



**P 5975**

The draft responses by the Town Council to the consultation which had been considered DMP Sub-Committee prior to the meeting, and prepared by Cllr George, were then presented on screen for group discussion. Cllr George reported that the documentation was somewhat cumbersome and relevant sections were fragmented which made the task of preparing the responses more time consuming.

Some additional comments were made by the Committee on sections relating to the principles behind a proposed business park, traveller pitches and flooding. It was strongly felt that certain areas of Horley should not be recategorized until there was some evidence that flood mitigation measures would be sufficient.

Members commented that the extensive research which had been carried out in preparing the draft responses was very apparent. Cllr Olliver further extended a special note of thanks to Cllr George for formulating the responses which clearly had been a very detailed and lengthy exercise and to which the Committee also conveyed their immense gratitude.

Following these deliberations, it was decided that the DMP Sub-Committee would reconvene on another date to finalise the Town Council's responses for onward submission to the RBBC LDF Team, prior to the closing date of 23 February 2018.

***RESOLVED: that the Town Council's formal responses to the RBBC consultation on the Development Management Plan, Regulation 19, be submitted prior to the closing date and ratified at the next meeting of this Committee.***

**P 5976**

**Approval of Minutes  
Planning & Development Committee - 9 January 2018**

***RESOLVED: that the minutes of the above meeting of the Planning and Development meeting, be approved.***

**Matters Arising  
Planning & Development Committee - 9 January 2018**

**P 5977**

**Parking on School Zig-Zag Road Markings, Albert Road, Horley**

The Town Clerk reported that an update on parking restrictions outside Horley Infant School, Albert Road had been provided by the SCC representative for the Reigate and Banstead Local Committee, after making direct enquiries with Senior Highways Officers, on behalf of the Town Council.

Members were told that there was no Traffic Regulation Order (TRO) in existence to enforce parking restrictions outside the school. In fact, the zig-zag lines were merely put in as an advisory marking many years ago prior to the build out, have not been refreshed since and have never been legally enforceable. Members were very concerned about the implications of this, in particular, road safety issues for children and others approaching the school and did not consider the markings to be unnecessary.

It was noted that the closing date for the next parking review for Reigate and Banstead was November 2018. In the meantime, the matter would be escalated to the Local Committee and other measures already taken by the Town Council to seek feedback through the Horley Learning Partnership on other schools impacted by the lack of parking restrictions, would be followed up. The Committee would be kept informed once further updates were available.



**P 5977)**      **RESOLVED: noted.**

**P 5978**      **CLP Applications**

It was noted that, historically, the Town Council had been consulted on all CLP applications but this no longer seemed to be the case. Although it was not a legal requirement for RBBC to consult on such applications, it would be preferable for the Town Council to be kept informed of these in view of the extensive local knowledge by members, and this had been conveyed to planning policy representatives at RBBC accordingly.

**RESOLVED: noted.**

**P 5979**      **Air Quality Monitoring Station - Michael Crescent Centenary Park**

Members were advised that the RBBC Air Quality Monitoring Officer had since been informed that the Town Council had no objections to his request to site an additional cabin at Michael Crescent Centenary Park for monitoring purposes, on the same basis as the existing unit.

**RESOLVED: noted.**

#### **Outside Bodies and Sub-Committees**

**P 5980**      **Gatwick Diamond Business (GDB)**

The latest GDB networking events had been circulated to all members. It was noted that the members' meeting would be held on 23 February.

**RESOLVED: noted.**

**P 5981**      **Horley Town Management Group (HTMG)**

Members were advised that next meeting had been rescheduled and would now take place in the Edmonds Hall on **20 February, 6.30 pm** and the RBBC Regeneration Manager would be in attendance to provide a presentation on the High Street Pedestrian Precinct Public Realm Works.

The Clerk added that the draft licence agreement for a defibrillator unit outside Boots in Horley High Street has been delayed until positioning and signage for the unit can be agreed with the Landlord Consent Manager at Boots.

**RESOLVED: noted.**

**P 5982**      **Deferred Planning Applications**

No matters were deferred.

**RESOLVED: noted.**

**P 5983**      **Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 6 January 2018 to 2 February 2018.



**P 5983)**      **RESOLVED: noted.**

**P 5984**      **Planning Applications received from Reigate & Banstead Borough Council for the period 6 January 2018 to 2 February 2018.**

**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 noted.**

**P 5985**      **Planning Appeals**

**Planning Appeals Received**

The list of Planning Appeals received during the period 6 January 2018 to 2 February 2018, were reviewed.

**RESOLVED: noted.**

**P 5986**      **Planning Appeals Determined**

The list of Planning Appeals determined during the period 6 January 2018 to 2 February 2018, were reviewed.

**RESOLVED: noted.**

**Ongoing Planning Matters**

**P 5987**      **Residents Forum**

Members were updated on the issues raised at the Residents Forum meeting held on 30 January 2018, and those relevant to highways matters and proposals for a business park would be followed up by Cllr Graham Knight and Cllr Kay Hammond. It was further suggested residents be reminded that responses to the current Regulation 19 element of the consultation, could incorporate any previous comments made on Regulation 18, and this information would be updated on the HTC website accordingly.

