case of water companies, sewerage companies have a legal obligation to ensure that adequate sewerage treatment infrastructure is provided to meet the requirements of new residential development. They collect all the wastewater and transport it for treatment at one of three treatment works. Approximately 15% of the housing in the borough drains to Hogsmill STW in the Royal Borough of Kingston; a further 15% to Beddington STW located in the London Borough of Sutton; and the remaining 70% to Crossness STW in the London Borough of Bexley. Thames Water also own and operate a public water sewer system that transports surface water from roofs and buildings to local watercourses.

6.15 Thames Water planning for wastewater assets is split into two teams, one that deals with infrastructure at sewage treatment works and another that deals with infrastructure in the sewer network.

6.16 In terms of current infrastructure, Thames Water has gravity sewers (surface water, foul water, and combined sewers), pumping stations, rising mains, with their associated ancillaries located throughout the borough. They also have Beddington sewage treatment works located on Beddington Lane.

6.17 Thames Water's operations are affected by an increase in demand for waste water and surface water disposal due to development. They are also affected by weather and climate as flow into their systems increases during periods of rainfall or prolonged high groundwater levels.

6.18 In terms of timetabled infrastructure improvements over the plan period, Thames Water confirmed there were significant upgrades planned for Beddington sewage treatment works from April 2015 until March 2020, which did not require additional land. The upgrades include:

- an 'odour enhancement scheme';
- an energy and carbon project to reduce energy usage;
- capital maintenance works;
- a sludge treatment project including refurbishment of existing and provision of additional plant to improve sludge treatment capacity;
- water quality upgrades to meet a consent change; and
- restoration upgrades following a fire in the power house in 2012.

6.19 In terms of what possible effect meeting the new borough housing targets (363-500 new dwellings per year) would have on services, Thames Water consider that for the sewer network, in areas where Thames Water has a combined sewer system, they believe the proposed development could be accommodated by applying the London Plan (Policy 4a.14) proposals for surface water in most cases. However, for areas where Thames Water have a separate foul and surface water sewer system, they would need to assess the growth demands for each specific location and understand their impact on the sewer system. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development would lead to overloading of existing water and/or waste water infrastructure. Where there is a capacity constraint and no improvements are programmed by the Thames Water, the local planning authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded.

- 6.20 To accommodate the proposed development at the three sewage treatment works, Thames Water have recently completed an upgrade to Crossness STW that will yield sufficient capacity to at least 2021. They are also planning capacity upgrades for both Beddington and Hogsmill STW for construction between 2015 and 2020 with a completion date of circa 2026. With regards to whether the distribution of such housing growth across the borough would affect the provision of services (if, for instance, growth were concentrated in Sutton town centre and the other five district centres). Thames Water consider that the distribution of growth would dramatically affect their services as the sewer systems and treatment works are segregated into three catchments.
- 6.21 In terms of funding sources available to meet the infrastructure requirements, water companies' investment programmes are based on a 5 year cycle known as the Asset Management Plan (AMP) process. AMP6 will cover the period 1 April 2015 to 31 March 2020. As part of their five year business plan, Thames Water advise Ofwat on the funding required to accommodate planned growth. Thames Water base their investment programmes on a range of factors, including population projections and development plan allocations, which help to form the clearest picture of the future shape of the community as set out in the National Planning Policy Framework (NPPF) (paragraph 162) and the National Planning Practice Guidance.
- 6.22 Where there is a capacity constraint, and no improvements are programmed by Thames Water, the local authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required where, when and how it will be funded.
- 6.23 Thames Water have secured funding for the specified upgrades at Hogsmill and Beddington STWs. They have an allocation for funding some network upgrades. This is not clearly specified but dependent on overall Thames Water risk throughout the area they serve.
- 6.24 Upgrades will only be delivered by Thames Water when and where they are confident that development will come forward. Sewerage undertakers have limited powers under the Water Industry Act to prevent connection ahead of infrastructure upgrades and have to rely on the planning system to ensure infrastructure is provided ahead of occupation, either through phasing or the use of planning conditions. It is therefore requested that developers demonstrate that adequate capacity exists both on and off the site to serve the proposed new development and that it would not lead to additional capacity constraints for new and/or existing users. The key issue is to ensure that there is sufficient hydraulic capacity of the network to cater for the growth being proposed. This should be determined through a drainage appraisal and report, which should include detailed discussions between the LPA, the developers and Thames Water. The point of connection to the existing network should be appraised against the scale of development and its potential phasing, with details of any infrastructure upgrade required to address the capacity shortfall. The report should be submitted with the planning application. If necessary, the use of Grampian style planning conditions should be used to ensure the infrastructure upgrades are in place ahead of occupation of the development. This will ensure that sufficient hydraulic capacity is provided ahead of occupation of the new development, and in doing so, avoiding any increased risk of sewage flooding.

iii) Drainage and Flood Alleviation

- 6.25 The borough is affected by a number of different sources of flood risk, including fluvial (or river) flooding, surface water flooding, sewer flooding and groundwater flooding.

Fluvial (River) Flooding

- 6.26 According to the Environment Agency (EA), around 2,300 properties in Sutton are located in areas at risk of river flooding. These areas are predominantly located towards the north east of the borough, adjacent to the River Wandle. Other affected areas include the land adjacent to the Beverley Brook and Pyl Brook towards the west of the borough. In February 2013, the EA released flood map zones showing four different levels of flood risk:
- Flood Zone 1 'Low Risk' (land having a less than 1 in 1000 annual probability of river or sea flooding);
 - Flood Zone 2 'Medium Risk' (land having between a 1 in 100 and 1 in 1000 annual probability of river flooding or land having a 1 in 200 and 1 in 1000 annual probability of sea flooding);
 - Flood Zone 3a 'High Risk' (land having a 1 in 100 or greater annual probability of river flooding or land having a 1 in 200 or greater annual probability of sea flooding); and
 - Flood Zone 3b 'Functional Floodplain (1 in 20 or greater annual probability of flooding - 'defended').
- 6.27 A further flood risk zone has also been mapped by the EA to account for the potential future impacts of climate change, which is referred to as 'Flood Zone 3a + Climate Change' (1 in a 100 or greater annual probability of flooding >1% with climate change).
- 6.28 Of the 378 gross units built within the borough in 2013-14 (on 31 development sites), only 1 new dwelling was built within EA Flood Zone 2. This was the site adjacent to 2 Birchwood Avenue in Wallington North SM6 7HE (D2012/65848). Therefore, 0.3% of new residential units were built in locations at 'medium' or 'high risk' of fluvial flooding in 2013/14.
- 6.29 The EA has prepared updated fluvial maps for the Wandle Catchment Area, which were released in spring 2015.

Surface Water Flooding

- 6.30 Surface water flooding incorporates runoff from land occurring as a result of heavy rainfall. According to the EA, Sutton is ranked the 30th settlement in England most susceptible to surface water flooding, with as many as 9,900 properties estimated to be at risk. Sutton was one of the worst-affected London boroughs by the July 2007 floods with 44mm of rain recorded as falling in a single morning. Rainfall volumes exceeded the design capacity of water drainage systems (max 50mm rain in 1 hour) and watercourses at multiple locations, affecting at least 52 council properties and causing widespread damage and disruption for householders and transport systems.
- 6.31 The borough's Surface Water Management Plan identifies 12 'critical drainage areas' (CDAs), including at Trafalgar Avenue, Sutton Junction, Worcester Park, Hackbridge and Carshalton Centre. However the EA's 'Updated Flood Map for Surface Water' released in December 2013 should now be regarded as the primary source for surface water flooding information.

Groundwater Flooding

- 6.32 Groundwater flooding occurs as a result of water rising up from the underlying aquifer or from water flowing from springs. High groundwater levels have the potential to exacerbate the risk of river and surface water flooding by reducing rainfall infiltration capacity and increasing the risk of sewer flooding through sewer/groundwater interactions. Groundwater flooding generally occurs in locations where Lambeth Group / Thanet Sand Formation (Basal Sands), Upper Chalk or London Clay outcrop at the surface, or where London Clay is overlain by superficial deposits.

Sewer Flooding

- 6.33 During storm conditions, sewer flooding may occur if the rainfall event exceeds the capacity of the Thames Water sewer system / drainage system. The borough's sewer systems, which are owned and maintained by Thames Water Utilities Ltd, are designed and constructed to accommodate rainfall events with a 1 in 30 year return period or less.

Strategic Flood Risk Assessment

- 6.34 Local planning authorities are required to prepare a Strategic Flood Risk Assessment (SFRA) to assess the risk to an area from flooding from all sources, taking account of climate change, and as the basis for applying the 'sequential' and 'exceptions' tests to emerging site allocations in the local plan.
- 6.35 In September 2014, the Council jointly procured URS consultants with Croydon, Merton and Wandsworth to undertake an SFRA as part of the Local Plan evidence base. The key SFRA outputs will be as follows:

Level 1 SFRA (December 2015)

- 6.36 The Level 1 SFRA applies the 'sequential test' to emerging site allocations and includes:
- maps of areas at risk from all sources of flooding including fluvial and surface water;
 - an assessment of existing flood risk management measures, including location and standard of infrastructure;
 - an assessment of the implications of climate change on flood risk for LB Sutton to 2036;
 - an assessment of where site specific allocations may significantly increase flood risk elsewhere in the borough if no mitigation measures are utilised;
 - guidance on site-specific flood risk assessments for different combinations of flood risk.

