

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 15 March 2022, at 7.30 pm

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

* Absent

**In Attendance Remotely

Also Present Rachel Botcherby (Planning Officer)
 Alice Cole (Administrative Assistant)

P 7258 Apologies and Reasons for Absence

Apologies were received from Cllr Baker, Cllr Buttironi, Cllr Powell and Cllr Saunders.

RESOLVED: noted.

P 7259 Public Forum

Two residents made written representations about planning application 22/00466/HHOLD Ladram, 53 Haroldslea Drive, Horley, Surrey RH6 9DT, which were read out by the Planning Chairman.

RESOLVED: noted.

P 7260 Approval of Minutes

Planning & Development Committee – 08 February 2022.

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

P 7261 Horley Town Management Group (HTMG)

The Planning Officer advised that the HTMG met on 8th March 2022 and that an update was provided by SCC in relation to their work with 'thinkingplace' consultants and an update was given by RBBC in relation to the 'Delivering Change' programme. Additionally, HTMG has now concluded this year's term of office and the group will be considering how to move forward in the next municipal year, from May 2022.

RESOLVED: noted.

P 7262 SCC & 'thinkingplace' Public Engagement Workshops

The Planning Officer advised the Committee that the thinkingplace consultancy work was coming to an end with the outcomes being written up for the County Council. SCC officers were now working through the list of possible projects/initiatives that they consider viable to progress with local stakeholders. The next steps would then be fed back to both the sponsor and officer working groups.

The Planning Officer also advised that thinkingplace still have some work to carry out to engage with pupils at Oakwood School to ensure that they have fully covered the opinions of young people.

RESOLVED: noted.

The Planning Officer advised that the Public Realm and Subway refurbishments' Consultation had now closed and that RBBC would be reviewing all the responses and feeding back to their consultant team to work up design options for the next stage of consultation, which is anticipated to be in May 22. The committee were advised that RBBC had confirmed that the subway works had committed funding of circa £600k, however, the public realm works were yet to be fully funded which therefore may have an impact on the delivery of any improvement works.

The Planning Officer advised that the High Street Car Park redevelopment was on hold for at least 18 months, but possibly indefinitely.

In relation to the Pay on Exit car parking for the Central and Victoria Road Car Parks, RBBC had provided the following statement:

"Reigate & Banstead Borough Council is currently relooking at the pay-on-exit car parking project to understand whether this delivers the benefits to Horley Town Centre that were anticipated prior to the Covid 19 pandemic. New feasibility work is being carried out to consider if pay-on-exit car parking remains suitable or if other tangible improvements to the car park such as improving the look and feel of the car parks could achieve a similar benefit and encourage people to visit and stay longer in the Town Centre".

RESOLVED: noted.

Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 04 February 2022 to 10 March 2022.

RESOLVED: noted.

Planning Applications received from Reigate & Banstead Borough Council for the period 04 February 2022 to 10 March 2022.

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.

Planning Appeals, during the period 04 February 2022 to 10 March 2022.

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

RESOLVED: noted.

Horley Pavement Audit Committee (HPAC)

Cllr Stimpson advised that there were still concerns regarding the pavements along Albert Road. Additionally, she expressed concerns about the clearance of the bins outside Horley Train Station.

RESOLVED: that the matter of bin clearance be followed up by Officers.

P 7268

Traffic Calming Measures, The Acres and Wheatfield Way, Langshott

The Planning Officer advised the Committee that an additional speed survey was being carried out and that the speed detection radar (SDR) was deployed on Friday and will be in Wheatfield Way for one week. The Planning Officer advised that once the results are confirmed in the next fortnight, SCC Highways would produce a plan of the 4 new VAS sign locations with speed surveys.

RESOLVED: noted.

P 7269

A23 Turning Count Survey Results

The Planning Officer advised that the Survey Results have been provided for Hoadley Road and Cross Oak Lane, but that the results for the other junctions along the A23 (from Three Arch Road to the Chequers Roundabout) remain outstanding. Once these have been received, they will be circulated to all relevant parties. A repeat survey was scheduled to be undertaken in September 2022.

The Planning Chairman commented that the survey indicated over 23,000 vehicles utilised the Cross Oak Lane junction in a 12-hour period and expressed an interest in the recent traffic survey results.

RESOLVED: noted.

P 7270

Other Highway Matters

The Planning Officer advised that Pavement reconstruction was ongoing at Cross Oak Lane between 25 February and 22 April 2022. It was noted that there are also Traffic Management works from Bonehurst Road to Cross Oak Lane to facilitate these works.

