



Dear Councillor, XXXXX,

We represent upward of 150 residents in Salfords and are writing to you to gain opinion and ideally support, in our concerns and objections to the proposed development in Salfords, by the developer Crest Nicholson, (CN) of approximately 1000 homes on Salfords Green Belt land.

An Environmental Impact Assessment, (EIA) scoping document has been completed by a company, Icen, on behalf of CN and registered with Reigate Borough Council. The status of which is, 'Decided'.

This document is a pre-cursor to a request for Outline Planning Permission.

One of our primary concerns is around the integrity, validity and depth of the EIA process carried out and, a non-exhaustive list of these points is below.

We would appreciate your view on this and ideally would like to invite you and other councillors to meet with us to discuss these concerns in more depth.

These points, in no specific order:

1. Within the EIA, there is no reference to the land in question being Green Belt or how a change in status could or would be achieved. Surely a fundamental aspect to the proposal *
2. Increased traffic & pedestrian volumes on the A23 and surrounding roads. There is no reference to how this will be practically accommodated
3. The EIA includes the, 'approach and scope of the Environmental Statement' with much of this assessment taking place during the actual construction phase, this would mean significant actions being too late to

reverse if identified

4. The desk-based soil assessment was not sufficient and didn't reflect the area being viable agricultural land, only falling fallow when CN took options on the land in question in 2019 *
5. The scoping excludes any reference to Hospitals and where the estimated 3000+ resident would go for hospital treatment given the already overstretched East Surrey Hospital
6. The EIA references the use of Salfords railway station and it's ten, covered cycle spaces but there is no mention of the very limited and already full car park and subsequent overspill into surrounding residential streets
7. The use of Lodge Lane with the addition of a viable cycle lane and emergency access is inaccurately assessed and would be unrealistic to implement *
8. Biodiversity – Admission that, 'important habitats may be lost' but there is no explanation as to how, Biodiversity Net Gain (BNG) requirements would be met. New habitats are proposed, 'to compensate for habitat losses'. This seems an unrealistic statement given the proposed building of 1000 homes
9. Housing needs evidence. We question the detail of the assessment and the actual needs of the Borough vs what CN are proposing *
10. Cultural Heritage – there appears to be little reflection of the historic nature of Ladyland Farm centred in the proposed development and the appropriate buffer space *
11. Conflicts of interest. Icen are the same company that carried out the 2024 Housing Needs assessment for R&B council. We're seeking

assurances and robust evidence that no conflict of interest could occur under public scrutiny *

* These points are currently being raised by several detailed questions sent to the R&B Planning Office.

Our aim at this juncture is to garner your opinion and not necessarily your commitment to support our opposition to this development.

Please let us know by reply if you would be willing to meet at our next meeting or another date suitable to you?

Yours sincerely,

Protect Salfords Action Group