



THE ACRES

Drainage explained...

A special drainage system has now been installed in the first phase of The Acres. The measures, known as a Sustainable Drainage System (SUDS), incorporate a number of features to ensure that flooding will not occur on the site nor increase flooding elsewhere.

The system, which has been specifically designed for The Acres, following approval from the Borough Council and the Environment Agency, includes features called swales.

Swales are shallow drainage ditches designed to collect and store surface water, then carry it away from the development. These broad drainage channels are designed to receive rainwater runoff from filter drains laid at developed parts of the site. They store the water and remove any pollutants, before allowing the water to run off from the development at a measured and controlled rate to the Riverside Green Chain and the Burstow Stream.

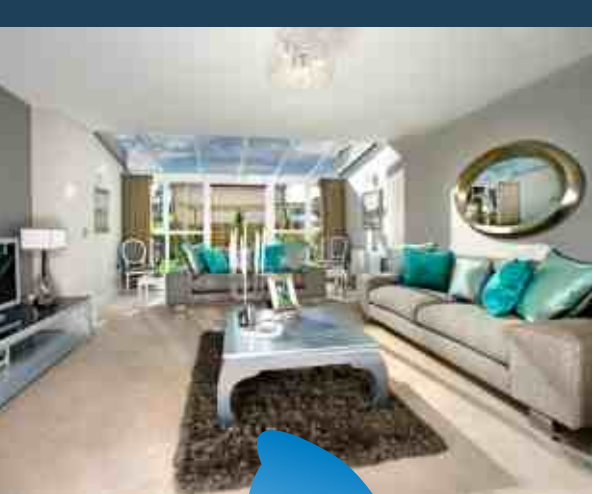
The swales are laid on shallow slopes and covered in grass and other forms of vegetation so they blend in with the natural environment and are not noticeable. In dry conditions the swales will be dry and covered with maintained grass up to six inches in height. After a normal bout of rainfall they will be partly full and drain the resting water away steadily. The swales will only be completely filled during an extreme storm event.

During construction, if there are severe weather conditions, there may be some localised flooding within the site caused by soil conditions; however this is something that will not happen when the development is complete.

As part of the planning process the Environment Agency undertook detailed studies to determine where the floodplain is in Horley. This work identified where development could be and protects the floodplain by not allowing any housing to be built on it.

The only works that will be undertaken in the floodplain is the construction of the new Link Road. 'Compensatory Floodplain Storage' measures have been undertaken, which include additional excavation in the fields adjacent to the river to ensure that the total volume of the floodplain is maintained.

If you would like to find out more or if you have any concerns about drainage at The Acres please contact Rob Phillips at Barratt Homes on 01483 508679.



Interior of one of the showhomes at The Acres



NewLeaf

Spring/Summer 2009



Town centre refresh

The first stage of a series of works which will give the town centre environment a much needed make-over are now underway.

The initial works, which are concentrated in a stretch of Victoria Road, between Elizabeth Court and Regents Mews and Consort Way, are being coordinated by Reigate and Banstead Borough Council and Surrey County Council.

The Councils are now working on the next stage of environmental works to the town centre, which it is anticipated will start later in the year.

Read about the plans in future editions of Newleaf.



Cllrs Michael Miller and Allen Kay



On your marks, get set...

Plans for Horley's new leisure centre are one step closer to becoming a reality, following the Borough Council's purchase of the Court Lodge secondary school site and the granting of outline planning permission.

Since then the two councils have been working closely to pave the way for a range of new community facilities to benefit the people of Horley.

As well as providing a new leisure centre, the secondary school site will be used to build up to 15 new affordable homes which will be available to local people in housing need.

The new centre will provide a fantastic range of facilities to help you keep fit. Just some of the things that are planned include a 25 metre swimming pool, a teaching pool, a four-court sports hall, a fully equipped gymnasium, and a studio offering a variety of exercise classes.

Surrey County Council agreed to sell both the disused Court Lodge infant site and the former secondary school site to Reigate & Banstead Borough Council earlier this year.

Reigate & Banstead
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Dear Resident,

You can't have escaped news of the recession recently. Many parts of the economy, including the construction industry, have been particularly badly hit, with property prices falling and developers slowing the rate at which they are building.

Despite the current economic uncertainty, we are very optimistic that the market will eventually recover and that Horley will be a key place where people will want to live, work and invest.

That is why we are pressing ahead with our investment in a number of key regeneration projects, which will benefit everyone in Horley, such as the building of a new leisure centre and works to improve our town centre.

So read on to find out more.

YOUR Say?

Do you have something to say about one of the articles you've read?

Horley Regeneration
Reigate Town Hall,
Castlefield Road,
Reigate, Surrey RH2 0SH

horley.regeneration@reigate-banstead.gov.uk

Further information and newsletter copies can be obtained from:

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

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

Improvements provided

- ✓ New 'gateway' feature close to Elizabeth Court and Regents Mews to indicate to motorists that they are entering the town centre.
- ✓ New pedestrian crossing outside the library to help people cross more safely.
- ✓ Raised table at the junction of Victoria Road and Consort Way to slow traffic as it travels through this busy area.
- ✓ New zebra crossing on Consort Way to improve safety for pedestrians.



For more news on Horley Regeneration projects, visit:
www.reigate-banstead.gov.uk/horley-regeneration/

What we say...

