

APPENDIX D

Assessment of CIL bid full application

TDC CIL Reference Number:	IA-00237
Officer recommended ranking:	1st of 5
WG final ranking (where differs):	

Officer Assessment

Project title:	Croydon Road Regeneration Improvements				
Applicant:	Tandridge District Council				
Total cost of project (£):	1,450,150	CIL requested (£):	950,000	Percentage to be funded by CIL:	65.5%
Amount recommended:	<i>(full/partial/none)</i>				
	Working Group: Full award				

Project summary

Croydon Road is one of the key shopping streets in Caterham Valley town centre. However, it has been in decline for several years and the number of vacant units increased sharply in 2020. The street has an unattractive appearance, is dominated by cars and motor vehicles and there is a lack of seating and greenery. It is not a pleasant environment in which to spend time. This limits spending in local shops and services and limits the quality of occupier that the street can attract. Local people choose to do their comparison shopping and spend their leisure time elsewhere. Local businesses complain there are limited options for their staff and clients.

The proposed improvements aim to attract new businesses to Caterham and to boost economic growth and employment opportunities. This will be achieved by making Croydon Road a greener and nicer place to spend time and money. We will improve safety for pedestrians and cyclists, create seating areas and make positive environmental changes by planting more trees and introducing rain gardens and pocket parks. The construction of rain gardens will help address surface flooding issues. The opportunity to provide useable outdoor space in the vicinity of cafes and restaurants will provide much needed business continuity during the pandemic and beyond, helping to future proof the town centre. The improvements will complement the living wall to be installed at Quadrant House. The CIL funding will be used to fund the construction of the improvements to Croydon Road, including:

- Replacement paving slabs for the pavements;
- Replacement hard surfacing for the parking areas;
- Removal of unnecessary street clutter;
- Planting of appropriate trees;
- Creation of pocket parks/parklets;
- Creation of rain gardens;
- Creation of space for café seating;
- Provision of public seating;

- Provision of cycle parking;
- Provision of new signage and bins;
- Reduction in traffic speed.

The expected benefits of the project include:

- Improved public space to complement and support the investment that is going in to Quadrant House and 67-60 Croydon Road thus helping to halt decline and contributing to the preservation and growth of the local economy. Encouraging existing businesses and prospective new businesses to make further investments in the town;
- Improve the physical environment for pedestrians and cyclists – includes shoppers, visitors, residents and workers from local businesses – encouraging active travel, decreasing pollution and contributing to improved physical health;
- Enhance greenery contributing to improved mental health and wellbeing;
- Environmental improvements - including to air quality and biodiversity, as well as improving resilience to climate change e.g. use of rain gardens and planting to improve resilience to extreme rainfall events, and resilience to extreme heat through creation of shade (tree planting);
- Generate a 'pride of place' for people living and working in Caterham.

Benefit	Officer Assessment	Officer Panel Score
Support development	<p>Caterham Valley is an area of the District which has received a number of new housing developments in recent years (for example 172 Whyteleafe Road, 156-170 Whyteleafe Road, Croudace House, Land off Annes Walk, 67-69 Croydon Road, Bronzeroak House). The Council's records show that the parish of Caterham Valley has received approximately 21% of the total development in the District, which is the second most for any Parish in the District (after Oxted). The emerging Local Plan has also allocated around 170 residential units to the Caterham area. The project is cited as desirable in the Tandridge District Infrastructure Delivery Plan 2019.</p> <p>Despite the amount of recent development in the area, there has been a lack of investment in infrastructure and there is almost no public realm in the town centre. If Caterham Valley is to be a sustainable community where residents can walk or cycle to their local town centre and desire to work, shop and go out locally, this situation must be addressed.</p> <p>This project will improve existing infrastructure that will support future housing growth in the area. It will both address infrastructure deficits resulting from recent development AND forward fund infrastructure which will support future committed development e.g. within the local plan. For sustainable growth it is important that our town centres can support residents to work, shop and spend time locally and that people's daily needs can be met within a short walk or cycle. The benefits of this approach are multiple: people become more active, improving their mental and physical health, traffic is reduced, and air quality improved, local shops and businesses thrive, and people see more of their local neighbourhoods.</p> <p>This bid strongly aligns with the Caterham Masterplan, a supplementary planning document adopted by Tandridge District Council in 2018. The Masterplan is a key element of the wider Caterham & North Tandridge regeneration aspiration programme and sets out a new vision for Caterham and Caterham on the Hill. This project aims to deliver some parts of that vision. The Masterplan notes that whilst Caterham is one of the key urban settlements in Tandridge and a sought-after place to live with a broad range of housing and good quality schools, the town centre has failed to keep pace with competing towns and in particular fails to offer the quality of environment, experience and choice that many local residents expect. The project also aligns with Policy CSP21 of the Core Strategy which seeks to protect and enhance the role of Caterham Valley town centre by working with partners to undertake specific improvements to the physical environment and increase the range of services and facilities.</p>	5

