



# Development Management Plan

Horley Open Space Needs Assessment

June 2016

# 1. Introduction

- 1.1 This evidence summary has been prepared to support and inform preparation of the Development Management Plan (DMP) Regulation 18 consultation document.
- 1.2 The purpose of the paper is to provide an understanding and assessment of the likely requirements for open space within the Horley over the period to 2027, taking account of planned housing development and resultant population growth.
- 1.3 The paper reflects a need to ensure that open space allocations for Horley, whether new or carried forward from the Borough Local Plan 2005, meet the needs of residents and are justified in planning terms.
- 1.4 This paper should be read alongside the [Revised Open Space, Sport and Recreation Assessment \(2011\)](#).

## Policy Context

### National Planning Policy Framework (NPPF)

- 1.5 The [NPPF](#) defines open space as “*all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.*”
- 1.6 The Framework sets an expectation that planning policies should be based on robust and up-to-date assessments of open space. These assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space. Information gained from these assessments should be used to determine what, if any, type of open space is required.

### National Planning Practice Guidance (NPPG)

- 1.7 [NPPG](#) recognises that open space can provide health and recreation benefits to people living and working nearby as well as being an important part of the landscape and setting of built development and is an important component in the achievement of sustainable development.
- 1.8 It recognises that it is for local planning authorities to assess the need for open space and that such assessments should take into account planned new development.

### Reigate and Banstead Local Plan Core Strategy (adopted July 2014)

- 1.9 The [Core Strategy](#) forms the principal spatial planning document for the Council covering a wide range of planning issues. Underpinning the Core Strategy is a commitment to sustainable future development. Policy CS5 ensures that people will have the access to services, information and facilities which will allow them to make healthy lifestyle choices and provide for healthier communities.

- 1.10 Policy CS12 recognises the importance of up-to-date assessments of open space.
- 1.11 It recognises the importance of providing sufficient open space to serve residents of the borough. In this regard, the policy seeks to resist the loss of open space unless surplus requirements can be demonstrated or better provision provided and secure new, additional open space from new developments.
- 1.12 Policy CS8 outlines the planned provision for the new developments (such as the North East and North West Sectors) including improvements to the Riverside Green Chain and the provision of sports and playing facilities. The Core Strategy also highlights that consideration is being given to alternative leisure/open space options to the Town Park proposed in the Horley Master Plan (HMP) within the Borough Local Plan.

### **Borough Local Plan 2005**

- 1.13 The Borough Local Plan 2005 incorporates a number of policies which generally relate to the provision of open space, sport and recreation facilities across the borough. These include:
- Pc1 Areas of Outstanding Natural Beauty and Areas of Great Landscape Value
  - Pc2E Existing and Proposed Local Nature Reserves
  - Pc3G Local Nature Conservation Interest
  - Pc3 Woodlands
  - Pc5 Countryside Management
  - Pc6 Urban Open Land
  - Re1 Retention of Existing Recreation Uses
  - Re3-12 Outdoor Recreation and Indoor Recreation
- 1.14 In addition, the Borough Local Plan also incorporates the HMP. The HMP is a comprehensive long term strategy to deliver high quality sustainable new development within Horley. This includes the construction of the 2,600 homes identified in the 1994 Surrey Structure Plan and the necessary infrastructure, social and recreation facilities.
- 1.15 The HMP includes a number of policies specifically related to new open space provision to serve the new developments in Horley, and identified a number of sites which may be brought forward to meet additional need:
- Hr33 Land Allocation for Public Open Space
  - Hr34 Land Allocation for Leisure Centre
  - Hr35 Land Allocation for Allotment Provision
  - Hr38 Riverside Green Chain
- 1.16 Policy Hr33 includes the allocation of strategic open space:
- Land south side of Smallfield Road – Combined park and outdoor playing space
  - Land north of Langshott Kennels – Kickabout area
  - Land to the west of Great Lake Farm – Kickabout area and formal play

- Land to the north of Landens Farm – Kickabout area and formal play
  - Part of Fishers Farm/ Bayhorne Farm – Amenity open space / outdoor play
- 1.17 The Horley Master Plan also includes the allocation of strategic open space - known as the Riverside Green Chain - on land which cannot be developed due to flood risk and its nature conservation value. Policy Hr38 says that the Riverside Green Chain should be used for informal and formal recreation and can include provision for agriculture, allotments, cycle paths, gardens, horse riders, kick-about areas, nature reserves, ponds, storm water wetlands and woodlands.
- 1.18 The open space requirements identified in the HMP were based on population data and forecasts available in 2005. Population estimates have been updated as part of this report.
- 1.19 As part of the North East Sector and North West Sector developments approximately 70ha of open space and 360 allotment plots has been planned to be delivered (via section 106 agreements). The breakdown across different typologies of open space is shown below with detailed site information in Appendix 1.

**Table 1 Planned Open Space Provision – North East and North West Sectors**

Type	Size
<b>Parks &amp; Gardens</b>	0.0ha
<b>Natural &amp; Semi-Natural Open Space</b>	52.3ha
<b>Outdoor Sports</b>	
<i>Pitch sports</i>	0.9ha
<i>Other</i>	0.0ha
<b>Amenity Green Space</b>	14.6ha
<b>Children &amp; Young People formal/ equipped play space</b>	1.5ha
<b>Total</b>	69.3ha
<b>Allotments</b>	2.55ha (Up to 360 plots)

## Previous Local Evidence Studies

### Open Space, Sport and Recreation Assessment (2011)

- 1.20 The Open Space, Sport and Recreation Assessment (2011) assesses the supply of, and future need for, open space provision across the borough. The assessment was prepared in accordance with the requirements of the PPG 17: Sport and Recreation Assessment (2002) and the Assessing Needs and Opportunities: A Companion Guide to PPG 17, and built on a previous study carried out in 2008.
- 1.21 The PPG 17 Report identified a number of open space typologies which are also used for the basis of this updated assessment.

**Table 2 Open Space Typologies (from the Open Space, Sport and Recreation Assessment)**

PPG 17 typology	Primary purpose
<b>Parks &amp; Gardens</b>	Accessible, high quality opportunities for informal recreation and community events.
<b>Natural &amp; Semi Natural Green Spaces</b>	Wildlife conservation, biodiversity and environmental education and awareness.
<b>Outdoor Sports</b>	Participation in outdoor sports such as pitch sports, tennis, bowls, athletics or countryside and water sports.
<b>Amenity Green Space</b>	Opportunities for informal activities close to home or work or enhancements of the appearance of residential or other areas.
<b>Provision for Children and Teenagers</b>	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
<b>Allotments</b>	Opportunities for people wishing to garden and grow their own produce.

1.22 The Open Space, Sport and Recreation Assessment provides an audit of the existing quantity, quality and accessibility of these types of open space. Using this information, findings from surveys of open space users and national guidance such as Field in Trust are used to determine standards for open space provision in the borough. The quantity standards recommended by the assessment are summarised in Table 3.

**Table 3 Open Space Standards (from the Open Space, Sport and Recreation Assessment)**

Provision	Recommended standard
<b>Parks &amp; Gardens</b>	0.49ha/ 1,000 people
<b>Natural &amp; Semi Natural Green Space</b>	No local or national standard National standard of 1ha/ 1,000 people specifically applying to Local Nature Reserves (LNRs)
<b>Outdoor Sports Facilities</b>	<u>Development Standard (for new developments):</u> 1.6ha/ 1,000 people full/ restricted public access for new housing growth after 2010 and 1.2ha/ 1,000 people of pitch sport
	1.2ha/ 1,000 people of pitch sport
	<u>Borough Standard (remainder of borough):</u> 1.37ha/ 1,000 people full/ restricted provision
<b>Amenity Green Space</b>	<u>Development Standard (for new developments):</u> 0.72ha/ 1,000 people including 0.55ha/ 1,000 people of space suitable for informal play
	<u>Borough Standard (remainder of borough):</u> Opportunities will be sought to increase provision in areas of deficiency against current average, through Neighbourhood Planning
<b>Allotments</b>	10 plots/ 1,000 people
<b>Children &amp; Young People</b>	<u>Development Standard (for new developments):</u> Designated formal/ equipped playing space: 0.25ha/ 1,000 people Informal playing space: 0.55ha/ 1,000 people to be provided as part of the Amenity Green Space provision
	<u>Borough Standard (remainder of borough):</u> Designated formal/ equipped playing space: 0.07ha/ 1,000 people

1.23 The residents survey included within the Open Space, Sport and Recreation Assessment noted that Horley's residents were the least satisfied with provision for children and young people; less satisfied with the quantity of amenity green space than Banstead and Reigate residents (50% compared to 64%); and less satisfied with the provision of natural and semi-natural open space (5% of people in Horley feel that provision is about right compared to 80% in Banstead and Reigate).

## 2. Understanding the need for open space

### Methodology

- 2.1 This section provides an updated assessment of open space needs for the Horley area. This followed three main stages:
- Review of current supply – using the 2011 study as a base
  - Assessment of future needs – using up to date population forecasts
  - New supply requirements – taking account of planned provision
- 2.2 The updated assessment focusses on the typologies of open space as identified in the Open Space, Sport and Recreation Assessment.