Level 2 SFRA (July 2016)

- 6.37 The Level 2 SFRA informs the 'Exception Test' which was undertaken for all site allocations:
- a map to illustrate flood risk from all sources in flood zones, taking climate change into account, to enable a sequential approach of site allocations;
 - a detailed analysis of the flood characteristics for sites at risk of flooding, with flood depth, flood velocity, rate of onset of flooding; and duration of flood.
 - site-specific costed mitigation measures and the requirements of site-specific flood risk assessments for all sites at risk of flooding; and
 - non-site specific costed mitigation measures for the borough's broad areas of growth.
- 6.38 The Stage 1 SFRA was published in December 2015 and fulfils the council's 'duty to cooperate' requirements under the planning legislation, ensure consistency for partner boroughs across the Wandle catchment and assist the council in identifying opportunities for flood alleviation schemes and sustainable drainage measures (SUDS) within the borough. The Stage 2 SFRA was published in July 2016.

Flood Alleviation Schemes

- 6.39 Meetings were held with the council's Flood Officer in terms of appropriate flood measures that might be required to deal with housing and population growth (low, medium or high) over the plan period (2016-2031). These are set out in Table 16 below.

Table 16 Flood Infrastructure Schedule

SCHEME	EVIDENCE/JUSTIFICATION FOR SCHEME	TOTAL ESTIMATED COST	TOTAL INCOME	FUNDING GAP	DELIVERY PHASING	OTHER SOURCES OF FUNDING
Carshalton Canals	The Environment Agency's Flood Map for Surface Water, along with historic evidence, shows that the usually dry Carshalton Place, Carshalton Park and Westcroft Canals can experience flows due to prolonged rainfall and increased groundwater levels. This poses a threat to Carshalton High Street and the surrounding highways and property. During the winter floods of 2014/15, action from the council prevented what could have been a very damaging event when the canals filled and began to flow into the River Wandle. It would be beneficial to the residents, businesses and stakeholders of Carshalton and the surrounding area for modelling to be carried out to fully understand the mechanisms behind the canals, where water comes from, where it flows to and the capacity the canals can hold. From this, work can be done to restore the canals to obtain maximum efficiency, put a maintenance programme in place and install additional overflow mechanisms to prevent flooding.	Investigation Study = £20k Capital Works = £50-150k Maintenance (annual) = £3k	0	Not known at present.	2016-2020 + ongoing maintenance	Potential joint work with Environment Agency.
Ordinary Watercourse mapping, restoration & resident education.	As a Lead Local Flood Authority, Sutton council is responsible for the management of local flood risk, including Ordinary Watercourses. People who own land or property next to a river, stream or ditch are 'riparian landowners' and are responsible for the maintenance of the river bed and banks to ensure that water can flow unobstructed. There are a number of locations within the London Borough of Sutton where Ordinary Watercourses have not been adequately maintained which in turn results in an increased flood risk. Examples of this include Wickham Avenue/Cheam Park and Westmead allotments where channels have been filled and obstacles constructed resulting in flooded properties. Work is required to restore the watercourses back to their original conditions, redefine the channels and to educate the riparian owners on their responsibilities and maintenance recommendations. Additional annual maintenance would be required following the restoration.	Investigation = £15k (walk o. watercourses, assess condition and prioritise for works) Clear vegetation / re-profile channel and re-plant vegetation = £500/m Maintenance (annual) = £3k Awareness and education = £3.5k	0	Not known at present	2016-2020 + ongoing maintenance	All/part of the costs could be recovered from the riparian owners using powers under the Flood and Water Management Act, although legal costs may outweigh the gains.

SCHEME	EVIDENCE/JUSTIFICATION FOR SCHEME	TOTAL ESTIMATED COST	TOTAL INCOME	FUNDING GAP	DELIVERY PHASING	OTHER SOURCES OF FUNDING
Beverley Brook at Cuddington Recreation Ground	The Environment Agency's Flood Map for Surface Water, along with historic evidence, shows that the Beverley Brook in Cuddington Recreation Ground interacts with surface water caused by intense rainfall to flood properties along St. Clair Drive, Worcester Park. It is thought that a drain used to run along the bottom of the recreation ground, collecting the surface water runoff and carrying it away from the properties. It would discharge into a surface water sewer or the Beverley Brook, but over the years it would appear this drain been filled in. Additional problems occur due to a collapsed ditch and where a rubbish screen protecting a culvert becomes blocked and the Brook comes out of bank. The collapsed ditch requires repair. An investigation into the potential drainage ditch is required to determine whether there was in fact a drainage asset there.	Investigation into ditch pathway and impacts of reopening it = £15k Capital = £500/m of re-instatement /repair of ditch Trash screen redesign and implementation = £5k	0	Not known at present	2016-2020	Potential joint work with Thames Water as a sewer connection may have been the original discharge route. Also, sewer maps show that the section of river in the Rec is a surface water drain and therefore they'd own the culvert.
Highway drainage improvements	A number of sites have been brought to the council's attention which requires work to prevent flooding affecting highways and potentially properties. Details are as follows:					
	<ul style="list-style-type: none"> Beeches Avenue, Carshalton Beeches – railway bridge close to j/w Gordon Road. Gullies and soakaways connect to unblock the highway and protect the nearby shops and restaurants. A blockage appears to occur somewhere in-between the assets which causes a backing up of water and subsequent flooding. It is not known what the asset is and why the blockage occurs. An investigation is required, for example a CCTV. We would then need to plan a way to correct the problem and alleviate flood risk. 	Initial site Investigation (road closure, CCTV and jetting) = £5k Capital = unknown prior to investigation	0	Not known at present	2016-2020	Could apply for FDGiA/Local Levy funding.
	<ul style="list-style-type: none"> Guy Road, Beddington. Gullies assist the highway by providing a route to the adjacent River Wandle. Flooding occurs when river levels are high and the outflows cannot function resulting in water backing up and flooding the highway. Nearby property owners use sandbags to protect their properties. The area benefits from wide grass verges which could be developed to encourage infiltration which would be a sustainable way to slow down water flow so that when river levels are high and intense rainfall occurs, the transfer or water into the 	Investigation and outline design of solution = £20k Capital = unknown prior to investigation	0	Not known at present	2016-2020	Potential joint work with Environment Agency as the River Wandle is a designated Main River. Could apply for FDGiA/Local Levy funding.

SCHEME	EVIDENCE/JUSTIFICATION FOR SCHEME	TOTAL ESTIMATED COST	TOTAL INCOME	FUNDING GAP	DELIVERY PHASING	OTHER SOURCES OF FUNDING
	<p>watercourse is delayed. Methods can also be used to diffuse pollution.</p> <ul style="list-style-type: none"> Butter Hill, Wallington – j/w London Road. Previously, gullies emptied the highway into an adjoining pond. This was stopped when pollution from the highway killed wildlife. As an alternative, a soakaway was constructed. The soakaway is shallow and results in flooding. Due to the high urbanisation of the surrounding area, retro-fit SuDS could be encouraged to reduce the surface water runoff and methods to counter pollution could be utilised which would permit flow into the pond as before. 	Investigation and outline design of solution = £10k	0	Not known at present	2016 - 2020	Could apply for FDGiA/Local Levy funding.
CDA 22 (Worcester Park)	There is a Local Flood Risk Zone within this Critical Drainage Area along with the surface water flood extent as shown in the Surface Water Management Plan (2011). The Worcester Park Flood Alleviation Scheme has reduced the risk of flooding from fluvial flooding as well as reducing an element of the surface water flood risk. Since the Flood Alleviation Scheme, there has been no revised modelling which accounts for the updated flood risk. It would be beneficial to carry out updated flood risk modelling to identify any existing flood risk areas which could benefit from future flood reduction schemes.	Flood Risk Modelling: £15k	0	Not known at present	2016-2021	Potential joint work with Environment Agency as the Brook is designated Main River and EA led the Alleviation Scheme. Could apply for FDGiA/Local Levy funding.
CDA23 (Trafalgar Ave/Hamilton Ave)	There is a Local Flood Risk Zone within this Critical Drainage Area along with the surface water flood extent as shown in the Surface Water Management Plan (2011). Tier 3 of the Drain London Project is to carry out local flood risk modelling to understand the flood risk and investigate potential flood mitigation schemes.	Flood risk and mitigation measures modelling: £20k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.
CDA24 (Sandy Lane, Cheam)	As per Tier 3 of the Drain London Project, a feasibility study was carried out in 2014. The localised modelling refined the original flood risk extent but still revealed 1 Local Flood Risk Zone and a clear flow path of surface water flooding. A number of mitigation measures were modelled but the results showed that none of them were viable. The next stage is to further investigate mitigation measures.	Investigation and mitigation measures modelling: £20k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.