	<p>This project seeks to regenerate this important town centre within the District, with strong detail and evidence provided to show how the improved physical environment and better functioning of the town centre would support recent and future development in the area.</p>	
Economic growth & regeneration	<p>The scheme aims to deliver parts of the vision contained in the Caterham Masterplan Supplementary Planning Document. The Masterplan was created in recognition of significant challenges in Caterham and North Tandridge. For example, Tandridge's economic performance has underperformed relative to other districts in Surrey or the Gatwick Diamond. According to the 2018 Strategic Economic Needs Assessment that formed part of the Local Plan examination library, Gross Value Added (GVA) in Tandridge is 23% lower than the Surrey average and there is a considerable gap between resident and workplace wages indicating that a large number of high-skilled workers commute-out to work elsewhere. This is consistent with ONS data on commuting flows. There is a shortage of high quality employment space and good infrastructure to attract and support high-value business growth.</p> <p>Tandridge's unemployment claimant count was 1.5% of the workforce in February 2020. This rose to 4.4% in May. This was the 52nd biggest claimant count percentage rise in the country out of 383. Source: NOMIS, Claimant Count, district and unitary authorities.</p> <p>Tandridge district contains two designated town centres; Caterham Valley and Oxted. It also has number of local centres and neighbourhood centres. The number of vacant units in Caterham Valley town centre has increased significantly. Some of these are long term vacant premises. The applicant has included evidence in the application form which shows how poorly Caterham Valley has fared compared to other centres in the district.</p> <p>This project aligns with Tandridge District Council's Core Strategy (2008) and Detailed Policies document (2014), which promotes a sustainable economy through 'supporting an economy that is thriving and growing within environmental limits (both urban and rural)' and 'maintaining and enhancing the role of town centres and other centres.'</p> <p>The emerging Local Plan (still in Examination) also recognises the importance of the Town Centre in Caterham Valley and seeks to protect and enhance its role as a retail centre that also provide key services for the wider community. The plan states that Caterham Town Centre would benefit from regeneration which would increase the quality of environment, experience and choice that many local residents expect and desire (paragraph 25.17). Policy TLP28 for Caterham Town and Local Centre requires the need to 'ensure streetscape and public realm improvements are central to design to create an attractive environment with active frontages'. The Caterham Regeneration Programme is also specifically mentioned in the Council's Strategic Plan (2020) in terms of supporting economic recovery in Tandridge.</p>	5.7

	<p>The project also aligns with the Caterham, Chaldon & Whyteleafe Neighbourhood Plan 2018-2033, which was adopted in June 2021 (paragraph 6.12). The Neighbourhood Plan recognises the need to retain and enhance the vitality and viability of retail centres and the need to support the local economy. It supports the vision set out in the Caterham Masterplan to encourage footfall throughout the day and into the evening.</p> <p>Substantial detail and evidence has been provided to show that the project would strongly support economic growth and regeneration of the area.</p>	
Flood defence	<p>The project team recognises that there are opportunities in Croydon road to mitigate flood risk. The team is aware that the town centre is at risk of flooding and that there was a flash flood incident in 2016 that overwhelmed the local road and drainage infrastructure and some properties. Due to the very high cost of providing a full flood attenuation scheme, this CIL application does not include for a full flood attenuation scheme. Instead this project addresses localised surface water flooding and ponding through the provision of rain gardens in key, vulnerable locations. Unless significant additional funding comes forward via the Levelling Up Fund or other sources, it will not be possible to deliver a full attenuation scheme.</p> <p>The project seeks to address some of the known flooding issues in the area but in the absence of a full flood attenuation scheme can only make a moderate benefit to flood defence at this time.</p>	3
Health provision & wellbeing	<p>This is not specifically a health project. However, there will be benefits for health in the form of improved physical and mental health/wellbeing and a reduction in pollution. The scheme will also encourage active travel i.e. walking and cycling, enabling residents of Caterham better access to facilities and shopping experience in their local area. The project is also aligned with the recommendations of the Surrey County Council Healthy Streets Plan (currently in consultation).</p> <p>Detail has been provided to show that the project would improve the physical environment of the town centre and encourage active travel.</p>	3
Education provision	None	0
Transportation	<p>The scheme will adopt a reduced traffic speed of 20 mph and aims to promote active travel through the provision of cycle signage, cycle storage and wider parking bays to reduce the risk of vehicle owners opening the doors of parked cars into oncoming cyclists. The provision of seating areas will encourage all visitors but may be particularly welcomed by older residents and visitors and families. Details of benefits to road safety and improvements to active travel have been identified.</p>	3.3