The Planning Officer advised that SCC Cllr Matt Furniss (Cabinet Member for Highways) gave an interesting Highways & Transport update and financial overview at the Surrey ALC Chairmen's Forum held last week, at which the Council Chairman, Cllr Samantha Marshall was in attendance. She had expressed great interest in the new trial initiative called 'Better Points', to promote healthier living through increased walking and cycling. It was further noted that this was to be advertised on HTC social media and webpages to increase residential awareness.

The Planning Officer added that that 'Ringway' construction were successful in their bid to SCC as highways contractor, with the new contract becoming effective at the end of April 2022.

RESOLVED: noted.

P 7271

GATCOM: Newsletters & Updates

It was noted that the latest Newsletters and updates from GATCOM, had been circulated to all HTC Members, for information.

RESOLVED: noted.

P 7272

Other Airport Matters

The Planning Officer noted that the Gatwick South Terminal would reopen on Sunday, 27 March, as the airport enters into what it expects to be a busy summer season.

It was outlined that British Airways (BA) has already announced it will restart its short-haul services from Gatwick from 29 March. BA's low-cost sister airline, Vueling, will also be expanding its operations, adding five new short-haul routes and basing three aircraft at Gatwick.

The Committee was also advised that Gatwick and its partners have been recruiting for some time, with more than 2,000 jobs still available for positions such as security officers, IT specialists, engineers, shop and restaurant workers, ground and cargo handlers and cabin crew.

RESOLVED: noted.

P 7273

Reigate and Banstead Borough Council High Street Public Realm Improvement and Subway Consultation.

RESOLVED: That the Town Council's response to the Reigate & Banstead Borough Council's High Street Public Realm and Subway Improvements consultation (as appended), is ratified.

P 7274

Letters Received

From	Subject	Date	Action
Horley Resident	Application No: 22/00466/HHOLD		Noted.
Horley Resident	Application No: 22/00466/HHOLD		Noted.
Mole Valley District Council	Local Plan has been submitted. Inspectors and a programme officer has been appointed. We will be updated in due course on dates for any hearing sessions.		Noted.
West Sussex County Council	West Sussex County Council asks for views each year about the Post-16 Transport Policy Statement. A consultation is now open and available online here and runs until Sunday		Noted. Response from HTC not required.

10 April 2022. It is aimed at pupils and parents.

RESOLVED: noted.

P 7275

Diary Dates

22nd March 2022, 5:30pm: **Town Plan Delivery Group** (Edmonds Hall)

31st March 2022, 6:00pm: **HTC/RBBC Liaison Meeting** (to be held remotely)

5th April 2022, 7:00pm: **Councillors' Bespoke LG Governance & Finance Training from Mulberry & Co** (Edmonds Hall)

RESOLVED: noted.

P 7276

Press Release

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

Meeting closed at 9:03 pm

Date of next meeting: 19 April 2022

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 04 February 2022 – 10 March 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 04.02.22	Application No: <u>22/00184/HHOLD</u>
LOCATION:	117 Albert Road Horley Surrey RH6 7HS
DESCRIPTION:	Single storey side extension
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

02. RBBC Letter Dated: 07.02.22	Application No: <u>21/02925/HHOLD</u>
LOCATION:	6 Baden Drive Horley Surrey RH6 8SD
DESCRIPTION:	First floor side extension
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

03. RBBC Letter Dated: 07.02.22	Application No: <u>22/00101/HHOLD</u>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Demolition of existing detached garage and construction of new double garage with store above. As amended on 03/02/2022.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

04. RBBC Letter Dated: 10.02.22	Application No: <u>22/00170/F</u>
LOCATION:	23 The Close Horley Surrey RH6 9EB
DESCRIPTION:	Erection of a dwelling and associated development
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

05. RBBC Letter Dated: 10.02.22	Application No: <u>22/00218/HHOLD</u>
LOCATION:	10 Briars Wood Langshott Horley Surrey RH6 9UE
DESCRIPTION:	Demolition of existing conservatory and garage and erection of a single storey rear/side extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

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06. RBBC Letter Dated: 10.02.22	Application No: 22/00263/HHOLD
LOCATION:	24 Benhams Drive Horley Surrey RH6 8QR
DESCRIPTION:	First floor side extension over garage & infill rear extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

07. RBBC Letter Dated: 10.02.22	Application No: 22/00245/HHOLD
LOCATION:	7 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Proposed conversion of existing garage, internal alterations and changes to the front elevation fenestration and materials.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

08. RBBC Letter Dated: 11.02.22	Application No: 22/00181/F
LOCATION:	Oakwood Sports Centre Balcombe Road Horley Surrey RH6 9AE
DESCRIPTION:	Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.)
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections however we would wish see rainwater discharging into the school's existing sewer system as a preference than into the drainage ditch that runs around the boundary of the playing field. This would allay residents fears of possible increase in flooding incidents for which this area has a record of events.