### Current Supply

- 2.3 In order to estimate current open space standards within Horley, a review of the sites identified in the existing Open Space, Sport and Recreation Assessment was carried out.
- 2.4 Each open space was checked to confirm the accuracy of records from the 2011 study and capture any changes which had occurred to status, use or size (for example as a result of development).
- 2.5 Changes included improvements to recreational facilities at Yattendon School – the resurfacing of part of the existing playing fields to provide an all-weather court - and the loss of some informal recreation land to make way for residential development.
- 2.6 This identified almost 99ha in total of open space and 62 allotment plots within Horley. The breakdown across different typologies of open space is shown below with detailed site information Appendix 2.

**Table 4 Open Space identified in the Open Space, Sports & Recreation Assessment**

Type	Area
<b>Parks &amp; Gardens</b>	0.0ha
<b>Natural &amp; Semi-Natural Open Space</b>	13.7ha <sup>1</sup>
<b>Outdoor Sports</b>	21.5ha
<i>Of which pitches</i>	<i>17.7ha</i>
<b>Amenity Green Space</b>	26.1ha
<b>Allotments</b>	0.9ha (62 plots)
<b>Children &amp; Young People formal/equipped play space</b>	0.64ha
<b>Total</b>	98.9ha (62 plots)

- 2.7 In addition, a further 31.1ha of open space and 80 allotment plots have been delivered as part of projects in the new neighbourhoods (e.g. the North East and

<sup>1</sup> Includes natural and semi-natural space with full or partial public access. A further 36.1ha of partially accessible.

North West Sectors) since the Open Space, Sports & Recreation Assessment. These are summarised in Table 5 below (detailed list in appendix 3).

**Table 5 Open Space Delivered since Open Space, Sport & Recreation Assessment**

Type	Area
<b>Parks &amp; Gardens</b>	0.0ha
<b>Natural &amp; Semi-Natural Open Space</b>	25.5ha
<b>Outdoor Sports</b>	0.0ha
<i>Of which pitches</i>	<i>0.0ha</i>
<b>Amenity Green Space</b>	5.3ha
<b>Allotments</b>	0.9ha (80 plots)
<b>Children &amp; Young People formal/equipped play space</b>	0.25ha
<b>Total</b>	31.1ha (80 plots)

2.8 Combining the reviewed Open Space, Sports and Recreational Assessment open space (table 4) and the open space delivered as part of the new neighbourhoods since (table 5) identifies a current fully accessible open space provision in Horley of 130.9ha and 142 allotments.

**Table 6 Current Open Space Provision**

Provision	Current provision
<b>Parks &amp; Gardens</b>	0.0ha
<b>Natural &amp; Semi-Natural Open Space</b>	39.2ha <sup>2</sup>
<b>Outdoor Sports</b>	21.5ha
<i>Of which pitches</i>	<i>17.7ha</i>
<b>Amenity Green Space</b>	31.4ha
<b>Allotments</b>	1.8ha (142 plots)
<b>Children &amp; Young People formal/equipped play space</b>	0.9ha
<b>Total</b>	94.8ha & 142 plots

## Future Needs

2.9 Having established the current supply of open space in Horley, the next step is to identify the amount of open space which will be required in future to adequately serve the residents of Horley. This includes open space needs arising both as part of the on-going North East and North West Sector developments and other planned growth identified in the Core Strategy (2012-2027).

2.10 The assessment considers the open space needs arising in two different scenarios:

- The open space needed to serve the additional population arising from new development/housing growth over the life of the Horley Master Plan and Core Strategy (2005-2027) (**Scenario A**)
- The open space needed to serve the forecast total population in Horley in 2027 (Scenario B)

<sup>2</sup> Includes natural and semi-natural space with full or partial public access. A further 36.1ha of partially accessible.

- 2.11 Scenario A represents the open space required to ensure that those living in recent and planned housing development in the Horley area are served by adequate open space provision.
- 2.12 Scenario B represents the open space which would be needed to meet the needs of the new development and address any existing deficiencies / shortfalls in provision. This differs from the approach taken elsewhere in the borough, where the focus is on meeting the needs of new development, and, as such, it can therefore be viewed as aspirational.
- 2.13 To calculate the open space requirements for the above scenarios, population estimates for the three Horley wards (Horley East, Horley West and Horley Central) are multiplied by the quantity standards identified in the Open Space, Sport & Recreation Assessment (table 3) for each type of open space. The basis of the population estimates used is discussed below.

### **Population Estimates**

- 2.14 In order to assess future need, it is necessary to estimate and project how the population in the Horley area will change over time.
- 2.15 For each ward in the borough a population projection has been generated taking account of planned housing growth. Communal population (i.e. those living in residential institutions) is assumed to remain static. This estimate also reflects changing household sizes as follows:
- Comparing ONS mid-year population estimates for 2014 with the known housing stock reveals that the average household size in the borough has increased since the 2011 Census. For each ward, an average household size in 2014 has been created following this borough-wide increase.
  - Long-term ONS population projections continue to forecast a decline in household size by around 2.5% by 2027. This is applied to the 2014 based ward averages to create an estimated household size at the end of the plan period.
- 2.16 Details of the population assumptions adopted for the purpose of this analysis, by Horley ward, are set out in Appendix 4 and summarised in table 7 below.
- 2.17 Dwelling led population projections are favoured over the Office of National statistics sub-national population projections as they take account of planned levels of housing growth and therefore will better reflect the level of population growth which will occur in the borough over the plan period.

**Table 7 Population Estimates (Horley)**

<b>Year</b>	<b>Population</b>	<b>Source</b>
2005	20,943	ONS mid-year estimate
2011	22,052	ONS Census
2011/12	22,441	ONS mid-year estimate
2012/13	22,909	ONS mid-year estimate
2013/14	23,528	ONS mid-year estimate
2014/15	24,058	Dwelling-led projection
2015/16	24,112	Dwelling-led projection
2016/17	24,803	Dwelling-led projection
2017/18	25,474	Dwelling-led projection
2018/19	26,080	Dwelling-led projection
2019/20	26,446	Dwelling-led projection
2020/21	27,032	Dwelling-led projection
2021/22	27,335	Dwelling-led projection
2022/23	27,846	Dwelling-led projection
2023/24	28,398	Dwelling-led projection
2024/25	28,972	Dwelling-led projection
2025/26	29,418	Dwelling-led projection
2026/27	29,348	Dwelling-led projection

**Calculating the needs - Scenario A: Horley Master Plan/Core Strategy Period (2005-2027)**

- 2.18 The population estimates above indicate that the population in Horley will increase by approximately 8,440 people over the combined period of the Horley Master Plan and adopted Core Strategy (i.e. 2005-2027).
- 2.19 Based on the standards set out in the Open Space, Sport & Recreation Assessment, a further 43ha of additional open space would be required to serve the needs of the additional residents (table 8). Within this, the greatest requirement is for outdoor sports facilities (13.5ha) and Natural & Semi-Natural Green Space (at least 16.9ha). In addition, 84 allotment plots would be required.

**Table 8 Open Space Requirements (Horley Master Plan/Core Strategy Period)**

	Recommended standard (per 1,000 people) (A)	Population increase (2005-2027) (B)	Total open space required (A*B)
<b>Parks &amp; Gardens</b>	0.49ha	8,441	4.1ha
<b>Natural &amp; Semi Natural Green Space</b>	2.0ha <sup>*3</sup>		16.9ha
<b>Outdoor Sports</b>			
<i>Of which pitch sports</i>	1.2ha		10.1ha
<i>Of which other outdoor sport</i>	0.4ha		3.4ha
<b>Amenity Green Space</b>			
<i>Of which informal play</i>	0.55ha		4.6ha
<i>Other amenity green space</i>	0.17ha		1.4ha
<b>Children &amp; Young People formal/equipped play space</b>	0.25ha		2.1ha
<b>Total</b>			<b>42.6ha</b>
<b>Allotments</b>	<b>10 plots</b>		<b>84 plots</b>

### Calculating the net requirement

- 2.20 In order to understand how much additional open space should be planned for through the DMP, open spaces which are already planned to be delivered (as part of the North East and North West Sector developments) need to be subtracted, as does the open space that has already been delivered.
- 2.21 Table 9 provides a summary of the open space which has either been completed (since 2005) or will be delivered<sup>4</sup>. Total planned delivery totals approximately 69ha of open space across a range of typologies, along with up to 360 allotment plots. So far 31.0ha of open space has been delivered with 80 allotment plots.

**Table 9 Open Space Planned to be Delivered (2005-2027)**

Open Space	Planned (as part of North East & North West Sector Developments)		
	Completed	To be delivered	Total
<b>Parks &amp; Gardens</b>	0.0ha	0.0ha	0.0ha
<b>Natural &amp; Semi-Natural Open Space</b>	25.5ha	26.8ha	52.3ha
<b>Outdoor Sports</b>			
<i>Pitch sports</i>	0.0ha	0.9ha	0.9ha
<i>Other</i>	0.0ha	0.0ha	0.0ha
<b>Amenity Green Space</b>	5.3ha	9.3ha	14.6ha
<b>Children &amp; Young People formal/equipped play space</b>	0.25ha	1.25ha	1.5ha
<b>Total</b>	<b>31.0ha</b>	<b>38.2ha</b>	<b>69.3ha</b>
<b>Allotments</b>	<b>0.90ha (80 plots)</b>	<b>1.65ha (Up to 280 plots)</b>	<b>2.55ha (Up to 360 plots)</b>

- 2.22 Table 10 takes into account this planned delivery of open space and shows the net requirement for additional open space to meet the needs of all new housing developments between 2005 and 2027. The analysis shows a significant surplus of

<sup>3</sup> No specific local or national standard for quantity – focus is on accessibility (ANGsT). National quantity standard for Local Nature Reserves is 1ha/ 1,000 people. However, for purposes of this study, 2ha/ 1,000 people is adopted as standard.

