This fact sheet is an overview of some of the key information regarding this ward which is contained in the Draft Local Plan.

It is intended to act as a guide to help better direct you to the relevant information in the Draft Local Plan which contains more detail.

We have created a map for each of the 20 wards in the district, as well as listing some important information for each including:

- Allocated housing sites – This is a site that has been allocated for residential development.
- Infrastructure – Requirements for roads, schools and health centres etc.
- Town Centres, Local Centres and Neighbourhood Centres – These are protected shopping areas.
- Tourism Asset – These are protected places to visit.
- Strategic Employment Sites and Important Employment Sites – Provide a mix of employment uses which will be protected and intensified.

Garden Community in South Godstone

The Garden Community will be located in South Godstone. Please note, the brown boundary on the Godstone map (see separate fact sheet by visiting www.tandridge.gov.uk/localplan) is only an area of search, it does not mean all the land within the brown line will be developed or removed from the Green Belt.

What is a Regulation 19 Consultation?

The main purpose of the Regulation 19 consultation is to ask for comment on the legal compliance and soundness of our Local Plan. Comments relating to legal compliance predominantly relate to procedural requirements.

In the case of comments relating to soundness, these should include whether the plan has been positively prepared and whether it is justified, effective and consistent with national policy.

Once Regulation 19 is complete, an updated Draft Local Plan is submitted for examination by an independent Planning Inspector who will undertake a ‘public examination’.

Key documents

To view the Draft Local Plan and the Spatial Strategy document, please visit www.tandridge.gov.uk/localplan.

Key information for Burstow, Horne & Outwood

Allocated Housing Sites

- Land at Plough Road and Redehall Road, Smallfield. HSG01 (estimated size 160 units) (in the Green Belt)
- Chapel Road, Smallfield. HSG02 (estimated size 15 units)
- Land North of Plough Road, Smallfield. HSG03 (estimated size 120 units) (in the Green Belt)
- Woodlands Garage, Chapel Road, Smallfield. HSG04 (estimated size 10 units)

Infrastructure*

- Expansion/Reprovision of Burstow Primary School.
- Pedestrian crossing Redehall Road.
- Smallfield flood alleviation and attenuation ponds.
- Plough Road Playing Field youth provision.
- Open space.
- Junction improvements at Plough Road, Redehall Road, Chapel Road and Wheelers Lane.
- Copthorne junction improvements.

Local Centre

- Smallfield.

Tourism Asset

- British Wildlife Centre.

Important Employment Site

- Cophall Farm, Copthorne. IES03

* Not all infrastructure provision relates to a policy. Some infrastructure will be funded through developer commissions and some will be funded by the Community Infrastructure Levy.