

## **HORLEY TOWN COUNCIL**

### **Minutes of a Meeting of the Planning and Development Committee held virtually on 15 September 2020, at 7.30 pm**

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

**\* Absent**

<b>Also Present</b>	Joan Walsh (Town Clerk)
	Judy Morgan (RFO and Planning Officer)

**P 6892 Virtual Meeting**

***RESOLVED: that in view of the COVID-19 lockdown period, the meeting of the Planning and Development Committee be held virtually.***

**P 6893 Apologies and Reasons for Absence**

***RESOLVED: that the apologies of Cllr Powell be accepted for reasons as specified in the Attendance Register.***

**P 6894 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

The Council declared a blanket non-pecuniary interest in application [20/00455/LBC](#) and abstained from commenting on the basis that the applicant is a serving Town Councillor

***RESOLVED: that the Declarations of Interest be noted.***

**P 6895 Approval of Minutes  
Planning & Development Committee – 18 August 2020**

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

**Planning Updates**

**P 6896 P 6865 Public Forum**

The Town Clerk said that the resident's request for the temporary pedestrianisation of the High Street had been added to the Agenda for Friday's meeting with SCC Cllrs Hammond and Knight. A further update would be provided at the next meeting of the Planning Committee.

***RESOLVED: noted.***

**P 6897 P 6867 Horley Commercial Hub Proposal**

The Town Clerk reported that a meeting had been arranged with RBBC to discuss proposals for establishing a Commercial Hub in Horley town centre. A further update would be provided once available.

***RESOLVED: noted.***

**P 6898**                    **Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 14 August to 10 September 2020.

**RESOLVED: noted.**

**P 6899**                    **Planning Applications received from Reigate & Banstead Borough Council for the period 14 August to 10 September 2020.**

**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 6900**                    **Planning Appeals, during the period 14 August to 10 September 2020.**

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

**RESOLVED: noted.**

**Ongoing Planning Matters**

**P 6901**                    **Speeding concerns - Wheatfield Way, Langshott Lane and Orchard Drive**

**RESOLVED: that a reply be sent to the resident who raised issues regarding speeding in Wheatfield Way at a previous Planning public forum.**

**RESOLVED: noted.**

**Town Centre Regeneration**

**P 6902**                    **Delivering Change in Horley Town Centre**

It was noted that a letter regarding '**Delivering Change in Horley Town Centre**' had been received from Borough Councillor Cllr Eddy Humphreys, Executive Member for Place and Economic Prosperity, outlining the following four key improvement projects to support the revitalisation of Horley town centre:

- To redevelop the High Street car park to provide new homes;
- To make public space improvements to the High Street;
- To refurbish the subway between the High Street and Station Approach; and
- To install pay-on-exit car parking at the Victoria Road and Central car parks.

After funding had been received from the Coast to Capital Local Enterprise Partnership, a detailed report on the regeneration projects would be presented to the RBBC Executive Committee on 17 September 2020, for approval. An Executive Working Group to drive the programme had been established which Town & Borough Councillor, Giorgio Buttironi, was attending and would keep HTC updated. Members welcomed investment into Horley and looked forward to being consulted when more detailed proposals were available. They stressed the importance for the Town Council to have two-way communication on the

**P 6902)**

project and to have opportunities to provide input through partnership working. Further updates would be provided in due course.

**RESOLVED: that receipt of the letter on 'Delivering Change in Horley Town Centre' from Borough Cllr Eddy Humphreys, Executive Member for Place and Economic Prosperity, be noted and further updates be provided once available.**

#### Highways Matters

**P 6903 Horley Pavement Audit Committee (HPAC)**

The HPAC Chair, Cllr Fiona Stimpson, updated Members on the work of the Committee. She said that a remote meeting was planned to maintain the momentum on substantial progress made by the committee with many pavement repairs carried out by SCC Highways to date.

**RESOLVED: noted.**

**P 6904 [DfT Consultation: Managing Parking on Pavements](#)**

The Town Clerk explained that the consultation was launched to tackle the problem of parking on pavements and stop vehicles from blocking pavements, outlining three key issues, to:

- Improve the Traffic Regulation Order Process to make it easier for Councils with Parking Enforcement Powers to prohibit pavement parking in their areas;
- Make a legislative change to give Councils extra powers to fine drivers who park on paths; and
- Make a legislative change with a 'London-style' ban on pavement parking to become nationwide.

