

HORLEY TOWN COUNCIL

**Minutes of a Meeting of the Planning and Development Committee
held on 15 June 2021, at 7.30 pm.**

Present	Cllrs	Hannah Avery	Mike George (Chairman)	Martin Saunders
		James Baker	Samantha Marshall*	Rob Spencer
		Giorgio Buttironi*	Simon Marshall	Fiona Stimpson
		Jerry Hudson	David Powell	

*** Absent**

Also Present	Joan Walsh (Town Clerk)
	Judy Morgan (RFO and Planning Officer)

P 7151 Apologies and Reasons for Absence

Apologies were received from Cllrs Buttironi and Samantha Marshall.

RESOLVED: Noted.

P 7152 Disclosable Pecuniary Interests and Non-Pecuniary Interests

No declarations were made.

RESOLVED: Noted.

P 7153 Public Forum

Gatwick Airport Second Runway (Gatwick 2)

The Vice-Chairman of CAGNE addressed the meeting regarding the organisation's opposition to the expansion of Gatwick Airport.

A CAGNE briefing note had previously been circulated to all Councillors for information and the representative said that he wished to add the following comments:

- CAGNE seeks to be fair to all communities, it is an umbrella group that has grown in recent years. The group is not anti-Gatwick Airport but is opposed to Gatwick Airport expansion.
- CAGNE is concerned that in addition to the Development Consent Order (DCO) to bring the Northern Runway into use, further growth was also planned on the current runway. Taken together, growth on the current runway and expansion through use of the Northern Runway would generate a significant number of extra flights.
- CAGNE is concerned that this will do more damage to the environment through increased emissions.
- CAGNE feels that the use of carbon capture instead of alternative fuel sources places a huge burden on the planet.
- CAGNE understands that FASI will allow an increase in the number of flights.
- CAGNE is concerned that GAL is seeking to reduce jobs through automation.
- CAGNE has noted recent comments by Coast to Capital and the MP for Crawley that the reliance for employment on Gatwick Airport is too great and feels that prosperity for the Airport should not be relied upon to produce prosperity for the region.

- P 7153)**
- CAGNE is worried that the decline in air quality is not currently being reversed.
 - CAGNE is sensitive to the impact of the Covid-19 pandemic on Gatwick Airport but wants to see recovery rather than growth and is therefore opposed to the second runway.

The Chairman thanked the representative for addressing the Committee. The speaker was grateful to Members for taking the time to listen to the views of CAGNE and asked that these be considered. There were no further questions raised.

RESOLVED: noted.

P 7154 **Approval of Minutes**
Planning & Development Committee – 18 May 2021

RESOLVED: that the minutes of the above meeting of the Planning & Development Committee, be approved.

P 7155 **Planning Updates**

P7139 Horley Precinct Paving Reinstatement

The Town Clerk reported that RBBC had contacted the County Council about the issue of the protruding utility covers being left on the paving following recent repairs undertaken by the water provider. RBBC had surplus paving to enable the utility company to complete the reinstatement and SCC would ensure the works were carried out promptly.

RESOLVED: noted.

P 7156 **Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 14 May to 10 June 2021.

RESOLVED: noted.

P 7157 **Planning Applications received from Reigate & Banstead Borough Council for the period 14 May 2021 to 10 June 2021.**

RESOLVED: that the Town Council's comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.

P 7158 **Planning Appeals (during the period 14 May to 10 June 2021)**

Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.

RESOLVED: noted.

P 7159 RBBC Draft Climate Change and Sustainable Construction Supplementary Planning Document (SPD) Consultation – (Closing Date 23 June 2021)

Members gave careful consideration to the RBBC consultation on Draft Climate Change and Sustainable Construction Supplementary Planning Document (SPD) but felt that it was somewhat outside their area of expertise to give detailed comments on the SPD. Some concern was also expressed about the short amount of time provided during the consultation period.

It was suggested that a letter be sent to the Head of Planning Policy at RBBC explaining that while HTC was supportive of the aims of the SPD, they did not feel that they were able to comment in detail to the consultation. In view of this, HTC would also appreciate a briefing once the SPD had been adopted by RBBC.