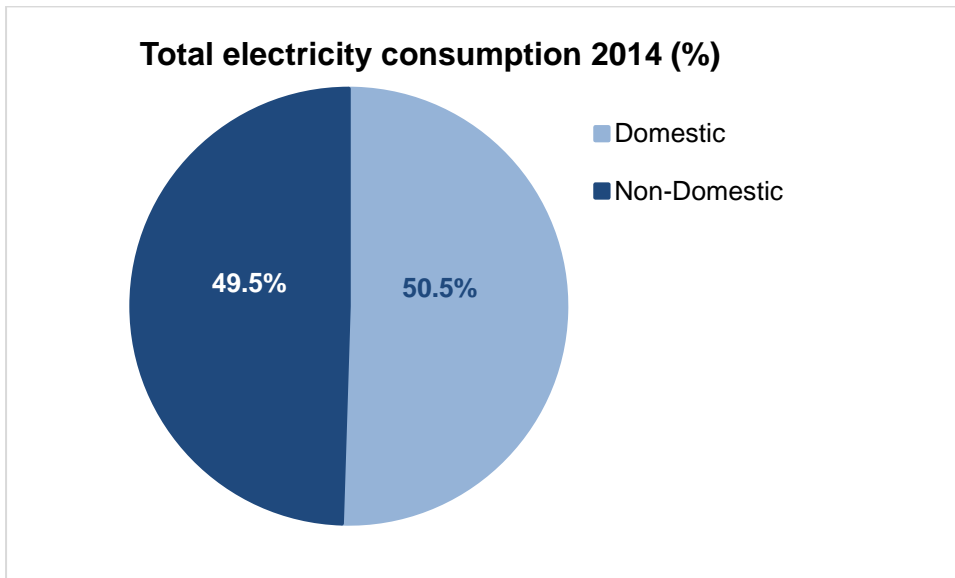
SCHEME	EVIDENCE/JUSTIFICATION FOR SCHEME	TOTAL ESTIMATED COST	TOTAL INCOME	FUNDING GAP	DELIVERY PHASING	OTHER SOURCES OF FUNDING
CDA25 (York Road)	There are 2 Local Flood Risk Zones within this Critical Drainage Area along with the surface water flood extent as shown in the Surface Water Management Plan (2011). Tier 3 of the Drain London Project is to carry out local flood risk modelling to understand the flood risk and investigate potential flood mitigation schemes.	Flood risk and mitigation measures modelling: £20k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.
CDA26 (Cedar Road/Brighton Road (Overton Grange))	As per Tier 3 of the Drain London Project, a feasibility study was carried out in 2014. The results of this showed a refined flood extent but no viable mitigation measures. An additional study was conducted in 2015 using additional asset information collected as part of the study. Further refinements were made to the flood extent and a mitigation measure was identified at possibly being viable. The next stage is to investigate this option further and produce some designs.	Investigate and outline design: £15k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.
CDA27 (Carshalton Beeches)	As per Tier 3 of the Drain London Project, detailed modelling was completed in March 2014, part funded by Drain London (GLA) and Sutton council. Mitigation measures were modelled but none proved viable. The next stage is to further investigate mitigation measures.	Investigation and mitigation measures modelling: £20k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.
CDA28 (Carshalton Centre)	As per Tier 3 of the Drain London Project, a feasibility study was carried out in 2015. The results of this showed a refined flood extent, but still a number of areas which were predicted to encounter deep flooding. No viable mitigation measures were identified. The next stage is to further investigate mitigation measures.	Investigation and mitigation measures modelling: £20k	£65k - Local Levy 2015/16.	Not known at present	2016-2021	
CDA29 (Beddington Gardens)	There is a large Local Flood Risk Zone within this Critical Drainage Area along with the surface water flood extent as shown in the Surface Water Management Plan (2011). Tier 3 of the Drain London Project is to carry out local flood risk modelling to better understand the flood risk and investigate potential flood mitigation schemes.	Flood risk and mitigation measures modelling: £20k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.
CDA30 (Wallington)	There are areas at risk of surface water flooding within this Critical Drainage Area as shown in the Surface Water Management Plan (2011). Tier 3 of the Drain London Project is to carry out local flood risk modelling to better understand the flood risk and investigate potential flood mitigation schemes.	Flood risk and mitigation measures modelling: £20k	0	Not known at present	2016-2021	Could apply for FDGiA/Local Levy funding.
CDA31 (South)	There is a Local Flood Risk Zone within this Critical Drainage Area along	Flood risk and	0	Not	2016-2021	Could apply for

SCHEME	EVIDENCE/JUSTIFICATION FOR SCHEME	TOTAL ESTIMATED COST	TOTAL INCOME	FUNDING GAP	DELIVERY PHASING	OTHER SOURCES OF FUNDING
Beddington)	with the surface water flood extent as shown in the Surface Water Management Plan (2011). Tier 3 of the Drain London Project is to carry out local flood risk modelling to better understand the flood risk and investigate potential flood mitigation schemes.	mitigation measures modelling: £20k		known at present		FDGiA/Local Levy funding.
CDA32 (London Road, Hackbridge)	As per Tier 3 of the Drain London Project, a feasibility study was carried out in 2014. The results of this showed a refined flood extent and property level protection was highlighted at being a viable risk reduction measure. The next stage is to investigate this option further and produce some designs with associated costing.	PLP survey, specification & completion inspection: £2k/property PLP capital: £5k/property	0	Not known at present	2015-2021	Could apply for FDGiA/Local Levy funding.
CDA33 (Hackbridge)	As per Tier 3 of the Drain London Project, a feasibility study was carried out in 2015. The results of this showed a refined flood extent and a viable risk reduction measure. The next stage is to investigate this option further and produce some designs with associated costing.	Investigate and outline design: £15k	£55k – Local Levy 2015-16.	Not known at present	2015-2021	All/part of the costs could be recovered from the riparian owners using powers under the Flood and Water Management Act.

iv) Energy (Electricity/Gas & Sustainable Energy)

- 6.40 National Grid is the provider for both gas and electricity transmission in Sutton. There are no gas or electricity transmission lines in the borough. National Grid's high voltage electricity overhead transmission lines/ underground cables within Sutton's administrative area form an essential part of the electricity transmission network and include the following:
- 275kV from Beddington substation to Chessington substation in Kingston;
 - 275kV underground cables from Beddington substation to Rowdown substation in Bromley.
- 6.41 The following substations are also located within the administrative area of Sutton:
- Beddington Substation – 275kV
- 6.42 National Grid responded to the consultation (through AMEC). They stated that specific development proposals within the London Borough of Sutton were unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. It was also unlikely, they replied, that any extra growth would create capacity issues for National Grid, given the scale of the gas and electricity transmission networks and that existing networks should be able to cope with additional demands.
- 6.43 Southern Gas Networks (SGN) owns and operates the local gas distribution network in the borough and is also the provider for gas distribution, while UK Power Networks is the provider for electricity distribution. These distribution lines are smaller in size than National Grid's and are located in the midst of built-up areas. No updated information was provided by Southern Gas Networks or UK Power Networks regarding planned and committed investment or likely future demand and updates are therefore based on publicly available reports.
- 6.44 UK Power networks have adopted a Business Plan 2015-2023, which has been approved by OFGEM. It outlines their strategies for the London Power Network in the future. Supplementary documents to the Plan include Regional Development Plans (RDPs). Sutton does not fit within the administrative boundaries of one specific plan. The borough is situated in two RDPs: Croydon; and Chessington/Laleham/West Weybridge, so will be affected by decisions made within each RDP.
- 6.45 In London, UK Power networks takes supply at 132,000 volts from a number of National Grid substations, and then distributes electricity at voltages from 132,000 volts to 230 volts via a network of cables and substations. The local networks in Sutton operate primarily at 11,000 volts, the voltage that is usually used in residential circumstances.
- 6.46 Figure 11 below shows LB Sutton's electricity consumption in 2014. It demonstrates that while the majority of registered connections are from domestic users (50.5%), commercial and industrial users account for 49.5% of energy consumption within the borough.

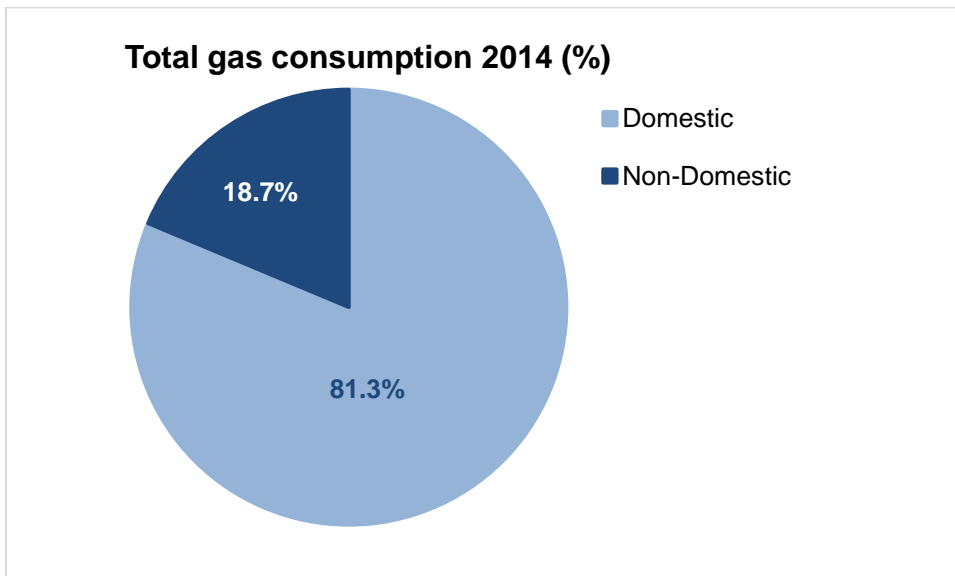
Figure 11 Electricity Usage in Sutton (2014)



Source (DECC, December 2014)

6.47 The gas network in Sutton delivers substantial amounts of gas to domestic and non-domestic users alike. Figure 5 shows LB Sutton's gas consumption in the borough during 2014. Proportionally, there are a lot more domestic users than industrial and commercial users. The amount of energy consumed is shown based on gigawatts per hour (GWh).