Members noted that this was an emotive and complex subject since not all streets are the same. There were many factors to consider. The consultation would be circulated to HPAC for their input and a copy of the consultation questions would be circulated to assist with formulating the response.

**RESOLVED: that the above DfT consultation on 'Managing Parking on Pavements' be considered at the next meeting of the Planning Committee and the details circulated to the HPAC.**

**P 6905 SCC Highways Bulletins**

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

#### Airport Matters

**P 6906 GAL Half Yearly Results and Restructuring Plans**

**P 6906)** The Town Clerk said that GAL had circulated a press release about the future resilience of the airport. It referred to the encouraging start to the year, the impact of the COVID Crisis. The airport has remained open and was focusing on restructuring for recovery and future growth. There had been a 60% drop in revenue, but the business was financially strong. The recovery period was now predicted to take 4-5 years.

The Chairman said that this would have a big impact on staff at the Airport and in turn a big impact on Horley. Starting on 22 September, the GAL Community Engagement Team was planning to engage on a regular basis with local Councils on the COVID impact and other issues affecting local communities in vicinity of Gatwick Airport. He would be representing HTC at first meeting and would provide an update at the next meeting.

**RESOLVED: noted.**

**P 6907 GATCOM: Newsletters & Updates**

The latest Newsletters and updated and been previously circulated to Members, for information.

**RESOLVED: noted.**

**P 6908 Covid-19 Response – Update from Gatwick Airport.**

The Town Clerk advised that a second engagement update had been received from CEO, Stewart Wingate, with local communities on challenges arising from the Covid-19 pandemic and recovery plans. He said that the health and safety of passengers and protecting the Airport’s business were key priorities. Demand for air travel remained low but the aim was to preserve jobs as much as possible and build consumer confidence. He also made an assurance that close liaison with local authorities and community stakeholders would continue in rebuilding the operations of Gatwick as well as to reignite the local economy and employment across the region.

**RESOLVED: noted.**

**P 6909 Recent Airport Communications**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
GATCOM	Weekly Newsletters & Updates	21.08.20 04.09.20	Noted
GATCOM	Gatwick Airport Noise Exposure Contours 2019	09.0920	Noted
GATCOM	Runway Closures 2020 Calendar Rev 10	20.08.20	Noted

**RESOLVED: noted.**

## MHCLG Planning System Reform Consultations

**P 6910**      [MHCLG Consultation 1: Changes to the current planning system](#) (NALC deadline for responses: 17 September)

The Chairman reported the views of the Working Group to the Committee and the draft response (previously circulated to all members) on proposed changes to the current planning system, was considered. The Chairman complimented the Planning Officer for a well constructed letter which had incorporated the comments from the Working Group. The Clerk extended a further note of thanks to the Working Group (Cllr George, Powell and Marshall) for their extensive work and input, noting that matters of particular importance for Horley had been duly commented on. It was agreed that the draft response be sent and copied to S&SPC, RBBC and NALC.

**RESOLVED: that the Town Council's draft response, (appended to these Minutes) be sent to MHCLG and copied to S&SPC, RBBC and NALC.**

**P 6911**      [MHCLG Consultation 2: Planning for the future](#) - the Planning White Paper (NALC deadline for responses :15 October)

It was noted that the Government's White Paper had set out proposals for reforming the planning system and how this could be met in the shorter term. Amongst other issues, views were sought on how to streamline the planning process and related policy proposals for reform; how to improve outcomes on design and sustainability; how to reform developer contributions; and how to ensure more land becomes available for development where it is most needed.

**P 6912**      Members welcomed the offer of a further briefing from RBBC (to receive their viewpoints on the consultation) prior to the next Planning meeting and agreed that S&SPC should be invited to attend. The Council would seek to meet the consultation deadline from MHCLG rather than NALC.

**RESOLVED: that a further briefing from RBBC be organised jointly with HTC/S&SPC and the Working Group formulate a response for submission to MHCLG prior to their deadline of 29 October (to be ratified at the November Planning Meeting).**

**P 6913**      [MHCLG Consultation 3: Transparency and competition: a call for evidence on data on land control](#) (NALC deadline for responses: 16 October)

Members discussed the above consultation on a call for evidence on data on land control. They commented that such contractual arrangements to be of less significance but, at the same time, were acutely aware of the importance of transparency in the public interest.

