

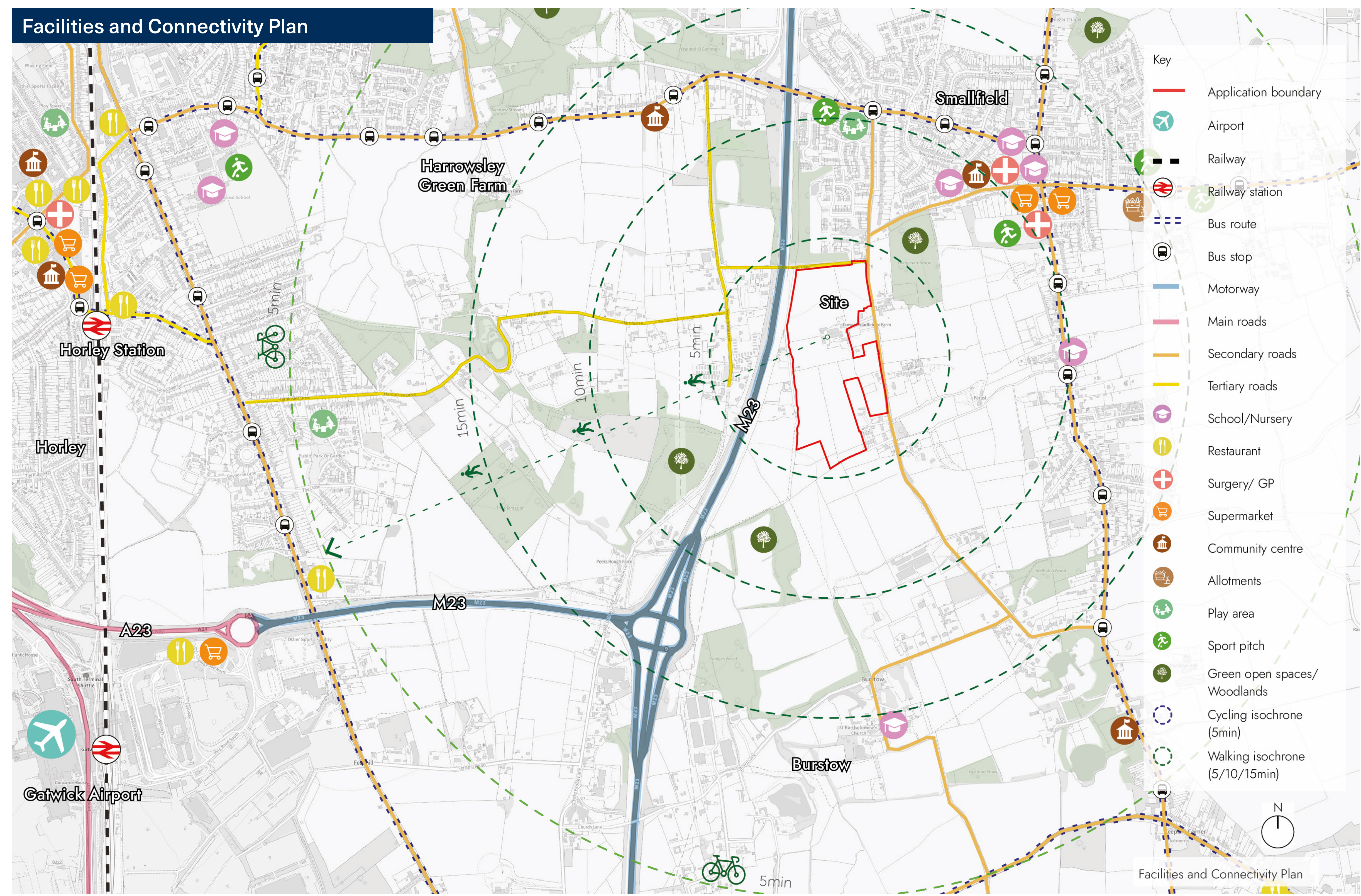
Land West of Broadbridge Lane, Smallfield

Public Consultation

Welcome

Crest Nicholson is pleased to present a proposal for developing new homes on land west of Broadbridge Lane.

