LAND WEST OF SALFORDS

WELCOME

Welcome to the second consultation event for Crest Nicholson's proposals for the development on land west of Salfords.

Today we are presenting the progress made since our first public event in December 2025, where we introduced our initial ambition for the site.

Thank you to those that took part in our earlier discussions, sharing your local knowledge and expertise. The feedback received to date has contributed to our updated designs for the site, which are displayed here today, and has informed the assessment work being prepared to support the application.

Members of the project team are available today to speak to you about the project, answer any questions you may have and listen to your views before an outline planning application is submitted to Reigate and Banstead Borough Council.

ABOUT CREST NICHOLSON

Crest Nicholson has more than 60 years of experience in delivering high-quality new communities, placing a strong emphasis on placemaking including careful consideration of the local environment, wildlife and biodiversity.

Arborfield

Crest Nicholson is committed to delivering well-designed, sustainable homes and vibrant communities, combining architectural excellence with a disciplined and efficient approach to development.

Westwood Park

Crest Nicholson is committed to mitigating the impact its developments have on the climate, reducing both waste and carbon emissions to create a long-term positive legacy for communities.

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0800 689 5209
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PLANNING CONTEXT

In light of the current housing crisis, the Government has made housing delivery a national priority.

To help boost the delivery of homes across the country, the way in which housing need is calculated has changed and as a result, Reigate and Banstead Borough Council's housing targets have increased significantly, as they have for many local authority areas.

The Council's housing land supply falls significantly short of the Government's assessment of minimum local housing needs that will arise in the Borough over the next five years – a key requirement of national planning policy.

There is pressure to increase the delivery of new homes to meet this need.

The land is currently designated as Green Belt but is not subject to other landscape or ecological designations that would prevent development from taking place. Initial pre-application discussions with the local planning authority have confirmed that the land could be considered as grey belt (under the Government's definition) subject to certain tests being met, meaning that the principle of development would no longer be unacceptable.

Homes designed to reduce energy demands

Sustainable drainage catering to BNG

Active travel is at the heart of our schemes

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UPDATED MASTERPLAN

Crest Nicholson intends to submit an outline planning application for residential development in May 2026.