Amenity provision	Croydon Road currently has no amenity space, and this has presented challenges to the businesses located here. Whilst there is no scope to provide a town square, the provision of pocket parks and seating areas will have a significant impact. Bus layover areas have been rationalised to ensure that TFL buses layover in one area, rather than on both sides of the road. This helps create more amenity space. Moderate benefits to amenity provision in the area have been identified with the addition of pocket parks and seating areas.	3.7
Environment & climate change	<p>By encouraging active travel i.e. walking and cycling, rather than continued reliance on the private car, this project supports a reduction in carbon dioxide emissions. The average petrol car on the road in the UK produces the equivalent of 180g of carbon dioxide every kilometre.</p> <p>The planting of trees and plants as part of the scheme will capture damaging carbon dioxide and therefore will also help mitigate the temperature rise that contributes to climate change. The shade created by trees will mitigate the impact of rising temperatures. The rain gardens will help to alleviate the impact of extreme rainfall and surface water flooding, which are also symptoms of climate change.</p> <p>The additional planting will also promote greater biodiversity. The link between climate change and biodiversity has long been established. Rapid climate change affects ecosystems and species ability to adapt and biodiversity loss increases. This project will deliver biodiversity net gain.</p> <p>The project includes details and evidence of several elements intended to benefit the environment and have a positive impact on climate change. The project aligns with the draft Tandridge Climate Change Action Plan and Surrey's Climate Change Strategy 2020.</p>	5
Match funding	34% match funding provided, including LEP grant, Parish Council CIL and private sector funds from the Caterham BID.	3
Value for Money	Economy - A competitive tender will be undertaken for each phase of the project. The cost of the construction/works phase will be below threshold. The procurement will be a two-stage restricted process using the PAS 91 qualification questionnaire, as allowed for in the regulations (public contract regulations 2015). Responses to the PAS 91 questionnaire will enable us to assess contractor abilities, capacity and experience to perform the contract. Consideration will be given to contractors based locally or employing local staff and the positive impact on the local economy. A shortlist of qualifying contractors will then be invited to tender for the opportunity, which will be advertised on the Council's tendering portal, as well as Contracts Finder and the Government's new Find A Tender Service. The contract would be awarded to the most economically advantageous tender.	3.3

	<p>Efficiency — The project involves partnership working between Tandridge District Council and the Caterham BID, with involvement from SCC, and is considered to make efficient use of the resources available;</p> <p>Effectiveness – The proposed physical improvements are considered to be effective in achieving the desired benefits to regenerate the town centre.</p> <p>Equality – Investment in Caterham town centre is needed to support the local economy and to level-up the economy in Tandridge and the wider East Surrey area. Investment in this town-centre improvement project would also be an investment in the green infrastructure that will help to ensure environmental resilience and sustainability.</p> <p>Deliverability – No planning permission is required. Highways authority approval to proceed is required. This is being taken forward via a S278 agreement. The stage one road safety audit and technical appraisals are nearing completion and we will be progressing the detailed design phase this autumn. In addition, the Caterham Business Improvement District is a key partner in this project. The BID initiated the project and is working closely with TDC to progress it. The BID represents all businesses in the town centre who have a rateable value, currently circa 200 businesses. The BID has committed £100,150 to the project already and if successful at re-ballot can commit further funds to the project.</p> <p>Maintenance arrangements – The project team are working with the highways authority to design a scheme that will ultimately be adopted and maintained by the highways authority. This means using materials that are within the highways authority approved materials list. It may necessary for TDC to maintain certain elements of the scheme, notably the soft landscaping, for a period of five years from planting. Once the planting is established, responsibility for maintenance will transfer to the highways authority. Opportunities for local businesses to sponsor new planting will be explored. However, it will be critical that experienced gardeners/horticulturalists are used to maintain the planting in the initial years, and therefore we are liaising closely with TDC’s parks team and tree officers. The timing of the planting will also be a factor in its success.</p> <p>Good detail, with some evidence, has been provided to show that the project would represent good value for money, delivering the stated outcomes at a reasonable cost.</p>	
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Score summary	Support development			Economic growth & regeneration			Flood defence			Health provision			Education provision			Transportation			Amenity provision			Environment & climate change			Match funding			Value for money			
	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	TOTAL SCORE
Officer panel score:	5	6	30	5.7	6	34.2	3	5	15	3	4	12	0	4	0	3.3	3	9.9	3.7	2	7.4	5	2	10	3	6	18	3.3	6	19.8	156.3
Agreed WG score (where differs from officer panel):																															
Conclusions																															
Officer Questions/Applicant Answers:																															
<p>Q. Please can you provide clarification regarding the suggestion to re-ballot the Caterham BID in Section 4.2, and whether this is essential or supplementary to the success of the project. Please be aware that if this is deemed to be essential then any grant will be subject to a condition precedent demonstrating that this has been achieved.</p> <p>A. An update on the re-ballot was provided as part of the presentation and Q&A session.</p>																															
Working Group comments:																															
The Group recommended that the bid should be approved in full.																															