**RESOLVED: noted.**

**P 5988**      **North East Sector (The Acres)**

There was no update.

**RESOLVED: noted.**


**P 5989**      **North West Sector (Westvale Park)**

There was no update.

**RESOLVED: noted.**

**P 5990**      **Town Centre Regeneration**

There was no update.



P 5990) **RESOLVED: noted.**

P 5991 **Railway Matters**

There was no update.

**RESOLVED: noted.**

**Highways Matters**

P 5992 **SCC Highways: Outstanding Road Maintenance in Horley**

ClIr Hudson revisited previous communications he had some time ago with the SCC Highways Area Manager, advising that the issues raised remained unresolved. He said that many of the roads he highlighted remained in a very poor state and general road maintenance remained unsatisfactory overall. His particular points of concern were that:

- i. *in many areas nothing had been done or it took a very long time to get something done;*
- ii. *the patching that had been done was unsatisfactory;*
- iii. *the use of non-specialist road surfacing contractors was contributing to the problem;*
- iv. *thousands of pounds were being wasted because the job was not being done properly;*
- v. *oversight and scrutiny of road maintenance was unsatisfactory.*

The Clerk advised that the SCC Cabinet Member for Highways, Mr Colin Kemp, was keen to engage with Town and Parish Councils on highways matters. It was anticipated that a meeting would be arranged in the month of March, at which time, such feedback on outstanding highways matters and concerns made by residents would be raised.

**RESOLVED: noted.**

P 5993 **SCC Highways Bulletins**

**RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).**

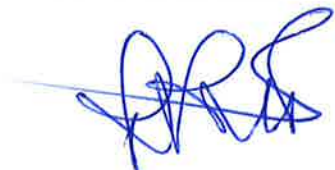
**Airport Matters**

P 5994 **GATCOM: National Audit Office Report on the GTR Franchise**

ClIr George updated members on the report provided by the National Audit Office which concluded that high levels of disruption for passengers meant that, to date, the Thameslink, Southern and Great Northern rail franchise has not delivered value for money.

The Clerk added that arrangements were being made through the GATCOM Committee for representatives from GTR and Network Rail to give a presentation and updates on performance, future challenges and the key themes arising from responses to the various consultations on the 2018 timetable.

**RESOLVED: noted.**



**P 5995 GATCOM Meeting held 25 January 2018**

The Clerk gave an update on the Key Messages and Outcomes from the GATCOM meeting which included a report from the Chairmen of the GATCOM Steering Group and Passenger Advisory Group (PAG) plus an Aviation Policy Update.

**RESOLVED: noted.**

**P 5996 Gatwick Departure Route 4**

Cllr George updated members on the judicial review by the Civil Aviation Authority (CAA), which was provided at the GATCOM meeting. He explained that the CAA had agreed to a Consent Order, and the next stage would be for the Order to go before a judge for it to be agreed. If approved, the CAA must decide on their next step and may need to seek a Judicial Order. It was noted there would be no quick resolution to the matter as changes to airspace tended to be a lengthy process.

**RESOLVED: noted.**

**P 5997 Proposed Expansion of Heathrow Airport – Consultation and Airspace Principles Consultation (Closing Date 28 March 2018)**

The Clerk explained that the two consultations by Heathrow Airport related to proposals and options for the expansion of the airport and airspace principles. GATCOM had registered their interest in having an opportunity to give input to Heathrow's work on developing design principles for changes to its airspace. The consultations would be open until 28 March 2018, and a dedicated website was available plus details on how to respond at: [Heathrow Expansion Consultation, Airspace Principles Consultation](#)

**RESOLVED: noted.**

**P 5998 Use of Northern Runway at Gatwick Airport**

Cllr George advised he had enquired about the usage of the northern runway at the previous meeting of NATMAG. Residents' concerns included noise, air quality, and noise contours. A presentation about the use of the runway would take place at the next NATMAG meeting to be held on 8 February.

**RESOLVED: noted.**

**P 5999 Recent Airport Communications**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
GATCOM	Revised Draft End Noise Action Plan 2019-2024 Consultation on the Draft List of Actions	2.2.18	Noted

GATCOM	Weekly Newsletters & Updates	12.1.18) 19.1.18) 26.1.18) 02.2.18)	Noted.
CAGNE	Gatwick Diamond Initiative	20.1.18	Noted
Plane Justice	Press Release: "CAA concede Route 4 decision was wrong on all grounds ..."	19.1.18	Noted

**RESOLVED: noted.**

**P 6000 Highways England Consultation: M23 - J8 to 10 Smart Motorway All Lane Running Scheme (Closing Date: 15 February 2018)**

***RESOLVED: that the Town Council's formal response to the above Highways England Consultation: M23 - J8 to 10 Smart Motorway All Lane Running Scheme, as appended to the signed copy of these minutes and available to view on the Town Council website, be ratified.***

**P 6001 MVDC Consultation: Future Mole Valley - Local Plan Call for Sites: Greenfield Land (Closing Date 5 February 2018)**

The Clerk advised that a request made by the Town Council to be kept of any proposed development on or adjacent to the borders of Horley, had been duly acknowledged by MVDC in relation to this consultation. It was further noted that a newsletter entitled 'Future Mole Valley', intended to keep interested parties up to date with the latest work and progress in the run up to producing a new Local Plan for Mole Valley, had subsequently been received and circulated to members.