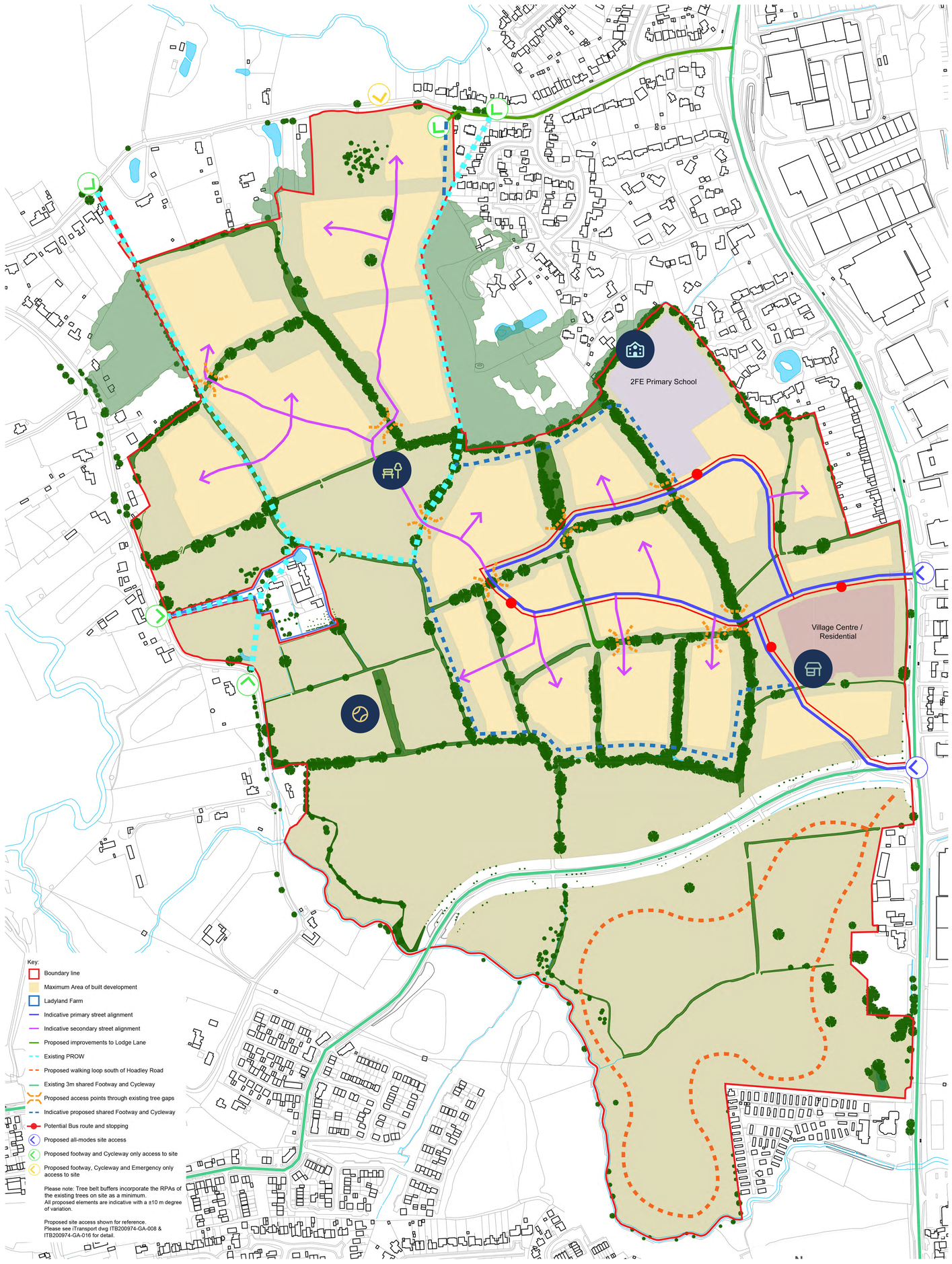
An outline application determines if the scale and nature of a proposed development are acceptable in principle before detailed plans are drawn up.

Initial assessments of the site indicated the potential to deliver up to 1,300 homes in addition to community facilities such as a new primary school, a local centre, play areas and associated infrastructure improvements.

Following feedback from the first consultation and further assessment work the number of new homes we consider the site could accommodate has been reduced. The latest masterplan sets a ceiling of up to 1,000 homes, while preserving the significant community benefits that would support the proposals. The schedule of facilities could include a primary school, a local centre, play areas, sports pitches, and infrastructure (we are very keen to understand community views on options).

We believe it is important to deliver high-quality open space alongside the development. We are proposing more than 30ha of public open space to the south, both sides of Hoadley Road, extending down to the southern-most boundary with Burstow Stream.

This land is currently not accessible to the public. It is intended that, as part of the masterplan proposals, this land be opened to the public and offer a combination of sports facilities, play areas and green space that can be protected and preserved as a landscape asset, protected from further development.



The plans include:

- Up to 1,000 new homes, including a mix of homes suitable for first-time buyers up to family-sized homes
- A provision of 45% affordable homes for local people
- Green infrastructure and open space framing the proposals delivering Biodiversity Net Gain
- A site for a primary school to support demand for school places
- A new multi-use local centre including shops and community facilities
- New sporting facilities
- Play areas for a range of ages
- A focus on providing sustainable transport links

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RESPONDING TO FEEDBACK

The provision of community facilities will be vital to ensuring the development can meet the needs of residents.

Below are some of them:

Education

Depending on the number of new homes that are proposed there may be a requirement to provide land (and funding) for a new primary school within the masterplan. Early assessment work on school capacities within a two-mile radius of the new homes proposed indicates there may be sufficient capacity within existing primary schools to accommodate the needs of the development. However, provision is made to provide a school, the need for which will be established through discussions with the local education authority (Surrey CC).

