

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 27 June 2023 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 27 June 2023, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely



Joan Walsh
Town Clerk

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

Public Forum:

Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a question or comment is submitted in writing which shall be answered in due course.



HORLEY TOWN COUNCIL
Planning and Development Committee

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley
on Tuesday, 27 June 2023 at 7.30 pm

**All correspondence and papers referred to in the public part of the agenda are available to view
in the Town Council Offices during normal office hours or on the website**

A G E N D A

1. **Apologies and Reasons for Absence**
2. **Disclosable Pecuniary Interests and Non-Pecuniary Interests**
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
3. **Public Forum**
4. **Approval of Minutes**
Planning & Development Committee held on 23 May 2023.
5. **Planning Updates**
Planning & Development Committee held on 23 May 2023.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 19 May 2023 to 22 June 2023.
 - ii) To consider the list of applications registered for the period 19 May 2023 to 22 June 2023.
7. **Crawley Borough Council Regulation 19 Local Plan Consultation**
To Ratify this Council's Response.
8. **Diary Dates.**
9. **Items for Future Consideration.**
10. **Press Release** - To agree items for inclusion.

Date of next meeting: 01 August 2023

Signed: Town Clerk

Dated: 22 June 2023

Members of the Planning and Development Committee:

Cllrs Avery, Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 May 2023 – 22 June 2023

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

01. RBBC Letter Dated: 19.05.23	Application No: 23/00961/CU
LOCATION:	The New Defence Anderson Way Horley Surrey RH6 8SP
DESCRIPTION:	Change of use of land from groundsman compound to builders storage compound.
<i>Cons Expiry Date: 10/06/22; Determination Deadline: 06/07/23;</i>	
History	21/03133/RET – Change of use of land from groundsman compound to builders storage compound.
Status	21/03133/RET – Refused (Appeal Dismissed)
Comments	21/03133/RET – No objections. HTC feel it should be granted for the good of the club and the local community.
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	Non pecuniary interest as the applicant is known to me. No objections – repeat previous comments
02. RBBC Letter Dated: 19.05.23	Application No: 22/01816/F
LOCATION:	Mitchells Of Horley Ltd Victory Works 1 - 9 Station Road Horley Surrey
DESCRIPTION:	Mixed-use redevelopment of the site comprising restoration, partial demolition and conversion of the Former Albert Brewery building for class E office uses; demolition of existing builders merchant to provide six new-build use class E/B2/B8 (flexible) units; and erection of a mixed-use building comprising ground floor E(a)/E(b) uses and ten C3 residential apartments with associated vehicle parking, landscaping, and other required works. As amended on 14/09/2022 and on 21/12/2022 and on 28.02.2023 and on 26/04/2023
<i>Cons Expiry Date: 03/06/23; Determination Deadline: 02/12/22;</i>	
Comments issued on 27.09.22	Horley Town Council are supportive of this application
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	Subject to RRBC agreement this application to be deferred to the next P&D meeting.

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03. RBBC Letter Dated: 19.05.23	Application No: 23/00956/F
LOCATION:	Site Of Former Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:	Installation of freestanding brick built UKPN Sub-Station
Cons Expiry Date: 10/06/23; Determination Deadline: 06/07/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

04. RBBC Letter Dated: 22.05.23	Application No: 23/00976/F
LOCATION:	Chandler Court Station Approach Horley Surrey RH6 9EQ
DESCRIPTION:	Replacement of windows and balcony doors to all 12 No. flats with double glazed white UPVC to match existing styles and sizes.
Cons Expiry Date: 13/06/23; Determination Deadline: 10/07/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

05. RBBC Letter Dated: 23.05.23	Application No: 23/00933/HHOLD
LOCATION:	11A Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Double storey front and rear extensions with pitched roofs
Cons Expiry Date: 14/06/23; Determination Deadline: 11/07/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

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06. RBBC Letter Dated: 22.05.23	Application No: <u>SCC Ref 2023-0028</u>
LOCATION:	Land at Meath Green Junior School, 8 Greenfields Road, Horley Surrey, RH6 8HW
DESCRIPTION:	Removal of existing demountable classroom building and replacement with new demountable classroom building.
Cons Expiry Date: 13/06/23; Determination Deadline: 10/07/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

07. RBBC Letter Dated: 25.05.23	Application No: <u>23/00970/HHOLD</u>
LOCATION:	144 Balcombe Road Horley Surrey RH6 9DS
DESCRIPTION:	First floor extension to the existing single storey extension built in 1976
Cons Expiry Date: 16/06/23; Determination Deadline: 07/07/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