**RESOLVED: noted.**

**P 6002 West Sussex County Council Consultation: Proposed Modifications to the Joint West Sussex Minerals Local Plan (Closing Date: 9 March 2018)**

Information about the consultation on the proposed modifications to the West Sussex Joint Minerals Local Plan had been circulated to all Members. It was noted that a response would not be required on this occasion and there no mineral deposits near Horley.

**RESOLVED: noted.**

**P 6003**

**Letters Received**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
SCC Highways	M23 closure 10 – 9	11.1.18)	Noted
Work Information	Horley Row	15.1.18)	
Leaflets	Bonehurst Road	15.1.18)	
	Victoria Road	25.1.18)	
	Bakehouse Road	30.1.18)	
	Albert Road	30.1.18)	
	Brighton Road	6.2.18)	
SCC	Footpath Closure	5.2.18	Noted
Resident Email	Dangerous Parking: A23 Brighton Road.	18.1.18	Noted.
Tandridge District Council	Local Plan Newsletter	6.2.18	Noted.

**RESOLVED: noted.**

**P 6004**

**Diary Dates**

**MP Surgery**

HTC Meeting Room at 3.00 pm on Friday 16 February 2018  
*(subsequently postponed).*

**Horley Town Management Group**

Albert Rooms at 6.30 pm on Tuesday 20 February 2018

**RESOLVED: noted.**

**P 6005**

**Urgent Business**

No matters were raised.

**RESOLVED: noted.**

**P 6006**

**Press Release**

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

**Meeting closed at 9.10 pm**

**Date of next meeting: 6 March 2018**

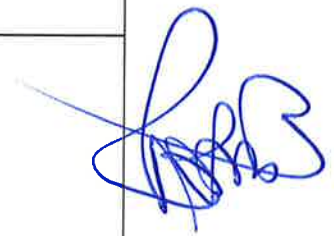




**Planning & Development Committee**  
**Declarations of Interest**

**Date of Meeting: 6 February 2018**

Councillor(s)	Pecuniary or Non-Pecuniary	Reference	Location	Details
Stimpson	Non-Pecuniary	18/00129/CU	The Beeches, 60 Massetts Road, Horley, RH6 7DS	Proximity



# HORLEY TOWN COUNCIL

**Joan Walsh**  
**Town Clerk**  
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**FAO: Salman Asad**  
**Project Manager**  
**Highways England**  
**5 St Philips Place**  
**Colmore Row**  
**Birmingham**  
**B3 2PW**

25 January 2018

By email: [M23J8\\_10Smart@highwaysengland.co.uk](mailto:M23J8_10Smart@highwaysengland.co.uk)

Dear Mr Asad,

## **M23 J8-10 Consultation on Statutory Instrument**

I am responding on behalf of Horley Town Council. At our planning meeting, held on 9 January 2018, members discussed the proposals to implement variable mandatory speed limits (VMSSL) on M23 junction 8 to 10 (the scheme) and a permanent 50mph speed limit on the westbound carriageway of Gatwick Spur from M23 junction 9 to junction 9a. The meeting was attended by eight Councillors, but all eighteen Horley Town Councillors have had the opportunity to comment by email.

The Council is keen to support economic growth in the local area, reduce congestion, and improve safety. The Council considers the proposal to be positive and is broadly in support of the proposed introduction of a Smart Motorway between J8 to J10 of the M23. However, the Council has several concerns about the impact on the link road to Gatwick Airport which also supports local towns and is already under pressure. The Council is concerned about

- the potential capacity required for the Airport link road as this is likely to get busier especially given the potential for increased traffic because of the proposed business park in South Horley
- the possibility of major traffic holdups in the event of an accident; potentially isolating the airport; causing missed flights, business losses, and general inconvenience.

The Council felt that it was imperative that the proposed speed limits should be appropriately enforced.

Yours sincerely,

**Town Clerk**  
**Horley Town Council**

# **HORLEY TOWN COUNCIL**

## **Planning & Development Committee**

Minutes of a Meeting of the above-named Committee held at the Town Council Offices, Albert Road, Horley on 6 March 2018, at 7.30 pm

**Present**

**Cllrs** Richard Biggs (Chairman)  
Kevin Etheridge  
Mike George  
Jerry Hudson  
Simon Marshall  
Richard Olliver  
David Powell  
Fiona Stimpson

**In Attendance**

Joan Walsh (Town Clerk)  
Carol Fenton (Deputy Clerk)

**P 6007**            **Apologies and Reasons for Absence**

***RESOLVED: that the apologies of Cllrs Jackson and Mabbett be accepted for reasons as specified in the Attendance Register. Cllr Banwait was absent.***

**P 6008**            **Disclosable Pecuniary Interests and Non-Pecuniary Interests**

***RESOLVED: that the Declarations of Interest, as appended to these minutes, be noted.***

**P 6009**            **Public Forum**

No members of the public attended.

