

Assessment of CIL bid full application

TDC CIL Reference Number:	IA-00262
Officer recommended ranking:	3 rd of 5
WG final ranking (where differs):	

Officer Assessment

Project title:	Opening up the Countryside – Dormansland				
Applicant:	Dormansland Parish Council				
Total cost of project (£):	£133,000	CIL requested (£):	£91,700	Percentage to be funded by CIL:	69%
Amount recommended:	<i>(full/partial/none)</i>				
	Working Group:				

Project summary

Enhancement of the Rights of Way network around the village of Dormansland to form a circular route with a spur to link to other accessible rights of way, a total of approx. 2km. The aim is to open parts of the countryside to those using mobility scooters, push chairs etc. who do not currently have access and to improve access for those with mobility and/ or sight issues. This will entail work to improve the sub structure of the paths and surface dressing. Specification will vary depending on location.

Benefit	Officer Assessment	Officer Panel Score
Support development	<p>The project is situated in the parish of Dormansland, which is an area that has not received significant development in recent years with the Council's records showing that the parishes of Lingfield and Dormansland have only taken around 3% of development in the District over the past 5 years. The emerging Local Plan does however allocate around 60 residential units to the nearby Lingfield area.</p> <p>The applicants state that planning permission (ref 2017/212) has been granted for a new housing development of 9 homes behind Dormans Station which is on the circular route, and there are plans for new housing on the Tandridge owned lock-up garage sites off Hollow Lane and New Farthingdale and possibly as part of redevelopment of the Memorial Hall site. The project aligns with the Tandridge District Core Strategy (2008) policy CSP13 in particular in relation to improvements to Rights of Way.</p>	3.33

	<p>The emerging Plan also recognises that access to high quality open spaces makes an important contribution to health and wellbeing of communities (policy TLP17). The project aligns with policy TLP30 Green and Blue Infrastructure, TLP31 Public Rights of Way, and TLP50 Sustainable Transport and Travel.</p> <p>There is no adopted Neighbourhood Plan for Dormansland.</p>	
Economic growth & regeneration	Improved route is anticipated to bring additional trade to 3 local pubs and local store.	2.67
Flood defence	Not applicable.	0
Health provision & wellbeing	<p>Encouraging and enabling outdoor activity and recreational enjoyment will bring health and wellbeing benefits. Supporting letters from Ramblers Wellbeing Walks, Young Epilepsy and a local resident are provided.</p> <p>Link in with Lingfield practices and how this will be communicated more widely with the general public and services near by including health services i.e. Lingfield GP practice.</p>	4
Education provision	The project will increase educational opportunities by providing a safe route to the countryside for outdoor based learning for the local primary school and residents of Young Epilepsy. Supporting letters from the Headteacher of Dormansland Primary School and Young Epilepsy are provided.	3.67
Transportation	Improves transport safety by providing an accessible off road route for pedestrians and cyclists between Dormans and Lingfield stations and goes a long way to providing an entirely off road link between the two villages.	4.33
Amenity provision	Enhances local Rights of Way in line with Surrey Rights of Way Improvement Plan	3.33
Environment & climate change	Encourages a switch to sustainable means of transport – however as these are recreational routes it is likely to be small scale.	3

Match funding	31% external funding	3
Value for Money	<ul style="list-style-type: none"> • Evidence of three tenders for the work is required, and justification for the option chosen; Surrey County Council will appoint contractors through their procurement processes to ensure value for money. • Evidence of the need for CIL funding to deliver the project; Dormansland Parish has received from TDC only £4,124.76 in the last 4 years, insufficient to undertake any significant infrastructure works. • An assessment against any core outcomes e.g. cost per job/home (against national benchmarks)/ cost-benefit analysis; according to the applicant the CIL element of the project costs equates to a one - off cost of 90p per resident. • Details of project timescales, phasing, maintenance. • Officers will assess to what extent the project represents value for money using the following: The following rely on SCC experience of work as a Statutory undertaker: Economy: has the cost of the project been minimised whilst also having regard to quality? This will need to meet SCC standards through approved contractors. Efficiency: to what extent does the project make optimal use of space and resources? It aims to open up the countryside. Equality: to what extent does the project benefit all members of the local and wider community; it aims to improve access for the community. 	5

<u>Score summary</u>	Support development		Economic growth & regeneration		Flood defence		Health provision		Education provision		Transportation		Amenity provision		Environment & climate change		Match funding		Value for money		TOTAL SCORE					
	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S						
Officer panel score:	3.33	6	2.67	6	0	5	4	4	1	3.67	4	15	4	3	13	3	2	7	3	3	6	18	5	6	30	140.33