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09. RBBC Letter Dated: 11.02.22	Application No: 22/00243/HHOLD
LOCATION:	124 The Crescent Horley Surrey RH6 7NX
DESCRIPTION:	Single storey rear extension. Loft conversion along with hip to gable, dormer and rooflights
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

10. RBBC Letter Dated: 14.02.22	Application No: 22/00209/HHOLD
LOCATION:	6 Crewdson Road Horley Surrey RH6 9HH
DESCRIPTION:	Two/ single storey side / rear extension and front porch
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

11. RBBC Letter Dated: 14.02.22	Application No: 21/03108/HHOLD
LOCATION:	2 Winfield 57D Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Single storey rear extension. As amended on 14/02/2022
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

12. RBBC Letter Dated: 15.02.22	Application No: 22/00288/F
LOCATION:	2 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	New three-bed detached dwelling on land to northwest of 2 Chequers Drive
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

13. RBBC Letter Dated: 17.02.22	Application No: 22/00325/HHOLD
LOCATION:	3 Windmill Close Horley Surrey RH6 9AG
DESCRIPTION:	Proposed single storey rear extension to replace conservatory.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

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14. RBBC Letter Dated: 17.02.22	Application No: 22/00285/HHOLD
LOCATION:	2B Bolters Road Horley Surrey RH6 8QS
DESCRIPTION:	Single storey side extension to existing dwelling with resited off street parking and dropped kerb.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

15. RBBC Letter Dated: 17.02.22	Application No: 22/00302/HHOLD
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

16. RBBC Letter Dated: 22.02.22	Application No: 22/00390/HHOLD
LOCATION:	49 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Demolition of existing consrvatory and replacement with single storey side extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 15/03/22)	No objections

17. RBBC Letter Dated: 24.02.22	Application No: 22/00336/F
LOCATION:	73 - 77 Brighton Road Horley Surrey RH6 7HL
DESCRIPTION:	Construction of ground floor extension to existing retail unit. Alteration and extension to first floor accomodation to provide total 3 x 2bed flats and 2 x 1bed flats, (a net increase of two flats).
HORLEY TOWN COUNCIL COMMENTS	No Objection

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18. RBBC Letter Dated: 24.02.22	Application No: 22/00419/HHOLD
LOCATION:	35 Blundell Avenue Horley Surrey RH6 8AY
DESCRIPTION:	Rear and side single storey extensions and loft extension.
HORLEY TOWN COUNCIL COMMENTS	No Objection

19. RBBC Letter Dated: 24.02.22	Application No: 21/02917/F
LOCATION:	Lomond Equestrian Centre Horse Hill Horley Surrey RH6 OHN
DESCRIPTION:	Engineering works to improve land drainage at Lomond Equestrian. As amended on 22/12/2021
HORLEY TOWN COUNCIL COMMENTS	No comments as outside the Parish Boundary

20. RBBC Letter Dated: 25.02.22	Application No: 22/00363/S73
LOCATION:	Rear Of 17-23 Church Road Horley Surrey RH6 7HQ
DESCRIPTION:	Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 – 60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. "Variation of Conditions 1 and 4 of Permission 21/00639/S73 Change to design of car port for plots 6 and 7 (house numbers 9 and 11 Astor Gardens) (Condition 1) and Corresponding change to hard and soft landscaping (Condition 4)."
HORLEY TOWN COUNCIL COMMENTS	No Objections

21. RBBC Letter Dated: 02.03.22	Application No: 22/00466/HHOLD
LOCATION:	Ladram 53 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Proposed part single storey/part double storey rear extension, double storey side extensions (East West side) front porch.
HORLEY TOWN COUNCIL COMMENTS	The Town Council OBJECTS on the following grounds: i. The proposed development is out of character with surrounding properties ii. Massing and the overdevelopment of the footprint is out of keeping iii. Negative impact on neighbouring amenities