Figure 12 Gas Usage in Sutton (2014)



Source: DECC, December 2014

- 6.48 UK Power Networks forecast that electricity demand is likely to increase over the period 2015 to 2023. UK Power Networks expect that increased load from electric vehicles (EV) and heat pumps will be most noticeable towards the mid 2020s. It is anticipated that by 2023, 20% of the growth in peak demand is expected to be caused by EVs and heat pumps. However, industrial and commercial partners are also expected to continue as the core generators of demand.
- 6.49 The London Infrastructure Plan 2050 identifies that London may face power supply problems in the future, due to a legacy of under-investment in energy supply to the grid. Within London, 40% of substations are currently at near capacity and 20% of sub-stations have only 7% spare capacity, indicating an acute need for substation renewal. It is estimated that £210 million of investment is needed in the short term to increase substation capacity.
- 6.50 No further response was received from consultation and therefore the findings of the 2008 “Infrastructure Study” remain valid with regards to planned and committed provision.
- 6.51 Both UK Power Networks and Southern Gas Networks are responsible for providing strategic capacity and the regulatory reviews take into account projected growth, system performance improvements, safety improvements and maintenance. The energy bill (electricity or gas) paid by each customer in the UK contains a charge related to the use of the network, and this provides the main financial resource to the network operators to fund the operation of and investment in the networks.
- 6.52 In reality, most sizeable developments will impose additional demands on the local utility network, particularly electricity. These additional demands will be funded by the developer, recognising that the investment is being driven by their requirements. However, more often than not, this investment will create capacity which can be made available to other network users. In such circumstances, the network company may bear a proportion of the cost. Alternatively, the developer may receive a subsequent refund of a part of the charges, if other developers are able to make use of this spare capacity. Southern Gas Networks and UK Power Networks have not identified any issues with regard to the capacity of gas and electricity infrastructure in relation to the level of growth and the spatial strategy proposed for the borough.

Sutton Decentralised Energy Network (SDEN)

- 6.53 The council is seeking to promote the Sutton Decentralised Energy Network (SDEN) as the primary long-term approach to delivering zero and low carbon energy to new and existing buildings within Hackbridge. The SDEN seeks to use 15MW of zero carbon heat available from the permitted Energy Recovery Facility (ERF) plant and 4.5MW of heat available from the existing landfill gas engines operated by Viridor at Beddington Farmlands to supply space heating and hot water to new and existing buildings throughout Hackbridge. The ERF will be capable of treating approximately 275,000 tonnes of non-recyclable waste generated within south London. According to recent heat mapping and energy masterplanning work undertaken on behalf of the council by the GLA’s Decentralised Energy Project Delivery Unit (DEPDU), a total of 118,200 MWh/yr of heat supply capacity is estimated to be available from the ERF with potential carbon savings of around 1,900 tCO₂ per year. The heat mapping study identifies a potentially viable network serving new and existing developments within Hackbridge, which could be delivered. Further expansion of the network to serve major heat loads beyond the Hackbridge boundaries could achieve even greater CO₂ savings in the region of 5,500 tCO₂ per year. Delivery of the SDEN in Hackbridge is essential to achieving a zero carbon neighbourhood.

- 6.54 The first stage of the SDEN will involve piping the heat one mile across Beddington Farmlands and under the railway line to service the Felnex development (7.7 ha), which has planning permission for up to 725 dwellings, a superstore, a community centre and commercial floorspace. With annual heat demand from Felnex estimated at 5,540 MWh/yr, a heat supply capacity of 112,669 MWh/yr remains available for further connections beyond the Felnex development. The heat mapping study identifies as many as 68 potential heat loads in the wider Hackbridge area which are suitable for connection, including high-rise social housing, new build residential, schools, public buildings, offices and healthcare facilities amounting to a total heat load of 52.8 MWh/yr or 48% of the heat available from the ERF. This would address fuel poverty by enabling local residents and businesses to benefit from the supply of low-cost heat and help to deliver zero carbon standards on an area-wide basis.
- 6.55 In 2013 the council agreed to invest in the SDEN through prudential borrowing and commissioned a technical study into the first stage of the network serving Felnex. Negotiations with Viridor and Felnex are ongoing and a wholly council-owned company, Opportunity Sutton Ltd, has been established to oversee the procurement of an energy services company (ESCo) to design, build, operate and maintain the network. In March 2015, the Housing Economy and Business Committee gave approval to commence an OJEU compliant procurement process to appoint a Design and Build, Operation and Maintenance, Customer Services and Meter and Billing Contractor(s) for the SDEN, subject to agreeing Head of Terms with Schroders in accordance with the Business Case. Table 17 below sets out details of Sutton's Decentralised Energy Network.

Table 17 Decentralised Energy Infrastructure Schedule

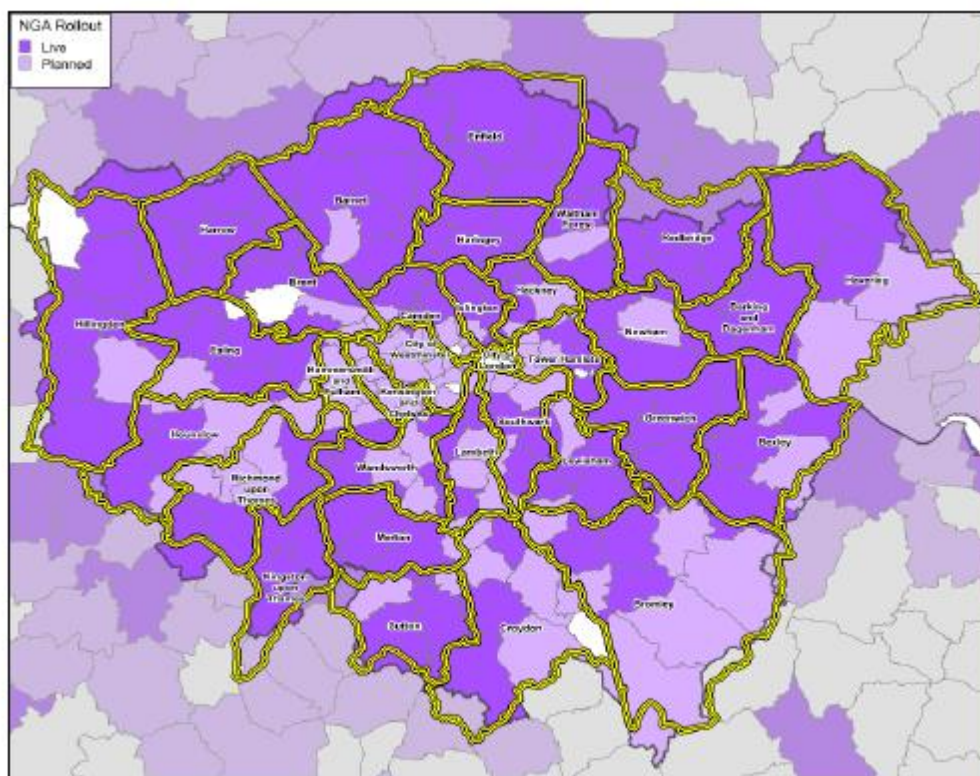
Scheme (Lead Delivery Agency)	Evidence/Justification for Scheme	Total Cost	Total Income	Funding Gap	Delivery Phasing	Other Sources of Funding	Dependent on level of housing growth (low, medium, high) or delivered anyway?
<p>Delivery of the Decentralised Network SDEN). Sutton Energy</p> <p>The development of the SDEN will utilise renewable and low carbon fuel sources and support the ambition of achieving a 'Zero Carbon Suburb' in Hackbridge. The project will utilise waste heat from the Energy Recovery Facility (ERF) and existing landfill gas engines. In addition, the project will increase fuel security and provide revenue which can be used to reduce fuel poverty. It is proposed that the project will be delivered by an initially wholly-owned Energy Services Company (ESCo) which will be a subsidiary of Opportunity Sutton Limited, an arm's length trading company of</p>	<p>Core Strategy: As part of its vision of making Hackbridge the UK's first sustainable suburb, the council seeks to promote a decentralised energy (DE) network incorporating the Felnax development as the first stage with the broader expansion of the network to follow. The SDEN would connect new developments within Hackbridge to a primary heat source (e.g. Viridor landfill or the future Energy from Waste plant).</p> <p>The SDEN will address reductions in carbon emissions; fuel poverty; security of supply; and the need for local employment and business support. In July 2013, Strategy and Resources Committee gave approval to invest £4.5m to deliver Phase 1 of the network, however CIL could play an important role in providing the necessary capital funding for future phases. The</p>	<p>Phase 1 - £4.5m Phase 2- Unknown</p>	<p>£4.5m</p>	<p>£0</p>	<p>Phase 1 - 2017-2022 Phase 2 – 2020-2030</p>	<p>Public Works Loan Board (PWLB)</p>	<p>Dependent on level of housing growth (high level required)</p>