**P 6010**            **Approval of Minutes  
Planning & Development Committee - 6 February 2018**

***RESOLVED: that the minutes of the above meeting of the Planning and Development meeting, be approved.***

**Matters Arising  
Planning & Development Committee - 6 February 2018**

**P 6011**            **Parking on School Zig-Zag Road Markings, Albert Road, Horley**

The Clerk told members that a Traffic Regulation Order (TRO) would be required to enforce parking restrictions outside Horley Infant School, Albert Road and this could not be followed up until the next Local Committee Parking Review in December 2018. She advised that that the line markings had been refreshed during recent road resurfacing but still cannot effectively operate without a valid TRO. As such, parents and other drivers continued to park over it.



- P 6011)** Members remained very concerned about the implications of having no parking restrictions and enforcement in place, in particular, road safety issues for children and others approaching the school. It was further noted that the SCC Parking Project Team Leader was fully aware of the views raised by the Town Council in the past and that parking restrictions and enforcements outside Horley schools should be treated as a priority.

**RESOLVED: noted.**

#### **Outside Bodies and Sub-Committees**

- P 6012** **Gatwick Diamond Business (GDB)**

The latest GDB networking events had been circulated to all members. It was noted that the next members' meeting would be held on 23 March at Canon UK in Reigate.

**RESOLVED: noted.**

- P 6013** **Horley Town Management Group (HTMG)**

Members were advised that the HTMG meeting planned for 20 February, had been postponed. However, a site meeting regarding the High Street Pedestrian Precinct makeover would be held on 12 March, for members of the working group. The RBBC Regeneration Manager and SCC Design Engineer would also be in attendance, and the HTMG group would reconvene after this time (on a date to be arranged). The Clerk added that the Licence Agreement for the positioning of a defibrillator unit outside Boots in Horley High Street was in the process of being finalised.

**RESOLVED: noted.**

- P 6014** **Deferred Planning Applications**

No matters were deferred.

**RESOLVED: noted.**

- P 6015** **Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 3 February to 2 March 2018.

**RESOLVED: noted.**

- P 6016** **Planning Applications received from Reigate & Banstead Borough Council for the period 3 February 2018 to 2 March 2018.**

**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 noted.**



**Planning Appeals**

**P 6017 Planning Appeals Received**

The list of Planning Appeals received during the period 3 February to 2 March 2018, were reviewed.

**RESOLVED: noted.**

**P 6018 Planning Appeals Determined**

The list of Planning Appeals determined during the period 3 February to 2 March 2018, were reviewed.

**RESOLVED: noted.**

**P6019 Ongoing Planning Matters**

There was no update.

**P 6020 North East Sector (The Acres)**

It was noted that the bus service through 'The Acres' development was now operational. However, buses had been seen waiting near the roundabout before setting out on the return route. Members requested that enquiries be made about whether this was a permanent stop on the route.

**RESOLVED: that enquiries be made regarding the bus route through The Acres development with clarification on the last permanent stop by buses before the return route, and a further update be provided at the next Committee meeting.**

**P 6021 North West Sector (Westvale Park)**

Cllr George reported that many trees had been removed recently in the vicinity of Landens Farm and that the matter should be taken up with RBBC to establish the reason for this action being taken.

**RESOLVED: that the Clerks contacts RBBC for clarification on tree removal near Landens Farm, Horley and provides an update at the next Committee meeting.**

**P 6022 Town Centre Regeneration**

It was reported that dates had been suggested to the RBBC Regeneration Manager for the next meeting of the Horley Regeneration Forum. However, this had yet to be confirmed.

**RESOLVED: noted.**



## Railway Matters

**P 6023 Redhill, Reigate & District Rail Users Association (RR&DRUA)  
AGM: 12 April 2018**

The Clerk reported that details regarding the forthcoming AGM of RR&DRUA on 12 April, had been received and forwarded on to members, for information.

**RESOLVED: noted.**

**P 6024 RESOLVED: that the annual subscription of £5.00 to the RR&DRA, be approved (subsequently sent).**

**P 6025 Brighton Mainline Upgrade**

The Clerk reported that Coast to Capital had forwarded a Press Release by Network Rail on the Brighton Mainline upgrade. Government funding had been confirmed for Network Rail to deliver the design stages of the project, known as the 'Croydon Area Remodelling Scheme'. Coast to Capital would provide regular updates on their website and twitter page as the project moves forward.

**RESOLVED: noted.**

## Highways Matters

**P 6026 SCC Highways: Outstanding Road Maintenance in Horley**

The Clerk advised that she and the Chairman, Cllr George, would be meeting with the SCC Cabinet Member for Highways, Mr Colin Kemp, on 19 March. Members' concerns around outstanding road maintenance in Horley would be raised together with traffic signalling work and enhancements receiving priority over other works such as pavement repairs and potholes.