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22. RBBC Letter Dated: 03.03.22	Application No: 22/00089/OUT
LOCATION:	34 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	The demolition of the existing garage and erection of a single detached 4 bedroom 2 storey house. As amended on 03/03/2022
HORLEY TOWN COUNCIL COMMENTS	<p>Horley Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i) Overdevelopment of the site; ii) Concern regarding highway access, in particular poor sightlines; iii) Out of keeping with the local area; iv) Concern about potential massing in relation to neighbouring properties. <p>Should this application be granted, Horley Town Council wish to be consulted on any Reserved Matters applications.</p>

23. RBBC Letter Dated: 04.03.22	Application No: 22/00429/HHOLD
LOCATION:	27 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Rear and side ground floor extension with internal re-modelling.
HORLEY TOWN COUNCIL COMMENTS	No Objections

24. RBBC Letter Dated: 04.03.22	Application No: 22/00487/HHOLD
LOCATION:	31 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	Single storey flat roof rear extension.
HORLEY TOWN COUNCIL COMMENTS	No Objections

25. RBBC Letter Dated: 07.03.22	Application No: 22/00472/HHOLD
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Proposed detached garage with office/study over
HORLEY TOWN COUNCIL COMMENTS	<p>Horley Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i) Overdevelopment of the site; ii) Inappropriate development within the Conservation Area, and the Town Council supports the comments of the Conservation Officer.

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 07.01.22	Application No: 22/00250/TPO
LOCATION:	Marlow 5 Stocks Close Horley Surrey RH6 9GU
DESCRIPTION:	Ash - remove. The tree is afflicted with Ash Die Back disease
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 22.02.22	Application No: 22/00370/TPO
LOCATION:	24 Bolters Road South Horley Surrey RH6 8HT
DESCRIPTION:	T1,T2 Birch- Reduce crown by 1.5 m back to suitable growth points and crown lift to 3m. Trees have become rather large for size of garden and are causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01.03.22	Application No: 22/00452/TPO
LOCATION:	7 Burton Close Horley Surrey RH6 7DD
DESCRIPTION:	Fell 1 no. purple plum with basal decay
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

HORLEY TOWN COUNCIL

Joan Walsh

Town Clerk

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Sent by email

11 March 2022

Dear Sirs

Horley High Street and Subway – Consultation Response

Horley Town Council have set out below our views on the principles for the improvements to Horley High Street and subway, which we understand form part of the Reigate and Banstead Borough Council's 'Delivering Change in Horley Town Centre' programme.

Horley Town Council remain supportive of the Delivering Change programme and hope to see these projects delivered to help boost confidence in the town and attract future investment. As you are aware Horley Town Council, in partnership with the Horley Town Management Group (HTMG) produced the Horley Town Improvement Study in 2014 which highlighted areas of poor-quality public realm, noting that the town centre itself lacked cohesion, creating an inconsistent look and feel.

We have set out below our response under the sub-headings used in the survey.

7. Principle 1: Create an environment that is safer for pedestrians and easier to use – providing wider pavements on both sides of the High Street by removing street parking.

Do you support this as a principle to shape the new design for Horley High Street?

Yes, largely

What effect, if any, would having this have on you and how you use the High Street?

Horley Town Council are supportive of the principle of creating a safe and enjoyable public realm for pedestrians through the provision of wider pavements, as well as ensuring that the high street remains accessible to all, including maintaining good disabled access.

Whilst we acknowledge that there is a significant amount of conflicting opinion over the relationship between car parking provision and town centre prosperity, Horley Town Council consider the availability of free parking within/ or adjacent to the High Street will continue to support local high street businesses and attract people to visit the town centre.

Horley Town Council remain concerned about the loss of the 20-minute free on-street parking and would seek assurances that this parking would be re-provided within Central or High Street Car Parks, as the nearest car parks to this part of the High Street.

Given the ambition of Reigate and Banstead Borough Council (RBBC) to redevelop the High Street Car Park as part of the 'Delivering Change' programme and the recent closure of the Kings Road Car Park (adjacent to the two principle medical centres) previously operated by RBBC, it would be useful for the Town Council to understand the Borough's wider strategy regarding parking provision for the town centre, particularly in light of

the work being undertaken by Surrey County Council and their consultants thinkingplace, as well as the current delays surrounding the delivery of the pay-on-exit projects for the Central and Victoria Road car parks.

8. Principle 2: Provide opportunities for further seating to rest at and meet others. Do you support this as a principle to shape the new design for Horley High Street?

Yes, largely

How, if at all, do you think this change would affect you or others when visiting the High Street?