<p>the council. The initial catalyst for the project is the development of the Felnex industrial estate. The proposed connection of Felnex to the SDEN is Phase 1 of a longer-term ambition. A number of additional loads have been considered feasible as part of the scheme expansion:</p> <ul style="list-style-type: none"> • St Helier Hospital • Durand Close • Carshalton College/LB Sutton Offices <p>The council is working with key stakeholders, Viridor and Schroders to agree commercial deals to buy and sell the heat. In addition, the company structures for OSL and the ESCo were taken to Strategy & Resources Committee for approval. Once deals are in place with key stakeholders, the council will commence the OJEU-compliant procurement process to appoint a Design and Build, Operation and Maintenance, Customer Services and Meter and Billing Contractor(s) for the SDEN.</p>	<p>funding gap for future phases is currently unknown and will be dependent on the distance of the future load to the existing network.</p>						
<p>TOTAL</p>		<p>£4.5m</p>	<p>£4.5m</p>	<p>£0m</p>			

v) Telecommunications/Digital Infrastructure

- 6.56 OFCOM (The Office of Communications) regulates the telecommunications sector. BT is the main supplier of telecommunications because it owns a large proportion of the fixed-line infrastructure through BT Openreach. Other key providers include Virgin, 3, O2, Everything Everywhere (EE), and Vodafone.
- 6.57 Telecommunications is a fast-growing sector. The London Plan “Implementation Plan” (January, 2013) defines telecommunications infrastructure as “including the availability of fast broadband, Wi-Fi hotspots, data centres, street cabinets and copper, fibre and Ethernet connections”. Software companies are particularly thriving in London compared with other European cities – London is home to 22,000 ICT and software companies- more than three times its next nearest European competitor Madrid. The use of the internet for domestic use is also increasing rapidly with the increasing popularity of online buying and selling, home working and online marketing as contributing factors.
- 6.58 According to BT, almost everywhere in London has access to high-speed broadband (up to 24 Mbit/s). The roll out of super-fast broadband (up to 110 Mbit/s) is under development and the coverage of 2.6 million premises in London was targeted by March 2012. This requires a fibre connection directly to the premises or to a street cabinet. For large business services, BT provides an Ethernet connection (up to 10 Gbit/s). Figure 13 below shows BT’s super-fast deployment. Areas where there are currently no plans to provide super-fast broadband include north-east Hillingdon, Brent and south Croydon as well as the City of London and other business centres. These areas mainly provide for large businesses through the provision of Ethernet connections but less well for the residential customers and small businesses.
- 6.59 The provision of fast broadband and mobile data aligns with Sutton’s Vision for Growth “Opportunity Sutton”, which seeks to strengthen Sutton’s existing business environment and stimulate employment growth. On this basis, Sutton is very supportive of any investment in the borough’s telecommunications infrastructure. The council is reviewing the recent Mayoral initiative to improve connectivity across London with a view to a collective drive across London in line with the GLA scheme. The “Connectivity Advisory Group”, supported by the GLA, will aim to improve conditions for the roll out of faster broadband within London, including the development of a London-wide connectivity network.
- 6.60 The government has set up an urban broadband fund that will create “super-connected cities” across the UK. The GLA has secured £25 million for London from the Department of Culture, Media and Sport from this fund.

Figure 13 Super-fast broadband deployment in London



Source: BT

vi) Waste Management

- 6.61 This section provides an update on the state of LB Sutton’s waste management infrastructure from consultation with LB Sutton and the South London Waste Partnership.
- 6.62 Waste management within the London Borough of Sutton is organised by the South London Waste Partnership (Sutton, Kingston, Croydon and Merton). These four boroughs in their capacity as planning authorities were responsible for producing the South London Waste Plan (SLWP), which sets out the planning framework for waste management in south London boroughs from 2011-2021.
- 6.63 The South London Waste Plan was adopted by all four councils on 5 March 2012. The South London Waste Plan area manages 281,362 tonnes of Municipal Solid Waste (MSW) and Commercial and Industrial (C&I) waste per annum. The target for the MSW and C&I waste streams is 732,000 in 2016 and 747,000 tonnes in 2021. There are currently four planning permissions that could provide 443,000 tonnes of capacity (including the ERF facility in Sutton (302,500 tonnes), which was granted permission in March 2014 and against which two legal challenges have failed). Therefore, with these permissions implemented, the targets for 2016 and 2021 could be met.
- 6.64 The South London Waste Plan Annual Monitoring Report (September 2015) sets out an assessment of the implementation of the South London Waste Plan Development Plan Document and attempts to monitor the effectiveness of the policies the South London Waste Plan.



SEVEN

7. Sports & Leisure

- 7.1 Meetings were held with the Sports & Leisure department in April 2015 to ascertain sports and recreations requirements arising from development in the borough over the new Local Plan period (2016-2031). In terms of public provision, the requirements are set out in Table 18 below:

Table 18 Sports & Leisure Infrastructure Schedule – Public Provision

Scheme (Lead Delivery Agency)	Need for Scheme	Total Cost (Funding Arrangements)	Total Income	Funding Gap (Indicative Phasing)	Current Facilities	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Sports & Leisure						
Cheam Leisure Centre	Provision of New Centre (on existing site)	£12-£14 million (TBC)	£0	£12-£14 million (2016-2021)	<ul style="list-style-type: none"> • 33m swimming pool • Dry facilities • Health and fitness centres • Squash Courts • Sports Hall 	Yes, demand for new sports & leisure services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these sports & leisure services.
David Weir Leisure Centre	Upgrade leisure Centre (including new running track)	£1 million (TBC)	£0	£1 million (2016-2021)	<ul style="list-style-type: none"> • Dance & Exercise Studios • Fitness Centre • Multi-purpose sports hall • Indoor athletic hall • 60m indoor sprinting hall • Outdoor athletics track • Field event hall • Covered spectator seating for 300 • Bar and café 	Yes, demand for new sports & leisure services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these sports & leisure services.

Scheme (Lead Delivery Agency)	Need for Scheme	Total Cost (Funding Arrangements)	Total Income	Funding Gap (Indicative Phasing)	Current Facilities	Is project dependent on level of housing growth (low/medium/ high) or would it be delivered anyway?
Phoenix Leisure Centre	Upgrade Leisure Centre	£1 million (TBC)	£0	£1 million (2016-2021)	<ul style="list-style-type: none"> • Gym • Sports Hall • Fitness centre • 8 court sports hall • Squash courts • Creche • Cafe 	Yes, demand for new sports & leisure services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these sports & leisure services.
Provision of an all-weather pitch in the borough	Either at Sutton tennis centre, Carshalton Athletic football club or Sutton United football club	£500,000 (TBC)	£0	£500,000 (2016-2021)	N/A	Yes, demand for new sports & leisure services is based on a predicted medium/high level of housing growth. It is envisaged that the increased population will place an additional burden on these sports & leisure services.
Total for 2016-2031		£14.5 million to £16.5 million	£0	£14.5 million-£16.5 million	-	

7.2 The London Borough of Sutton prepared its first comprehensive appraisal of open space, indoor and outdoor sports in the borough in 2004. Since then, the council instructed Atkins to update the 2004 report in 2009 and a new “Sutton Playing Pitch Assessment Update” was published in August 2010. The study looks at the original assessment to take into account any changes in the supply and demand for pitches in the five years since the original study was completed.

Sutton Playing Pitch Assessment Update (August 2010)

7.3 Chapter 5 of the study examines the provision for sports pitches within Sutton that are in secure community use (this includes all local authority pitches; educational facilities with dual use/community use agreements; all facilities used or maintained by clubs that are available for use by large sections of the public). It focuses on football, cricket, rugby union and hockey. There is provision for a total of 108 pitches in the borough. This includes a total of 86 football pitches (full size, junior, and 5 a side), 13 cricket pitches (full size and junior), 6 rugby pitches, 3 hockey pitches. Within these provision figures, there is a dedicated provision for junior football, including 11 junior (7-a-side) football pitches and 30 5-a-side mini pitches, which reflects the popularity of junior football in the borough.

7.4 In terms of changes between the previous study and the 2010 Update, the 108 pitches represents a fall in full size football of 7 pitches; a gain of 11 in Junior Football and Mini 5 a side football; a reduction of 12 cricket pitches; 6 fewer full size rugby pitches; a gain of 1 rugby junior pitch; and a reduction of 2 hockey pitches.

7.5 Chapter 6 of the report attempts to estimate demand for football, cricket, rugby and hockey in the borough. For football, it is estimated that there are 336 teams in the borough, ranging from Under 7s to Veterans. For cricket, it is estimated there are 103 cricket teams, including 47 junior and 56 adult. For rugby, it is estimated there are a total of 39 teams playing in the borough (15 junior and 24 adult). For hockey, it is estimated there are a total of 33 teams in the borough, including 12 junior and 21 adult. Chapter 6 also looks at how many games of football, rugby, cricket and hockey are played each week and how demand shifts across the week.

7.6 Chapter 7 looks at “latent demand” for outdoor sports (“potential participants who have expressed a desire to play but cannot join at present”) and “team generation rates” (the number of people required within a particular age cohort to form one team). Together with the work carried out in chapter 6 on pitch demand during the week, the study has identified “Pitch Space requirements” for 2025 at Table X below. This is reproduced below:

7.7 Table 7.8 shows that by 2025, an additional 47.5 pitches will be required for Junior Football. Furthermore, an additional 20 cricket pitches, 4 adult rugby pitches and 5 junior rugby pitches will be required to meet estimated demand. There is a fall in demand for adult football; and mini football.

7.8 The total pitch requirements are converted into space requirements (hectares) using the recommended pitch areas defined by national governing bodies. In addition, a 20% area allowance has been added to account for changing facilities, car parking etc. Overall, an additional area of 59 hectares is required to meet the overall playing pitch needs of the borough at 2025. This is the minimum pitch area required.

7.9 However, while there is an identified need for additional playing pitches for Junior Football, cricket, and adult and junior rugby, there is currently no strategic commitment to increase provision and therefore no funding is currently allocated. It should also be noted that the private sector typically plays an important role in the provision of sports and leisure facilities. Accordingly, it may be that additional provision will be made by the private sector to help meet existing and future demand, although it is acknowledged that cost will be a barrier to some of Sutton’s population.