The provision of a new leisure centre is something that we promised the people of Horley when we started to plan Horley's regeneration. We are delighted that finally we have made such excellent progress in making this a reality. Cllr Kay, Executive Member for Regeneration, Reigate and Banstead Borough Council.
Our close working relationship with the County Council not only promises to deliver a new leisure centre, but also a range of other excellent community benefits to benefit residents and businesses. Cllr Mike Miller, Executive Member for Planning, Housing and Transportation, Reigate and Banstead Borough Council.





THE ACRES

Brought to you by Barratt Homes, David Wilson Homes and Wates

On your marks, get set...



The Old Fire Station

<... Continued from front page

The existing Keys Youth Centre which is currently based at the secondary school will move to the Old Fire Station in Albert Road, when its refurbishment is completed in autumn of this year, offering a range of exciting activities for young people.

The Court Lodge primary school site could also be redeveloped to build an 80 bed care home for the elderly, a new Baptist Church and up to 20 new homes for sale in line with the recently approved outline planning consent.

The next stage in progressing the plans for the leisure centre, will be working up the detailed design, obtaining full planning permission and appointing contractors.

Horley station award

Horley station has been awarded a prestigious Rail Business Award following its £1m facelift last year.

As readers will know the old station has been transformed to provide a high quality new transport interchange for users. Amongst the improvements are: a new bus turnaround, a redesigned and newly surfaced car park and refurbished waiting rooms.

The investment is already proving to be highly successful and has helped to achieve a 10% increase in passenger numbers, a 5% increase in Horley season ticket holders and a reduction in crime.

Commenting on the award that was given for "Station Excellence", judge, Peter Plisner, said "This scheme represents for me what this award category is all about. There's integration with other transport modes and lots of evidence that the improvements are bringing big dividends."

The project was led by Surrey County Council, in partnership with Southern Rail, with assistance from Reigate and Banstead Borough Council.



Horley station



The three and four-bedroom showhomes at The Acres

How is development progressing at The Acres?

We've had a great start to the New Year. We have seen a significant rise in the number of visitors to our showhomes in the last few months and sales are really picking up. For example, when we launched the David Wilson showhome on 15th March, one of the homes was snapped up there and then! Two further reservations were also made later that week! We are really looking forward to our first residents moving in and making The Acres their home, which is due in May.

You will have also probably noticed that The Acres is really taking shape. The basic road network is now in place, our showhomes have been built and the landscaping is being planted. This makes it much easier to visualise how The Acres will be as a place to live and how it will be an important part of Horley.

So the recession isn't affecting The Acres?

Although we have had a positive start to the New Year we cannot deny that the economic situation is having an effect on the development. For example, prospective purchasers who are keen to move into a new home at The Acres are encountering problems which make it very difficult for them to do so, for it is now much more difficult to secure mortgage funding and buyers are also finding it harder to sell their existing properties. As a result, we have slowed our build rate to match the level of demand. However, we are still making steady progress.

Are you doing anything to help prospective purchasers?

We have a variety of fantastic ways to help prospective purchasers move to The Acres no matter what their situation. If buyers have an existing home to sell they can take advantage of our renowned and very popular Part Exchange service. We can buy purchasers' existing homes and handle everything from then on. This takes away the worry of being in a chain and buyers can stay in their old property until the new one is ready. With no estate agent fees to pay, or HIP pack to prepare, buyers save money too.

We also protect mortgage repayments for up to three years, thanks to free insurance with our new homes. We will pay the first year's premium to insure buyers against the event that they will be unable to meet their mortgage repayments through no fault of their own, which is very reassuring in these uncertain economic times.

So are you confident about your development in Horley?

The slowing of our build rate will inevitably mean that the completion date for the development will be later than we first planned. However, we remain fully committed to developing The Acres and making this a great new part of Horley.



Cllr Kay, Cllr De Save and Manorfield Primary school children celebrate the purchase of the Court Lodge Secondary school site

So long and farewell

Regular visitors to Horley town centre will miss the friendly face of Barrie Gilbert, Department Manager for Customer Services, at Waitrose, when he retires in May.

Mr Gilbert joined Waitrose as a Provisions Assistant after leaving school in 1968 and in his amazing 41 years of service has worked his way up through the ranks.

For the last 20 years Mr Gilbert has been based in Horley and you can't have missed him for he has been responsible for the store's checkouts, food counters and internet delivery services.

Mr Gilbert has not only worked in Horley for many years but has also been a local resident since 1977.

Speaking of his retirement, Mr Gilbert said "I plan to keep myself busy and fit, enjoying my favourite pastime of tennis and I may even get a part time job. However what I'm really looking forward to, is doing things with the family. It will be a real novelty not having to work late nights and weekends!"

On behalf of Newleaf we would like to wish Mr Gilbert, a long and happy retirement and thank him for providing many years of service to the people of Horley.



Barrie Gilbert

At The Acres, Barratt Southern Counties currently has three-bedroom houses priced from £276,000 and four-bedroom houses and five-bedroom houses up to £536,000. For more information telephone 01293 771383 or visit www.theacres-horley.com

David Wilson Homes Southern currently has three-bedroom homes available from £342,995 and four-bedroom homes from £380,000. For more information telephone 01293 772199 or visit www.dwh.co.uk