<sup>4</sup> Through the North East and North West Sector section 106 agreements

Natural & Semi-Natural Green Space (35ha) which masks unmet needs for outdoor sports (12.6ha) and parks (4.1ha).

- 2.23 This assessment would indicate that there is some scope to “repurpose” the use of some existing or planned open space<sup>5</sup> to help better align it with demand. This will not be possible in all cases but may provide opportunities to reduce the amount of “new” land which needs to be provided as open space. The assessment also shows a significant surplus of allotment plots.

**Table 10 Open Space Requirements (from New Development)**

	<b>New Development Requirements</b>	<b>Planned Open Space Delivery (from North East and North West Sector Developments)</b>	<b>Net Requirement</b>
<b>Parks &amp; Gardens</b>	4.1ha	0.0ha	4.1ha
<b>Natural &amp; Semi Natural Green Space</b>	16.9ha	52.3ha	-35.4ha
<b>Outdoor Sports</b>			
<i>Of which pitch sports</i>	10.1ha	0.9ha	9.2ha
<i>Of which other outdoor sport</i>	3.4ha	0.0ha	3.4ha
<b>Amenity Green Space</b>	6.0ha	14.6ha	-8.6ha
<b>Children &amp; Young People formal/equipped play space</b>	2.1 ha	1.5ha	0.6ha
<b>Total</b>	<b>42.6ha</b>	<b>69.3ha</b>	<b>-26.7ha</b>
<b>Allotments</b>	<b>84 plots</b>	<b>2.55ha (Up to 360 plots)</b>	<b>-276plots</b>

### **Calculating the needs - Scenario B: Total Horley Population (2027)**

- 2.24 The population forecasts (table 7) estimate that Horley could have a total resident population of approximately 29,400 at the end of the plan period (2027).
- 2.25 Multiplying the town’s anticipated total population in 2027 by the borough open space standards identified in the Open Space, Sports & Recreation Assessment (table 3) indicates that, to fully meet the needs of all residents (including existing), a total of almost 150ha of open space and 294 allotment plots would need to be available.

<sup>5</sup> Planned to be delivered through the North East and North West Sector section 106 agreements

**Table 11 Open Space Requirements (2027 Population)**

	<b>Recommended standard (per 1,000 people) (A)</b>	<b>Population increase (2005-2027) (B)</b>	<b>Total open space required (A*B)</b>
<b>Parks &amp; Gardens</b>	0.49ha	<b>29,384</b>	14.4ha
<b>Natural &amp; Semi Natural Green Space</b>	2.0ha* <sup>6</sup>		58.8ha
<b>Outdoor Sports</b>			
<i>Of which pitch sports</i>	1.2ha		35.3ha
<i>Of which other outdoor sport</i>	0.4ha		11.8ha
<b>Amenity Green Space</b>			
<i>Of which informal play</i>	0.55ha		16.2ha
<i>Other amenity green space</i>	0.17ha		5.0ha
<b>Children &amp; Young People formal/equipped play space</b>	0.25ha		7.3ha
<b>Total</b>			<b>148.7ha</b>
<b>Allotments</b>	<b>10 plots</b>		<b>294 plots</b>

2.26 In order to understand the net additional requirement, existing open space provision in the area (101ha and 142 plots) as well as the open space which is planned to be delivered<sup>7</sup> (32.1ha and 280 plots – as per Table 9) must be subtracted. This gives an overall net requirement for 18.1ha of open space but suggests a surplus of 128 allotment plots.

2.27 As with Scenario A, the analysis suggests that there is a significant surplus of natural and semi-natural green space compared to what is needed to service the population but also a surplus of amenity green space due to the significant level of existing supply. This lends further weight to the fact that consideration should be given – where possible and appropriate – to changing how some existing open spaces (particularly amenity green space/ natural and semi-natural green space) are used in order to better align with, and address shortfalls in, some of the other types of open space.

<sup>6</sup> No specific local or national standard for quantity – focus is on accessibility (ANGsT). National quantity standard for Local Nature Reserves is 1ha/ 1,000 people. For purposes of this study, 2ha/ 1,000 people is adopted as standard.

<sup>7</sup> Through the North East and North West Sector developments

**Table 12 Open Space Requirements (2027 Population)**

	<b>Total open space required</b>	<b>Current provision<sup>8</sup></b>	<b>Planned provision<sup>9</sup></b>	<b>Additional open space required</b>
<b>Parks &amp; Gardens</b>	14.4ha	0.0ha	0ha	14.4ha
<b>Natural &amp; Semi Natural Green Space</b>	58.8ha	39.2ha <sup>10</sup>	26.8ha	-7.2ha
<b>Outdoor Sports</b>				
<i>Of which pitch sports</i>	<i>35.3ha</i>	<i>17.7ha</i>	<i>0.9ha</i>	<i>16.7ha</i>
<i>Of which other outdoor sport</i>	<i>11.8ha</i>	<i>3.8ha</i>	<i>0.0ha</i>	<i>8.0ha</i>
<b>Amenity Green Space</b>	21.2ha	31.4ha	9.3ha	-19.5ha
<b>Children &amp; Young People formal/equipped play space</b>	7.3ha	0.9ha	1.3ha	5.7ha
<b>Total</b>	<b>148.8ha</b>	<b>101.0ha</b>	<b>38.2ha</b>	<b>18.1ha</b>
<b>Allotments</b>	<b>294 plots</b>	<b>1.8ha (142 plots)</b>	<b>1.65ha (Up to 280 plots)</b>	<b>-128 plots</b>

<sup>8</sup> Current provision = open space identified in 2011 Open Space, Sports & Recreation Assessment + open space delivered since as part of the planned provision in the HMP

<sup>9</sup> Through North East and North West Sector developments

<sup>10</sup> 43.3ha fully accessible, 77.3ha if include restricted access

### 3. Accessibility to open space

#### Approach

3.1 The 2011 Open Space, Sports and Recreation Assessment also assesses accessibility to open space provision across the borough. It identifies the following standards.

**Table 13 Open Space Standards (from the Open Space, Sport and Recreation Assessment)**

Provision	Recommended standard
<b>Parks &amp; Gardens</b>	<u>Priory Park (Hierarchy 1: Borough significance): 2.5km</u> <u>Other Parks (Hierarchy 2: Local significance): 1km</u>
<b>Natural &amp; Semi Natural Green Space</b>	<b>In areas of new development:</b> ANGSt standards where appropriate: <ul style="list-style-type: none"> <li>• No person should live more than 300m from an area of accessible natural greenspace of at least 2ha in size</li> <li>• At least one accessible 20ha site within 2km of home</li> <li>• One accessible 100ha site within 5km of home</li> <li>• One accessible 500ha site within 10km of home</li> <li>• A minimum of 1ha of statutory Local Nature Reserve per 1,000 people</li> </ul> <b>Rest of the borough:</b> <u>Sites of National/ County significance:</u> standard depends on the local conditions <u>Sites of borough significance:</u> 800m where appropriate <u>Sites of neighbourhood significance:</u> (the smaller areas of natural and semi-natural spaces) 600m where appropriate
<b>Outdoor Sports Facilities</b>	<u>Pitches:</u> 1.2km <u>Tennis and bowling greens:</u> 1.2km <u>Athletics and other more specialised sports:</u> 8km <u>Golf:</u> 5km
<b>Amenity Green Space</b>	<u>Sites of borough or local significance (the recreation grounds):</u> 600m <u>Sites of neighbourhood significance (other amenity green spaces):</u> 500m
<b>Allotments</b>	3.5km
<b>Children &amp; Young People</b>	<b>New Housing Developments</b> <u>Children’s Play Areas:</u> 240m straight line distance <u>Young People’s Provision:</u> 600m straight line distance  <b>Rest of Borough</b> <u>Children’s Play Areas:</u> 500m straight line distance <u>Young People’s Provision:</u> 600m straight line distance

3.2 These standards reflect national standards as well as evidence of local preferences derived from a user/ resident survey.

3.3 The section below considers the accessibility of residents in the Horley area to different types of open space. In doing so, it identifies areas which are less well served by existing provision.