**RESOLVED: noted.**

**P 6027 SCC Highways: Works Communications Team – Important Updates**

Location	Works/Duration	Received	Action
A23 Brighton Road, Longbridge roundabout	Traffic signal refurbishment <b>(Postponed)</b>	15.2.18	Noted.
A23 / Honeycrook Lane, Salfords	Junction Improvements <b>(2 weeks)</b>	15.2.18	Noted.
A23 / Massetts Road Junction	Replacement Traffic Lights <b>(Extended 2 weeks)</b>	12.3.18	Noted.

**P 6028 SCC Highways Bulletins**

**RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).**



**Airport Matters**

**P 6029**

**Gatwick Departure Route 4**

It was noted that CAA's letter of 9 February 2018 to GAL (previously circulated to members) stated that the former decision on Route 4 had been quashed by the Court on CAA's request. GAL would be reviewing CCA's new requirements and advised that 'Route 4 Standard Instrument Departures' would remain in place but would revert to a temporary status. GAL would continue to follow CAA guidance throughout the process.

**RESOLVED: noted.**

**GAL 2016 Noise Exposure Contours**

**P 6030**

The Clerk reported that the GAL 2016 Noise Exposure Contours which looks at why and how noise around airports is measured, had been published on the Gatwick Airport [website](#). The GATCOM Steering Group would consider the second Draft Environmental Noise Directive, Noise Action Plan 2019-24 at its next meeting on 22 March.

**RESOLVED: noted.**

**P 6031**

Cllr George reported that GATCOM expected to receive a presentation from Andrew Sinclair, Head of Airspace, Strategy and Engagement, about the proposed use of the emergency runway on a permanent basis.

**RESOLVED: noted.**

**P 6032**

**Recent Airport Communications**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
GATCOM	Important GTR Updates	7.2.18	Noted.
GATCOM	GTR – May 2018 Timetable	21.2.18	Noted.
GATCOM	Gatwick Airport draft END Noise Action Plan	6.3.18	Noted.
GATCOM	Gatwick North Terminal Roundabout – resurfacing works	15.2.18	Noted.
GATCOM	Weekly Newsletters & Updates	9.2.18) 15.2.18) 23.2.18) 2.3.18)	Noted.

**RESOLVED: noted.**



**P 6033**                    **RBBC Consultation: Development Management Plan (DMP) – Regulation 19  
(Closing Date: 23 February 2018)**

***RESOLVED: that the Town Council's response to the above RBBC Consultation on the Development Management Plan (DMP) – Regulation 19, as appended to the signed copy of these minutes and available to view on the Town Council website, be ratified.***

**P 6034**                    **Letters Received**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
SCC	Changes to newspaper provision in Surrey Libraries from April 2018	20.2.18	Noted.
SCC	Determination of Surrey's admission arrangements for community and voluntary controlled schools and coordinated schemes 2019	9.2.18	Noted. (Schools listed are not relevant to Horley).

***RESOLVED: noted.***

**P 6035**                    **Diary Dates**

**Meeting of the HTC/RBBC Liaison committee  
Reigate Town Hall at 2.00 pm on Thursday 8 March 2018**

**MP Surgery  
HTC Meeting Room at 3.00 pm on Friday 23 March 2018**

***RESOLVED: noted.***

**P 6036**                    **Urgent Business**

No matters were raised.

**P 6037**                    **Press Release**

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

**Meeting closed at 8.31 pm**

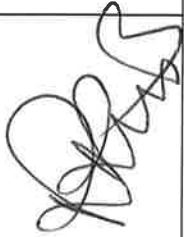
**Date of next meeting: 27 March 2018**





**Planning & Development Committee**  
**Declarations of Interest**

**Date of Meeting: 6 March 2018**

Councillor(s)	Pecuniary or Non-Pecuniary	Reference	Location	Details
Stimpson	Non-Pecuniary	18/00306/F	Gainsborough Lodge Hotel, 39 Massetts Road, Horley	Former member of GGHA.
Stimpson	Non-Pecuniary	18/00351/F	Gatwick White House Hotel, 52 Church Road, Horley	Former member of GGHA.
				

# HORLEY TOWN COUNCIL

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LDF Team  
Reigate & Banstead Borough Council  
Town Hall  
Castlefield Road  
Reigate  
Surrey  
RH2 0SH

By email to: [ldf@reigate-banstead.gov.uk](mailto:ldf@reigate-banstead.gov.uk)

20 February 2018

Dear Sir or Madam

## **Response to the Development Management Plan (DMP) Proposed Submission Document (Regulation 19)**

I am responding on behalf of Horley Town Council. At our planning meeting, held on 6 February 2018, members discussed the proposed submission Document. The meeting was attended by eight Councillors, but all eighteen Horley Town Councillors have had the opportunity to comment by email. The Council is grateful for the opportunity to comment and the response is set out below.

The Council understands that the submission document is important and complex, but both the Council and residents found the format difficult to deal with and felt that it would have been more accessible and achieved a more consistent approach if all information had been presented by area so that it would have been easier to concentrate on those areas of interest to our residents.