Health provision

Feedback from our first consultation showed a desire for more health facilities to be provided locally. We have written to the NHS Surrey Heartlands ICB to explore the option of providing a facility within our development.

Green space

There is currently a shortfall in publicly accessible green spaces in Salfords. The proposals will provide more than 30ha of public open space, including a country park and additional play and sporting facilities. The retained green space will keep a gap between Salfords and Horley.

Sporting facilities

There is a projected demand for additional sporting facilities in the area. We will continue to engage with Salfords and Sidlow Parish Council and Horley Town Council on what facilities we could provide or whether we can contribute to the improvement of existing facilities.

Retail options

This application provides an opportunity to improve the options for grocery shopping with the provision of a convenience store and the potential for other retail units. Any additional retail provisions will seek to complement existing shops, rather than compete against. We have employed a specialist to advise us on the local offering and the likely interest in the market.

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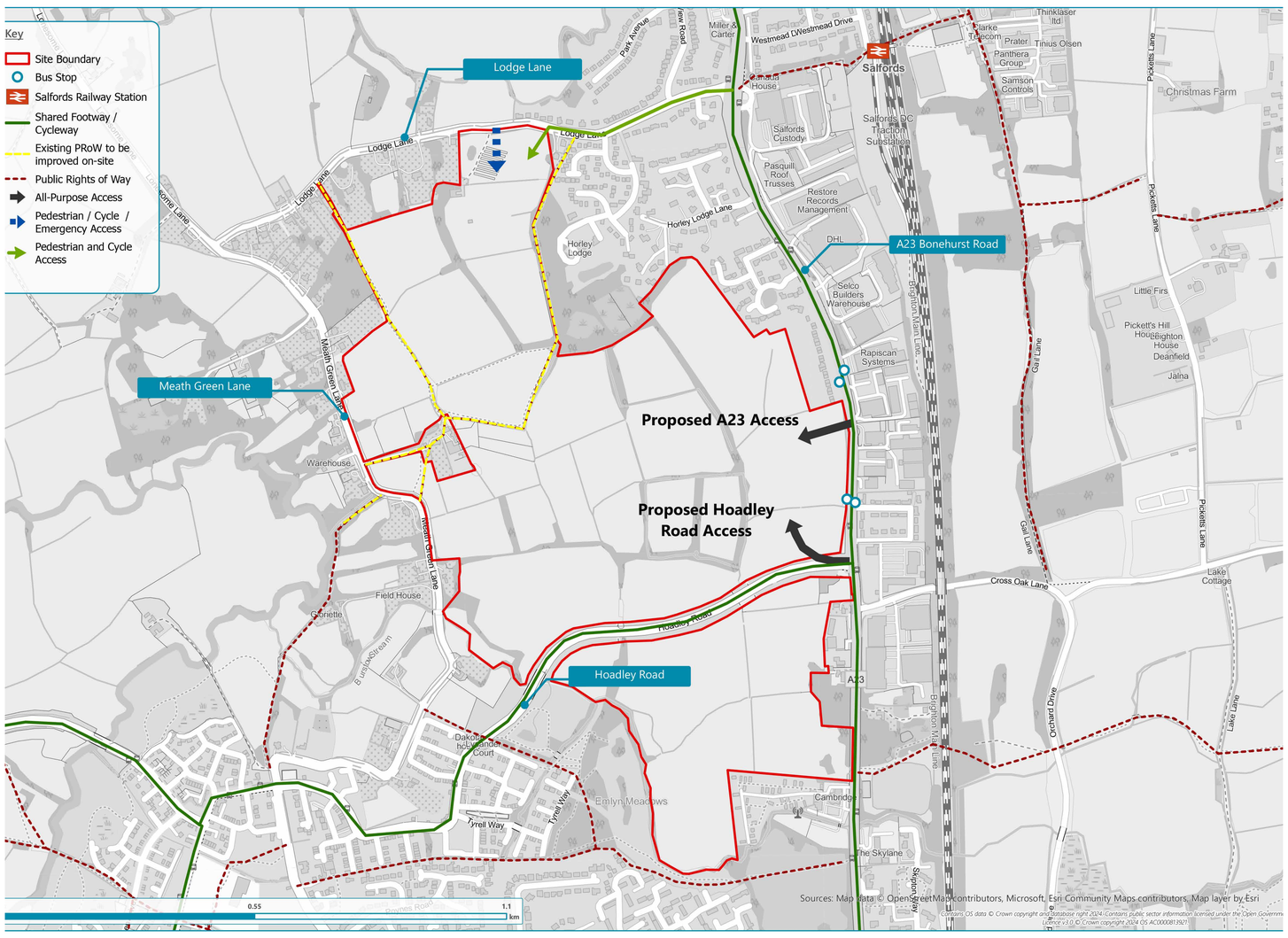
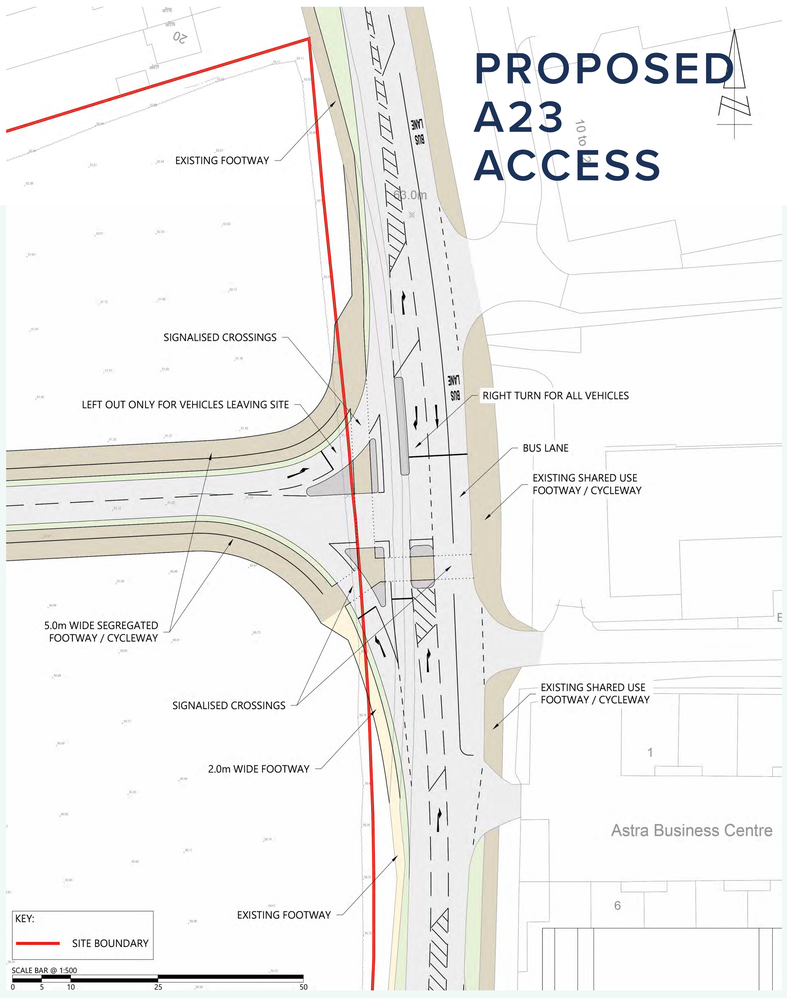
ACCESS

