Examination – Note for Inspector

HSG01 – HSG04 Housing Sites; Flood and Highway Improvement Related Matters in Smallfield – December 2019
1. This note sets out the Council’s ongoing work in relation to policies HSG01 – HSG04 specifically in relation to flood related and Highway Improvement matters in the village of Smallfield as touched upon at the Tandridge Local Plan Examination Hearings.

Flooding

2. The attached document comprises the latest work undertaken in relation to the ongoing flood alleviation scheme in Smallfield. It sets out a range of potential opportunities which the modelling indicates will help reduce the flood risk in Smallfield. As noted above this work is ongoing and is the latest stage; it does not represent a final or preferred approach. The next stage, which the Project Board is entering into, includes setting out a finance strategy and engagement with land owners. The outcome of this work will inform the options to be taken forward to outline design and the Outline Business Case.

Highways Improvements

3. In relation to highways improvements, a package of measures is identified in INF1pages 36 – 37. These range of measures have been apportioned out in policies HSG01 – HSG04 in Our Local Plan in order to seek contributions towards these measures. An anticipated high level cost estimate was provided in INF1 at a point in time.
4. Subsequently Surrey County Council as Highways Authority have been engaged with a number of partners and stakeholders to draw up proposals. It has been confirmed by the Highway Authority that they have an indicative package of measures, which are primarily shaped around a road safety scheme for the centre of Smallfield village around Burstow Primary School. Highlights from this draft package of measures currently includes the following elements:

- A pedestrian crossing on Redehall Road
- Remodeling of the pinch point outside the school in Wheelers Lane to make it function properly as a safety function for all road users
- Altering the end of Wheelers Lane where it joins to Redehall Road to "no entry" from Redehall Road but still allowing exit from Wheelers Lane. The pavement outside the post office on the corner would be built out to narrow the exit to a single vehicle width.
- Raising the raised table in the centre of the village.

5. It is currently estimated that this package of measure would cost in the region of £300,000 - £350,000 to which sites HSG01- HSG04 could contribute towards.