LAND WEST OF SALFORDS

WELCOME

This consultation event introduces the emerging vision for the site to provide new homes, public open space, community facilities and infrastructure in a sustainable location.

We want to hear your thoughts and ideas for how we could improve the site and best contribute to the local community.

Crest Nicholson is committed to continued engagement with local residents. Feedback shared today will be analysed by the project team and will help to shape the proposals as they develop.

A second consultation event will be held early next year to show how your feedback has been incorporated.

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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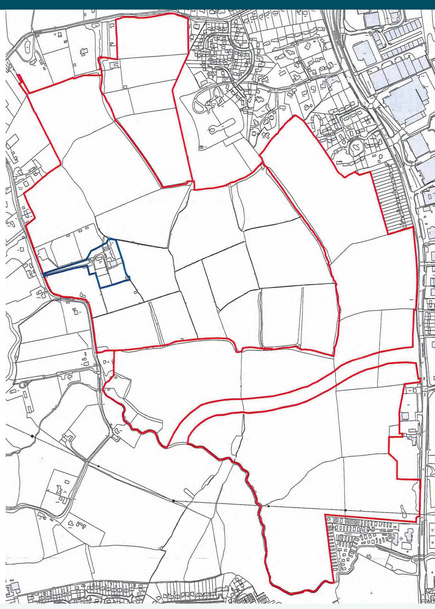
LAND WEST OF SALFORDS

THE SITE

The site sits West of Salfords and is well located with close proximity to Salfords centre, which provides a broad variety of amenities, facilities and sustainable transport links.

The site's location makes it an ideal and logical area for growth; residents will benefit from its connectivity and in turn will make a positive contribution to the local economy.



The proposals would also provide new amenities, including new education and community facilities combined with a new local centre and country park.

The new homes West of Salfords provide a fantastic opportunity to boost the footfall in the centre, which will help to grow the local economy.

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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 cannot currently meet the need for housing over the next five years - a key requirement of national planning policy - and is under pressure to deliver new homes.

It is important that new, sustainable sites are brought forward to deliver much-needed new homes to meet the needs of local communities.

The land is currently designated as Green Belt, however, does not have any other landscape or ecological designations. We believe it will meet the test to be defined under new government designations as grey belt, making it suitable for development allowing other areas of outstanding natural beauty to remain protected.

Homes designed to reduce energy demands

Sustainable drainage catering to BNG

Active travel is at the heart of our schemes

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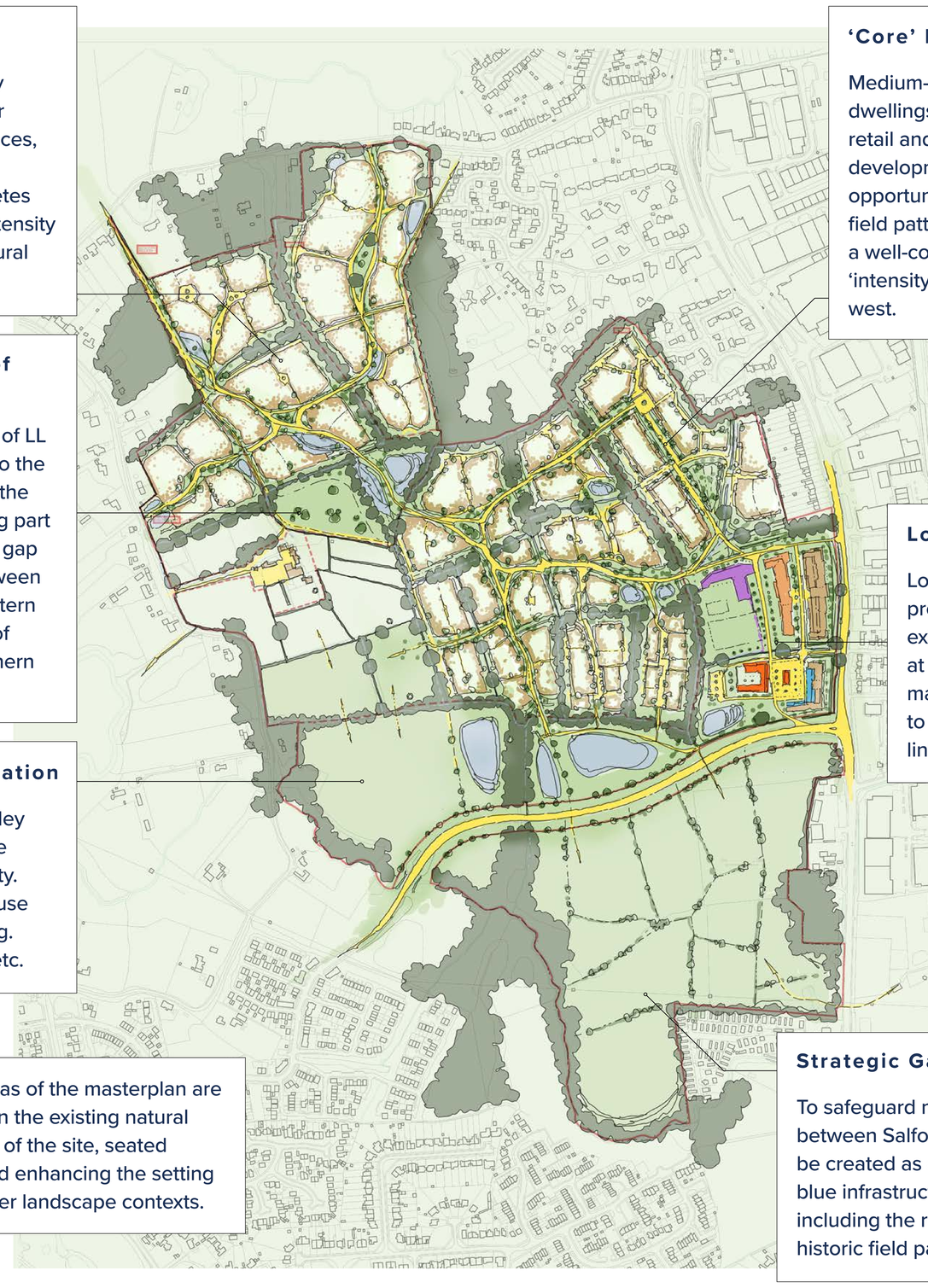
CONCEPT MASTERPLAN