### **Parks & Gardens**

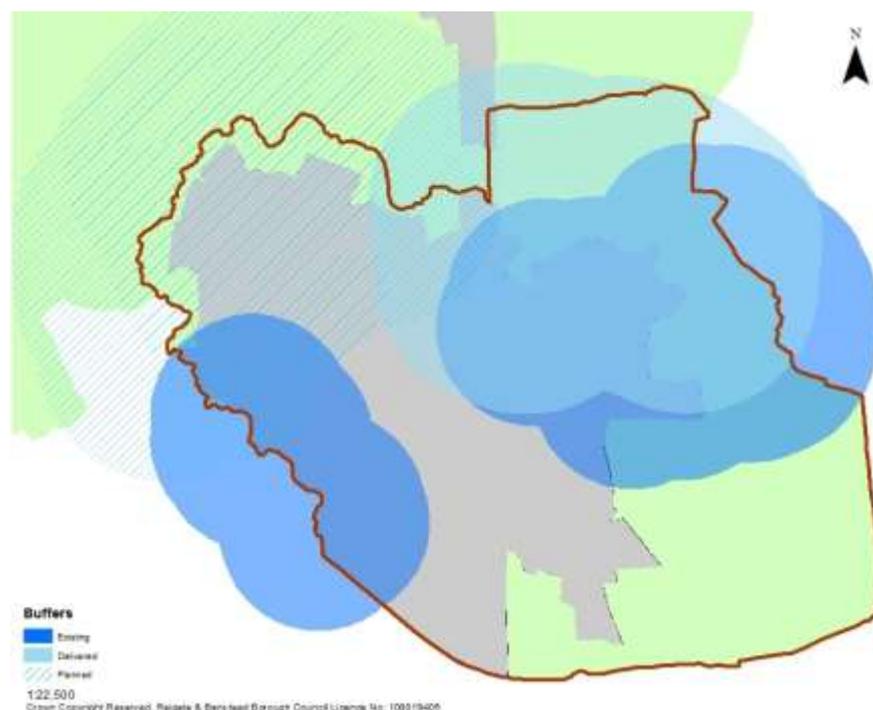
3.4 There are no parks and gardens within Horley and none within close proximity.

### **Natural and Semi-Natural Open Space**

3.5 Taking account of existing and planned open spaces<sup>11</sup>, a good proportion of Horley's population live within the recommended accessibility standards of natural and semi-natural open space. Planned natural and semi-natural green space as part of the North West Sector will particularly help to improve access for those in the north-west of the town.

3.6 Accessibility to natural and semi-natural green space is however more limited in the centre of Horley; however, this is unsurprising given the more densely built up nature of this part of the town.

**Figure 1 Accessibility to Natural & Semi-Natural Open Space: existing and planned**



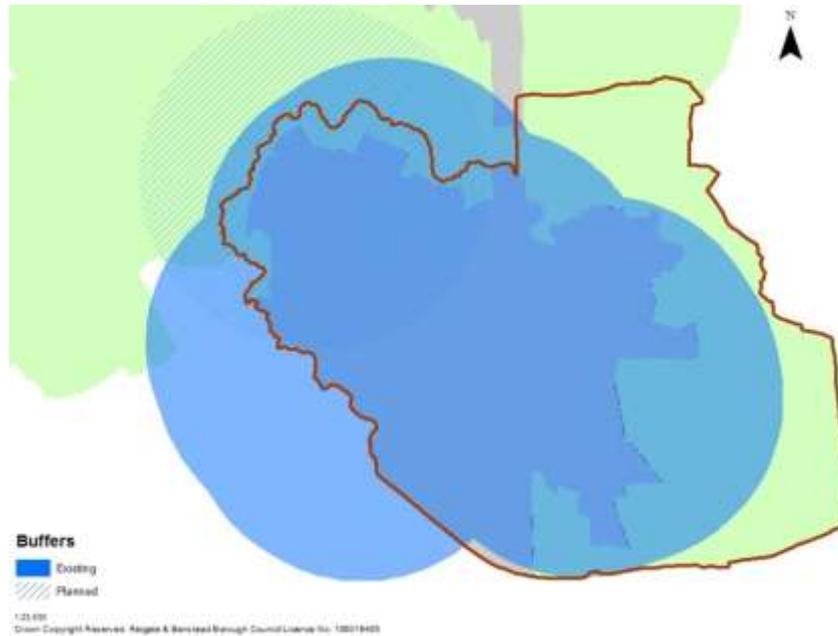
### **Outdoor Sports**

3.7 The majority of Horley residents are within the recommended accessibility standards of outdoor sports provision. Additional planned outdoor sports provision (within the North West Sector) will further widen the availability of provision in this part of the town.

<sup>11</sup> Planned to be delivered as part of the North East and North West Sector developments

- 3.8 Provision in the east of the town is presently quite reliant on Oakwood School, which, given the nature of the site, provides access on a semi-restricted basis. Additional provision serving the north east and south east of the town would therefore be beneficial.

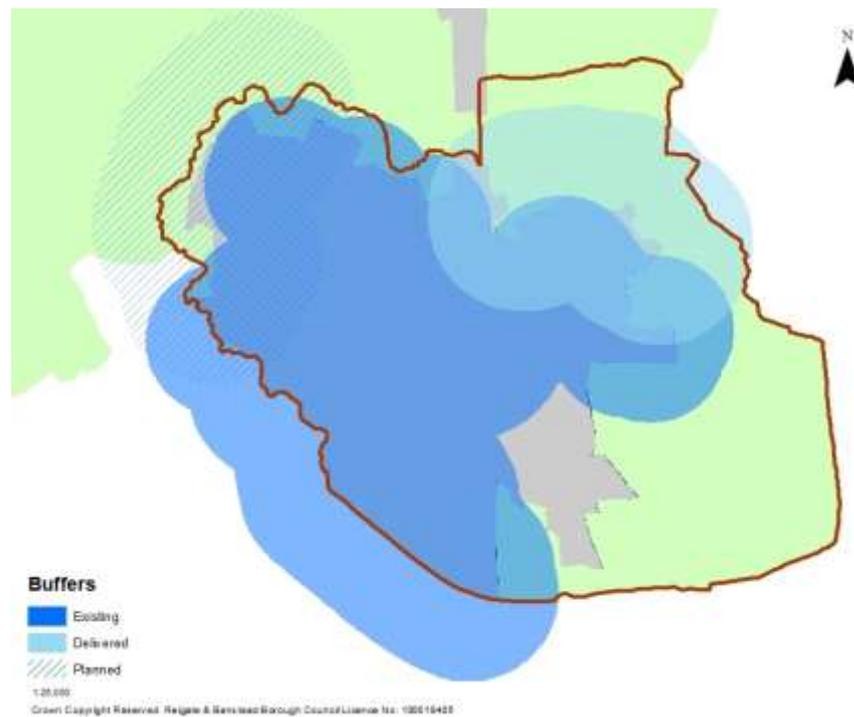
**Figure 2 Accessibility to outdoor sports facilities/pitches: existing and planned**



### **Amenity Green Space**

- 3.9 Figure 3 below indicates that the majority of residents live within the recommended accessibility standards of Amenity Green Space (when the planned North West Sector amenity green space is delivered). However, the south east of the town experiences poorer accessibility to amenity green space.

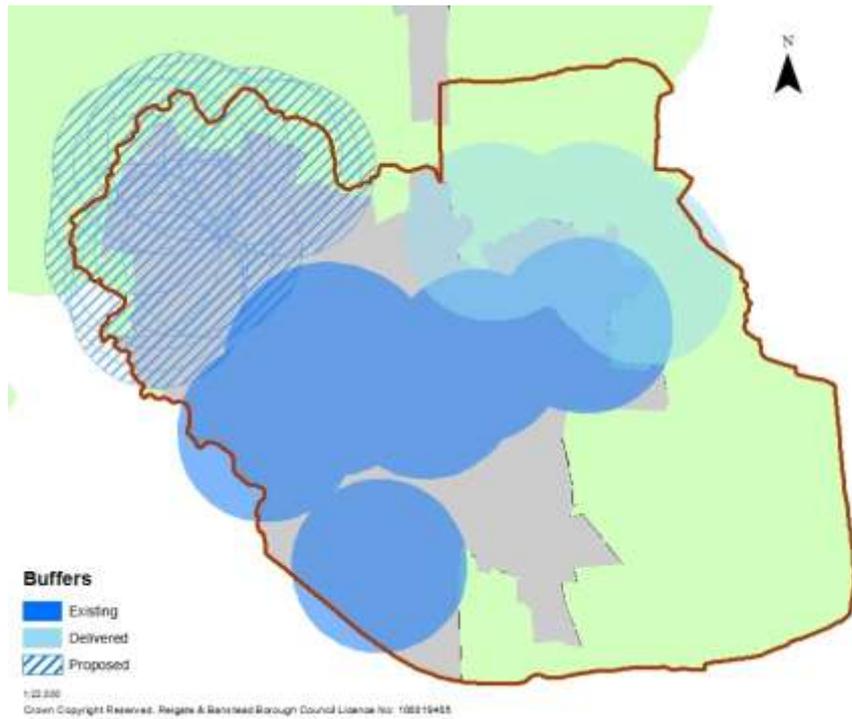
**Figure 3 Accessibility to amenity green space: existing and planned**



### **Children & Young People**

3.10 Based on existing and recently delivered children/young people’s play facilities, a relatively high proportion of the urban area falls outside of recommended accessibility standards. Planned provision within the North West Sector will however significantly improve and widen accessibility for residents in this part of town. Areas to the south east of the town centre are however less well served in terms of access to children’s play.