RESOLVED: that a letter (copy appended to these Minutes) be sent to the Head of Planning Policy at RBBC and copied to Borough Cllr Richard Biggs, Executive Member for Planning Policy and Place Delivery.

P 7160 Letters Received

From	Subject	Received	Action
CAGNE	G2 Factsheet	17.06.21	Noted
ERTA	Agenda for Guildford Forum	25.05.21	Noted
Metrobus	Newsletters	07.06.21	Noted
Network Rail	Gatwick Station Project Update	21.05.21	Noted
Residents	Land Interest Questionnaire Gatwick	04.06.21	Noted
SES Water	Drought Plan Consultation – Closing Date 30 July 2021	07.06.21	Add to Agenda for the Planning Meeting to be held 20 July 2021.

RESOLVED: noted.

P 7161 Diary Dates

The Town Clerk noted that the next meeting would be Full Council on 29 June 2021 which would be held in Regent Hall to allow for the requisite in-person meeting whilst still complying with the current social distancing rules during the Covid-19 pandemic.

RESOLVED: noted.

P 7162 Press Release

RESOLVED: that comments on Planning Applications be released to the press and placed on the Town Council website.

Meeting closed at 20.10 pm Date of next meeting: 20 July 2021

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 14 May 2021 – 10 June 2021

To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: n/a	Application No: <u>21/00778/HHOLD</u>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Demolish existing rear conservatory and side porch. Construct single storey rear extension and replacement side porch. As amended on 04/05/2021 and on 11/05/2021.
Cons Expiry Date: 18/05/21; Determination Deadline: 04/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

02. RBBC Letter Dated: n/a	Application No: <u>21/01093/TED</u>
LOCATION:	Land Adjacent To 43 Victoria Road Horley Surrey
DESCRIPTION:	Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.
Cons Expiry Date: 19/05/21; Determination Deadline: 10/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

03. RBBC Letter Dated: 14/05/21	Application No: <u>21/01065/HHOLD</u>
LOCATION:	3 Stocks Close Horley Surrey RH6 9GU
DESCRIPTION:	Construction of a single storey rear extension to be joined with an existing conservatory
Cons Expiry Date: 05/06/21; Determination Deadline: 08/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

List of Planning Applications
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04. RBBC Letter Dated: 17/05/21	Application No: 21/00695/F
LOCATION:	Lloyds 96 Victoria Road Horley Surrey RH6 7AB
DESCRIPTION:	Division of existing No.2 residential flats at first floor, into No.4 flats. Including new fenestration. As amended on 14/05/2021.
<i>Cons Expiry Date: 08/06/21; Determination Deadline: 09/07/21;</i>	
History	17/00693/F – Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats. As amended on 29/09/2017. 20/02906/CLP – Converting the upper parts of an existing retail unit into two dwellings.
Status	17/00693/F – Approved with Conditions 20/02906/CLP – Permitted Development
Comments	17/00693/F – No objections. However, there are concerns over car parking. 20/02906/CLP – n/a (CLP-type application)
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

05. RBBC Letter Dated: 18/05/21	Application No: 21/01147/HHOLD
LOCATION:	Eastdean 43 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Proposed double storey side/rear extensions & single storey side/rear extensions.
<i>Cons Expiry Date: 09/06/21; Determination Deadline: 22/06/21;</i>	
History	14/01699/HHOLD – Proposed two storey and single storey extensions
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

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06. RBBC Letter Dated: 18/05/21	Application No: 21/00247/S73
LOCATION:	The Paddocks 50 Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Construction of one detached house with associated landscaping. Variation of Condition 1 of permission 19/02530/F. Change to condition to allow for amended drawings. Changes to include utility room door & velux windows. As amended on 17/05/2021.
<i>Cons Expiry Date: 02/06/21; Determination Deadline: 28/04/21;</i>	
History	19/02530/F – Construction of one detached house with associated landscaping. As amended on 27/01/2020, 09/03/2020, 03/04/2020 and on 10/04/2020
Status	Approved with Conditions
Comments	No objections, however due to the poor quality of the site layout it is unclear where access to site is situated
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