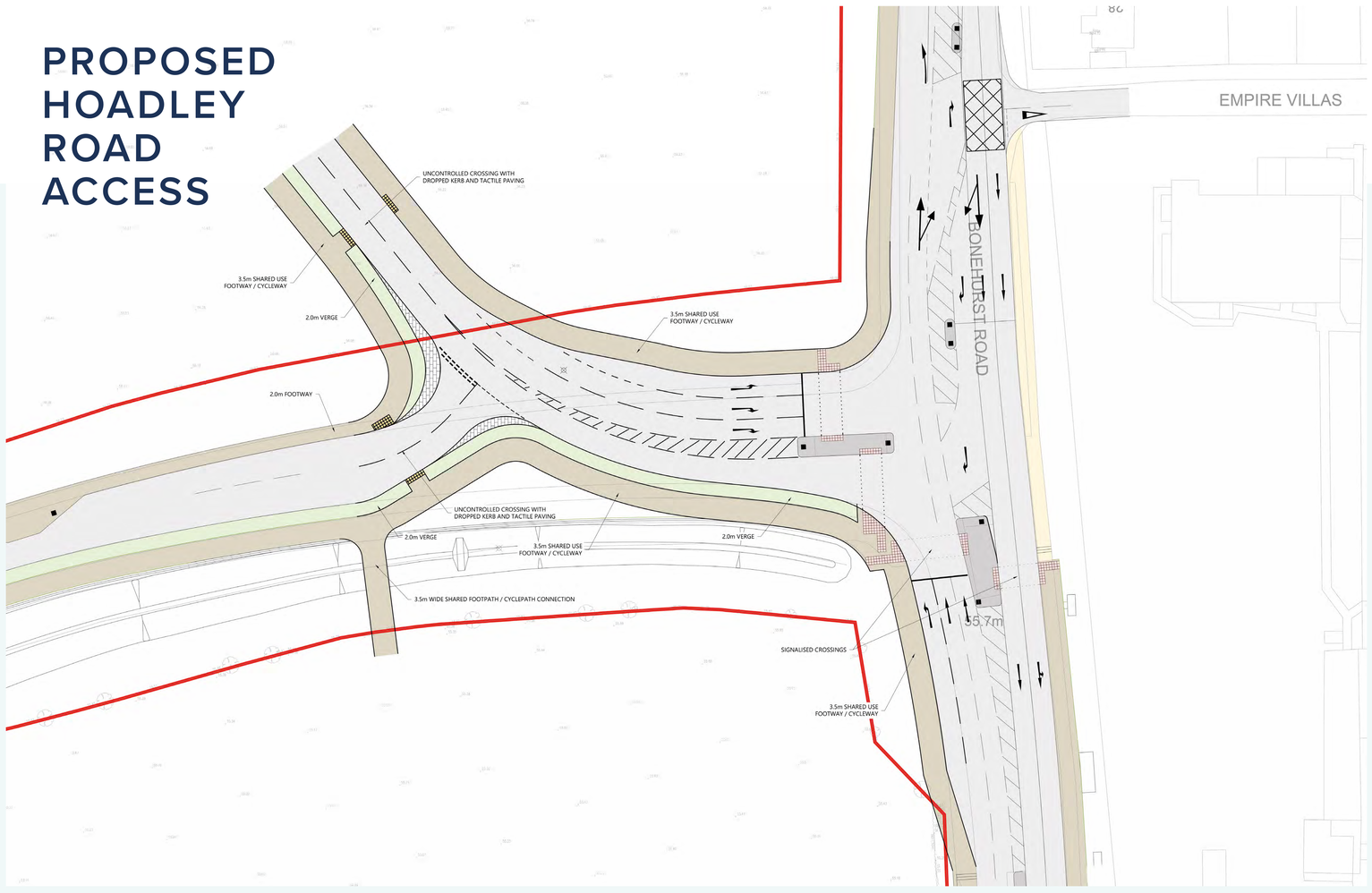
We have worked closely with Surrey County Council (the Highways Authority) throughout the design process to agree a safe and appropriate access strategy for the site.

Regular meetings and ongoing discussions have taken place to ensure the proposed strategy is workable, policy-compliant and acceptable to all parties.

Two vehicular access points are proposed:
Southern Access – Hoadley Road
This will take the form of a priority junction.
The existing Hoadley Road / A23 traffic signals will be retained, with the new site access becoming the main arm of the junction and Hoadley Road operating as a secondary arm.







Eastern Access – A23
A new signal-controlled junction is proposed onto the A23. Both access points have been designed to accommodate bus movements.

