

Land off Meath Green Lane

Horley, Surrey

Proposed New Homes & Public Open Space

Catesby Estates are preparing proposals for a development of up to 44 new homes on land off Meath Green Lane, Horley.

As part of designing a high-quality development we are seeking your feedback on our emerging proposals before we submit an outline planning application to Reigate and Banstead Borough Council.

To assist this process, we have prepared a number of plans showing the potential layout of the proposed development including vehicle and pedestrian access points and public open space.

Reigate and Banstead Development Management Plan

This site is located outside of the Green Belt and forms part of the wider 'Land at Meath Green Lane, Horley' Strategic Urban Extension that is allocated at Policy NWH1 of the Reigate and Banstead Development Management Plan (September 2019), for the delivery of approximately 75 dwellings.

There is a predicted substantial fall in the five year housing land supply position between 2024 and 2025, which is a trend that is anticipated to continue when the next Housing Monitor is published in June 2025, which is likely to show a housing land supply shortfall. This will therefore require the release of the Sustainable Urban Extension sites (which includes this site) to meet the housing need.

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Further information and plans are available to download and view on the consultation website: www.catesby-horley.co.uk

Key features of our proposals include:



Up to 44 homes with a mix of house sizes and types, ranging from 1 to 4 bed houses to meet local policy requirements and identified need.



30% affordable housing (i.e., up to 25 affordable homes). Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market.



Our proposals include the retention and enhancement of existing trees and hedgerows where possible, alongside delivering new areas of ecological habitat including wildflower meadows and extensive tree planting within the proposed open space and landscape areas.



Over 60% of the site will be public open space totalling 3.5 hectares (8.6 acres).



Pedestrian and cycle routes are proposed throughout, with links to Meath Green Lane and Hoadley Road.



Provision of a Sustainable Urban Drainage System (SuDS) with water quality and ecology benefits.

Illustrative Sketch Image



Have Your Say

The website www.catesby-horley.co.uk contains a range of information, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

Your feedback will help shape our proposals before we submit our planning application to Reigate and Banstead Borough Council.

Comments received may be compiled in Statement of Community Involvement documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

**PLEASE LET US HAVE YOUR
FEEDBACK BY NO LATER THAN
SUNDAY 1ST DECEMBER 2024.**

How To Contact Us

YOU CAN SUBMIT YOUR FEEDBACK IN A NUMBER OF WAYS:

- Online via www.catesby-horley.co.uk by using the Have Your Say Form
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

About Us

Catesby Estates

part of Urban[&]Civic

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at www.catesbyestates.co.uk

DISCLAIMER

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Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.

This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods.

All comments received will be reviewed by Catesby Estates. Your feedback may be compiled in Statement of Community Involvement Documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

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