Table 19 Pitch Space Requirements in the Borough 2025

Sport	Existing Pitches 2010	Pitch requirements 2025	Additional Pitches required	Additional Pitch Space Required (ha)
Football (Adult)	42	17.5	-24.5	-34.3
Football (Junior)	3	50.5	47.5	47.5
Football (Adult and Junior)	45	68	23	13.2
Football (Mini)	27	24.3	-2.7	-0.8
Cricket	11	30.6	19.6	35.4
Rugby (Adult)	3	6.5	3.5	5.6
Rugby (Junior)	0	4.7	4.7	5.6
Total				59.0

7.10 In terms of a range of private sport and leisure provision in the borough, Table 20 below identifies sporting provision in the borough:

Table 20 Sports & Leisure Facilities in the London Borough of Sutton- Private

Leisure Centre/Sport	Facilities
The Oaks Sports Centre	<ul style="list-style-type: none"> • 9 & 18 hole golf course
Sutton Tennis Academy	<ul style="list-style-type: none"> • 8 red clay tennis courts/14 acrylic courts
Private gyms (wide range of gym equipment and gym classes)	<ul style="list-style-type: none"> • Spirit Health & Fitness (Holiday Inn, Sutton) • Shapers Women's Gym (54-56 Grove Road, Sutton) • Twist Gym (2-4 Mulgrave Road, Sutton) • Go Gym (6 Sutton Park Road, Sutton) • Nuffield Health & Wellbeing, Peaches Close, Cheam SM2 7BJ & Gander Green Lane • Pink's Gym, 11 High Street, Carshalton SM5 3AP • Pulse Health & Fitness, Carshalton • Fit4less, Wallington
Football	<ul style="list-style-type: none"> • Carshalton Athletic/Sutton United/Goals, Sutton/Croydon Powerleague
Croygas Sports Centre	<ul style="list-style-type: none"> • Bowls, Function rooms, Cricket, Football, Running, Tennis/Squash
Purley Sports Ground	<ul style="list-style-type: none"> • Bowls; Cricket; Hockey; Netball; Squash; Tennis; Bridge; Dance; Gym
Sutton Tennis & Squash Club	<ul style="list-style-type: none"> • 2 squash courts/ 9 all-weather tennis courts
Wallington Sports Club	<ul style="list-style-type: none"> • Cricket, Darts, Golf, Hockey, Netball, Tennis
Cricket	<ul style="list-style-type: none"> • Wallington Sports Ground/Croygas Sports Ground/ Cheam Cricket Club (Peaches Close, Cheam)/Purley Cricket Club (The Ridge, Woodcote)/Sutton Cricket Club (Gander Green Lane)/ Worcester Park cricket Club
Virgin Active, Hannibal Way	<ul style="list-style-type: none"> • 10 indoor racquet courts; squash courts; swimming pools; gym;classes



EIGHT

8. Open Space

- 8.1 This section estimates the cost of providing open space in the borough based on meeting the new housing targets set out in the London Plan over the Sutton Local Plan period (2016-2031). (There is a separate “Open Space Study” February 2016, which deals with open space provision in the borough at a detailed level). The London Plan gives Sutton a new annual target of 363 units, which means a minimum fifteen year target (2016-2031) of 5,445 units over the Local Plan period (assuming the borough target remains unchanged after 2025) must be provided.
- 8.2 The National Playing Field Association (NPFA) Six Acre Standard is the most widely used standard for open space provision. The NPFA standard sets quantitative guidelines for the provision of play facilities in new developments by population. It sets a minimum standard for outdoor playing space of 2.4 hectares (6 acres) per 1,000 people. This is sub-divided into:
- hectares (4 acres) per 1,000 population of outdoor sport (including parks); and
 - 0.8 hectares (2 acres) per 1,000 population for children’s play.

Outdoor Sport & Recreation Space

- 8.3 The Open Space Strategy Supplementary Planning Document (SPD) (February 2007) sets out at paragraph 2.3 that the current borough level of unrestricted open space is 2.88 hectares per 1,000 population (slightly higher than the Six acre standard of 2.4 hectares). Table 21 below gives an estimate of how much open space might be required over the plan period, based on different levels of housing provision (low- 363 units per year; medium – 423 units and high 500 units). (The figure of 2.41 people per household (AMR 2013/14) is used to calculate the number of people from the new dwellings).

Table 21 Requirements for Amounts of Open Space over Plan period (2016-31)

Level of Housing Growth Per Annum	Number of New People	Total Requirement for Open Space (1. Outdoor Sport & Recreation and 2. Children's Play Space)	Requirement for Outdoor Sport & Recreation (Two-thirds of total)	Cost of providing Outdoor Sport & Recreation (£10/sqm) ²	Requirement for Children's Play Space ³	Cost of Children's Play Space ⁴	Total Cost
Low – 363 units	13,122	37.8 hectares	25.2 hectares	£2,520,000	6534 sqm	6534 x £220 = £1,437,480	£3,957,480
Medium – 423 units	15,291	44 hectares	29.3 hectares	£2,930,000	7614 sqm	7614x£220 = £1,675,080	£4,605,080
High – 500 units	18,075	52.1 hectares	34.7 hectares	£3,470,000	9000 sqm	9000 x £220 = £1,980,000	£5,450,000

² Sport England/Milton Keynes/English Partnerships Joint Pilot Project (2004)

³ Child ratio is 0.12 (figure from the GLA SPG 2012, 2 bed market houses, child yield from Wandsworth). Mayor of London requirement of 10 sqm of play space per child.

⁴ Cost of Local Play area is £60/ sqm; locally equipped play area £80/sqm; Neighbourhood equipped play area £80/sqm.

Table 22 Open Space Infrastructure Schedule

Scheme (Lead Delivery Agency)	Need for Scheme	Total Cost	Total Income	Funding Gap	Indicative Delivery Phasing	Funding Arrangements	Dependent on level of housing growth (low, medium, high) or delivered anyway?
Open Space							
2011-2021							
A range of parks schemes, aimed at improving the facilities on offer at the Borough's parks, have been set out in a separate document. ⁵ The total cost of the improvements includes parks and allotment schemes.		£3,957,480- £5,450,000					Dependent on level of housing growth (high level required)
Total for 2016-31		£3,957,480- £5,450,000					

5



NINE

9. Housing/ Social Services Infrastructure Projects

- 9.1 The Housing Department has also provided information on infrastructure requirements during the Local Plan period (2016-2031). These are provided in Table 23 below:

Table 23 - Housing/Social Services Infrastructure Schedule

Scheme/ Location	Need for Scheme	Requirements of Scheme	Estimated Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangement s	Contingency Planning Required?	Dependent on level of housing growth (low, medium, high) or delivered anyway?
Ludlow Lodge, Wallington	There is an identified need for Affordable housing evidenced by the SHMA and needs data from the Housing Register. Over recent years there has been an increasing lower amount of affordable housing delivered through S106 due to viability. Councils now have the opportunity to build new council housing due to changes in finance regulations and availability of retained right to buy receipts	At least 47 units of housing 3,350 sqm.	£9.97 mill	LB Sutton	Start on site March 2016 estimated completion Aug 2017	HRA headroom borrowing and RTB receipts	If the right to buy receipts are not spent on new affordable housing by the requisite time, it has to be returned to DCLG. The project would then be unresourced	Existing population/would happen anyway
Century House Fellowes Road, Carshalton	As above	15 units of housing 1,130 sqm.	£3.97 mill	LB Sutton	Start on site March 2016 estimated completion Aug 2017	HRA headroom borrowing and RTB receipts	As above	Existing population/would happen anyway
Richmond Green, Beddington	As above	28 units of housing 2216sqM	£6.23 mill	LB Sutton	Start March 2016. End Aug 17	HRA headroom borrowing	As above	Existing population/would happen

Scheme/ Location	Need for Scheme	Requirements of Scheme (including floorspace)	Estimated Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangement s	Contingency Planning Required?	Dependent on level of housing growth (low, medium, high) or delivered anyway?
Oakleigh	There is a shortage of suitable emergency accommodation in the borough to house homeless families. Currently families are being placed in bed and breakfast accommodation out of the borough. This facility will provide 43 units of self-contained studio accommodation within the borough to accommodate families on a temporary basis	43 units of self-contained studio accommodation and communal facilities. The families that have been made homeless are displaced from their permanent accommodation in the borough and therefore would still be attending existing medical and school facilities. 1581 sqm	£ this is not in the public domain and is funded by private enterprise	LB Sutton	Start on site June 2015 Estimated completion November 2017	Private and public finance	None in place	Existing population/would happen anyway
TOTAL			£20.17m					



TEN

10. Social and Community Infrastructure

i) Meeting Halls and Spaces

- 10.1 During the autumn of 2007, the council undertook a study of the existing supply of halls and spaces used for community activities. This covered the type of facility, size and number of halls, times of availability, current uses and restrictions as well as questions of access and available amenities.
- 10.2 66 halls and spaces were identified with a total of 131 rooms, ranging in capacity from 10 to 350 people. These comprised:
- 22 faith halls (church halls or halls in other religious establishments)
 - 6 faith-associated halls (community halls or centres associated with religious organisations though not necessarily in the same building) (All Saints, Hackbridge; Elmcroft Community Centre, 570 London Road, North Cheam; Granfers Community Centre, 73-79 Oakhill Road, Sutton; St Elphege's Hall, 118 Stafford Road; Trinity Centre, Maldon Road, Wallington; Wentworth Hall, 80 Ruskin Road, Carshalton).
 - 3 youth centres (Sutton Youth centre; The Quad; Youth Zone at the Phoenix Centre)
 - 4 hotels or conference centres (Holiday Inn; Strawberry Lodge; Thatched House Hotel, Cheam Road; St Bede's Conference Centre)
 - 2 theatres (Secombe; Charles Cryer)
 - 14 community group halls
- 10.3 Community buildings in Sutton can have either a single purpose or they can be multi-purpose facilities providing a range of different services. There are a number of council-owned community buildings within Sutton offering a wide range of services and facilities catering for all age groups. Some of the key community centres are set out in Table 24 below.

