

Local public services



Local public services, including schools and medical facilities, are already under significant pressure. The addition of further housing would place an unsustainable strain on these vital services. Public transport in the area is inadequate, with infrequent bus services and limited train connections. This lack of transport infrastructure would force new residents to rely heavily on private vehicles, further exacerbating traffic congestion and environmental degradation.

A recent Freedom of Information Request (FIO) revealed that as of the 14th May 2026, the number of full-time-equivalent (FTE) General Practitioners working at the practice is 4 WTE(Working Time Equivalent) GPs.

The current number of registered patients at the practice 11,376 making 2844 patients per Doctor. The NHS recommended safe limit per Doctor is 1500.

An FOI was also submitted to Godstone Surgery but as of 15/05/2026 they have not replied.

National Average 1 doctor for 1,577 patients
East Surrey 1 full time doctor for 1,414 patients.

7 of the 10 surgeries listed in TDC documents above the national average ratio.
2011 census

The data available for GP provision in Tandridge indicates that local surgeries are already operating under significant strain. The figures, current as of 06/01/2016, show that most patient numbers per GP were already above national averages at that time. Since then, the population of Tandridge has increased by **5.9% between 2011 and 2021** (Census 2021), making it reasonable to assume that all local surgeries — including Lingfield & Godstone Surgeries (Nearest Surgeries to this development) — now have even higher patient numbers.

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This is supported by more recent data. The 2022 Census, along with information obtained through a Freedom of Information request, confirms that more generally and Lingfield Surgery's patient list has continued to grow.

For context, ONS 2022 data shows:

Number of patients per staff member by region and staff type (Source ONS 9/12/2022)

Region	Staff type	Oct 2018	Oct 2019	Oct 2020	Oct 2021	Oct 2022
South East	Fully-qualified GPs	2270	2220	2260	2300	2350

- **South East average 2022:** 1 GP per **2350** patients

This benchmark is already challenging, yet local provision appears to fall short even of these standards.

Data from NHS Choices website 06/01/2016

Surgery, patients registered, doctors listed (ratio - straight patients per doctor)

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Surgery	Patients registered		Doctors listed	ratio patients per doctor		Notes
	06/01/2016	14/05/2026		06/01/2016	14/05/2026	
Lingfield	10,512	11376	4	2,628	2844	
Smallfield	6,328		6	1,054		Not counting semi-retired practice owner
Oxted Health Centre	16,762		10	1,676		
Godstone, Pondtail Surgery	7,209		4	1,802		
Townhill, Guards Avenue, Caterham	13,475		8	1,684		
Caterham Valley Health Centre, Eothen House	9,079		5	1,815		
Warlingham Elizabeth House	5,642		4	1,410		
Whyteleafe Station Rd	5,918		5	1,183		

This data demonstrates that the current GP-to-patient ratio is not only above the average for the South East, but also **2.3 times higher** than the British Medical Association's recommended safe benchmark of **1 full-time equivalent (FTE) GP per 1,000 patients**. This indicates that the area is already **severely under-resourced**. For context, even the **NHS's**

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own recommended safe limit is **1,500 patients per GP**, a threshold that is also significantly exceeded.