### **POLICIES MAP HORLEY: (Also refers to HOR10)**

The Town Council strongly objects to the inclusion of the racing and soft play centre site on the A23 to the urban site allocations because this would be a loss of an employment and leisure site. This is a busy area that is well utilised.

### **POLICIES MAP SOUTH:**

The Town Council notes that the land parcel at the Gower Road junction with Court Lodge Road and Thornton Place is misidentified. It should be categorised as urban open space.

Continued .../...

**EMPLOYMENT- TASK 1 SUPPLY DEMAND & EVIDENCE: (Also refers to HOR 9)**

The Town Council feels that it is unclear if the allocation of part of the Forge Wood Development is as a business park and the prospect of the Manor Royal business district continuing to grow, has been considered. The Town Council believes the consultants' reports are biased in favour of making the case for a business park in Horley. The Council questions whether the evidence is sound and robust as some of the figures are historic and whilst some evidence indicates a need; the Council has yet to see evidence that a business park would bring an economic benefit to Horley.

**ENVIRONMENT & CONSERVATION – HABITATS REGULATION ASSESSEMENT: (Also refers to GTT 1)**

The Council supports the change of the following two sites to authorised traveller pitches in light of the under provision in RBBC of traveller pitches and because these two sites are currently used as unauthorised traveller sites:

- Woodlea Stables up to 4 traveller pitches.
- Treetops/Trentham for up to 2 pitches.

**GREEN INFRASTRUCTURE AND STRATEGY PLAN:**

The Council noted that 4.13 lists RBBC owned and managed areas in Horley but omits the contribution from Horley Town Council owned/managed areas. Everything should be included.

In 7.1 Fig.7 Scotsman Copse, an area of ancient woodland, has been omitted and should be included.

**FLOODING –**

- Flood risk assessment level 1:
  - Appendix D – impact of climate change:
  - Appendix F – risk of flood from ground water:
  - Appendix G – flood warning & alert areas:
  - Appendix H – historic flood records:
- Flood risk assessment level 2:
  - Appendix A – site summary sheets:

The Town Council believes that nowhere else in the county is affected by flooding to such a degree or in the same way as Horley. The Town Council feels that it is imperative not to create problems that cannot be solved. It can be seen from the data in the various appendices, listed above, that the Horley area is at risk of flooding from all and any sources and this should mitigate against any further extensions outside of the current or approved built area. E.g. the proposed urban extension in Meath Green Lane. The Council is also concerned over proposals to re-categorise existing flood areas in order to support more development as it has yet to be proven that the flood mitigation schemes will work in those circumstances.



Continued .../...

Horley should be protected from further massive builds until the results of current flood mitigation can be known. The Town Council is also concerned about the impact of flooding to and from windfall sites in the existing built environment.

The Town Council is most concerned to ensure that no area of Horley is re-categorised until it is known that the flood mitigation works. The Council is worried that the flooding will just get worse and mitigation measures will move the problem of the flooding elsewhere rather than solve it.

In addition, the Town Council noted with surprise that no flood protection measures are proposed for Horley given that Horley has the worst problem.

**GREEN BELT REVIEW – MAIN REPORT:**

The Council finds that the document is giving mixed messages on the Rural Surrounds of Horley (RSH) and appears confused about whether it continues to prevent urban sprawl or is prime for development. The Council supports the idea that the Rural Surrounds of Horley should be re-designated at Green Belt.

The Council would also wish to see the entire length of the current and proposed Riverside Green Chain added to the Green Belt.

**GREEN BELT REVIEW – APPENDIX 1 PARCELS ASSESSMENT:**

All the areas considered in the parcels assessment mention the importance of these to have the support of the Green Belt and preventing urban sprawl and town mergers. The Green Belt continues to be important to Horley in providing areas of leisure and recreation not to mention its role where it is part of the flood plain. The Council supports the retention of the Green Belt and Rural Surrounds of Horley.

**HOUSING - STANDARDS JUSTIFICATION:**

The Town Council is unclear about whether sufficient weight has been given to the fact that Horley is in a water stress area which will not be helped by more and more housing. The number of houses that Horley has already taken should also be taken into account.

**HOUSING- SAFEGUARDING LAND REPORT FOR DEVELOPMENT BEYOND PLAN PERIOD:**

All proposed areas have a potential impact on flooding and highways infrastructure. Before any major development is planned, the Town Council recommends that there should be a flood defence plan for the Burstow stream area.

**HOUSING- TRAVELLER SITE LAND AVAILABILITY ASSESSMENT:**

Again, the Council is concerned about flooding but is able to support the plan for the field on Bonehurst Rd between the Cambridge Hotel and Lawsons timber yard.

**HOUSING- HOUSING MIX:**

The Town Council supports this policy.

A handwritten signature in black ink, appearing to be 'RMS', is written over the text 'The Town Council supports this policy.'

Continued .../...

**HOUSING- HOUSING & ECONOMIC LAND AVAILABILITY ASSESSMENT APPENDIX 2.3 HOUSING AREA 3: (Also refers to HOR 10)**

The Town Council objects to these sites, such as the racing centre, being allocated to housing with a further loss of employment and leisure space.