Table 24 Key Community Buildings in the London Borough of Sutton (January 2017)

Facility	Comment
Quad Youth Centre, Green Wrythe Lane, Carshalton SM5 1JW	Refurbishment at a cost of £764,000 in 2013 to become one of three multi-disciplinary hubs to provide universal and targeted support to some of the borough's most vulnerable young people and their families. The project extended the Quad Centre to incorporate interview rooms, a crèche, teaching kitchen, medical room, and co-located office space to bring about an integrated service.
Sutton Life Centre, 24 Alcorn Cl, Sutton SM3 9PX	New community centre, built at a cost of £8 million and opened by Nick Clegg on 27 October 2010. Sutton Life Centre is a community and education centre in South London, which houses a number of facilities under one roof, including an educational experience, a library, café, climbing wall, eco-garden, sports pitch, and youth club
Phoenix Centre, Mollison Dr, Wallington SM6 9NZ	<p>The Phoenix Centre is the hub of the local community; in addition to the sporting and recreation activities, the centre has a library and IT Centre, Local Access Point, Youth Centre, Sensory Room and the Beehive Cafe. Charities such as Mencap run sporting sessions and community groups have access to the facilities.</p> <p>The Phoenix Centre provides the following resources and activities:</p> <ul style="list-style-type: none"> • Freedom Fitness Centre • Group Exercise Studio • Full Sized Sports Hall • Women's Morning • Saturday Morning Family Fun Sessions • Sutton Evergreens 50+ Sport Activities and Exercise Classes

10.4 Cost-saving measures which the council are required to implement have resulted in a lack of opportunity for further investment in community facilities. The council recognises that opportunities to increase the amount of community floorspace will be limited. Any future opportunities will be through provision on-site or through the use of Community Infrastructure Levy funds. Therefore it is not possible to estimate what the net demand and cost for new community floorspace is for the period up to 2031.

ii) Libraries

10.5 The following section on Library provision in Sutton is based on the council's "Library Strategy for Sutton 2015 to 2019". The Library Service has had to respond to rapid developments in the electronic media in recent years.

10.6 Over the past 15 years, there has been significant investment in Sutton's library service. Five new libraries have opened, mostly located in multi-use building: Worcester Park (2000); Phoenix Centre (2004); Circle (2010); Sutton Life Centre (2012) and Westcroft (2013). The remaining libraries have undergone refurbishment, with improved access and a remodelling that best meets the needs of a modern public library service. All libraries have access to the internet via a network of over 140 public computers and free Wi-Fi.

- 10.7 However, the financial climate has altered completely and the Government's deficit reduction strategy means councils have to reduce budgets and find substantial savings. The challenge is to provide the best quality library service the council can afford. The Library Strategy sets out the way forward to retain the core of the service and make it sustainable for the future. The Strategy will be the driver to ensure the service is relevant in a digital world, in a context of budgets, increased partnerships, shared services and buildings and consortium working.
- 10.8 The council wished to look at the potential of developing community hubs in Sutton to improve local access to services, while reducing the number of buildings that the council works from. Future plans for the library service would also need to be aware of the council's digital strategy and "new contract" with residents and businesses, which encourages and enables them to self-support or self-serve where possible.
- 10.9 The Library Service in Sutton is provided through a network of 9 libraries located throughout the borough and one mobile. There is a full time equivalent staff of 64.3. Sutton Central Library is the main borough library. It has the largest book stock and operates as a resource for all other borough libraries. The most recent MORI poll (2013) shows a satisfaction rate for Libraries of 89%.
- 10.10 The branch library network is divided into groups: those libraries that are in standalone buildings and those in the multi-centres in Table 24.

Table 25 Libraries in the London Borough of Sutton

Library in Civic Premises	Libraries in Standalone Buildings	Libraries in Multi-Centres
Sutton Library	Wallington Library	Phoenix Library
	Worcester Park Library	Westcroft Library
	Cheam Library	Sutton Life Centre Library
	Circle Library	
	Beddington Library	

- 10.11 The library service is extensively used across the borough. There were almost 1.5 million visits to libraries during 2013/14. Sutton library attracts users from across the borough and from neighbouring authorities. It is open 7 days a week for 60 hours. Wallington Library is the second largest library and is a well-established resource in the town centre. The other standalone branch libraries at Cheam, Worcester Park and Circle attract a local population (typically around a 2 mile radius) and are open for a minimum of 35 hours a week. Beddington is a small part time library with a low and diminishing usage and a small catchment area.
- 10.12 The branch library network is supported by a Mobile Library and a Homecare Library Service. The Homecare Service delivers to 244 residents who are unable to travel from their home to a local library due to ill health or disability.
- 10.13 The Library Strategy has four key aims:
- Literacy- growing the readers of the future
 - Meeting the needs of an ageing population
 - Narrowing the digital divide
 - Creating a viable, sustainable and quality service

- 10.14 In terms of how the Strategy will deliver the first aim, it is proposed to carry out a number of actions, including:
- undertake a detailed assessment of usage and need at each library, including age profile, visits, transactions and ICT usage;
 - assess the provision of adult stock with a view to reducing it in light of the growing use of the internet as an information resource;
 - increase space and appropriate book stock at libraries with a high proportion of families
- 10.15 In terms of how the Strategy will deliver the first aim, it is proposed to carry out a number of actions, including:
- continue to provide materials in a range of formats such as large print;
 - recruit more volunteers to assist with activities aimed at preventing social inclusion and boosting confidence and self-esteem;
 - expand the volunteer programme providing computer training courses for people aged 50 plus,
 - identify space in libraries to deliver health and well-being sessions, such as regular health checks, stop smoking stalls and clinics.
- 10.16 In terms of narrowing the digital divide, it is proposed to:
- redefine the role of library staff as digital champions to offer IT training
 - join the London Library Consortium, upgrading and improving the Library Management System at a lower revenue cost;
 - reduce expenditure on hard copy books and extend the range of e-books and online subscriptions
- 10.17 In terms of ensuring that stock meets changing needs, it is proposed to:
- join the Central Buying Consortium (CBC) to deliver better outcomes and a wider range of stock;
 - adopt supplier selection, commissioning the library suppliers to deliver to the council's specification
 - re-profile spend to focus on materials for children, young people and older people.

Need arising due to predicted growth & potential costs

- 10.18 There are currently no strategic infrastructure requirements for libraries arising over the Local Plan period to 2031. It is considered there is sufficient provision of library space both currently and up to 2031, however there may be further improvements with regards to the quality of provision and its geographic distribution. It is noted there are other ways to get more out of existing library infrastructure through, for instance, the introduction of new technologies, reconfiguration of existing sites, and offering longer opening hours.
- 10.19 There are currently no costs associated with the provision of library facilities within the London Borough of Sutton up to 2031, as a consequence of growth arising from development.

iii) Burial Space

- 10.20 London Plan Policy 7.23 "Burial Spaces" states that "the Mayor will work with boroughs, cemetery providers and other key stakeholders to protect existing burial spaces and promote their re-use or new provision". It also states that "boroughs should ensure provision is made for London's burial needs, including the needs of those groups for whom burial is the only option. Provision should be based on the principle of proximity to local communities and reflect the different requirements for types of provision.

- 10.21 The Mayor's "Social Infrastructure" Supplementary Planning Guidance document was published in May 2015. Chapter 8 deals with "Burial Needs". It contains Figure 18 "Capacity Status of London Boroughs", which sets out burial capacity across all 33 boroughs. The six categories are "No response"; "Full"; "critical"; "Problematic"; "Adequate" and "Sustainable". These categories are based on the GLA, Audit of Burial provision that was published in 2011. Sutton is rated as having a supply of "Adequate" (i.e. the second lowest category). This puts it level with Croydon, Redbridge and Richmond.
- 10.22 Sutton council is responsible for the following cemeteries:

Table 26 Committed and Planned Cemetery Provision

Cemetery	Comment
Sutton	Administered by Sutton Council. Located in Stonecot ward, to the north of Kimpton industrial estate. Two small areas to the north and south of the site are safeguarded for future burial space in the Site Development policies DPD. According to the GLA's "Audit of Burial Provision" (March 2011), the cemetery covers 8.6 hectares and has enough burial space until 2050 (on the southern piece of safeguarded land).
Cuddington	Administered by Sutton Council. Cuddington cemetery has no grave space available.
Bandon Hill	Administered jointly between Sutton and LB Croydon- No grave space available, however Bandon Hill provides for 160 burials a year in reclaimed graves. Land to west of site is safeguarded for burial space , however it comprises allotments and allotments are at 100% capacity
Total	Approximately 30 years' capacity
Merton/Sutton Joint Cemetery	This cemetery is located in Merton (adjacent to the Sutton boundary in Worcester Park). Covers 9.1 hectares and has 13 hectares in reserve and 16 years' capacity. In addition, the Land Adjoining Green Lane School (within Sutton borough) is in the ownership of the Merton and Sutton Joint Cemetery Board. It is intended that horse grazing will continue until such time as the land is required for additional burial space. It is proposed to retain the current Metropolitan Open Land and Metropolitan green chain designations but add a "Safeguarded Land for Burial Space" designation.

