

Development Management Plan Regulation 19 Fact Sheet

Horley

Designations:

Town Centre

- Horley

Urban Open Space

- Tanyard Pond, Langshott
 - Pond, Wheatfield Way
 - The Fieldings
 - Play area, Oakside Lane, Langshott
 - Pond, Carlton Tye, Langshott
 - Oakwood School
 - Wheatfield Way, Langshott
 - Trinity Oaks School, North East Sector
 - Allotment gardens, North East Sector
 - Rear of 2-10 Furze Close
 - Cloverfields, Langshott
 - Furze Close & Jennings Way
 - Harvestfield
 - Kingsley Close
 - 18 Greenfields Road
 - 33 Greenfields Road
 - Meath Green Infant School
 - Meath Green Junior School
 - Waterside
 - Horley Cricket Hockey & Squash Club
 - Sewage Treatment Works
 - Yattendon School
 - Norfolk Close
 - Riverside Garden Park
 - 1st Horley Scout Group Hall
 - 5th Horley Scout Group Hall
 - Court Lodge Road
 - St Bartholomews Church
 - Sangers Drive Allotments, Church Road
 - Cemetery, Church Road
 - Former Horley Anderson Centre and playing fields
 - Horley Town Football Club
 - A23 Recreation Ground, Horley
 - Benhams Drive
 - Recreation ground, Yattendon Road
 - Chaffinch Way
 - Cheyne Walk
 - Cooper Lodge
 - Horley Infant School
 - Amenity Land, Fairlawns
 - Land at Chequers Drive
 - Amenity Land, Le May Close
 - Amenity Land, Meadowcroft Road
 - Castle Drive
 - Amenity Land, Sangers Drive
- #### Residential Areas of Special Character
- Meath Green Lane

Local Centres

- Brighton Road
- Station Road
- The Acres
- Horley Row

Employment Area

- Bridge Industrial Estate, Balcombe Road
- Gatwick metro Centre, Balcombe Road

Gypsy & Traveller Sites

- Woodlea Stables and Treetops/Trentham, Peeks Brook Lane

Other

- Gatwick Open Setting

Development Sites and Opportunity Areas:

HOR1: High Street Car Park

- Mixed use retail/leisure with 40 new homes and appropriate parking

- Sensitive design to protect listed building

HOR3: Horley Police Station, 15 Massetts Road

- 20 new residential units

- Sensitive design to protect listed building

HOR5: Horley Library, Victoria Road

- 35 new homes, community uses and parking

- Retention or relocation of existing library

HOR6: 50-66 Victoria Road (Opportunity Site)

- Retail/leisure on ground floor with 25 new homes above and residential parking

HOR7: Telephone Exchange, Victoria Road

- 30 new residential units with community uses subject to demand and appropriate parking

HOR8: Former Chequers Hotel, Bonehurst Road

- 45 new residential units

- Sensitive design to protect listed building

HOR10: 59-61 Brighton Road

- 20 new residential units

- Sensitive design to protect locally listed building and war memorial

NWH1: Land at Meath Green Lane

- Land adjoining Horley North West development

- 75 new residential units

- New public space along the river corridor

NWH2: Land at Bonehurst Road

- 40 new residential units

- New public space along the river corridor

SEH4: Land off The Close & Harold'slea Drive

- 40 new residential units

- Improved pedestrian/cycle links to town centre and bus infrastructure

HOR9: Land west of Balcombe Road

- Employment site with new public open space, on-site parking and direct access onto M23 Spur

View all the designations and development sites on our [Policy Map](#).

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Horley is the Council's adopted [Core Strategy](#) which identifies that at least 2,440 new homes will be provided within the urban area (including the Horley North West Sector – 1,570) between 2012 and 2027. It also identifies that options for providing up to 200 new homes in urban extensions should be explored.

The Core Strategy also identifies needs for comparison and convenience retail floorspace; whilst our latest 2016 [Retail Needs Assessment](#) indicates that the demand for retail space has changed, it still identifies a need for around 800sqm of additional retail space in the town.