07. RBBC Letter Dated: 19/05/21	Application No: 21/01058/HHOLD
LOCATION:	Brooklands 42 Smallfield Road Horley Surrey RH6 9AT
DESCRIPTION:	Front single storey extension - patio and garage
<i>Cons Expiry Date: 10/06/21; Determination Deadline: 09/07/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

08. RBBC Letter Dated: 21/05/21	Application No: 21/01137/HHOLD
LOCATION:	20 Chesters Horley Surrey RH6 8BP
DESCRIPTION:	Proposed first floor, two storey and single storey extensions
<i>Cons Expiry Date: 12/06/21; Determination Deadline: 22/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

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09. RBBC Letter Dated: 24/05/21	Application No: <u>21/01326/HHOLD</u>
LOCATION:	17 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Proposed single storey outbuilding for use as a gym
Cons Expiry Date: 15/06/21; Determination Deadline: 12/07/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

10. RBBC Letter Dated: 24/05/21	Application No: <u>21/01101/HHOLD</u>
LOCATION:	22 The Drive Horley Surrey RH6 7NG
DESCRIPTION:	Side single storey extension
Cons Expiry Date: 15/06/21; Determination Deadline: 12/07/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/06/21)	No objections

11. RBBC Letter Dated: 25/05/21	Application No: <u>21/01374/TPO</u>
LOCATION:	9 Dene Close Horley Surrey RH6 8AG
DESCRIPTION:	T1 Oak- Fell Tree is in major decline and has no live canopy apart from basal growth. Top of canaopy is completely dead and dropping debris along falling bark from main stem. Applicant has young child and is concerned about debris falling into garden. Applicant will replant on councils recommendation regarding species. T2 Oak - Reduce crown by 1.5m by removing secondary growth maintaining natural shape and remove epicormic growth.Tree is in close proximity to house and neighbouring properties and is causing excessive shading. Reduction will increase light spill whilst in keeping with surrounding trees.
Cons Expiry Date: 16/06/21; Determination Deadline: 13/07/21;	
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
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12. RBBC Letter Dated: 01/06/21	Application No: 21/01215/CU
LOCATION:	2 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	The Change of Use from guest house annexe back to the original use as a residential bungalow with a small family annexe within the existing footprint.
<i>Cons Expiry Date: 22/06/21; Determination Deadline: 30/06/21;</i>	
History	98/08300/CU – Change of use at 2 Russells Crescent to guest house and change of use at 39 Massetts Road of 100m of private garden to guest house parking 13/01200/CU – AMENDED DESCRIPTION: Change of use from guest house accommodation to house in multiple occupancy for up to 7 people
Status	98/08300/CU – Approved with conditions 13/01200/CU – Approved with conditions
Comments	98/08300/CU – No objections 13/01200/CU – No objections
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

13. RBBC Letter Dated: 02/06/21	Application No: 21/01255/HHOLD
LOCATION:	46 Wheatfield Way Langshott Horley Surrey RH6 9DA
DESCRIPTION:	Single storey front extension, new window and single storey rear extension.
<i>Cons Expiry Date: 23/06/21; Determination Deadline: 05/07/21;</i>	
History	15/02762/HHOLD – Erection of an ancillary Granny Annexe. As amended on 11/02/2016
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

14. RBBC Letter Dated: 03/06/21	Application No: 21/00976/HHOLD
LOCATION:	5 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 24/06/21; Determination Deadline: 19/07/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

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15. RBBC Letter Dated: 07/06/21	Application No: 21/01293/HHOLD
LOCATION:	61 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	Two storey side extension
<i>Cons Expiry Date: 28/06/21; Determination Deadline: 07/07/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