**RESOLVED: that the Town Council would offer no response to the 'Call for evidence on data on land control' on the basis that the subject was not a matter on which the Council had any direct involvement but that the importance of transparency in the public interest should be recognised within this context. RBBC would be notified of the Council's decision.**

**P 6914 Horley Strategic Business Park Supplementary Planning Document Visioning Meeting (7 October 2020)**

**RESOLVED:** *that the Town Council's participants would be Cllrs Baker, Buttironi, George, Hudson, Samantha Marshall and Saunders and they would agree a common approach prior to attending the visioning meeting with RBBC on 7 October. An update would be provided at the next Planning Meeting.*

**P 6915 Letters Received**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
Metrobus	Stakeholder	21.08.20	Noted
	Newsletter	28.08.20	
		04.09.20	
GACC	Membership	24.08.20	Agreed not to take up Membership as HTC has a seat on GATCOM and holds a neutral position
A resident	Lack of planning enforcement	02.02.20	Noted.
A resident	Pipeline enquiry	08.09.20	Members confirmed that this is not a fuel pipeline for Gatwick Airport and the matter should be taken up with Network Rail.

**RESOLVED:** *noted.*

**Diary Dates**

**P 6916** **RESOLVED:** *noted that the next virtual meeting to be held would be Leisure on 22 September 2020.*

**P 6917 Press Release**

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

**Meeting closed at 8:51 pm**

**Date of next meeting: 13 October 2020**

**List of Planning Comments**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 14 August to 10 September**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 17/08/20</b>	<b>Application No: <a href="#">20/01553/HHOLD</a></b>
LOCATION:	9 St Hildas Close Horley Surrey RH6 7BA
DESCRIPTION:	Erection of a front porch and converting the garage to habitable room with addition of front window.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 17/08/20</b>	<b>Application No: <a href="#">20/01607/HHOLD</a></b>
LOCATION:	49 The Crescent Horley Surrey RH6 7NT
DESCRIPTION:	Ground and first floor extensions to the side of the property.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>No objections</b>

<b>03. RBBC Letter Dated: 18/08/20</b>	<b>Application No: <a href="#">20/01734/TPO</a></b>
LOCATION:	6 Chaffinch Way Horley Surrey RH6 8HJ
DESCRIPTION:	Rear Garden Left Hand Side T1 - Chestnut Fell as close to ground level as possible. The tree is located in the rear garden on the rear boundary. The tree has major fire damage at the base going up to around 5 m and the tree is leaning towards the neighbours property. The tree is of poor form and condition and is of little amenity value.  T2 - Chestnut Fell as close to ground level as possible. The tree is located in the rear garden on the rear boundary. The tree has a large split going from ground level up to around 7-8m The tree is of poor form and condition and is of little amenity value.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>No objections subject to any other options from the tree officer; in the event of felling the Town Council preference would be for the trees to be replaced.</b>

<b>04. RBBC Letter Dated: 19/08/20</b>	<b>Application No: <a href="#">20/01498/F</a></b>
LOCATION:	Lee Street Church, Lee Street Horley Surrey RH6 8ES
DESCRIPTION:	Removal of existing portacabin building which is now time-expired and replacement with a smaller new storage shed.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>No objections</b>

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<b>05. RBBC Letter Dated: 21/08/20</b>	<b>Application No: <u>20/01705/HHOLD</u></b>
LOCATION:	11 Killick Road Horley Surrey RH6 8GZ
DESCRIPTION:	Conversion of the existing integral garage to a habitable room to form a children's playroom.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>No objections</b>
<b>06. RBBC Letter Dated: 10/08/20</b>	<b>Application No: <u>20/01783/HHOLD</u></b>
LOCATION:	37 Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	Two storey side extension
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>No objections</b>
<b>07. RBBC Letter Dated: n/a</b>	<b>Application No: <u>20/01588/CLP</u></b>
LOCATION:	19 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Roof alterations to create rear box dormer and hip to gable extension to provide living accommodation in loft.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 15/09/20)</b>	<b>The Town Council OBJECTS for the following reasons: -</b> <b>i. Out of character</b> <b>ii. Negative impact on the street scene</b> <b>iii. Poor design and out of keeping with the adjoining property</b>
<b>08. RBBC Letter Dated: 26/08/20</b>	<b>Application No: <u>20/01781/HHOLD</u></b>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Single storey rear extension
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>The Town Council supports the recommendations of the Conservation Officer</b>
<b>09. RBBC Letter Dated: 28/08/20</b>	<b>Application No: <u>20/01704/OUT</u></b>
LOCATION:	Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	Demolition of existing dwelling formally operated as a Guest House and the construction of bespoke apartment building containing 8 dwelling flats with associated access and supporting works.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>The Town Council objects on the following grounds:-</b> <b>i. Inappropriate development which would be out of character with the Conservaton Area</b> <b>ii. Out of scale with neighbouring properties</b> <b>iii. Massing</b> <b>iv. Loss of visual amenity</b>