**Figure 4 Accessibility to children/young people’s play: existing and planned**

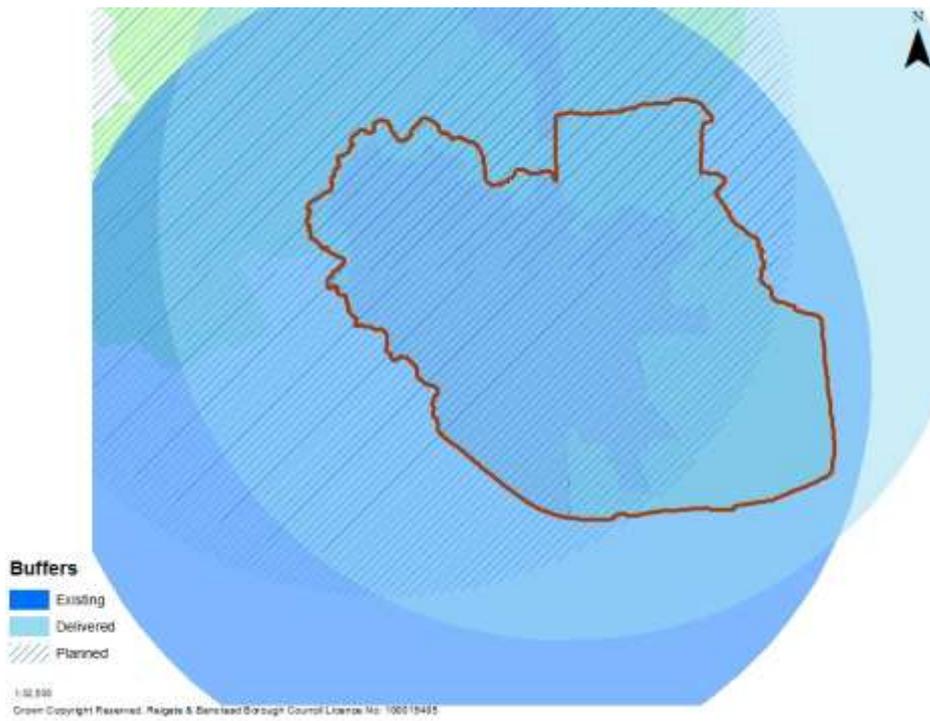


### Allotments

- 3.11 The existing allotment provision<sup>12</sup> provides all residents with good accessibility to allotment provision (all live within the recommended accessibility distance). Provision on both the North East and North West Sectors (both outstanding and delivered) improves quantity and the overall distribution of sites around the town.

<sup>12</sup> As identified in the Open Space, Sports & Recreation Assessment

**Figure 5 Accessibility to allotments: existing and planned**



## 4. Conclusions and Recommendations

### Need for open space

- 4.1 In line with NPPG, Policy CS5 of the Core Strategy recognises the benefits of good accessibility to facilities and services which allow people to have access to healthy lifestyles.
- 4.2 The assessment has assessed the open space needs arising in two different circumstances:
- The open space needed to serve the additional population arising from the “new” development/ housing growth over the combined Horley Master Plan/Core Strategy Plan period (2005-2027)
  - The open space needed to serve the forecast total population in Horley in 2027

**Table 14 Range of open space needs (Scenarios A and B)**

	<b>Scenario A</b>	<b>Scenario B</b>
<b>Parks &amp; Gardens</b>	4.1ha	14.4ha
<b>Natural &amp; Semi Natural Green Space</b>	-35.4ha	-7.2ha
<b>Outdoor Sports</b>		
<i>Of which pitch sports</i>	9.2ha	16.7ha
<i>Of which other outdoor sport</i>	3.4ha	8.0ha
<b>Amenity Green Space</b>	-8.6ha	-19.5ha
<b>Children &amp; Young People formal/equipped play space</b>	0.6ha	5.7ha
<b>Total</b>	-26.7ha	18.1ha
<b>Allotments</b>	-276plots	-128 plots

### Overall need

- 4.3 The analysis suggests that, overall, no additional open space is required to meet the needs arising from the new development in Horley between 2005 and 2027 providing all open space secured through the North East and North West Sectors section 106s is delivered. However, if a decision was taken to attempt to address all existing open space deficits within the area there is a need to provide an approximately 18ha of open space. However, as set out previously, this is not the approach taken elsewhere in the borough and should therefore be seen as aspirational.

### Need for different types of open space

- 4.4 The picture of overall need for open space does however mask some significant variations in the adequacy of provision for different types of open space in the Horley area.
- 4.5 In both scenarios, the findings show that there is likely to be a significant surplus of both natural and semi natural green space (at least 7.2ha) and amenity green space (at least 8.6ha) compared to the amount needed to serve the population.

- 4.6 Conversely, in both cases there is a need for a relatively significant uplift in the provision of outdoor sports facilities (particularly pitches – at least 9.2ha) and for parks and gardens (of which there are currently none in Horley, although the Riverside Garden Park performs this function to some extent). There is also a need for additional play space, albeit to a relatively modest extent under Scenario A.

### **Accessibility to open space**

- 4.7 In general, most areas of Horley have access to a range of open space. However, the accessibility mapping identifies a number of areas where new or additional provision would be beneficial to widen access or reduce reliance upon a single site:
- North east and south east of the town: additional outdoor sports provision
  - South east of the town: additional children’s play provision and natural/semi-natural open space

## **Options and recommendations for meeting the need**

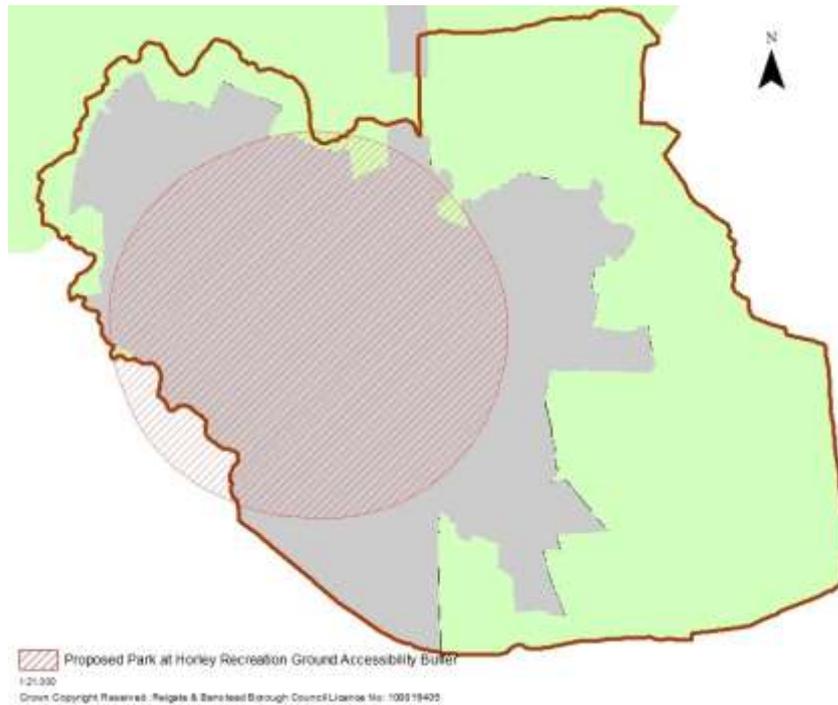
### **Making best use of existing/planned open spaces**

- 4.8 Given the evidence of significant surpluses in some specific typologies of open space, there is scope to re-purpose – through appropriate enhancements and upgrading – existing areas of natural and semi-natural green space and amenity green space within Horley in order to address unmet needs for other typologies. The evidence suggests that this exercise should particularly focus, where appropriate, on seeking to meet future needs for parks & gardens and outdoor sports pitches.
- 4.9 In this regard, it is recommended that the following specific options are explored further:

### **Horley Recreation Ground**

- 4.10 Horley recreation ground currently falls predominantly within the classification of amenity green space, albeit the recreation ground also provides some play and sports facilities.
- 4.11 Given the surplus of amenity green space, it is considered that there may be scope to repurpose the recreation ground to create a more formal park (similar to Memorial Park in Redhill), thus helping to meet the needs which exist in the town. This would likely require some upgrading and re-landscaping of the open space as well as the introduction of new facilities (e.g. a café/pavilion).
- 4.12 The existing area of amenity green space (excluding play and sports facilities) at the recreation ground is approximately 4.1ha. This option would therefore address the minimum need for parks and gardens in the town (Scenario A). Being reasonably centrally located, and close to facilities and public transport associated with the town centre and A23, it would provide a relatively good level of accessibility for a large number of Horley’s residents (see Figure 6).

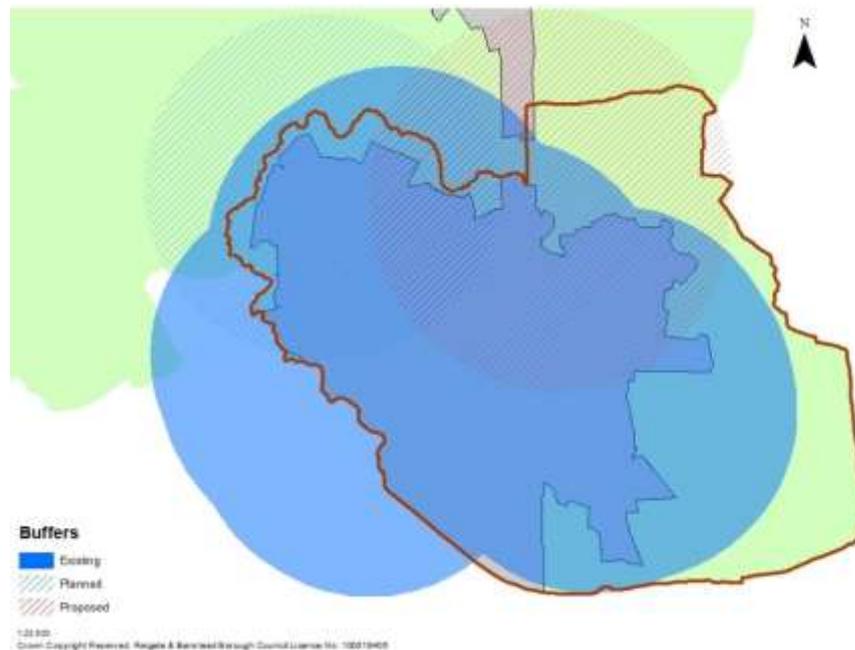
**Figure 6 Impact of Horley Recreation Ground option on accessibility to parks and gardens**



### **North East Sector Riverside Green Chain**

- 4.13 The existing Riverside Green Chain around the North East Sector is a mixture of natural and semi-natural open space (25.5ha) and amenity green space (5.3ha): both of these typologies are identified as being in surplus.
- 4.14 In light of this, further work should be done to explore the potential to convert part of the Riverside Green Chain to provide outdoor sport pitches. The northern area of land between the railway line and Orchard Drive, which currently comprises approximately 4.7ha of natural and semi-natural green space, provides an opportunity to achieve this. Being adjacent to the North East Sector housing development, outdoor sports located here would be accessible to new residents as well as widening availability of outdoor sport provision in the east of Horley.

