



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.

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

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