

NewLeaf

Autumn/Winter 2008

Horley
Investing for the future

GREEN NEWS CLIPPINGS

Green space is vital for the enjoyment of residents and Barratt Wates wants to incorporate the great outdoors within the Horley development. Horley residents will benefit from the opening of the Riverside Green Chain, a large area of farmland previously unsuitable for public use. The Riverside Green Chain will provide new recreational possibilities, including:

- two 'kickabout' areas
- paths
- designated cycle routes

The farming nature of the area will live on through the retention of Greatlake Farm. Throughout the development, new tree planting and sensitively landscaped elements will help sustain a 'greener' environment. Space is also allocated for a nature reserve and allotments. Everything a town needs to make other towns green with envy!

Going for Green

With high fuel costs, overcrowded landfills and the rise of global temperature, being green is more a necessity than a choice today. To do its bit, Barratt Wates is introducing small but effective changes to its buildings to help make Horley greener.

Save energy: Ten per cent of the energy provision for the current phase at The Acres will come from renewable sources including ground source heat pumps and solar thermal panels.

Reduce waste material: A recycling centre will be located within the development.

Other things you could try: Why not try to recycle your old packaging at your nearest recycling depot or contact your local school to see if your collection of plastics, paper and card can help out the art department's store cupboard! Contact Reigate and Banstead Borough Council to find out about kerb side recycling and other green initiatives in Horley.

WATER PALAVA!

Barratt Wates realises that flooding is a very emotive issue. The Environment Agency undertook a detailed flood analysis in Horley. The proposed housing development is outside the 1 in 100 year flood plain, i.e. not on land predicted to flood on average once in a hundred years plus a further allowance for climate change. To protect homes against any flood risk, sustainable drainage systems are being established at key points around the developed areas to carry away any excess water into the River Mole and Burstow Stream and to improve water quality. These systems will hold and store surface water from the developments.

To find out more, please call:

Construction at North East Horley:
01920 485959

Future phases at North East Horley:
Rob Phillips, Barratt Southern Counties, tel 01483 508679
www.theacres-horley.com

GET ON YOUR BIKE or the train or the bus!



Horley now boasts an advanced station concourse as a result of a £1 million facelift.

Dorothy Ross-Tomlin, Surrey County Councillor said: "This is a very exciting development. Train and bus users, cyclists and pedestrians will all be able to enjoy the benefits of this transformation."

How was the project funded?

The majority of improvement work was funded by Surrey County Council with contributions from other partners. Reigate & Banstead Borough Council provided land for part of the new entrance.

What are the benefits?

- New bus stops
- New cycle shelters
- Resurfaced car park
- Improved lighting and CCTV coverage in the car park, increasing personal safety
- 68 car parking spaces
- Step free entrance into the station from the car park directly onto platform 1 (the London-bound platform)
- Passenger drop off point
- Widened access road into the station car park with improved visibility
- Four car parking spaces for blue badge holders
- Environmental and aesthetic improvements
- Refurbished station waiting rooms

Royal Transformation

Horley's Albert Rooms in Albert Road have shaken off the cobwebs and had a new lease of life injected into the Community Hall and offices.

The Rooms are now the new home of Horley Town Council. Hirers of the main hall will be able to benefit from improved facilities and the extended car park.

• For more information, visit:
www.horleysurrey-tc.gov.uk.



Councillor Simon Marshall with town council staff

YOUR Say?

Do you have something to say about one of the articles you've read? Tell us what you think.



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Horley Help Shop:
4 Victoria Square, Consort Way, Horley

Horley Town Council Offices:
Albert Rooms, 92 Albert Road, Horley



Ta to Tata!

Horley has attracted the attention of an international brand.

Tata Consultancy services has recently taken residence in Newman House (formerly occupied by Virgin Atlantic), bringing with it several hundred employees. A spokesman for Tata said: "We were attracted to Horley by its central location and excellent public transport links to Gatwick, London and surrounding areas."