Relevant evidence for this area includes:

- The [Sustainable Urban Extensions Technical Report](#), [Green Belt Review](#), and [Infrastructure Delivery Plan](#), which have informed the identification of sites for urban extensions.
- The [Retail Needs Assessment 2016](#) which identifies future retail needs for Horley, including the scale of future retail and the type of provision, and appraises potential development sites.
- The [Town Centre Boundaries](#), [Town Centre Frontages](#), and [Retail Threshold Impact Study](#) papers, which explains how the town centre boundary, shopping frontages and retail thresholds have been arrived at.
- The [Local Centres Evidence Paper](#), which assesses existing local centres and proposes new centres to be designated in the DMP.
- The [Urban Open Space Review](#), which recommends which areas of open space in the urban area should be designated and protected through the DMP.
- The [Employment Area Review](#) which provides more information about employment areas across the borough.
- The [Economic Needs Assessment 2016](#) and [Strategic Employment Provision Opportunity Study](#) which have informed the identification of the strategic employment site.
- The [Horley Open Space Needs Assessment](#) which provides an assessment of the requirements for open space within Horley over the period to 2027, taking account of planned growth.
- The [Gypsy and Traveller Accommodation Assessment](#) and [Traveller Site Land Availability Assessment](#), which have informed the identification of sites for gypsies and travellers.