08. RBBC Letter Dated: 25.05.23	Application No: <u>23/01015/S73</u>
LOCATION:	Land To The Rear Of 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Proposed erection of 3 no. dwellinghouses. Variation of condition 1 of permission 22/02650/F changes to external materials.
Cons Expiry Date: 16/06/23; Determination Deadline: 12/07/23;	
History	22/02650/F – Proposed erection of 3 no. dwellinghouses. As amended on 17/01/2023
Status	22/02650/F – Approved with Conditions
Comments	22/02650/F – Horley Town Council OBJECTS on the following grounds: i. Cramped and Overdevelopment of the site ii. Out of character with surrounding properties iii. Inappropriate mass of development
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

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09. RBBC Letter Dated: 25.05.23	Application No: 23/01005/HHOLD
LOCATION:	26 Landen Park Horley Surrey RH6 8DZ
DESCRIPTION:	Ground floor rear extension
<i>Cons Expiry Date: 16/06/23; Determination Deadline: 12/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objection

10. RBBC Letter Dated: 30.05.23	Application No: 23/01037/HHOLD
LOCATION:	19 Smallfield Road Horley Surrey RH6 9AQ
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date: 20/06/23; Determination Deadline: 19/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objections

11. RBBC Letter Dated: 30.05.23	Application No: 23/01045/HHOLD
LOCATION:	20 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 20/06/23; Determination Deadline: 17/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objections

12. RBBC Letter Dated: 01.06.23	Application No: 23/01038/HHOLD
LOCATION:	6 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Proposed part single and part two storey rear extension and single storey side garage.
<i>Cons Expiry Date: 22/06/23; Determination Deadline: 25/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No objections

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13. RBBC Letter Dated: 05.06.23	Application No: 23/01031/HHOLD
LOCATION:	Glenri 48 Upfield Horley Surrey RH6 7LF
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date: 26/06/23; Determination Deadline: 21/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/06/23)	No Comments Issued. Applicant a Town Councillor

14. RBBC Letter Dated: 07.06.23	Application No: 23/00402/F
LOCATION:	Cheswick Farm Buildings Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Demolition of remaining barn; erection of a two-storey residential development comprising six family dwellings; modifications to existing access and formation of access road with turning head; and provision of car and cycle parking
<i>Cons Expiry Date: 28/06/23; Determination Deadline: 26/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 09.06.23	Application No: 23/00926/HHOLD
LOCATION:	1 Station Approach Horley Surrey RH6 9HQ
DESCRIPTION:	Single storey side extension
<i>Cons Expiry Date: 30/06/23; Determination Deadline: 02/08/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

