Introduction

1. Vectos are commissioned to provide traffic and transport advice in relation to the potential residential development on land at Broadbridge Lane, which is located on the western side of Smallfield.

2. This Note provides a review of the Burstow Requirements related to transport, contained within the Tandridge District Infrastructure Delivery Plan (IDP). This Note provides commentary on the weight of these requirements in terms of improving the future highway network of Smallfield.

Burstow Transport Requirements

3. The IDP shows the transport requirements for Burstow. These are listed below, along with their estimated costs, and shown in full in Appendix A at the back of this note.

1) Redehall Road - removal of existing speed cushions and provision of alternative traffic calming measures - £50,000

2) Road Safety Scheme for Burstow Primary School, Wheelers Lane - £50,000

3) Additional 58 car parking spaces adjacent to the centre of Smallfield - TBC

4) Pedestrian Crossing on Redehall Road - £150,000

5) Junction Improvements at Plough Road/Redehall Road/Chapel Road/Wheelers Lane - £65,000

4. No plans detailing the schemes have been provided with the associated text, so it is very difficult to determine how/if these suggested improvements will be effective to the future operation of the Smallfield highway network, or if they are even possible to implement (when considering land ownership/availability issues). For example, the cost for the crossing on Redehall Road appears to be very high and without any plans it is not possible to see why this is the case.

5. Ideally a set of plans would be available so that they could be reviewed to see if what is being proposed is suitable. However at this stage there is nothing other than generic text available, and therefore it is not possible to consider the effectiveness of the transport requirements being put forward.
6. Further to this there appear to be no firm timescales or commitments to bringing the required highway schemes forward. The schemes related to the HSG01/HSG02/HSG03/HSG04 developments are required between 1-10 years. These are very vague timescales.

**Potential Broadbridge Lane Contributions**

7. If the land that Crest have an interest in (known as Broadbridge Lane) is developed, then it could reasonably contribute to all of the required improvements - with the exception of the additional car parking in the centre of Smallfield. The preference of contributions would be schemes 5, 2, 4, 1.

8. As stated above, Broadbridge Lane could reasonably contribute to the improvement of the highway network in Smallfield. Given that Broadbridge Lane would not impact the centre of Smallfield to the same extent as the developments on the east of the village centre, it would be sensible for the Broadbridge Lane development to come forward first.

**Summary**

9. Vectos are commissioned to provide traffic and transport advice in relation to the potential residential development on land at Broadbridge Lane, which is located on the western side of Smallfield.

10. The Burstow transport requirements have been reviewed and there is currently not enough information to confirm whether they will have an impact on the Smallfield highway network.

11. The land at Broadbridge Lane is better located for development than other potential development sites to the east of Smallfield village centre, and would be happy to reasonably contribute to the majority of the required improvements.
<table>
<thead>
<tr>
<th>Burston Requirements</th>
<th>Infrastructure Scheme</th>
<th>Priority</th>
<th>Infrastructure Support</th>
<th>Total Estimated Infrastructure Cost (Higher)</th>
<th>Funding Arrangement</th>
<th>Site to contribute</th>
<th>Delivery Partner</th>
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<td>Transport</td>
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<td></td>
<td>Redehall Road - removal of existing speed cushions and provision of alternative traffic calming measures</td>
<td>Desirable</td>
<td>Local Committee Aspiration</td>
<td>£50,000</td>
<td>S278/Parish Council</td>
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<td>Surrey County Council</td>
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<td></td>
<td>Road Safety Scheme for Burstow Primary School, Wheevers Lane</td>
<td>1 – 5/6 – 10</td>
<td>Local Committee/ Surrey County Council Aspiration</td>
<td>£50,000</td>
<td>Parish Council/CIL</td>
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<td></td>
<td>Additional 50 car parking spaces adjacent to the centre of Smalfield</td>
<td>1 - 5</td>
<td>Parish Council Aspiration</td>
<td>TBC</td>
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<td></td>
<td>Pedestrian Crossing on Redehall Road</td>
<td>1 – 5 / 6 –10</td>
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<td>£150,000</td>
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