The site is a 15-hectare (37-acre) of Greenfield land located about 700 metres southwest of Smallfield village centre and east of the M23 motorway. It is currently used for agriculture as part of Broadbridge Farm, is surrounded by hedgerows and is not accessible to the public at present.



The site is well-suited for low-density housing due to its proximity to existing community facilities and infrastructure. With a growing demand for new homes in Tandridge, there is a recognised need to release Green Belt land to accommodate new homes.

Crest Nicholson homes:



Our Proposals

Our plans include:

- 

Around 290 new homes and a 70-bed Extra Care facility
- 

50% of the 290 homes will be affordable
- 

A range of housing types will be provided including 1-bedroom flats to 5-bedroom detached properties
- 

A new publicly accessible community park with play area for all to enjoy
- 

New walking and cycling routes
- 

Protection of existing wildlife and at least a 10% biodiversity net gain
- 

EV charging points
- 

Energy-efficient homes

Precedent images:



Crest Nicholson homes:



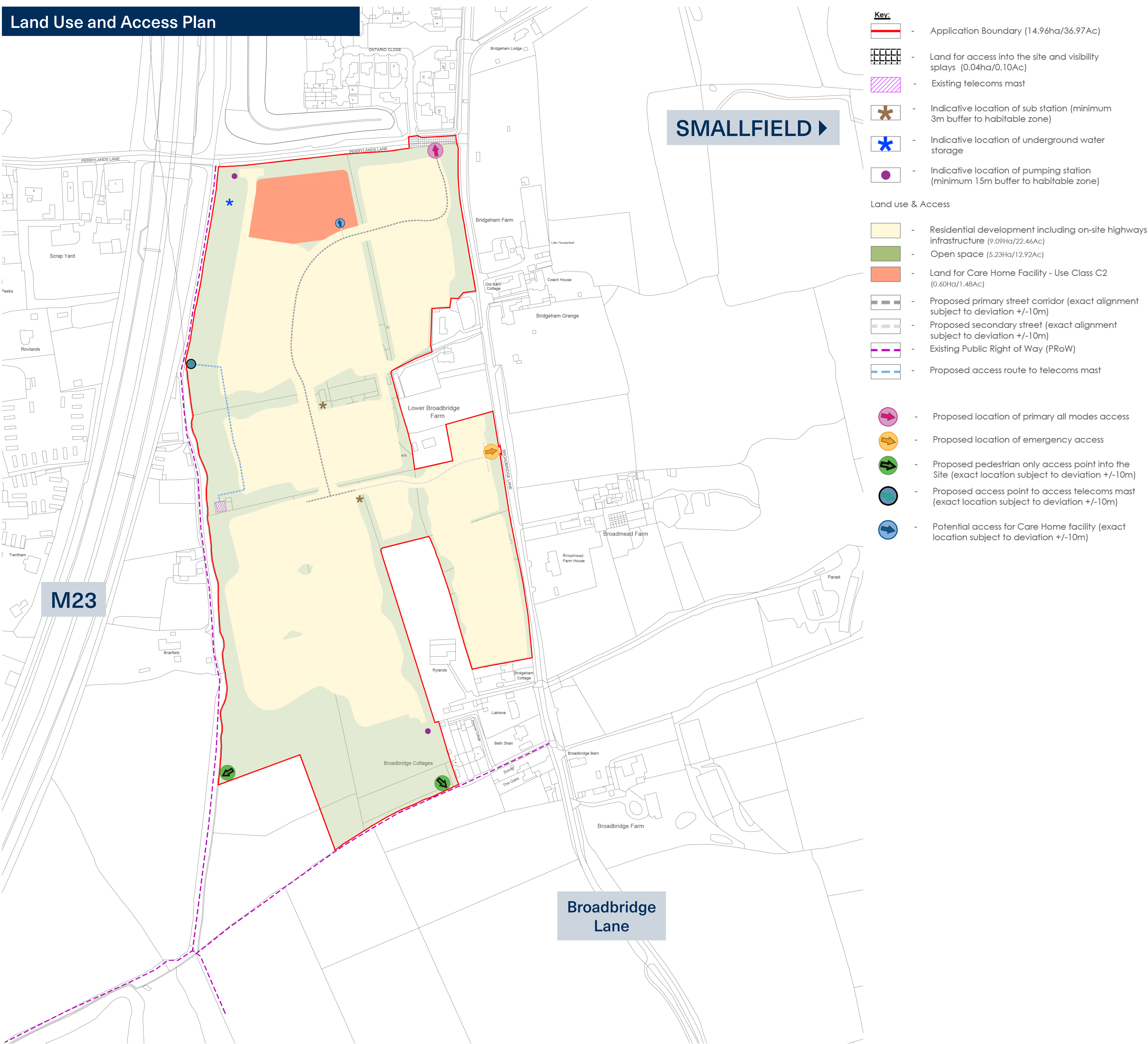
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Technical Considerations

