

1. Norbryght Farm Paddocks

1.1 The site is adjacent to the village of South Godstone, in Surrey. The paddocks form a part of a farm estate known as Norbryght farm.

1.2 The site is surrounded on the north, south and west by farm land and grazing paddocks. To the east it is accessed via a driveway that leads on to Tiburstow hill Road. This road in turn leads onto the A22 that runs north or south. The M25 is 3.5 miles to the North of the site.

1.3 Distances

Godstone Station – 1.6 miles (London Bridge and London Victoria from 55 minutes)

Redhill Station – 6 miles (London Bridge from 29 mins,

London Victoria from 35 minutes);

Godstone Village – 1.8 miles; Oxted 5.1 miles; M25 J6 – 2.7 miles;

Gatwick Airport – 10.1 miles; Central London – 21.2 miles. (Distances are approximate)

1.4 Setting

The site is accessed along a private driveway and concealed from the main road. It is on reasonably level ground and is not visible from any public roads

The centre of the farm is to the east of the site and consists of a series of 3 houses that are currently not occupied. The farm was previously mainly used for the stabling of horses and some agriculture (to the south)

The farm is abutted to the south by the railway line and beyond this is a small industrial estate.

1.5 local amenities

Norbryght occupies an enviable position to the west of the charming village of Godstone, with its local shops, village green and hostelrys. Oxted, Caterham, East Grinstead and Redhill town centres provide more comprehensive shopping facilities. The M25 is just under approximately 3 miles away giving easy access to Gatwick and the motorway network. Oxted (5 miles) and Redhill (6 miles) mainline stations provide direct services to London Bridge

1.6 Adjacent Grounds

The land site sits at the head of a charming, tree lined avenue, which passes paddocks and light woodland along with a pond, the sand school then sweeps on up to Norbryght, before passing a large modern barn and Norbryght Stables.

There are gardens attached to the main house with lawns, shrubs and herbaceous borders as well as a terrace adjoining the house. Close to Norbryght Stables is an area set aside for chickens, whilst magnificent mature trees pepper the land and there is a good deal of hedgerow. The remainder of the land is laid out as paddocks of varying sizes. The stable yard consists of a 'U' shaped stable block with eight boxes and a tack room.

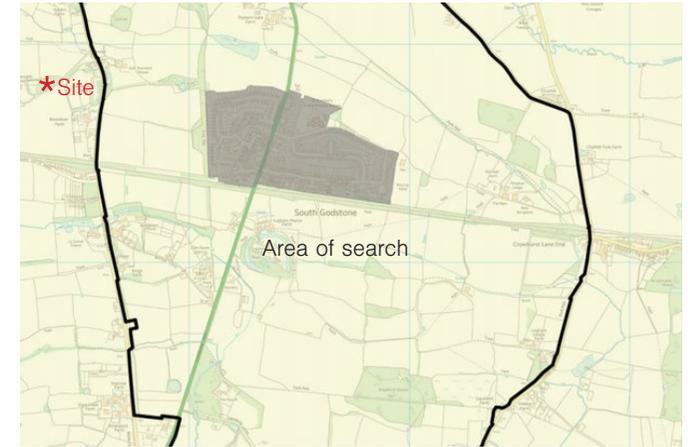
1.7 Town Planning

The site currently lies within the green belt. It is however adjacent to a large potential strategic housing site known as "South Godstone Garden Village".

Tandridge Council has a housing deficit of 12,900 homes over the period of their new local plan (to 2033). To address this shortage, Tandridge Council included a 4,000 home Garden Village at South Godstone in their draft local plan (in late 2018). This draft local plan has now been through public examination (in Nov 2019). In the next few months, the Planning Inspector will make a decision as to whether he finds the Plan "Sound", if he does, then Tandridge Council will formally "Adopt" the plan, and the Garden Village will become formal planning policy.

The Planning Inspector has verbally provided some outline qualified support for the Garden Village. He noted that one of the question marks surrounding the viability of the Garden Village scheme is the number of houses being put forward. Due to the costs in delivering such a large scheme, the Inspector considers that it may only be justifiable if the number of homes and the area of search for the Garden Village is increased. Additionally, since the Garden Village makes up less than a third of the housing shortfall over the Plan period, it is expected that the Garden Village will grow in the future. This makes the land at Norbryght Farm strategically important given it is both a deliverable site and already adjacent to the existing Garden Village search area.

Also note, In July 2019 the government gave its political backing to support the proposed Garden Village scheme. Please See Surrey Live article "Government gives its backing to Tandridge council's plan for South Godstone Garden Village"



(<https://www.getsurrey.co.uk/news/south-godstone-garden-village-latest-16502928>)