16. RBBC Letter Dated: 12.06.23	Application No: 23/01138/HHOLD
LOCATION:	40 Lumley Road Horley Surrey RH6 7JL
DESCRIPTION:	Ground floor single storey side and rear extensions including demolition of existing rear lean to.
<i>Cons Expiry Date: 03/07/23; Determination Deadline: 28/07/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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17. RBBC Letter Dated: 14.06.23	Application No: <u>23/01162/HHOLD</u>
LOCATION:	1 Oatlands Langshott Horley Surrey RH6 9UN
DESCRIPTION:	Proposed single storey front extension
<i>Cons Expiry Date: 05/07/23; Determination Deadline: 01/08/23;</i>	
History	23/01139/CLP – Hip to gable roof, loft conversion with rear and side dormer with roof lights.
Status	23/01139/CLP – pending consideration
Comments	23/01139/CLP – no comments to date
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 23.05.23	Application No: 23/00748/TPO
LOCATION:	Cherry Lodge Aurum Close Horley Surrey RH6 9BQ
DESCRIPTION:	Oak tree. Crown reduced by 1.5 - 2m to suitable growth points, remove deadwood 25mm and greater in diameter, Crown lift to a height of 4m from ground level.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 26.05.23	Application No: 23/01036/TPO
LOCATION:	15 Hutchins Way Horley Surrey RH6 8JN
DESCRIPTION:	(T1)Oak tree-reduce crown by 2m (Re growth) leaving at a height of 14m and width of 10m. thin crown by 10%. To allow more light in to property's and gardens
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01.06.23	Application No: 23/00983/TPO
LOCATION:	Rear Of 13 Field Close Horley Surrey RH6 9QG
DESCRIPTION:	T1 - Oak - To reduce 1x mature Oak tree that overhang the above garden of 13 field close back in width to previous reduction points (Approx. 2.5m) to reduce the encroachment over the garden. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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D. RBBC Letter Dated: 01.06.23	Application No: 23/01133/TPO
LOCATION:	4 Brookwood Park 119 Balcombe Road Horley Surrey RH6 9PZ
DESCRIPTION:	T1 Dead Sycamore The tree is located in the rear garden to the left hand side by the rear boundary. The tree has Sooty Bark Disease. The tree is at high risk of branch or limb shedding or complete failure if retained. The tree has no future in its condition
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 01.06.23	Application No: 23/01183/TPO
LOCATION:	8 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	T1 Ancient Oak - Reduce in outside dimensions back to previous pruning points (approximately 2-3 metres) as the tree is very hollow.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 21.06.23	Application No: 23/01195/TPO
LOCATION:	17 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	T1 Oak- Crown lift to height of 5m back to source, prune lateral branches growing towards house by 2m. Tree is mature specimen and is causing excessive shading. Crown lift will increase light spill. T2 Ash- Crown lift to height of 5m back to source, prune lateral branches growing towards house by 2m. Tree is mature specimen and is causing excessive shading. Crown lift will increase light spill. T3 Hornbeam- Remove limb that is damaging fence and growing towards neighbours property. Reduce remaining crown by 2m maintaining natural shape. Limb is growing excessively over neighbours property and causing damage to fence.
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
15.05.23
<p><u>04/02120/RM4B/DET03A</u> – Horley North West Development Meath Green Lane Horley Surrey Submission of materials details pursuant to condition 3 of permission 04/02120/RM4B. Reserved Matters application for Phase 4 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 64no. dwellings and associated parking, levels, lighting, drainage and ancillary works.</p> <p><u>22/00170/DET03</u> – 23 The Close Horley Surrey RH6 9EB Submission of a construction management statement pursuant to condition 3 of permission 22/00170/F. Erection of a dwelling and associated development</p> <p><u>22/00170/DET06</u> – 23 The Close Horley Surrey RH6 9EB Submission of materials information pursuant to condition 6 of permission 22/00170/F. Erection of a dwelling and associated development</p> <p><u>23/00892/CLP</u> – 15 Fairfield Avenue Horley Surrey RH6 7PB Ground floor extension to the rear of the existing house to create a rear entrance lobby and shower room with toilet and wash basin</p>
22.05.23
<p><u>23/01070/PDE</u> – 23 Michael Crescent Horley Surrey RH6 7LH Single storey rear extension. Max height 2.9m, height at eaves 2.2m and extending 6m beyond the rear wall.</p> <p><u>23/00996/CLP</u> – 1 Ewlands Langshott Horley Surrey RH6 9XD Replacement of a conservatory with a brick built extension</p>
29.05.23
<p><u>23/00886/PAP3MA</u> – Hamseys 30 Balcombe Road Horley Surrey RH6 9AA Retention of the existing building and change of use from Class E to Class C3 providing 9 residential units</p>
05.06.23
<p><u>23/01139/CLP</u> – 40 Lumley Road Horley Surrey RH6 7JL Hip to gable roof, loft conversion with rear and side dormer with roof lights.</p> <p><u>22/02631/DET03</u> – Westharrow's Haroldslea Drive Horley Surrey RH6 9PH Submission of materials information pursuant to condition 3 of permission 22/02631/HHOLD. Proposed single storey front/side extension and 2.25m high brick boundary wall.</p> <p><u>23/00678/CLP</u> – Buckland 1 The Avenue Horley Surrey RH6 7EU Construct previously consented side extension approved under application ref: 12/00447/HHOLD.</p>

HORLEY TOWN COUNCIL

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Regulation 19 Local Plan Consultation
Strategic Planning,
Crawley Borough Council,
Town Hall,
The Boulevard,
Crawley RH10 1UZ.

20 June 2023

By email: - strategic.planning@crawley.gov.uk

Dear Sirs,

Horley Town Council response to Regulation 19 Consultation of the Crawley Borough Council Local Plan

Horley Town Council (HTC) welcomes the opportunity to comment on the Draft Local Plan and has considered the proposed plan at their planning meetings.

Our response focuses on Strategic Policy EC4: Strategic Employment Location which proposes land in the north east of Crawley, at **Gatwick Green**, to be allocated for delivery of a minimum of 13.73ha of new industrial land, predominantly for B8 storage and distribution uses.