16. RBBC Letter Dated: 09/06/21	Application No: 21/01245/HHOLD
LOCATION:	19 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Two storey side extension, and front and rear dormers
<i>Cons Expiry Date: 30/06/21; Determination Deadline: 28/07/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

17. RBBC Letter Dated: 10/06/21	Application No: 21/01353/HHOLD
LOCATION:	91 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Two- storey side extension comprising a garage and kitchen at ground level and two bedrooms at first floor level. Main roof and front porch extended across new extension.
<i>Cons Expiry Date: 30/06/21; Determination Deadline: 13/07/21;</i>	
History	16/01620/HHOLD – Two- storey side extension comprising a garage and kitchen at ground level and two bedrooms at first floor level. Main roof and front porch extended across new extension.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

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18. RBBC Letter Dated: 10/06/21	Application No: 21/01361/S73
LOCATION:	15 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Conversion of existing building into 7 no C3 residential dwellings. Variation of Condition 3 of permission 19/02121/F. The land along the Church Road site frontage referred to is owned by the Highways Authority. It follows that the Highways Authority, and not the Applicant, is responsible for the land and accordingly the Applicant requests this condition is removed.
<i>Cons Expiry Date: 01/07/21; Determination Deadline: 13/07/21;</i>	
History	<u>19/02121/F</u> – Conversion of existing building into 7 no C3 residential dwellings. As amended on 17/12/2019, 13/01/2020 and on 01/01/2020. <u>20/02625/CLE</u> – A certificate of lawful development (existing use) is sought to regularize the existing and continued use of the building and grounds immediately south of no 15 Church Road and as per the attached site location plan as a self-contained C3 residential dwelling. As amended on 12/02/2021.
Status	19/02121/F – Approved with Conditions 20/02625/CLE – Approved
Comments	19/02121/F – No objections 20/02625/CLE – No objections
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

19. RBBC Letter Dated: 10/06/21	Application No: 21/01384/F
LOCATION:	Tesco Express 73 - 77 Brighton Road Horley Surrey RH6 7HL
DESCRIPTION:	Proposal to install new modular extension with new bin and fence. Removal of existing fence.
<i>Cons Expiry Date: 30/06/21; Determination Deadline: 28/07/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/06/21)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 25/05/21	Application No: 21/01382/TPO
LOCATION:	30 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	(T1) Oak tree- Reduce lateral branches by 2m and shape into top to bring into shape by reducing top crown by 0.5-1m to reshape crown, thin by 15% and remove lowest branch over shed. To allow more light into back of garden. The tree has a heavy lean into garden due to a large Ash tree situated behind. reducing lateral limbs will help balance the crown and future preserve the tree.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 25/05/21	Application No: 21/01372/TPO
LOCATION:	50 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	T1 Oak- Reduce crown by 1.5m to secondary growth points maintaining natural shape. Tree has previously been reduced and has now put on substantial regrowth. Tree is dropping a lot of debris around childrens play area and reduction would stop this.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01/06/21	Application No: 21/01449/TPO
LOCATION:	B1 Kenya Court Horley Row Horley Surrey RH6 8BQ
DESCRIPTION:	T1: Lime Tree - To lift canopy to approx. 6mts to allow buses etc to pass under T2: Sycamore - To lift canopy to approx. 6mts to allow buses etc to pass under
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only
10/05/21
<p><u>19/02166/DET03</u> – 34 High Street Horley Surrey RH6 7BB Submission of tiles details pursuant to Condition 3 of permission 19/02166/F. Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat.</p> <p><u>19/02166/DET04</u> – 34 High Street Horley Surrey RH6 7BB Submission of windows details pursuant to Condition 4 of permission 19/02166/F. Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat.</p> <p><u>19/02166/DET11</u> – 34 High Street Horley Surrey RH6 7BB Submission of fast charge socket details pursuant to Condition 11 of permission 19/02166/F. Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat.</p> <p><u>19/02166/DET12</u> – 34 High Street Horley Surrey RH6 7BB Submission of Energy and Water Efficiency Statement details pursuant to Condition 12 of permission 19/02166/F. Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat.</p> <p><u>20/02930/DET03</u> – Chalet At Trentham Peeks Brook Lane Horley Surrey RH6 9PP Submission of materials details pursuant to Condition 3 of permission 20/02930/HHOLD. Retrospective approval for replacement garden building in revised position from consent 17/00561 and revised use as ancillary use to the dwelling and support building for the caravan site.</p> <p><u>20/02930/DET05</u> – Chalet At Trentham Peeks Brook Lane Horley Surrey RH6 9PP Submission of noise mitigation details pursuant to Condition 5 of permission 20/02930/HHOLD. Retrospective approval for replacement garden building in revised position from consent 17/00561 and revised use as ancillary use to the dwelling and support building for the caravan site.</p> <p><u>20/01693/NMAMD1</u> – The Reduit Rosemary Lane Horley Surrey RH6 9HG Non-Material amendment to 20/01693/HHOLD : Removal of 3 roof windows within the ground floor extension, and replacement with 1 roof lantern.</p>
17/05/21
<p><u>21/00893/CLP</u> – 23 Pine Gardens Horley Surrey RH6 7RA The proposal is for a single storey side extension with a pitched roof.</p>
24/05/21
<p><u>19/02166/DET07</u> – 34 High Street Horley Surrey RH6 7BB Submission of Construction Transport Management Plan details pursuant to Condition 7 of permission 19/02166/F. Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat.</p> <p><u>21/01546/PDE</u> – 4 Hurst Road Horley Surrey RH6 8EJ Rear infill extension. Max height 3.16m, height at eaves 2.3m and extending 3.71m beyond the rear wall.</p> <p><u>04/02120/RM2C/NMAMD2</u> – Horley North West Development Meath Green Lane Horley Surrey Non-material amendment - Variation to the L3 LEAP fence line on the south eastern edge</p>