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<b>10. RBBC Letter Dated: 01/09/20</b>	<b>Application No: <a href="#">20/01681/HHOLD</a></b>
LOCATION:	29 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:	Single storey rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

<b>11. RBBC Letter Dated: 01/09/20</b>	<b>Application No: <a href="#">20/01765/HHOLD</a></b>
LOCATION:	22 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Demolition and removal of rear ground floor kitchen and conservatory including removal of first floor dormer window. To be replaced with a full width ground floor extension to rear of the property to form a new kitchen and dining area, and create two bedrooms in the roof space in the new extension.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

<b>12. RBBC Letter Dated: 01/09/20</b>	<b>Application No: <a href="#">20/01693/HHOLD</a></b>
LOCATION:	The Rduit Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Demolition of existing garage and 1.35m wide side extension to length of existing property 5m rear extension (incorporating 3No. rooflights). Loft conversion at first floor level with new roof structure (incorporating gable end to the rear elevation)
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

<b>13. RBBC Letter Dated: 01/09/20</b>	<b>Application No: <a href="#">20/01795/CLP</a></b>
LOCATION:	27 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Rear dormer
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

<b>14. RBBC Letter Dated: 02/09/20</b>	<b>Application No: <a href="#">20/01822/HHOLD</a></b>
LOCATION:	Podgora 71 Lee Street Horley Surrey RH6 8HD
DESCRIPTION:	Existing car port extended to front and widened including pitched roof to front extended across front projection replacing the existing flat roof.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

**List of Planning Comments**  
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<b>15. RBBC Letter Dated: 02/09/20</b>	<b>Application No: <a href="#">20/00455/LBC</a></b>
LOCATION:	Ringley Oak Cottage 53 Brighton Road Horley Surrey RH6 7HH
DESCRIPTION:	Replacement of existing roof.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>HTC declared a blanket non-pecuniary interest and abstained from commenting on the basis that the applicant is a serving Town Councillor</b>

<b>16. RBBC Letter Dated: 04/09/20</b>	<b>Application No: <a href="#">04/02120/RM3C</a></b>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters application for the Neighbourhood Centre at the North West Horley development (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 80 dwellings (Use Class C3), Neighbourhood Hall (Use Class D1), Medical Centre (Use Class D1), retail (Use Classes A1-A5) and commercial floorspace (Use Class B1), together with associated parking, lighting, levels and drainage. As amended on 08/05/2019 and on 01/09/2020.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections however the Town Council questions the uneven allocation of parking spaces between the Neighbourhood Hall and the Public House. The Town Council takes the view that the Neighbourhood Hall would require more parking than the Public House and the allocations should be reversed. The Town Council also queried the fact that the footprint of the Public House was larger than that of the Neighbourhood Hall.</b>

<b>17. RBBC Letter Dated: 04/09/20</b>	<b>Application No: <a href="#">20/01770/F</a></b>
LOCATION:	65 Kingsley Road Horley Surrey RH6 8JX
DESCRIPTION:	Erection of new two - bedroom, end of terrace dwelling.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

<b>18. RBBC Letter Dated: 07/09/20</b>	<b>Application No: <a href="#">20/01376/HHOLD</a></b>
LOCATION:	Little Limes 11 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	An application for the repositioning of existing fence, alterations to existing porch, single storey side extension and first floor rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS (15/09/20)</b>	<b>No objections</b>

**List of Planning Comments**  
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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 21/08/20</b>	<b>Application No: <a href="#">20/01679/TPO</a></b>
LOCATION:	1 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Crown redcuton [sic] to 1 oak tree
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

<b>B. RBBC Letter Dated: 27/08/20</b>	<b>Application No: <a href="#">20/01769/TPO</a></b>
LOCATION:	5 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Three Ash trees - Reduce the height by 4m and shorten the remaining lateral branches by 0.75m. This will leave the trees 8m tall. The reason is for safety because the trees lean towards the house and are skinny for the height.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