- 10.23 Given the available burial space in the borough, it is not considered there are any costs associated with the provision of burial facilities within the London Borough of Sutton up to 2031, as a consequence of growth arising from development.

iv) Emergency Services (Police, Ambulance and Fire)

- 10.24 The Metropolitan Police Service (MPS) runs policing services in the London Borough of Sutton. It is scrutinised by the Mayor's Office for Policing and Crime (MOPAC). MOPAC has a strategic managing role and the MPS runs the day-to-day operations. The local Safer Neighbourhood Teams work alongside the MPS and deal with community safety, rather than policing within the wider borough.
- 10.25 In 2013/14, there were 32,000 police officers and 12,200 support staff. There were also 5,000 special constables in service during 2013. The Police and Crime Plan 2013-2016 (Estate Strategy 2013-2016, May 2013 MOPAC/MPS) sets out details of the MOPAC and MPS estate and their strategic objectives for 2013-2016. These include:

- developing the required Front Counter portfolio and creating new Contact Points across London.
 - Reducing the total running costs of the MOPAC estate to £140m each year by 2015/16 – a 30% reduction on 2012 costs;
 - Reducing the amount of space occupied by up to 300,000 sqm by 2015/16;
 - Providing up to 950 modern cells;
 - Reducing the amount of residential accommodation owned by MOPAC to no more than 200 units.
- 10.26 Sutton has 18 Safer Neighbourhood Teams. In terms of infrastructure, there are two police stations (Sutton and Worcester Park Police Office) and two “Contact Points”: Crosspoint House, 28 Stafford Road, Wallington; and Tesco, Oldfields Road, Sutton.
- 10.27 MOPAC has overall responsibility for all Metropolitan Police buildings and facilities in London and recognises vital role the estate plays in supporting the delivery of effective and efficient policing across the capital. MOPAC and the Metropolitan Police released the Police and Crime Plan 2013-2016 and Estate Strategy 2013-2016 in 2013.
- 10.28 The Crime Plan outlines future changes that are going to be made to the police service in London and provides targets over the time period to 2016. The Plan outlines a “20:20:20” strategy. This states that from 2013-16, the Metropolitan Police aim to reduce 20% of all neighbourhood crime, increase public confidence in the police by 20% and deliver a budget cut of 20% (equivalent to £500 million). This is due to a 20% cut in the grant the Metropolitan Police receives.
- 10.29 The MPS Estates Review indicates the MPS are planning to upgrade facilities and transfer more back-of-house staff onto the street to maximise frontline services. Outdated office space and buildings will be refurbished and replaced. The standard of one 24/7 counter service station per borough will be maintained in all London boroughs.
- 10.30 There is no clear guidance available at either national or local level, which indicates how to translate an increase in development into additional demand for police services, and thereby into demand for a new police station or Safer Neighbourhood Team. Due to the way additional demand for police provision is assessed by MOPAC, this assessment has not modelled additional demand arising from the projected population and jobs growth.

Ambulance Services

- 10.31 The London Ambulance Service NHS Trust is the provider of ambulance services for the London Borough of Sutton. There are currently two ambulance stations in the borough. One is located on Bishopsford Road, SM4 6BN. The other is located on Dorset Road in Belmont SM2 6JH. Between August 2014 and July 2015, there was a total of 21,729 incidents attended to by the ambulances in the London Borough of Sutton and between August 2015 and July 2016, the figure was 23,954 (Source: London Ambulance Service, Incidents per Borough Monthly).
- 10.32 For the purposes of this assessment, it is not considered appropriate to model additional demand for ambulance services arising from the projection population and employment growth over the period to 2031.

Fire Services

- 10.33 The London Fire Safety Plan (London Fire Brigade, 2014, Fifth London Safety Plan 2013-2016) outlines the aims and objectives of the London Fire Brigade. It includes response times for fire brigades within all London boroughs. The Plan includes proposals for how to maintain good response times and quality of service in the face of cuts in resources that the London Fire Brigade has available to it.

- 10.34 Fire provision in the London Borough of Sutton is run by the London Fire & Emergency Planning Authority (LFEPA), which manages the London Fire Brigade. The main duty of the LFEPA is to respond to fires and emergency situations. In recent years, it has also become involved in fire prevention and community safety.
- 10.35 There are two fire stations in the London Borough of Sutton: 43 St Dunstons Hill, Sutton SM1 2JX and in Wallington at 19 Belmont Road SM6 8TE.
- 10.36 The London Fire Safety Plan outlines that the number of incidents has steadily decreased , while the size of London's population has grown, suggesting there is no correlation between population density and growth and the number of fires. However, the London Fore Brigade aims to maintain the current service provided, while the level of resources available are reduced due to budget cuts. There are currently no costs or funding associated with planned or committed projects within the London Borough of Sutton.



ELEVEN

11. Delivery of Infrastructure

Estimate of Potential CIL & Section 106 Income (2016-2031)

- 11.1 This chapter sets out estimates of the potential income that might be received from the introduction of a Community Infrastructure Levy for Sutton over the local plan period (2016-2031) and compares it to what could be achieved through contributions from Section 106 agreements over the same period.
- 11.2 However, it must be pointed out that this is a theoretical exercise because the rules regarding what can now be required through a Section 106 agreement are more stringent since the introduction of Regulation 122 of the CIL 2010 Regulations. The S106 contributions asked for now must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 11.3 Table 27 sets out details of the amount of Mayoral CIL that Sutton transferred to the Mayor in 2013/14 , 2014/15 and 2015/16. It shows that Sutton sent the Mayor an average of £417,186 per year.

Table 27 – CIL Receipts passed to Mayor

Year	Total Paid To Mayor
2013-14	£331,432
2014-15	£320,686
2015-16	£599,440
Total	£1,251,559

- 11.4 The London Borough of Sutton received a total amount of £624,676 in CIL payments for 2015/16.
- 11.5 In terms of future CIL liabilities, there is an outstanding potential amount of £1,294,890 due for Mayoral CIL and £5,267,854 due for Sutton CIL.
- 11.6 If Sutton were to receive an average of £600,000 per year for Sutton CIL for the duration of the Local Plan period, then that would make a total of £9,000,000 of CIL receipts for Sutton. Given the outstanding liabilities (£5.2m), it might be the case that this is a conservative estimate and an average of £700,000 or £800,000 per year would be achievable. That would generate a total CIL income of between £10,500,000 and £12,000,000 over the Local Plan period. If the average Mayoral CIL figure of £400,000 (approximately) is used for Mayoral CIL receipts, then the London Borough of Sutton would be transferring £6,000,000 to the Mayor over the Local Plan period.

Section 106 Income

11.7 Table 28 below shows Section 106 Income and Expenditure between 2009/10 and 2015/16.

Table 28 Section 106 Income and Expenditure 2009/10 – 2015/16

Year	Section 106 Income	Section 106 Expenditure
2009/10	-	£1,652,511
2010/11	£1,047,266	£1,840,508
2011/12	£1,658,702	£663,811
2012/13	£818,965	£1,490,823
2013/14	£1,132,838	£654,949
2014/15	£375,437	£1,088,315
2015/16	£764,798	£1,454,316

11.8 Looking at the Section 106 receipts for 2014/15 and 2015/16, it is clear that the sums received are from a small number of large scale developments e.g. Orchard Hill; 17 Sutton Court Road; Henderson Hospital ; and Brighton Road car park; and 92 Oldfield Road. The sums received were for a variety of purposes, including: education; transport; environment; and health. There were also a small number of sums for affordable housing: 27 Cavendish Road (£65,000); 717 London Road (£34,590); and 77 Woodcote Road (£52,500).

11.9 Going forward, there are still a small number of historic sites with large amounts of Section 106 contributions (e.g. Felnex in Hackbridge; Beddington Farmlands; Wallington Square) where development has now commenced. These sites will provide Sutton with relatively large amounts of Section 106 contributions (e.g. the Felnex site has a Section 106 total sum of approximately £4 million) over the next few (four or five) years. However, given changes to the planning rules on office to residential conversions and the introduction of the Community Infrastructure Levy on 1 April 2014, a number of sites that would previously have provided section 106 contributions towards infrastructure have not now done so (they have re-submitted applications as office to residential conversions and not had to provide infrastructure contributions e.g. Sutherland House, Brighton Road; UCB House, Sutton Court Road, Sutton) or have given an infrastructure contribution in the form of a CIL payment (e.g. Victoria House; and South Point, Sutton Court Road, Sutton. In some cases, the applications were submitted before the introduction of the Sutton CIL, so only the Mayoral CIL became due). The outcome of this is that while Sutton is likely to receive approximately £1 million of Section 106 for the next four or five years, thereafter there is unlikely to be much income at all in the form of Section 106 contributions. Therefore, over the Plan period (2016-2031), it estimated that there will be a total of £6,000,000 received in Section 106 contributions.

11.10 Adding the CIL and Section 106 potential contributions together, it is estimated that a total of £15,000,000 of infrastructure contributions will be received by the LB Sutton over the Plan period.