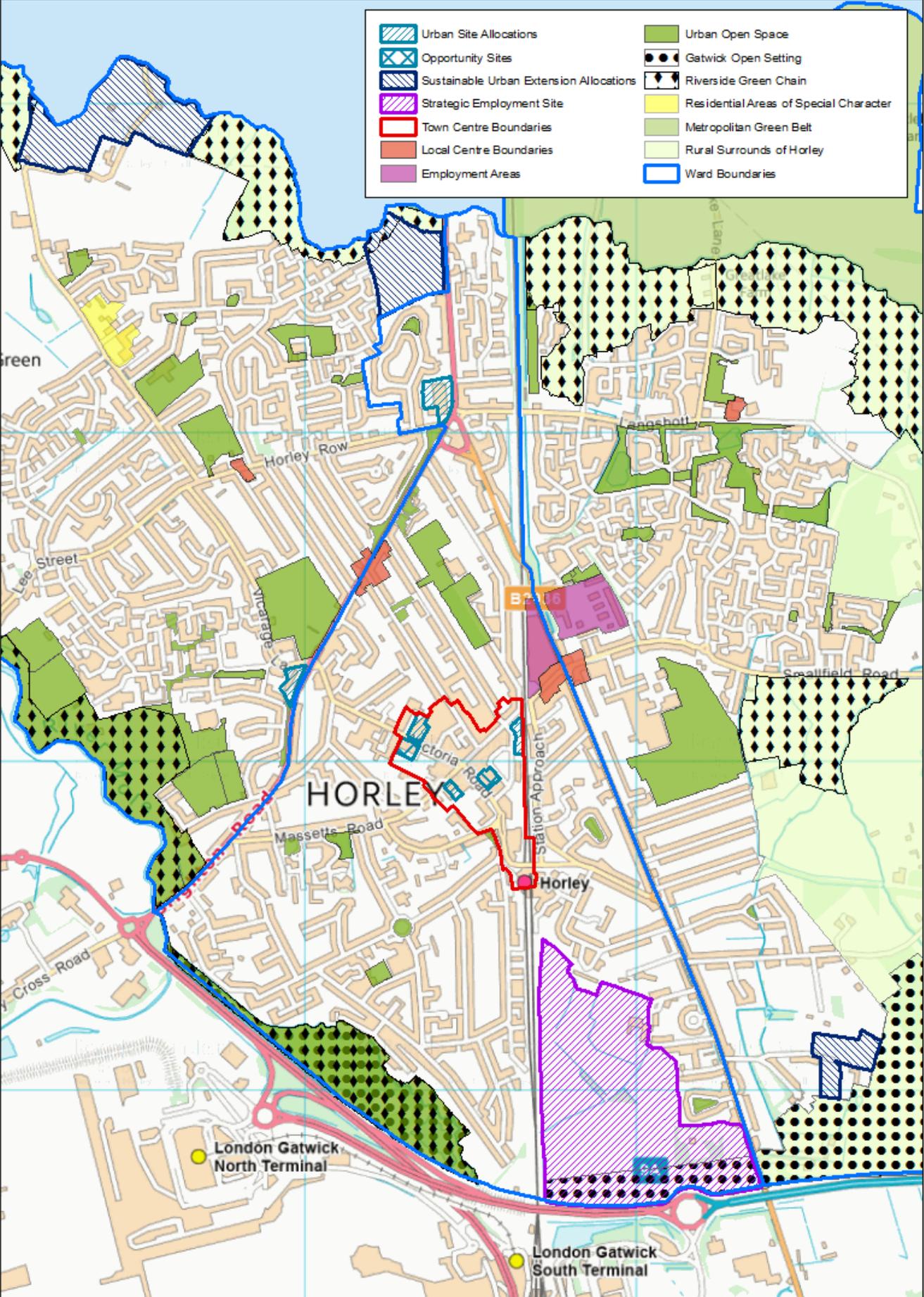
Other topic areas

As well as the development sites and designations shown on the Map, the DMP also contains a range of policies to guide how decisions on planning applications are made, including:

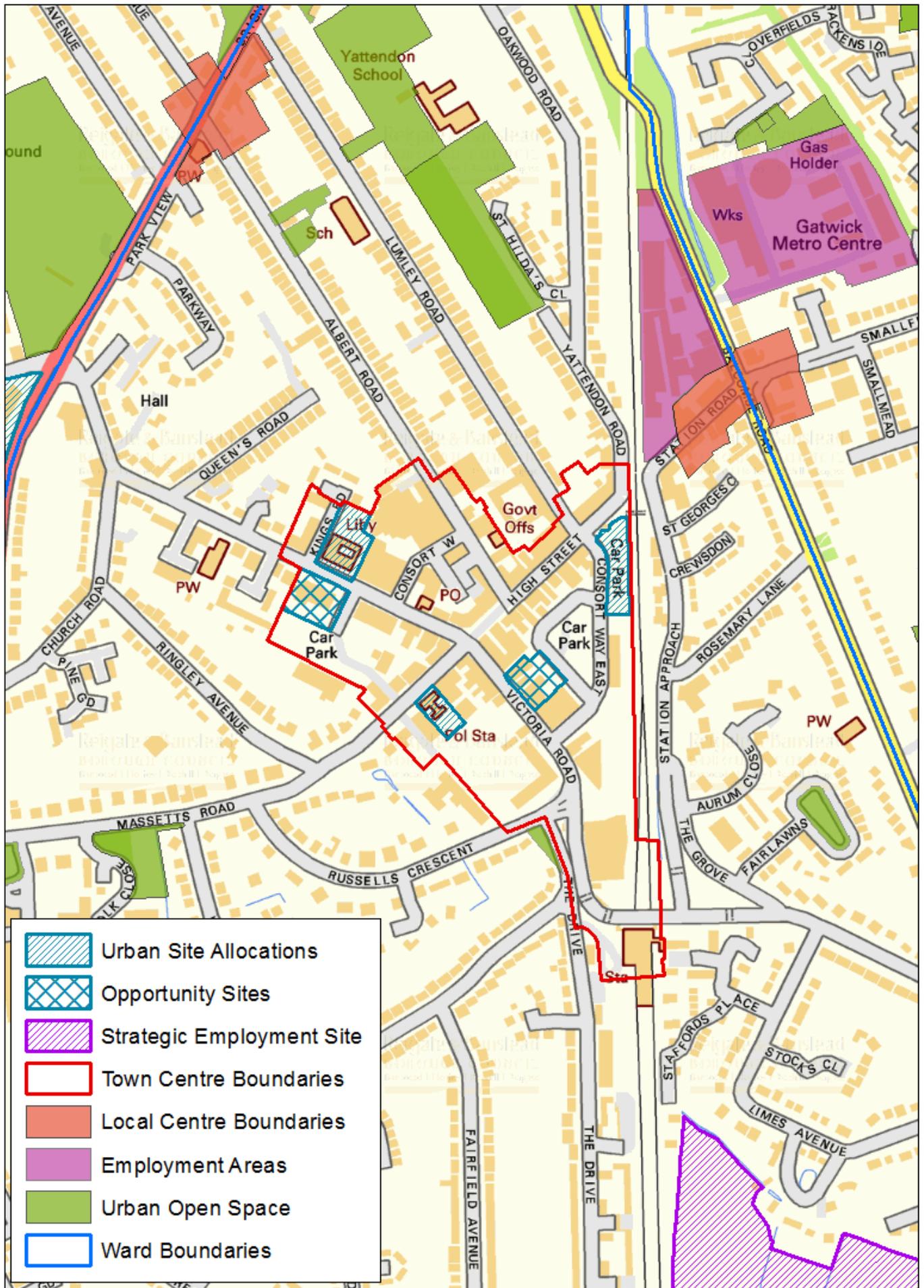
- To manage new development proposals and changes of use in town centres
- To manage and mitigate flood risk
- To guide the design of new development, including access to sites and parking provision
- To protect urban open space
- To manage changes of use in local shopping centres

