

HORLEY TOWN COUNCIL

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Planning Policy Team
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Reigate Town Hall
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22 August 2024

Dear Sirs

Horley Town Council welcomes the opportunity to contribute to the 'Call for Sites' request.

Under the current and previous local plans, Horley has delivered considerable residential developments through two main sites at 'The Acres' and Westvale Park; the latter is still being built out. In addition, there have been numerous other contributions from town centre developments and windfall sites (back garden developments).

Our ability to continue to provide sites able to make a significant contribution towards future housing targets is doubtful as these areas are certainly in FZ2 with elements of FZ3.

There is also the issue around the Rural Surrounds of Horley. This is a unique designation in the borough, as elsewhere they would be classified as Green Belt. To us, they are Horley's Green Belt in that they should prevent urban sprawl, maintaining open areas with our neighbouring settlements such as Smallfield and Gatwick Airport, but the designation does not afford them the same protection from development.

So, the Rural Surrounds could be considered as potential sites for future residential development, subject to flood risks as well as future windfall sites; however, the latter cannot be included in future local plan contributions as their delivery cannot be guaranteed within the life of a plan.

Before any new sites are considered, we are of the opinion that allocated sites in the adopted DMP should be brought forward first. These are:

HOR1 – the High Street car park
HOR 3 – Police Station
HOR7 – Telephone Exchange
NWH4 – Land off Bonehurst Road
SEH4 – Land off The Close and Haroldslea Drive

In addition, there is:

HOR9 – land west of Balcombe Road (aka the proposed business park) but delivery may be impacted by the outcome of the Gatwick Northern Runway Project (DCO) application.

There are other site allocations within the DMP, such as the Sheraton Hotel in Bonehurst Road, which are now operational businesses, offering services and employment so we trust these will no longer feature in the next iteration of the Local Plan. The Town Council would be very concerned if these sites continue to be included for development.

Consideration should also be given to approvals for development yet to be delivered, eg the approval of some 40 units above the Collingwood Batchellor store in Victoria Road, Horley.

In addition, there is the proposed development on the Mitchells site in Station Road which will provide a mix of residential and employment use.

Additionally, with respect to employment land, there is a case to re-develop the Bridge Business Park into a site fit for the 21st century as identified in previous re-development reports. This would require very careful planning to accommodate existing businesses of the site.

Whilst we believe that Horley can make site contributions such as strategic urban extensions, these can only realistically offer a small number of units.

We trust that the views above will be given full and careful consideration.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Walsh', written in a cursive style.

Joan Walsh
Town Clerk