Walking and Cycling Connections
Safe and convenient routes for people walking and cycling will be provided at both new vehicular access points. These will connect directly into the existing footways and cycle facilities on Hoadley Road and the A23.

A new dedicated walking route will also be created along Lodge Lane (shown by the solid green line on the plan). This provides an important link towards Salfords railway station, following a well-used route.

Lodge Lane will also provide emergency vehicle access if required.

There are several existing public footpaths in and around the site. These will be retained and incorporated into the development, helping to create connections within the site and linking to surrounding areas.

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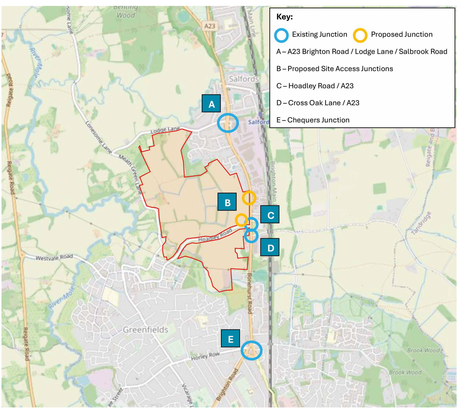
TRAFFIC FLOW AND TRANSPORT LINKS

Detailed traffic studies are being carried out to understand how busy the surrounding roads get at peak times.



Based on current traffic patterns, the following junctions will be assessed:

a. Proposed site access junctions
b. Cross Oak Lane / A23 Bonehurst Road (signalised junction)
c. Hoadley Road / A23 Bonehurst Road (signalised junction)
d. Chequers Junction (priority roundabout); and
e. A23 Brighton Road / Lodge Lane / Salbrook Road

The nearest bus stop is adjacent to the eastern edge of the site, with routes to Horley, Crawley, Redhill and nearby areas. Salfords railway station also offers regular services to London, Horsham, Bedford and Three Bridges. The two proposed vehicular access points will accommodate bus movements, facilitating buses routing into the development. This will enhance public transport accessibility for future site users.

The site is well located near Salfords, which offers a good range of local services within walking distance - such as shops, a primary school, a village hall, sports facilities, a playground, a pharmacy, and places to eat and drink. Horley is also close enough to reach by bike and provides even more services and facilities.

The development could provide additional facilities too, including a local centre and a primary school, helping reduce the number of car journeys people need to make and reduce the impact on the surrounding highways network. The development will be supported by a transport vision and a comprehensive sustainable transport strategy, which will seek to prioritise active travel and public transport use.

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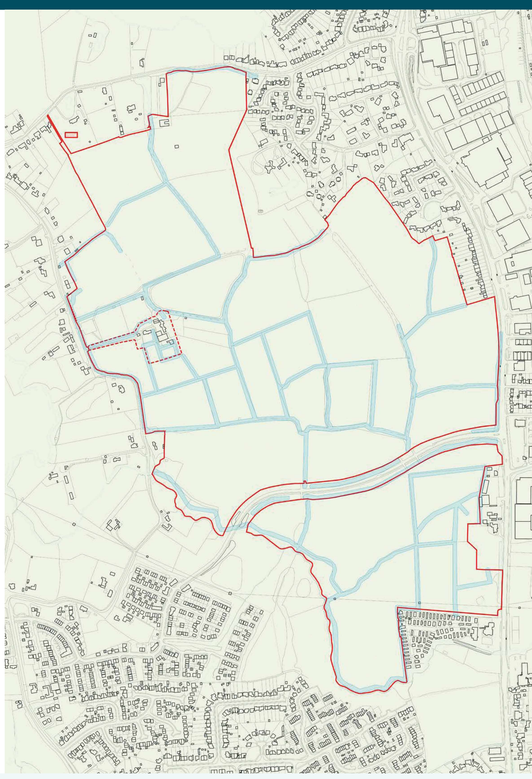

FLOODING, DRAINAGE AND SEWAGE

A Flood Risk Assessment and Drainage Strategy is being prepared.