As mentioned above the Horley Town Improvement Study highlighted the benefits of additional benches/seating to help encourage those who are less mobile to use the town by providing a place to rest. Since the study was undertaken the Pedestrian Precinct adjacent to the High Street has been re-landscaped incorporating additional bench seating, lighting, noticeboard and other street furniture.

Horley Town Council would encourage the Borough Council to consider the future use and scope of the Town Centre public realm, particularly whether the High Street pavements should be designed more flexibly/ multi-functional when considering the placement and design of new seating. Indeed, Horley Town Council do not wish to see a widened public realm become cluttered with unnecessary street furniture. Therefore, the location of new seating will be key and should be viewed in the wider context of the pedestrianised precinct and town centre, with an understanding of pedestrian movements.

Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings. The High Street includes existing dropped kerb crossings which can often become blocked by parked vehicles. Furthermore, at other junctures within the town centre the pedestrian crossing points are not directly opposite each other leading to the disabled having to cross at an angle and therefore spend more time in the road than is desirable.

9. Principle 3: Reduce the level of traffic and reduce speed (20mph speed limit). Do you support this as a principle to shape the new design for Horley High Street?

Yes, largely

How do you think this idea would affect your visits to Horley High Street?

Horley Town Council would advocate for a safe environment for all users. A formalised reduction in vehicular speed would assist in prioritising the safety of the users of the adjoining pavements.

10. Principle 4: Provide safer cycle routes - promoting cycling, with cycle parking facilities in appropriate locations. Do you support this as a principle to shape the new design for Horley High Street?

Yes, largely

How, if at all, would this principle, affect you and your use of the High Street? Please also tell us if you are a cyclist, pedestrian, driver etc.

Horley Town Council are supportive of safe cycle routes through the town centre and new facilities being provided to enable cyclists to access and park within the Town Centre. We would therefore be supportive of new cycle storage facilities that have been appropriately designed again to avoid the public realm becoming too cluttered. Any new cycle racks should be placed in key locations, where cyclists can be encouraged to cycle into town and access the towns services and facilities. Again, this should be viewed within the wider town centre context.

As you are aware, we are awaiting the outcome of SCC's Reigate and Banstead Borough Local Cycling and Walking Infrastructure Plan (LCWIP) which may have implications for any future town centre cycle strategy/routes.

11. Principle 5: Provide street planting and trees. Planting provides shade and shelter to encourage biodiversity and mitigate the effects of climate change. It also offers an opportunity to improve mental health and wellbeing, to reduce vehicle speeds and to revitalise the street scene with colour and foliage. Do you support this as a principle to shape the new design for Horley High Street?

Yes, largely

How, if at all, would this principle, affect you and your use or experience the High Street?

Horley Town Council fully support a green/ soft landscaped approach to the High Street public realm. Planting and street trees can help soften otherwise hard landscaped urban centres. As acknowledged above the benefits of green infrastructure are multifaceted, providing economic, social and environmental improvements all of which the Town Council would advocate. The public realm alterations to the High Street provide a key opportunity to deliver a lot more planting in and around the Town Centre, in addition to the existing planters. We consider that this would help start to reflect the green look and feel, characteristic of the outskirts of Horley, within the Town Centre. As acknowledged in the Horley Town Improvement Study additional green infrastructure would help to amplify Horley's status as a green rural town, creating a point of difference between Horley and other neighbouring towns.

Horley Town Council wish to see that the new proposals include full consideration of appropriate management and maintenance arrangements for the public realm (particular in respect of tree planting & maintenance of paving) which maximise public access and minimise rules governing the space to those required for its safe management. Horley Town Council have concerns about potential long-term damage to surfaces from tree roots (as currently evident in other parts of the town centre such as outside the Post Office). If tree planting into the soil & not using planters is intended what mitigation will there be to avoid this.

As a Council that declared a Climate Emergency in 2019, we are supportive of incorporating green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity.

Other developments

The vision document

12. Principle 6: Signage to help people find their way around Horley town centre and opportunities for public art to create a more pleasant environment in the High Street, subway and surrounding areas. Do you support this as a principle to shape the new design for Horley High Street?

Yes, largely

What impact, if any, would including this in the design have on your visits to the town centre?