# HORLEY TOWN COUNCIL

**Joan Walsh**  
**Town Clerk**  
**Council Offices, 92 Albert Road**  
**Horley, Surrey RH6 7HZ**  
Tel: 01293 784765  
info@horleysurrey-tc.gov.uk  
www.horleysurrey-tc.gov.uk



Ministry of Housing, Communities and Local Government,

3rd Floor, South East Fry Building

2 Marsham Street

LONDON SW1P 4DF

By email: [TechnicalPlanningConsultation@communities.gov.uk](mailto:TechnicalPlanningConsultation@communities.gov.uk)

17 September 2020

Dear Sir,

**Changes to the current planning system - consultation on changes to planning policy and regulations**

Thank you for the opportunity to respond to this consultation. Horley Town Council (HTC) have considered the consultation at two Planning Committee Meetings held on 18 August and 15 September 2020 and set out below is their considered response. Councillors do feel that insufficient time was given to consider a response given the importance of the topic and the degree of change being proposed.

At Town Council level HTC feel that much of the content of this consultation is beyond the scope of our experience and qualification to answer but we would like to make the following points.

Horley Town Council is situated in the Borough of Reigate and Banstead and has been subject to considerable expansion as in addition to development identified in the 2015 Local Plan, residential properties have also come from windfall sites and town centre conversions from commercial to residential properties under permitted development. Horley is a densely populated area and with the planned developments, and other additions, the population of Horley is expected to reach 28,500; a 30% increase on the most recent census figure of 22,000.

Although Horley has rural surrounds, the Town is not a rural area and as such has no comment to make on how policy should be formulated regarding designated rural areas. Reigate and Banstead Borough Council has a Development Management Plan, the DMP sets out the detailed policies and site allocations to deliver the Reigate and Banstead Local Plan: Core Strategy in the period up to 2027 and was adopted on 26 September 2019. HTC was consulted and gave input throughout the process that resulted in adoption of the DMP.

Horley Town Council does not agree with the proposed approach to raise the small sites threshold for a time-limited period. The Council's experience is that time limited options tend over time to become permanent (e.g. office buildings to residential conversions) and for that reason we are strongly against the idea. Horley Town Council does not believe that the small site threshold should be as high as 40 homes as we do not consider this to be a small site. To reiterate Horley Town Council does not agree to the raising the small sites threshold and does not agree to the raising of the threshold for a time - limited period.

While Horley Town Council are always keen to support local SME's, there is no evidence in our area that SME builders are having any difficulty in delivering new homes at present. However, it may too

early to detect the effects of COVID and HTC accept that there may be a future need for some stimulus for ensuring economic recovery.

Horley Town Council agree that the new Permission in Principle should remove the restriction on major development. Horley Town Council do not feel that the new Permission in Principle for major development should set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme). Horley Town Council agree that information requirements for Permission in Principle by application for major development should broadly remain unchanged. There should be an additional height parameter for Permission in Principle. Horley Town Council agree that publicity arrangements for Permission in Principle by application should be extended for large developments and local planning authorities should be required to publish a notice in a local newspaper and be subject to a general requirement to publicise the application

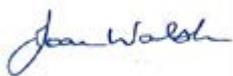
To maintain the register Horley Town Council agree that any brownfield site that is granted Permission in Principle through the application process should be included in Part 2 of the Brownfield Land Register.

Horley are keen to see more affordable homes in the Town, there is a definite need and HTC do not believe that temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing would be appropriate.

While HTC appreciates the need to stimulate economic recovery, they do not feel that this should be done in a way that will impact the contribution to housing need. HTC also had some concern about the intention to set out in policy that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be first homes as they are unsure whether this will affect the local commitment to providing affordable and/or social housing. HTC has no knowledge about whether the CIL payments create a barrier to SME builders but without evidence HTC does not agree to there being a delay in the payment of CIL from developments.

Further it is unclear whether the new infrastructure levy to replace S106 and CIL will include an element for Town and Parish Councils, but HTC would strongly recommend that this continues to be the case.

Yours sincerely,



Town Clerk

cc – NALC, [policy.comms@nalc.gov.uk](mailto:policy.comms@nalc.gov.uk)

Claire Minter, Clerk Salfords & Sidlow Parish Council

Ian Dunsford, RBBC Planning Policy Manager

Cllr Richard Biggs, Cabinet Member for Planning Policy, RBBC