**INFRASTRUCTURE – PARKING STANDARDS:**

The Town Council noted that car ownership per household had increased and felt that the use of light commercial vehicles needed to be taken into account. The Council expressed concern that the impact of the increasing number of commercial vehicles, owned or used by residents, being parked in residential areas has been ignored.

The Town Council supports the change in standards in respect of these being the minimum expected and not the maximum.

**INFRASTRUCTURE – HIGHWAYS ASSESSMENT: (Also refers to SRN 1)**

The Town Council noted with concern that the A23 Airport Way is designated a hot spot, yet this is also the proposed access point to the proposed new Business Park in Horley.

**INFRASTRUCTURE – INFRASTRUCTURE DELIVERY PLAN:**

The Town Council noticed the following inaccuracies

- Fig.1 omits HTC as a provider of green infrastructure
- Fig.17, the practice boundary for Birchwood Medical Practice is unclear.
- Para 4.12 mentions 2 sewage treatment works in the borough but omits the Horley works which would make a total of 3.
- Pressure on A23 from Redhill to its junction with Balcombe Road is mentioned but pressure on the section from that junction to the Longbridge roundabout is omitted.
- Issues affecting the Brighton Main Line and the stations in the borough, such as Horley, are omitted.

The Town Council supports any measures to improve access for our cyclists and pedestrians.

**OPEN SPACE – HORLEY OPEN SPACE NEEDS ASSESSMENT:**

The Town Council noted that consideration had not been given to recent and proposed new facilities at Horley Recreation Ground. The Town Council supports the identifying of Fishers Farm as a site for outdoor sports.

**OPEN SPACE – APPENDIX 3: COMMUNITY CONSULTATION:**

The Town Council noted that it was difficult to comment as without seeing the responses to the consultation there is not enough information upon which to base a comment. The Council noted that there are a lot of halls and two indoor sports centres in Horley.

**OPEN SPACE – APPENDIX 6: PARKS & GARDENS:**

The Town Council noted that this list omits the Horley Recreation Ground.



Continued .../...

**OPEN SPACE – APPENDIX 9: OUTDOOR SPORTS:**

The Town Council was concerned that the information was historic and out of date.

**OPEN SPACE – APPENDIX 14: CEMETERIES:**

The new churchyard in Horley has been misnamed as the disused churchyard.

**OPEN SPACE – APPENDIX 15: CIVIC SPACE:**

The Town Council is concerned that only the High Street has been included for Horley and the two retail areas of the Precinct and Victoria Road have been omitted.

**RETAIL – RETAIL NEEDS ASSESSMENT VOLUME 1 REPORT:**

The Town Council noted that on page 38 para 4-11 the area denoting the pedestrian priority area is incorrectly marked.

Yours faithfully,



Joan Walsh  
Town Clerk  
Horley Town Council





## HORLEY TOWN COUNCIL REPRESENTATIONS ON:

### REIGATE & BANSTEAD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT PLAN Regulation 18 Consultation

**HOR 1**                    **Potential Town Centre Development Site:  
High Street car park, Horley RH6 7BN**

Not an overly large site with curving boundaries on 2 sides.

This site could provide challenges in respect of retail access [deliveries] and car parking for retail staff or residents or is the borough assuming use of the central car park but at cost whereas other town centre developments have included parking, for example, Russell Square?

We have concerns about the loss of parking, which will in future be needed with a busier town centre and increase in population. This car park is also used for a number of community events throughout the year. We would also like to see the retention of the "No 54" café adjacent to the car park, which is well used by local community groups.

This site has possibilities but with the above concerns.

**HOR 2**                    **Potential Town Centre Development Site:  
39-49 High Street Horley RH6 7BN**

This area has been subject to planning applications over the years for mixed use including the latest to convert office to residential which has received approval.

Subject to consideration of a planning application, no objections to this site, subject to retention of retail provision.

**HOR 3**                    **Horley Police Station  
15 Massetts Road, Horley RH6 7DQ**

Subject to consideration of a planning application, we make no objections to this development site. We note that on map building marked Thornbury Vet Centre is a children's nursery.

A handwritten signature in black ink, appearing to be 'A. Lewis'.

**HOR 4**

**Royal Mail, 107 Victoria Road, Horley RH6 7AA**

Subject to consideration of a planning application, we make no objections to this development site. We assume sorting office and collect parcel function can be successfully moved to other locations in the town centre?

**HOR 5**

**Horley Library, Victoria Road, Horley RH6 7AG**

Subject to consideration of a planning application, we make no objections to this development site, subject to better provision for disabled parking bays for the two very busy surgeries. We note that the general parking provision is to be retained for the two adjoining healthcare centres, something which we would regard as essential, along with safe pedestrian access to both surgeries.

**HOR 6**

**50-66 Victoria Road, Horley RH6 7PZ**

Subject to consideration of a planning application, we make no objections to this development site. However, any design must allow for rear access for deliveries and not on Victoria Road as is the case now. Parking provision for all units needs to be on site. We have concerns regarding delivery lorries parking on a narrow one-way system and feel that there is a need for unloading bays.