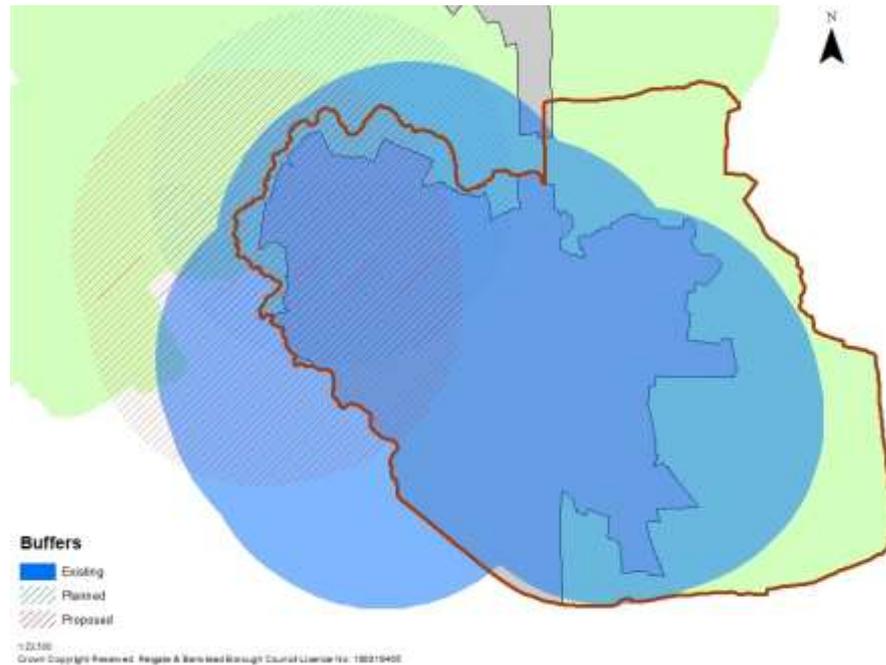
**Figure 7 Impact of North East Sector Riverside Green Chain option on accessibility to outdoor sports facilities/pitches**



#### **North West Sector Riverside Green Chain**

- 4.15 The proposed Riverside Green Chain is currently planned to be a combination of natural and semi natural green space and amenity green space.
- 4.16 However, there is provision within the section 106 agreement and plans for the development, to use a specified part of the Riverside Green Chain for outdoor sports provision. Again, as there is a surplus of both natural open space and amenity green space, this would enable outdoor sports shortfalls to be met without significant detriment to the availability of other types of space.
- 4.17 The area identified in the agreement extends to approximately 6.7ha and would replace approximately 1.3ha of amenity green space and 5.4ha of natural and semi-natural open space. This option would ensure new residents in the North West sector, and the north west of Horley more generally, are well served by outdoor sport provision.
- 4.18 Figure 8 illustrates the impact of these two options on the overall accessibility of outdoor sport provision in Horley.

**Figure 8 Impact of North West Sector Riverside Green Chain option on accessibility to outdoor sports facilities/pitches**

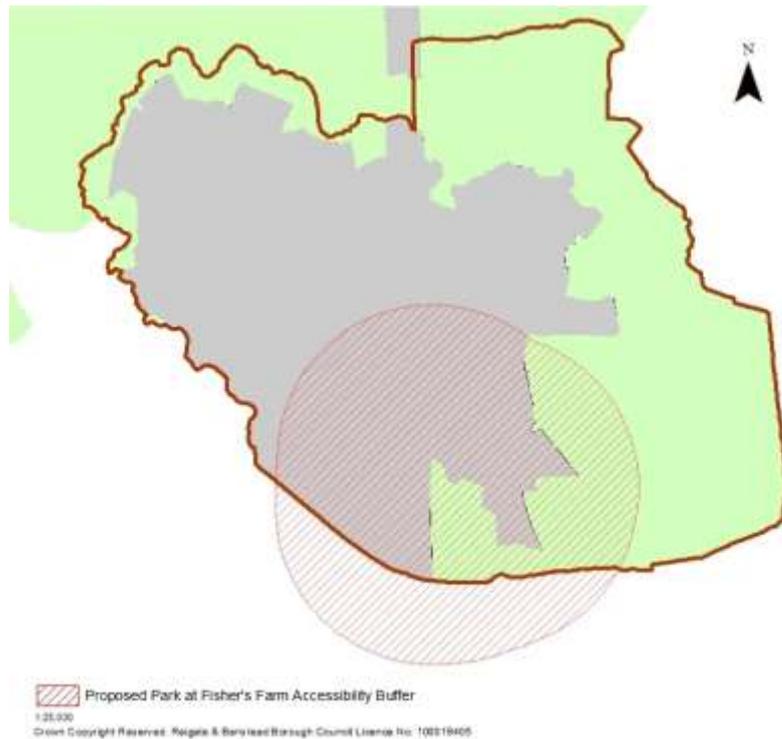


## **New open space**

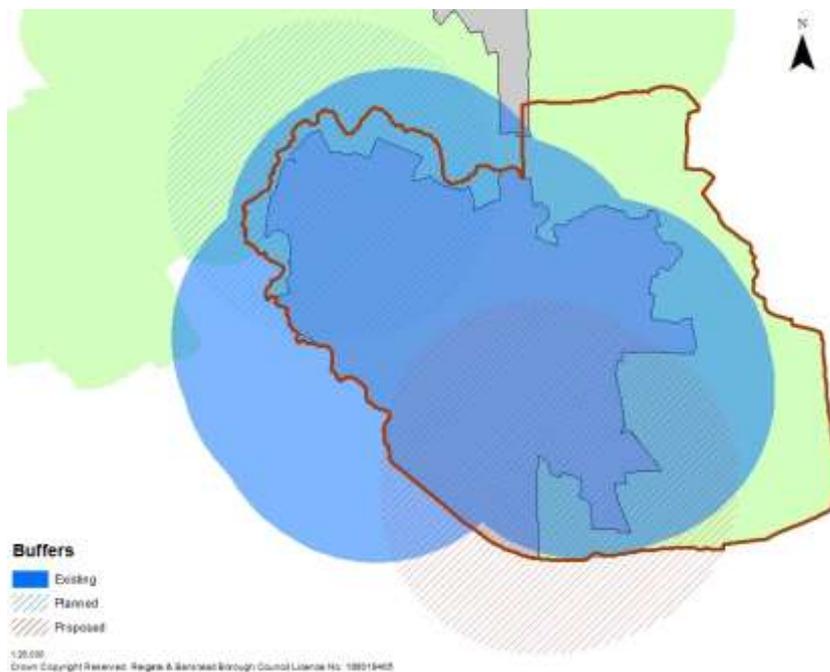
### **Specific options for open space**

- 4.19 Even allowing for these options, there is still a residual need to make provision for additional open space to meet the needs of the existing population, particularly if the aspiration to address existing deficits is pursued.
- 4.20 There remains a particular shortfall in parkland, outdoor sports and children's play facilities which would not be fully met by the options above.
- 4.21 It is therefore considered that additional land should be sought for a combination of parkland and outdoor sports provision within the east of Horley. Figures 9 and 10 show that the existing Borough Local Plan land allocation at Fishers Farm would be well located to achieve this. A large part of this site (approximately 5ha) is at risk of flooding and therefore unsuitable for development; however, it would be appropriate for open space and, as part of this, opportunities could also be taken to use areas of the site for flood storage. On this basis, it is recommended that the Development Management Plan continues to secure at least 5ha of open space through this allocation.

**Figure 9 Impact of Fishers Farm option on accessibility to parks and gardens**



**Figure 10 Impact of Fishers Farm option on accessibility to outdoor sports**



### **Other potential sources of open space**

4.22 The Core Strategy also identifies the potential for urban extensions – of up to 200 units – in the Horley area. All possible opportunities to secure additional open space as part of any future urban extension site allocations should be explored. In particular, based on the potential reserve urban extension development sites

identified within the Regulation 18 DMP consultation document (specifically NWH1 and NWH2), there may be potential to secure extension and completion of the Riverside Green Chain in order to be link up this important green corridor and provide additional amenity green space/open space. For these sites, this could theoretically deliver an additional 8ha of open space (5.1ha:NWH1; 2.9ha: NWH2).