List of Planning Applications
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During the period 14 May 2021 – 10 June 2021

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31/05/21

[21/01580/PDE](#) – 12 Woodroyd Gardens Horley Surrey RH6 7LP | Single storey rear extension.
Maximum height 3.95m, height at eaves 2.49m and extending 6.00m beyond the rear wall.

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
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www.horleysurrey-tc.gov.uk



Ian Dunsford,

Planning Policy Manager

Reigate and Banstead Borough Council

By email: - Ian.Dunsford@reigate-banstead.gov.uk

16 June 2021

Dear Ian,

RBBC Draft Climate Change and Sustainable Construction Supplementary Planning Document (SPD) Consultation

Horley Town Council considered the consultation at their Planning meeting held on 15 June 2021.

The Council support the aim of making development accountable to the challenges of mitigating and adapting to climate change and to addressing other sustainability issues. Unfortunately, our Councillors do not feel that they have had sufficient time to consider the content of the SPD; and additionally, they feel that it is somewhat outside this Council's area of expertise to make detailed comments on the SPD.

However, the Council is supportive of a framework for the design of developments (in relation to climate change mitigation/sustainable design) which includes:

- Policy regarding the location of development and how land is used (for example, to reduce the need to travel).
- Flood risk mitigation measures.
- Corporate waste reduction policies.
- Protection of landscape and biodiversity; and
- Green Infrastructure.

The Council supports policies which encourage new development to incorporate passive and active energy efficiency measures, climate change resilience measures and renewable energy technologies. Policies that seek to save money for the local authority and local people by ensuring that new development uses energy and water efficiently or that seek to boost the local economy by creating new demand for low-carbon and resilient goods and services. Policies that enable the use of the planning system to reduce the need to travel and promote cycling, walking and public transport and policies that promote green and blue



infrastructure by supporting investment in natural solutions that will help protect against extreme weather events.

Once the SPD has been adopted, Horley Town Council would very much appreciate a briefing on how the SPD will work in practice.

We look forward to your response.

Yours Sincerely,

A handwritten signature in blue ink that reads "Jean Walsh". The signature is written in a cursive style with a large initial 'J'.

Town Clerk

cc. Cllr Richard Biggs RBBC