Legibility and signposting make an important contribution to whether people feel comfortable in a place and can understand it and navigate their way around. As you are aware HTC, in partnership with Horley Town Management Group (HTMG) produced a signage wayfinding proposal back in 2016, with funding committed to its delivery through HTMG. Sadly, limited progress to deliver the signage proposals has been achieved to date due to delays with the consenting authorities. We understand that the delivery of the wayfinding signage will now be delivered as part of this project and HTC are supportive that the full package of Town Centre wayfinding signs is progressed as a priority.

Future signage proposals should also be considered in conjunction with improved vehicular signage, particularly for service vehicles who need to access the existing pedestrianised precinct on the shared surface as well as vehicle wayfinding from the key entrance points to the Town Centre.

13. Those are the 6 principles we propose to use for design changes to the High Street. If you have suggestions for any further principles that we should include, please tell us here.

Horley Town Council hope to see that the design of the public realm improvements in the High Street provides clear links and design symmetry to the pedestrian precinct so that the whole Town Centre has improved legibility and cohesiveness, particularly with regards to materials, signage style and colour etc as well as drawing on local identity and historic context specific to Horley.

Should a one-way vehicular route be considered as a preference through the High Street, we would ask that design consideration is given to the interface with the demarcation of the service vehicle access within the precinct and that the wider implication on traffic flows in and around the town centre be assessed, particularly school traffic patterns along Albert Road, Lumley Road and Oakwood/Yattenden Roads for parent's access Horley Infants and Yattenden Junior Schools.

Horley Town Council would advocate for an inclusive design approach towards the town centre public realm ensuring the diverse needs of the community are considered (including those with dementia and other non-visible disabilities & mental health inclusion) enabling everyone to have a safe, accessible, independent, and convenient built environment. The new public realm should have regard to the BS8300-1:2018 Design of an accessible and inclusive built environment - External environment - Code of practice.

Horley Town Council would also advocate that the Council's design team consider the 10 indicators highlighted in the '**Healthy Streets Approach**' towards embedding public health into the public realm. The High Street improvements could explore wider opportunities for innovative approaches (such as free public drinking water fountains or edible planting schemes) to creating a healthier and engaging public realm for people of all ages that can become an exemplar approach for the Borough.

The Subway

The subway links the High Street and Station Approach. We are aware of several important issues with the subway and have identified opportunities to help people get around the town centre. We have thought about some of the ways the subway could be improved. Before we develop those ideas further, we would like to hear your views and experiences.

Questions 14 to 17 are not applicable to the Town Council, however, we have set out below our response in relation to questions 18 and 19.

18. Which of the following issues are you concerned about in relation to the subway? Tick one per row.

Flooding, Poor lighting, Graffiti, Poor sightlines and the **Gradient being too steep** are all concerns for the Town Council and we hope that the improvements to the subway can seek to overcome some of these issues.

As you are aware the flooding of the subway has been an ongoing problem for years, effectively cutting off the eastern neighbourhoods of Horley from having adequate pedestrian accessibility to the Town Centre, and vice versa preventing school children and other Horley residents from accessing Oakwood Secondary School or the neighbourhoods in the east when they reside on the western side of Horley. The lack of a safe and accessible direct route under the railway has long been a concern for the Town Council. It is hugely positive that a drainage solution to this is imminent, which we hope can resolve this issue and secure the future of this vital route for the town.

Horley Town Council are also supportive of improvements to the subway to include better lighting and finishes to ensure that Horley residents have a safe and welcoming route to use. We acknowledge that the lack of a direct sightline through the subway is less than ideal, however, we also understand the limitations of seeking to alter this. Of greater concern, and one which potentially could be addressed, is the steep gradient on both sides of the subway for all users, particularly the elderly, less able or wheelchair bound, and parents with buggies and pushchairs.

We would hope that a thoughtful design to the finish of the subway could also help prevent future graffiti.

19. If you have any accessibility issues that affect your use of the subway, please tell us about them. Include any changes that could be made to the subway that would make it easier or more comfortable to use the subway.

Horley Town Council would wish to ensure that the subway is fully accessible to all.

On a final note, Horley Town Council fully support measures that seek to help boost the health and vitality of the Town Centre, following years of decline due to changing consumer behaviours, land use changes and following the COVID pandemic.

We hope that the public realm improvements, as part of the wider Delivering Change programme, capture the opportunities presented by future economic and shopping trends, technological advances, and consumer behaviour to really deliver a vibrant and thriving space for the benefit of residents of Horley.

Yours sincerely



Joan Walsh

Town Clerk

Horley Town Council

cc: Cllr Andy Lynch (HTMG Chairman)
Cllr Mike George (HTC Planning Chairman)