- 4.23 The evidence of potential unmet future needs for children’s play facilities lends weight to the proposed policy approach in the Regulation 18 consultation DMP which seeks to secure such facilities on appropriately sized housing schemes (e.g. formal equipped play on schemes of 40 units or more). This is likely to particularly apply to any sites allocated for urban extensions. The proposed policy approach will also help to bring forward additional amenity green space on an ad hoc basis on schemes of 20 units or more. Both of these will, over time, make a further contribution to meeting open space needs in Horley.
- 4.24 The impact of these specific options on meeting the potential needs is illustrated in Table 15 below. Alongside the open space already delivered (and planned to be delivered) as part of the Horley Master Plan (Tables 5 & 9), the total new open space provided in the town since 2005 would be approximately 69ha.

### **Summary**

- 4.25 It is recommended that the following options are explored further and pursued through the DMP as appropriate:
- Upgrading of Horley Recreation Ground to a park for the south of the borough
  - Provision of outdoor sports in the North East and North West Sector Riverside Green Chain areas
  - Allocation of land for public open space at Fishers Farm as per the existing Borough Local Plan allocation
  - Secure open space and play areas on specific housing site allocations in the DMP and on other windfall sites through a policy requirement
- 4.26 In the event that the alternative options identified above are determined to be deliverable, it would not be necessary to carry forward the other existing allocations within the Borough Local Plan 2005 through the DMP.
- 4.27 The table below summarises the effect of these options explored in this report in terms of meeting the quantitative need for open space in Horley.

**Table 15 Open space options and delivery**

	<b>Minimum needs (Scenario A)</b>	<b>Recommended options</b>	<b>Source of supply identified</b>
<b>Parks &amp; Gardens</b>	4.1ha	6.1ha	4.1ha Horley Recreation Ground 2.0ha Fishers Farm
<b>Natural &amp; Semi Natural Green Space</b>	-35.4ha	-9.7ha	-4.7ha Riverside Green Chain North East -5.4ha Riverside Green Chain North West <i>Additional through potential SUEs</i>
<b>Outdoor Sports</b>	12.6ha	14.4ha	6.7ha Riverside Green Chain North West 4.7ha Riverside Green Chain North East 3.0ha Fishers Farm
<b>Amenity Green Space</b>	-8.6ha	-5.4ha	-4.1ha Horley Recreation Ground -1.3ha Riverside Green Chain North West <i>Additional through potential SUEs and ad hoc on housing sites through policy requirement</i>
<b>Formal/Equipped Play</b>	0.6ha	0ha	<i>Ad hoc on housing sites through policy requirement</i>
<b>Allotments</b>	-276plots	0 plots	
<b>Total</b>	<b>-26.7ha</b>	<b>5.4ha</b>	

4.28 In addition, figures 11 and 12 illustrate the cumulative effect of these options on the accessibility of both outdoor sport and parks/gardens for residents in the Horley area.

4.29 With the exception of the very north-west and north-east parts of the town, the proposed options for park/gardens would provide relatively good accessibility to these types of facilities. The proposed options for outdoors sports would complement existing provision and, in particular would widen access to outdoor sport provision in the east of the town, providing two alternatives to Oakwood School.

**Figure 11 Impact of proposed options on accessibility to parks and gardens**

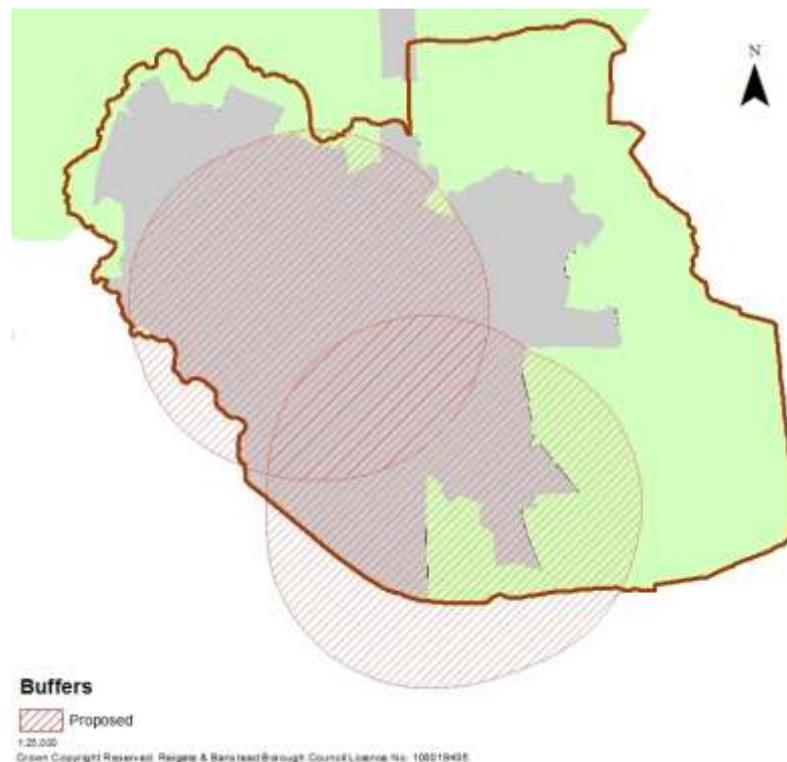
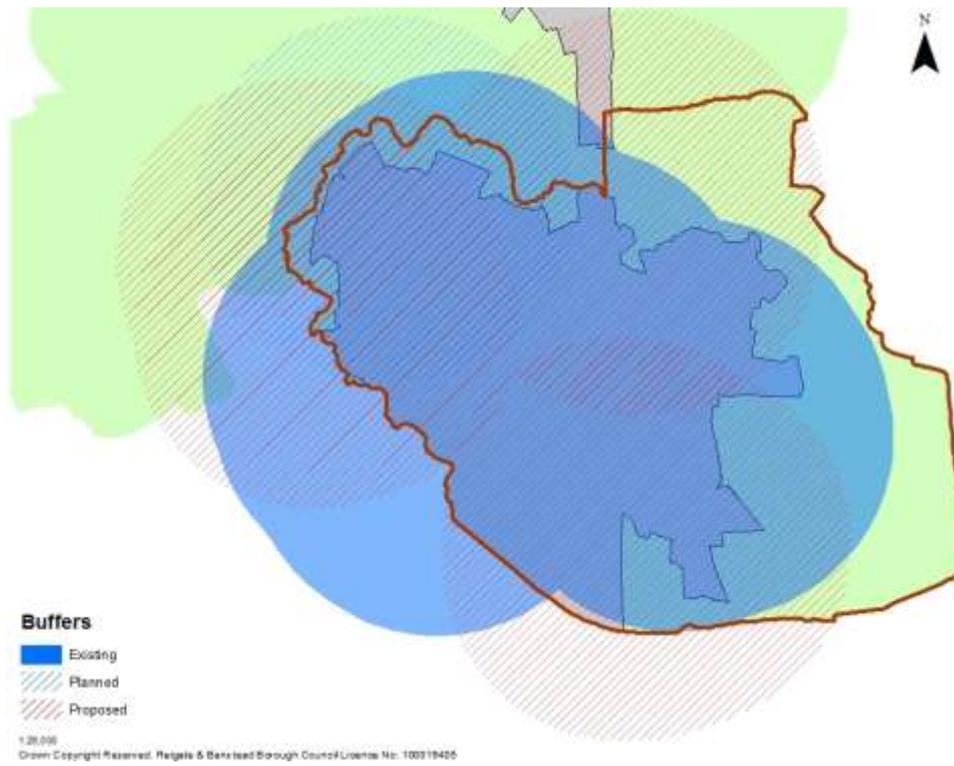


Figure 12 Impact of proposed options on accessibility to outdoor sports facilities



# Appendices

## Appendix 1 Planned Open Space Provision (North West and North East Sector S106 Agreements)

Type	Site	Size	Status
<b>Natural and Semi-Natural</b>	Riverside Green Chain, North East Sector	25.5ha	Delivered
	Riverside Green Chain, North West Sector	17.9ha	Planned
	Riverside Green Chain/Bolters Wood, North West Sector	5.4ha	Planned
	Great Crested Newt Reserve, North West Sector	3.5ha	Planned
<b>Amenity Green Space</b>	Riverside Green Chain, North East Sector	5.3ha	Delivered
	Riverside Green Chain, North West Sector	9.3ha	Planned
<b>Equipped Play</b>	Orchard Drive, North East Sector (MUGA)	0.03ha	Delivered
	Orchard Drive, North East Sector (Equipped Play)	0.08ha	Delivered
	Haine Close, North East Sector (Equipped Play)	0.05ha	Delivered
	Whittaker Drive, North East Sector (Equipped Play)	0.02ha	Delivered
	Whittaker Drive, North East Sector (Equipped Play)	0.02ha	Delivered
	Whittaker Drive, North East Sector (MUGA)	0.04ha	Delivered
	North West Sector (LAPs)	0.51ha	Planned
	North West Sector (LEAPs)	0.73ha	Planned
<b>Outdoor sports</b>	Dual use sports area, North West Sector	0.9ha	Planned
<b>Total</b>		<b>69.4ha</b>	
<b>Allotments</b>	North East Sector Allotments	0.9ha (80 plots)	Delivered
	Land west of Meath Green House, North West Sector	1.38ha (Up to 216 plots*)	Planned
	Land west of Cheswick Cottage, North West Sector	0.27ha (Up to 64 plots*)	Planned
<b>Total</b>		<b>360 plots</b>	
*allotment figures based on quarter-size plots as have been provided on the North East Sector allotments. This reflects demand.			