It is noted that this area is located right on the Crawley Borough Boundary, directly opposite the proposed Horley Business Park (within Reigate and Banstead Borough Council), separated by the Gatwick M23 spur road.

As advised previously, the Horley Business Park is planned to have direct access to the M23 spur, however, we note that the Gatwick Green proposals (despite sitting adjacent to the spur road) would be accessed directly off of the Balcombe Road. As the site allocation is to comprise mainly warehousing it can be expected that the vehicle movements in and out of the site will be substantial.

Horley Town Council wishes to continue to put on record its very real concerns on the potential impacts to the road network in Horley.

HTC notes that the draft Policy EC4 (C) requires a Transport Assessment to demonstrate appropriate access of both employee and operational vehicular movements such that the proposals will not create a **“severe” residual impact** on the local and strategic road network. HTC queries the low benchmark Crawley Borough Council is setting for a development to not have “severe” residual impacts given that even a “moderate” residual impact on the local road network would result in an unacceptable increase in traffic within Horley and the local environs. HTC consider that a stricter benchmark should be applied not only to alleviate the potential for increased traffic on an already overstretched road network but also to encourage more sustainable modes of transport to be used.



As you may be aware the A23 is already under great pressure with increases in traffic from two major residential developments in Horley and HGV and operational vehicle movements associated with the North Gatwick Gateway warehouse site, as well as the consented warehouse development at the former Titan Travel site. In addition, there is the possibility that some site traffic will be allowed access to/from the Horley Business Park via the Balcombe Road and, most significantly the pressure on the local road network around Horley from both construction and operational vehicles associated with the proposed Gatwick Airport Northern Runway proposals.

Local Road traffic flows is of such concern to us that Horley Town Council, and the neighbouring Salfords and Sidlow Parish Council, requested Surrey County Council to undertake highway surveys of the A23 from Three Arch Road to the Chequers Roundabout in 2022. The results from the survey work undertaken indicate that the A23 as it meets Horley has traffic flows that once they have built in the morning peak, remain busy throughout the day until they drop in volumes in the evening after the evening peak period. This is in contrast to many roads in Surrey which experience distinct peaks in the morning and evening, with lower flows during the interpeak period, signifying the importance of the A23 and the stretched capacity under which it is already operating.

HTC note that Policy EC4 (D) seeks to prevent HGV traffic from accessing the Gatwick Green site from the north via the Balcombe Road and will not allow HGV movements to egress the site via a right-hand turn onto the Balcombe Road. This is considered positively by HTC, however, we remain unconvinced that HGV movements can be so strictly enforced to prevent vehicles alighting at, for example, M25 junction 8 and travelling through Reigate/ Redhill and Horley along the A23 and Balcombe Road to the Gatwick Green site.

Furthermore, the policy only seeks to cover HGV movements and not employee or smaller servicing/ operational vehicles accessing the site. HTC request that, in the least, the policy is amended to restrict **all vehicles** (with the exception of emergency vehicles) from accessing or egressing the site to or from Horley along the Balcombe Road.

It is disappointing given the sites proximity to the adjacent M23 Spur road that further investigations to provide a direct access cannot be assessed and incorporated in to the policy requirements within the Local Plan.

HTC would question the current demand for warehouse and distribution units given the number of empty distribution units within the Horley area at the Gatwick Gateway site and the yet to be delivered consented proposals at the former Titan Travel site, both of which offer new commercial floorspace to the market. Albeit we do acknowledge that the intention is that Gatwick Green site will meet economic need towards the end of the plan period.

As an aside, HTC also note that the draft Policy EC4 requires an Agricultural Land Classification Statement to be provided. However, we would question why a site is being allocated for Strategic Employment use if the Council haven't considered the agricultural land quality of the site. The NPPF requires at paragraph 174 that *"Planning Policies and decisions should contribute to and enhance the natural and local environment by:.....(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of **the best and most versatile agricultural land**, and of trees and woodland"*. Given the Government's Food Security strategy HTC would expect that the quality of agricultural land be considered before it is allocated for alternative uses.

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To conclude, HTC strongly supports the draft policy requirement for an outline planning masterplan approach to the site which includes both phasing and the programming of infrastructure as part of an application. HTC consider this essential to the sites allocation to ensure that mitigation will be delivered in a timely and commensurate way.

We trust our concerns will be taken into consideration.

Yours Faithfully,

A handwritten signature in blue ink, reading 'Joan Walsh', is enclosed in a thin blue rectangular border.

Town Clerk

