



**Reigate & Banstead**  
BOROUGH COUNCIL  
Banstead | Horley | Redhill | Reigate

<b>REPORT OF:</b>	CHIEF EXECUTIVE
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<b>TO:</b>	COUNCIL
<b>DATE:</b>	11 <sup>TH</sup> OCTOBER 2012

<b>AGENDA ITEM NO:</b>	6	<b>WARD(S) AFFECTED:</b>	ALL HORLEY WARDS
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<b>SUBJECT:</b>	<b>PETITION: TANYARD MEADOWS, HORLEY</b>
<b>PURPOSE OF THE REPORT:</b>	TO RECEIVE A PETITION IN LINE WITH THE COUNCIL'S PETITION SCHEME

**RECOMMENDATION:**

**Council is invited to debate the issues raised in the Petition and refer comments to the Executive for consideration alongside a future report on the future of Tanyard Meadows, Horley.**

**SUMMARY**

Under the Council's Petition Scheme, any petition with more than 400 signatures is referred to Council for debate.

The Council has received a petition of 451 signatures relating to Tanyard Meadows, Horley. The Petition asks that the meadows be retained as natural open land and that this be maintained by mowing for either hay or silage. The petition opposes the possible introduction of grazing and the erection of fencing near to the proposed orbital spine path.

**STATUTORY POWERS**

1. The Council approved a Petition Scheme on 24<sup>th</sup> June 2010, in accordance with the *Local Democracy, Economic Development and Construction Act 2009*. The scheme sets out how the Council will respond to petitions.
2. The *Localism Act 2011* amended certain requirements placed on Councils in relation to petitions but does not materially affect how the petition now received should be dealt with. Council Procedure Rule 11 requires that the Council adhere to its petition scheme.

**PETITION SCHEME**

3. The scheme sets out the type of response the Council will provide, based on the number of signatories to the petition.
4. The table below summarises the Council's approach:

Number of signatories	Response
less than 20	Response from Officer (treated as standard correspondence).
20 - 199	Response from relevant Member of the Executive.
At least 200	Referred to the Executive.
At least 200	Officer(s) called to provide evidence at a meeting of the Overview and Scrutiny Committee, where such action is requested in the petition.
At least 400	Debated at a meeting of the full Council.

## PETITION

5. An e-petition regarding the future use of Tanyard Meadows, Horley was received on 21 May 2012. In addition the petition organiser canvassed signatures for a 'paper' version of the same petition. The combined petition contained 451 signatures and has therefore been referred to Council for debate.
6. The terms of the petition are as follows:

"We the undersigned, being frequent users of Tanyard Meadows, Horley, strongly object to the proposal of (A) fencing off the fields (B) the grazing of cattle thereon (C) fencing in the proposed all weather pathway. We would urge the Council to retain the fields as natural open land and to maintain them by simply mowing for hay or silage at the appropriate time as has been the case in previous years."
7. A complete copy of the petition and the signatories has been placed in the Members Room. In line with the petition scheme, details of the petition have been published on the Council's website.
8. Council is asked to note that a second petition relating to Tanyard Meadows has been submitted setting out an alternative approach to the petition outlined in paragraph 6 above. The petition was initiated from a former farmer of Tanyard Meadows, and in summary suggests that the area be fenced, that there is full public access and that it should be managed by hay cut and grazing. This second petition only attracted 2 signatories and, in due course, will receive a written response from the officers.