**HOR 7**

**Telephone Exchange, Victoria Road, Horley RH6 7AS**

Subject to consideration of a planning application, we make no objections to this development site based on the assumption that, with modern technology, a building of this size and location is no longer needed.

**HOR 8**

**Former Chequers Hotel, Bonehurst Road, Horley RH6 8PH  
Potential urban housing development site**

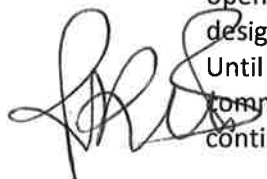
Subject to consideration of a planning application, we make no objections to this development site. We note that the proposed site includes Sangers House etc for which residential redevelopment has already received approval.

Any redevelopment needs to acknowledge that the pub part is a listed building.

**HOR 9**

**Land West of Balcombe Road, Horley  
Potential strategic employment provision**

In the absence of any detailed information with so many variable factors to take into account, we are unable to comment on a site which has so many issues to be addressed, such as, flood alleviation, its conflict with public open space provision, surface access, commercial viability, site layout and design, its relationship to adjacent properties, and links to the town centre. Until these fundamental aspects are clarified, we would reserve any comment on this potential site for employment provision. This site continues to be of great concern to the people of Horley and we would





**HOR 9)** urge RBBC to make further details available at the earliest opportunity to help alleviate these concerns.

**SEH 4** **Reserve Urban Extension Site:  
*Land off The Close and Haroldslea Drive, Horley***

We note this is a reserve site and, as such, we believe this should be allocated the lowest priority of all the sites earmarked in Horley.

We have considerable concerns on a number of issues, as follows:

- Potential flooding issues and substantial flood mitigation measures will be needed.
- There is poor access to a development which is off The Close, and backs on to Haroldslea Drive.
- We question why this has now been proposed by RBBC as the application by Rea Construction on Haroldslea Drive was originally refused but won by developers on appeal.
- Any development would require relocation of two businesses; a riding school and T&M Transport. The riding school in particular provides a valuable community service as it offers Riding for the Disabled.
- Site would impact on the rural surrounds of Horley but then so would the proposed business park!

**NWH 1** **Land at Meath Green Lane, Horley**

Subject to consideration of a planning application, we make no objections to this development site **as a reserve site** but flooding issues must be taken into account as the Burstow Stream runs along the northern edge.

We have concerns about site access as there should be no access to Meath Green Lane and the North West Sector conditions should be fully respected.

**NWH 2** **Land at Bonehurst Road, Horley**

Subject to consideration of a planning application we make no objections to this development site **as a reserve site** and we believe it should have priority over the Close/Haroldslea Drive site.

The site will need considerable flood mitigation measures due to the close proximity of the Burstow Stream.

**RET 1** **Managing development within identified retail frontages**



We would wish to discuss with RBBC reasons why the following HTC proposals were not considered:

**RET 1)**

- *Former Phillips site on Bonehurst Road.*
- *Field on Bonehurst Road between Cambridge Caravan Site and Lawsons Timber Yard.*
- *Bridge industrial site on Balcombe Road.*
- *Area on Smallfield Road currently earmarked for possible town park which is likely to be provided at another site.*

**RET 2**

**Horley Town Centre:**

***Ensuring a mix of uses within town centre frontages***

**RET3**

**Brighton Road/Station Road, Horley:**

***Ensuring continued viability and vitality of Local Centres***

Not included are the local centres on Horley Row and Meath Green Lane/Lee Street; community shops at Court Lodge/Horley Gardens Estate; Riverside; the Air Balloon; local shops and; soon, the Acres.

**Urban Open Spaces:**

***Horley Central Ward***

- *Missed Cheyne Walk roundabout.*
- *Missed grassed area, The Drive j/w Russells Crescent.*
- *Missed The Coronet roundabout.*
- *Missed Fairlawns roundabout.*
- *Missed central grassed area, Meadowcroft Close.*

**Urban Open Spaces:**

***Horley East Ward***

No comment.

***Horley West Ward***


- *Missed grassed area, Gower Rd j/w Court Lodge Road.*
- *Missed grassed area between Sangers Drive and A23.*
- *Missed grassed area x 2 between Arne Close and Landen Park.*
- *Missed grassed area, Chaffinch Way near j/w Wither Dale.*
- *Missed grassed area either side entrance road to sewage works.*
- *Missed grassed area between Downe Close, Chaffinch Way and Willow Brean.*
- *Grassed area Rutherford Close also bordered by Ramsey and Roffey Close.*



## **General Comments**

- i)** We consider that the total amount of retail area proposed seems to be at odds with the 800sq m proposed in the DMP. We feel the figure in the Plan should be based on the Retail Needs Assessment. We also have concerns about the potential loss of the architectural heritage of the town.
- ii)** We have serious concerns about the infrastructure provision to support the proposed developments.
- iii)** We note that the provision of the Town Park is not mentioned anywhere in the document.

***Horley Town Council***  
***Dated: 7 October 2016***  
***Email: town.clerk@zen.co.uk***

A handwritten signature in black ink, appearing to be 'R. Smith', written over a horizontal line.