• Tata Consultancy Services is a global IT services, business solutions and outsourcing organisation. The group employs over 116,000 IT consultants in 50 countries.

What we say...

"Newman House is a key site for Horley and a prime asset of the Council. By letting the building to Tata Consultancy Services the Council is facilitating inward investment. The move is an extremely positive signal for Horley Town Centre"

Clr Dr Daniel Poulter, Executive Member for Regeneration & Transport, Reigate & Banstead Borough Council

"We are delighted to welcome Tata Consultancy Services to Horley and look forward to them playing a part in future regeneration plans for the town"

Clr Mike Miller, Executive Member for Planning & Housing and Horley Member, Reigate & Banstead Borough Council

Reigate & Banstead
BOROUGH COUNCIL
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Dear Resident,

Welcome to New Leaf, the Official Newsletter for Horley Regeneration.

In this issue, we're turning the spotlight on Horley town centre improvements which will make a big difference to your town.

We're also pulling on our travelling boots and heading out to Horley's North East Sector to enjoy a journey back in time with archaeological finds. Next we stroll along Station Approach which is linking shops and residential areas to our final stop: the futuristic Horley Station.

Although the development market is cooling down, we're remaining optimistic and continuing our investment in Horley, with many regeneration projects well underway across the town.

Ps. We want to know what you really think, feel and want in your town. Put pen to paper or get clicking and share your views with us! (Contact details on back page).

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Station Approach
Town Centre Improvements
Historic Horley

INSIDE



NEWS AND VIEWS ON LOCAL COMMUNITY ISSUES FROM BARRATT HOMES

Is the current downturn in the property market affecting the Horley development?

It's true to say that we're all tightening the purse strings but forget all the doom and gloom in the press, Barratt Wates is investing in Horley with homes currently being constructed.

Named 'The Acres', the new development in the North East of Horley will be completed in three phases.

Phase One is currently under construction and will comprise of 252 new homes.

Phase Two, involving around 300 new homes, will go to the detailed planning stage by the end of the year.

Over 700 homes are eventually planned for the 144 acre site under the outline planning consent. A quarter of the homes will be designated affordable and managed through a Housing Association.

When will I be able to see the new homes?

Showhomes are now open, enabling you to view the standard and variety of housing on offer for the first time. Visit the on-site marketing suite to discuss purchase options, layouts and even furnishing choices. There will be three detached houses to view, offering three, four and five bedrooms respectively; all fitted with modern appliances.



Artist's impression of the Acres

What about infrastructure?

Barratt Wates is keen to ensure the right infrastructure is in place for a development of this scale. We will be introducing a new neighbourhood centre and space for a primary school. The centre will also incorporate shops and small office units to help support a thriving community. We are also committed to refurbishing a listed barn to create a new meeting hall for the area.

Orchard Drive, the main north/south link road to the west of the site, is now complete. Brookfield Way, a distributor road, will serve the main area of development and will be the route of the 'Fastway' bus service connecting The Acres to Horley town centre, Crawley and Gatwick Airport.

Barratt Wates is dedicated to delivering real benefits for both the existing residents of Horley and the prospective residents of The Acres.

FAST FACT

A large construction site inevitably brings some disruption. Barratt Wates subscribes wholeheartedly to the Considerate Constructors Scheme.