## CURRENT POSITION, PROPOSAL AND ISSUES

9. The Horley Master Plan (HMP) is a comprehensive strategy that aims to deliver high quality sustainable new development in Horley.
10. One of the key objectives is "to ensure a diverse range of recreation and leisure needs are accommodated." A variety of new facilities are planned, including a Riverside Green Chain (RGC).
11. Policy HR38 of the Council's Local Plan sets the policy context for the RGC. The overarching aim is to deliver an accessible 'chain' of linked open spaces

that will follow Horley's system of rivers and streams. The policy supports a range of uses and facilities, that:

- Protects the floodplain, enhances the riverine environment and incorporates sustainable drainage systems to serve the new neighbourhoods;
  - Protects wildlife, enhances biodiversity and preserves archaeological sites, including the establishment of Local Nature Reserves;
  - Provides both informal and formal recreation opportunities, including an orbital cycle and pedestrian path and facilities for horseriders; and
  - Provides allotments, woodland and agriculture where possible.
12. Some parts of the RGC are already established; however other parts will be assembled on a phased basis over time. Two of the largest areas of the RGC will be created adjacent to the two new neighbourhoods.
  13. The first of these neighbourhoods to come forward is the North East Sector (NES). Under the terms of a Section 106 agreement, the developers are responsible for laying out the RGC, in accordance with details agreed by the Council. Once completed the developer will transfer the land to the Council.
  14. The site encompasses approximately 28 hectares of land and is referred to locally as Tanyard Meadows.
  15. The Council recognises that Tanyard Meadows provides a valuable opportunity to provide significant new open space provision for the long-term benefit of Horley. Careful consideration therefore needs to be given to the future use/management of the area.
  16. In 2011 the Council agreed that it would provide further detailed guidance to the developers, with regard to land uses and future management, in order to assist them in their submission of Reserved Matters for Tanyard Meadows.
  17. Work has therefore been undertaken to:
    - Identify all existing land features and site constraints;
    - Review the planning permissions and planning obligations for the site;
    - Assess the policy basis, including the Council's Corporate Plan, adopted Local Plan, Open Space Assessment etc;
    - Seek the views of all those bodies who will have a statutory interest including the Environment Agency, English Nature, English Heritage and Surrey County Council; and
    - Review previous consultation and undertake further targeted consultation with local people and interest groups.
  18. The consultation has included:
    - A short postal survey sent by post to households in Horley and online;
    - More detailed focus work with local parents with children, young people, older people, people with disabilities, dog walkers, historians, farmers/landowners and local horseriding and cycling representatives.

19. One of the issues consulted on was the introduction of grazing. Conservation grazing is recognised as one of the best techniques to enhance biodiversity, which will be important if Tanyard Meadows is to be designated as a Local Nature Reserve. The Council has many years of grazing experience on a range of sites including Stagbury Downs, Holly Lane Field, Dene Farm and New Pond Farm. Parts of Tanyard Meadows have been grazed in the past and grazing is still used on adjacent farmland.
20. The consultation process showed that there was a mixture of opinions with regard to grazing. While some people supported grazing, others had reservations or were opposed to it.
21. Grazing as a potential management tool is one of the issues that will need to be considered as part of the overall strategy for the site. Other issues that for example include: what access improvements are required (currently people have limited rights of access for the site is owned by the developer); what facilities are required to meet the recreational needs of a variety of users; and how can wildlife/biodiversity be protected and enhanced?
22. All issues will be considered in the preparation of the design and future management of Tanyard Meadows, which will be presented to Executive.

#### **RECEIVING AND RESPONDING TO THE PETITION**

23. Under the Petition Scheme, a spokesperson for the petitioners may present the petition and speak at the Council meeting for up to 5 minutes. A representative of the Petitioners will be attending the meeting to address Council.
24. The petition scheme provides that Council will decide how to respond to the petition at this meeting. However, this is an Executive matter and cannot be determined by the Council.
25. It is therefore proposed that Council debates the matter and refers comments to the Executive for consideration alongside a future report on Tanyard Meadows, Horley. The petitioners will then receive a written response once the matter has been determined by the Executive, which is anticipated early next year.

#### **FINANCIAL IMPLICATIONS**

26. The developers will be responsible for laying out Tanyard Meadows at no cost to the Council. The developers will pay a commuted sum to the Council to help pay for its future management and maintenance when it is transferred.

#### **EQUALITY IMPLICATIONS**

27. The equality implications will be considered in the report to Executive.

**Background Papers:** Reigate and Banstead Petition Scheme  
Petitions regarding Tanyard Meadows future use