More information about these policies can be found in the [main DMP document](#), and in [topic fact sheets](#). For more information about sustainable urban extensions, please see the [Sustainable Urban Extensions](#) fact sheet.

Map of designations and development sites in Horley



Map of designations and development sites in Horley Town Centre



Frequently asked questions

Why is the Horley area a focal point for development? Horley is the main town in the south of the borough, has good air, road and rail connections. The town is at the centre of the wider Gatwick Diamond economic area. The Council has designated Horley town centre as a priority regeneration area. New development will bring investment into the town; however, this needs to be comprehensively planned in order to deliver associated infrastructure and services to support this growth.

Why is the retail floorspace identified in the DMP less than in the Core Strategy? The DMP reflects the findings of an updated [Retail Needs Assessment](#) which better reflects current economic and market circumstances and shopping trends (such as online shopping). This has resulted in lower retail floorspace figures.

What is the 'Rural Surrounds of Horley'? The Rural Surrounds of Horley is a policy designation that covers the countryside around Horley which is not part of the Green Belt. It is separate from landscape and nature conservation designations, which also need to be considered when deciding where future development should go.

Why is more housing development proposed around the edge of Horley? The government requires local authorities to plan for new housing to meet future needs. More homes are needed to meet the needs of local people and workers – without these new homes, the local economy will suffer, and the children of local residents will be forced to move away. The Council's [Core Strategy](#) plans to provide most new homes in existing towns, but it also identifies that some 'urban extensions' will be needed. Land around Horley is identified in the Core Strategy as one potential location for urban extension development of up to 200 new homes. The DMP provides more information about exactly where urban extensions will be and what they will include.

How will the Council ensure that new development benefits the local community and that infrastructure and services are provided to support new development?

The Council will work closely with service providers to identify what new infrastructure is needed. New infrastructure can be funded by developer contributions and the Community Infrastructure Levy, and legal agreements and conditions can be used to make sure that all necessary infrastructure is in place before new development is occupied.

For example, the DMP document identifies that – alongside any future strategic employment site – new high quality public open space, including outdoor sports facilities, should be provided. It also identifies the need for measures to manage and reduce flooding on the site and in the surrounding area, the need for improvements to bus facilities, and upgrades to pedestrian and cycle routes between Horley town centre and Gatwick Airport

For more about the strategic employment site, please see the [Strategic Employment Site](#) fact sheet.

How will the Council ensure that the homes being built provide good living conditions for residents? It is important that new homes are of a high quality and adaptable to changing lifestyles. Our policy approach requires new homes to provide a minimum amount of internal space so that they can accommodate the practicalities of day-to-day living and include space for storage. New homes will also be required to provide private outdoor space for residents.

What can the Council do to ensure new homes meet local needs? Our policy requires a mix of different sized homes on new housing developments. This will help ensure a greater variety of homes throughout the borough – for example by requiring developers to include small family homes, and/or retirement housing as part of any new development.

What is the Council doing to minimise parking problems? On-street parking cannot be controlled through the planning process. However, the DMP contains policies to ensure that sufficient parking provision is made on new development sites, including new minimum parking standards. This will help minimise the impact of new development on surrounding areas.

What will happen to the Local Plan if Gatwick Airport gets a second runway? The Core Strategy and the DMP are based on having only one runway at Gatwick Airport. If a second runway is announced the Council will consider whether it needs to review any of its policies.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 document, please visit <http://www.reigate-banstead.gov.uk/DMP>. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.