WSP are our transport consultants. They have carried out extensive traffic modelling on the surrounding roads. The highways proposal includes:

- Vehicle access into the site will primarily be via a new junction on Perrylands Lane.
- Providing additional pedestrian and cycle access points.
- Car and cycle parking will be provided in line with relevant policy guidance, including the provision of EV charge points across the site.



Flood Alleviation Proposals

The majority of the site is located in Flood Zone 1, meaning that it has a less than 1 in 1,000-year chance of flooding. A small proportion of the site, located in the south-western corner is Flood Zone 2 - this area will not be developed on.

We understand flooding is a key concern for residents in Smallfield. We are:

- Implementing Sustainable Urban Drainage (SUDs) into the proposals to ensure that the development does not increase flood risk on site, or to neighbouring proposals. This is a natural water collection management practice that aim to align modern drainage systems with natural water processes.
- Working with Thames Water to ensure that the additional foul flows from the development will be accommodated within the network.
- The discharge of surface water will be controlled at greenfield run-off rates. This means that there will be no flooding caused by the development.
- Not building on the Flood Zone 2 area.

Benefits



Housing Delivery in Tandridge

- Only 38% of the housing needs have been met, with 631 homes delivered since 2019—far short of the required 1,667.
- Just 64 affordable homes were built in 2023/24.
- House prices are 15 times average earnings, housing in Tandridge remains out of reach for many.
- First-time buyers face an average price of £374,000, compared to £300,000 in the South East and £252,000 in England.



Social Benefits

- A diverse housing mix will allow young people to get on the property ladder and provide downsizing options for older residents.
- A new community park will connect Smallfield’s existing and new residents.
- Community Infrastructure Levy contributions will boost local facilities like GP surgeries, roads, public transport and sports centres.



Economic Benefits

- Local apprenticeships during construction.
- c. £9.2m in additional local spending, supporting businesses and services.
- c. £700,000 in annual Council Tax which goes towards funding local schools and libraries among other things.



Environmental Benefits

- Energy-efficient homes.
- Preservation of existing vegetation and creation of new habitats.
- Protection and enhancement of local wildlife.



The scheme will preserve existing vegetation and create new habitats



The scheme will bring protection and enhancement of local wildlife

Next Steps

- Early October**
Feedback will be reviewed and shared with the team
- Late Autumn**
A planning application will be submitted to Tandridge District Council for review
- Spring 2025**
Planning application determined
- Early 2026**
Subject to planning approval, construction could commence

Keep Updated

If you have any questions or want to provide feedback, please don't hesitate to get in touch.

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To view the website, scan the QR Code below or visit:

www.lowerbroadbridgefarm.co.uk



We welcome feedback by 3rd October