## Appendix 2 – Sites identified in Open Space, Sport and Recreation Assessment

Type	Site	Size	Type/Significance
<b>Natural &amp; Semi-Natural</b>	Riverside Green Chain at Brook Wood, Langshott Horley	30.3ha	Partially accessible
	Woodland North West of Peeks Rough, Haroldslea Drive, Horley	5.8ha	Partially accessible
	Langshott Wood, Langshott, Horley	6.0ha	Accessible
	Woodland adjacent to Langshott Wood, Horley	0.8ha	Accessible
	Pond Carlton Tye Langshott, Pond Carlton Tye, Langshott, Horley	0.1ha	Accessible
	Church Meadow, Church Road, Horley	1.2ha	Accessible
	Tanyard Pond and Woodland, Langshott, Horley	2.4ha	Accessible
	Wheatfield Marsh and Pond, Wheatfield Way, Langshott, Horley	1.6ha	Accessible
	Open space adjacent to Court Lodge Playing Fields, Horley	1.6ha	Accessible
	<b>Total</b>	<b>49.8ha</b>	
<b>Outdoor Sports</b>	Yattendon School	1.3ha	
	Oakwood School	7.5ha	Pitches
	Tennis Courts and Horley Bowls Club, Horley Recreation Ground	0.4ha	
	Horley Cricket Hockey & Squash Club	2.1ha	Pitches
	Horley Town Football Club	3.5ha	Pitches
	Court Lodge Playing Fields, Thornton Close, Horley	4.6ha	Pitches
	Manorfield Primary and Nursery School	0.8ha	
	Lawn Tennis Club Vicarage Lane	0.24ha	
	Meath Green Junior School	1.0ha	
	<b>Total</b>	<b>21.5ha</b>	
<b>Amenity Green Space</b>	Recreation Ground Michael Crescent Horley	0.3ha	Borough
	Recreation Ground Yattendon Road Horley	1.4ha	Borough
	Land Parcel Norfolk Close Horley	0.4ha	Neighbourhood
	Land Between Furze Close and Jennings Way Horley	0.2ha	Neighbourhood
	Land Parcel Cloverfields Langshott Horley	0.4ha	Neighbourhood
	Land Parcel Rear of 2-10 Furze Close Horley	0.3ha	Neighbourhood
	Land Parcel The Fieldings	0.1ha	Neighbourhood
	Land Parcel Around Pond Jennings Way Horley	0.1ha	Neighbourhood
	Land Parcel Wheatfield Way Langshott Horley	0.2ha	Neighbourhood
	A23 Horley Recreation Ground, Horley	4.1ha	Borough
	Court Lodge Playing Fields, Thornton Close, Horley	3.5ha	Borough
	Amenity Land, Bay Close, Horley	0.4ha	Neighbourhood
	Amenity Land, Mill Close/Lee Street, Horley	0.2ha	Neighbourhood
	Land Parcel Adjacent To 33 Greenfields Road, Horley	0.4ha	Neighbourhood
	Land Parcel Adjacent To 18 Greenfields Road, Horley	0.1ha	Neighbourhood
	Land Parcel At Waterside, Horley	0.7ha	Neighbourhood
	Land Parcel Court Lodge Road, Horley	0.3ha	Neighbourhood
	Land Parcel Kingsley Close, Horley	0.1ha	Neighbourhood
	Riverside Garden Park, Horley	12.5ha	Borough
	Parkland, Lee Street, Horley	0.8ha	Neighbourhood
<b>Total</b>	<b>26.1ha</b>		
<b>Allotments</b>	Sangers Drive Allotments, Church Road	0.9ha (62 plots)	
	<b>Total</b>	<b>0.9ha</b>	
<b>Equipped Play</b>	Recreation Ground Michael Crescent Horley	0.03ha	Play area
	Playground Cloverfields Langshott Horley	0.03ha	Play area
	Playground Recreation Ground Yattendon Road Horley	0.1ha	Play area

Play Area Oakside Lane Langshott Horley	0.09ha	Play area
Play area, Court Lodge Playing fields	0.1ha	Play area
Horley Recreation Ground	0.04ha	MUGA
Horley Recreation Ground	0.04ha	Skate park
Horley Recreation Ground	0.21ha	Play area
<b>Total</b>	<b>0.64ha</b>	

### Appendix 3 – Open Space delivered since 2011 Open Space, Sports & Recreation Assessment

Type	Site	Size
<b>Natural and Semi-Natural</b>	Riverside Green Chain, North East Sector	25.5ha
<b>Amenity Green Space</b>	Riverside Green Chain, North East Sector	5.3ha
<b>Equipped Play</b>	Orchard Drive, North East Sector (MUGA)	0.03ha
	Orchard Drive, North East Sector (Equipped Play)	0.08ha
	Haine Close, North East Sector (Equipped Play)	0.05ha
	Whittaker Drive, North East Sector (Equipped Play)	0.02ha
	Whittaker Drive, North East Sector (Equipped Play)	0.02ha
	Whittaker Drive, North East Sector (MUGA)	0.04ha
	<i>Total</i>	<i>0.24ha</i>
<b>Allotments</b>	North East Sector Allotments	0.9ha (80 plots)

## Appendix 4 – Population Estimates

The 2011 ONS Census shows Horley to have a population of 22,052.

To estimate population numbers for the remainder of the plan period, we have multiplied the estimated average household size by the estimated number of households.

### Household Number

In line with the 2011 Census, we have defined each expected residential unit as a household.

To estimate the number of expected residential units due for completion, we prepared a housing trajectory including the expected completion year of existing planning permissions and expected sites to be brought forward.

**Table 15 Housing Trajectory**

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>HC</b>	11	26	2	91	64	94	59	90	33	83	8	28	43	8	8	8
<b>HE</b>	108	88	201	109	2	42	44	2	2	2	2	2	27	27	27	27
<b>HW</b>	0	37	3	17	1	147	211	158	158	158	158	178	203	198	145	2
<b>Horley</b>	119	151	206	217	67	283	314	250	193	243	168	208	273	233	180	37

The table below gives the total number of combined additional households compared to the Census.

**Table 16 Additional Households Completed (Compared to 2011 Census)**

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>HC</b>	11	37	39	130	194	288	347	437	406	553	561	589	632	640	648	656
<b>HE</b>	108	196	397	506	508	550	594	596	596	600	602	604	631	658	685	712
<b>HW</b>	0	37	40	57	58	205	416	574	731	890	1,048	1,226	1,429	1,627	1,772	1,774
<b>Horley</b>	119	270	476	693	760	1,043	1,357	1,607	1,733	2,043	2,211	2,419	2,692	2,925	3,105	3,142

## Average Household Size

The 2012 ONS Population Projections estimate average household size for the borough.

**Table 17 Average Household Size**

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>RBBC</b>	2.42	2.42	2.41	2.41	2.40	2.40	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.36	2.35

As the 2012 ONS Population Projections do not estimate average household size for each ward, we used the 2011 Census to determine a ratio of average household size ward to borough.

**Table 18 Ratio of Average Household Size Borough to Ward**

Ward	Average Household Size (2011 Census)	Ratio
<b>HC</b>	2.25	0.93
<b>HE</b>	2.53	1.05
<b>HW</b>	2.50	1.03
<b>Borough</b>	2.42	

This ratio was used to estimate average household size for each ward.

**Table 19 Average Household Size**

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>HC</b>	2.25	2.25	2.24	2.24	2.23	2.23	2.22	2.22	2.21	2.21	2.20	2.20	2.19	2.19	2.19	2.18
<b>HE</b>	2.53	2.53	2.52	2.52	2.51	2.51	2.50	2.50	2.49	2.49	2.48	2.48	2.47	2.47	2.47	2.46
<b>HW</b>	2.50	2.50	2.49	2.49	2.48	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.44	2.43

**Population Estimates**

In order to estimate population numbers, we multiplied the average household size (table 18) by the additional households for each year of the plan period (compared to the 2011 Census) (table 15).

**Table 20 Population Estimates**

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>HC</b>	8,341	8,433	8,471	8,679	8,789	9,002	9,098	9,302	9,338	9,525	9,503	9,566	9,623	9,640	9,658	9,636
<b>HE</b>	6,227	6,477	7,018	7,297	7,272	7,379	7,460	7,465	7,439	7,444	7,418	7,423	7,460	7,527	7,595	7,630
<b>HW</b>	7,873	7,999	8,039	8,082	8,051	8,422	8,916	9,313	9,669	10,063	10,414	10,857	11,315	11,805	12,165	12,118
<b>Horley</b>	22,441	22,909	23,528	24,058	24,112	24,803	25,474	26,080	26,446	27,032	27,335	27,846	28,398	28,972	29,418	29,384

This estimates that Horley will have a population of 29,384 in 2027.

Over the Core Strategy Plan Period Horley is expected to see a population increase of 5,856 (26/27: 29,384 – 14/15: 24,058).

Over the Horley Master Plan Period Horley is expected to see a population increase of 8,441 (26/27: 29,384 – 2005: 20,943).

