



GL Hearn
Part of Capita plc

Reigate & Banstead Development Management Plan EiP : Matter 2 Statement

Growing a Prosperous Economy
**GL Hearn on behalf of Horley Business Park Development
LLP (“HBPD”)**

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Prepared by

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1 INTRODUCTION

1.1 This Hearing Statement responds to the Schedule of Matters, Issues and Questions as compiled by the Inspector at the forthcoming Examination in Public (EiP).

1.2 This statement responds to the various questions raised and considers whether the proposed policy is “*sound*”.

- 2 QUESTION (2A) (4): WHAT RELIANCE IS THERE ON THE HORLEY STRATEGIC BUSINESS PARK SITE TO MEET THE EMPLOYMENT NEEDS OF THE BOROUGH OVER THE PLAN PERIOD? WHAT WOULD BE THE CONSEQUENCES IF THE SITE DID NOT COME FORWARD OR WAS SIGNIFICANTLY DELAYED? IS THERE A NEED FOR CONTINGENCY MEASURES?**
- 2.1 The allocation covers employment needs identified within, and beyond, the Core Strategy and also covers a period beyond the Plan period.
- 2.2 The need for a Strategic Business Park is detailed in the Council's Evidence Base pursuant to the submission of the Development Management Plan. These include the reports, *Advice on scope for a strategic employment site in Reigate and Banstead* (NLP, Dec 2014), and more specific to the allocation, the *HOR9 Strategic Employment Site: Economic Assessment* (Chilmark Consulting, Sept 2017)
- 2.3 In addition, this evidence and justification was supplemented in relation to Horley Business Park by additional economic evidence provided by HBPD in support of its representations at Regulation 19, including the *Economic Evidence Review* (GLH, February 2018).
- 2.4 While the consequences of non-delivery are a matter for RBBC, HBPD considers that Horley Strategic Business Park is sustainable, available and deliverable.
- 2.5 As detailed in the response to Matter 10: HOR9, HBPD considers that development can be complete by 2036, with approximately a third of the allocation developed by the end of the Plan Period in 2027. Those areas of the allocation that are not under HBPD's control can be brought under control, including by virtue of a Compulsory Purchase Order (CPO).
- 2.6 Details as to the envisaged delivery of the allocation is shown in the Indicative Development Plot Proposal at **Appendix 1**.