Early studies show that the planned development areas are in a zone considered at low risk of flooding from rivers. Most of the site is also at low risk of flooding from surface water.

To help manage water safely, the scheme will incorporate sustainable drainage systems (SuDS) to prioritise on-site attenuation and provide opportunities for landscape enhancement.

Sewer Network
Residents raised concerns about the capacity of the local sewer network. Our specialist utilities consultant is engaging with Thames Water to review the existing sewer infrastructure and identify whether any improvements may be required to accommodate the proposals.

Mains Water Supply
The capacity of the mains water network has been reviewed with SES Water, and no issues with supply capacity have been identified at this stage.

A utilities infrastructure appraisal will be submitted as part of the planning application and will be publicly available for review.

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LANDSCAPING AND ECOLOGY

Following feedback from our previous consultation event, the project team is acutely aware of the importance of creating spaces where existing species can thrive and is committed to improving the biodiversity on the site.

You said:	We will:
"If development goes ahead, it should include meaningful landscaping and environmental enhancements."	If planning permission is granted, the development will provide a range of green landscaping including, a country park, planting for foraging habitats and existing wildlife and green buffers around the site boundary.
"The area benefits from existing trees and open land, and it would be disappointing to see this lost."	In addition to the green spaces being made accessible to the public, we are committed to retaining as many of the existing trees as possible. A full survey has been conducted, which shows how we can achieve this.

- A parkland area to the south of the site.
- Community gardens.
- Integrated SuDS and urban rain gardens.
- Play spaces and play-on-the-way opportunities.
- Native planting for foraging habitats for existing wildlife.
- Hedgehog corridors.
- Residential areas that connect to parks and green spaces.
- Bat and bird boxes and habitat areas.
- Green buffers and woodland edges.
- Pocket parks, residential green spaces and verges.
- Bug hotels within areas of public open space.

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CREST NICHOLSON

LAND WEST OF SALFORDS

SUSTAINABILITY

Crest Nicholson is embedding sustainability across design, delivery and aftercare.

Our approach is structured around clear priorities and measured through recognised benchmarks and targets.

The vision for the scheme is to create a sustainable living environment that delivers high-quality, accessible new homes within an inclusive place that makes everyone feel comfortable, safe and secure.

New pedestrian and cycle routes are to be explored, providing good connectivity to the surrounding local area encouraging active travel and existing residents nearby to use the site.

Homes will follow a fabric-first, all-electric energy strategy, designed to minimise heat loss and reduce carbon emissions. Measures will include high levels of insulation, improved airtightness and carefully considered layout and orientation to optimise passive energy performance, supported by low-carbon technologies such as air source heat pumps and roof-mounted solar panels.

Homes will have high EPC ratings with greater insulation and energy-efficient systems, helping to reduce energy demand, lower running costs and support the transition to net zero.

Our homes will also prioritise efficient use of resources, including water-saving fittings and waste reduction measures, helping to minimise environmental impact and create a more resilient and sustainable community.

Our sustainability strategy is built around three priorities:

1. Protect the environment
2. Make a positive impact on communities
3. Operate responsibly

Progress already achieved includes:

- Science-based targets approved
- 5-star HBF Customer Satisfaction Rating
- Targeting net zero emissions by 2045

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THANK YOU & NEXT STEPS

We want to hear from you!

Thank you for attending our second consultation event.

Please share your thoughts on how we can ensure that our proposals help meet the needs of your local area:

- Fill in a feedback form here today
- Take a feedback form away with you and post it free of charge to: Freepost CONSULTATION REPLY (no further address or stamp needed)
- Fill in a feedback form online at: salfords-consultation.com
- Email the team at: info@salfords-consultation.com
- Call our community helpline on: 0800 689 5209

The deadline for feedback is 20th March 2026 (midnight).

INDICATIVE TIMELINE

March / April 2026
The project team will consider all comments received from local residents and stakeholders and will seek to incorporate changes where possible

May 2026
Submission of an outline planning application

Early 2027
Determination of the planning application

Late 2027
If we achieve outline planning permission, we will prepare a reserved matters application

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