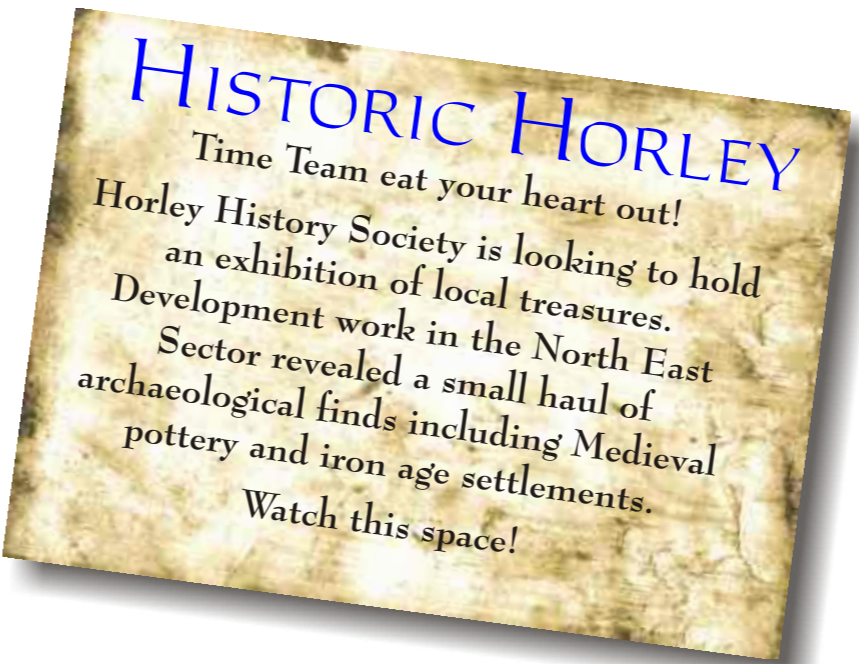
A phone line: **01920 485959** has been set up so local residents can voice any concerns and have issues dealt with as soon as possible.

WHAT'S IN A NAME?

The Horley History Society has suggested new road names for the North East sector.

Many names were inspired by local field names, occupiers and land owners.

Field Close, Meadow Way, Orchard Drive and Rainbow Close are just some of the new road names which have been selected by Reigate & Banstead Borough Council, reflecting Horley's historic roots.



Diving into Horley

With Britain bringing home so many Gold Medals at the Olympics in Beijing this year and exercise being such an important part of a fit and healthy lifestyle, we recognise how important it is for Horley to have its own dedicated leisure centre.

Reigate & Banstead Borough Council are committed to delivering a new leisure centre in Horley and are investigating alternative sites in partnership with Surrey County Council.

Court Lodge is seen as a more viable option than other locations previously investigated, including Oakwood School.

Clr Adam de Save, Executive Member for Leisure and Well-being said: "The Oakwood school site was considered but studies showed it would not be practical to remodel. The Court Lodge site may well be the answer."

Water wings at the ready!



For Sponsors and Winners see: www.horleysurrey-tc.gov.uk

Town Centre Improvements

Horley Town Centre will be springing into life with a series of significant improvements.

Over the Summer, Reigate & Banstead Borough Council and Surrey County Council have been consulting on a concept scheme which residents and businesses will be able to enjoy in years to come.

Feedback

Thanks to all those who took part in the town centre consultation, your feedback and responses were very useful in helping to shape the future of Horley.

Proposals for 2009:

- ✓ Traffic calming
- ✓ Improving accessibility and safety including new pedestrian crossings
- ✓ Subway improvements
- ✓ Better signage and features at key arrival points to give clearer identity to town centre
- ✓ New seating, lighting, planters and trees
- ✓ Removing unnecessary street clutter
- ✓ Additional cycle parking

What next?

We will be in touch with local residents and businesses shortly to let them know the outcome of the consultation review and details of proposals.

What's the time frame?

In the short term, the supported elements of the scheme will be progressed, subject to detailed designs being approved. In the longer term, we remain committed to creating the right environment to support the future regeneration of Horley

Town Centre and will continue to explore opportunities to achieve this.

flower power

Horley was transformed into a floral oasis over the summer, thanks to local businesses and individuals who generously sponsored colourful hanging baskets and planters around the town.

The spectacular displays were part of the prestigious Horley In Bloom competition, now in its 14th year. Horley has also scooped two Silver Awards in the South and South East in Bloom competition. The Horley Town Council Clerk, Alan Jones, beamed: "It was a blooming great achievement!"



Reigate & Banstead Borough Councillors Daniel Poulter, Michael Miller and Allen Kay outside a recently refurbished town centre building