Crest Nicholson intends to submit an outline planning application for residential development next year.

The Site has been assessed to have potential to accommodate up to 1,300 dwellings, with supporting community benefits, which could include; a primary school, a local centre, play areas, 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 in excess of 30ha, (the equivalent of over 40 football pitches), of public open space both sides of Hoadley Road, extending down to the southern-most boundary with Burstow Stream.

The land is currently used for grazed pasture and not accessible to the public. It is intended that, as part of the masterplan proposals, this land be opened to the public and to offer a combination of play areas and green space that can be protected and preserved as a landscape asset in perpetuity.



'Edge' Places

Medium-lower density dwellings set in looser and more organic spaces, making use of larger field patterns. Completes gradient of density/intensity across site, towards rural context to west.

'Core' Places

Medium-high density dwellings adjacent existing retail and suburban development. Maximising opportunity of rectilinear field patterns to create a well-contained core of 'intensity', gradating out to west.

Historic Setting of Ladyland Farm

Field to the northeast of LL Farm incorporated into the agricultural setting of the farmstead and forming part of the strategic green gap to be maintained between the southern and western fringes of the village of Salfords and the northern edge of Horley.

Local Centre

Located to integrate proposals with existing community at Salfords, and maximise connectivity to existing transport links.

Community Recreation

To north side of Hoadley Road to maximise safe pedestrian connectivity. Reflects historic land use as 'domestic' fields, eg. orchards, meadows, etc.

The 'developable' areas of the masterplan are intended to build upon the existing natural landscape framework of the site, seated comfortably within and enhancing the setting of immediate and wider landscape contexts.

Strategic Gap Landscape

To safeguard natural green gap between Salfords and Horley. To be created as an active green/ blue infrastructure landscape, including the reinstatement of historic field patterns.

The plans include:

- Up to 1,300 new homes, including a mix of homes suitable for first-time buyers up to family-sized homes
- A provision of 45% affordable homes
- Green infrastructure and open space
- A new primary school to support demand for school places
- A new multi-use local centre including shops and community facilities
- Play areas for a range of ages
- A focus on providing sustainable transport links

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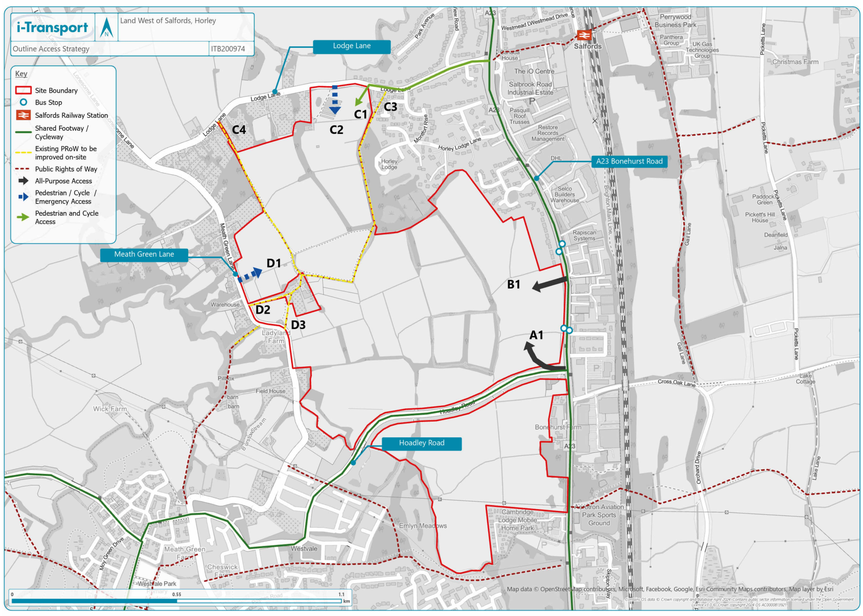

ACCESS

Two access points are proposed, one with Hoadley Road to the south and the second with the A23 to the east.

The southern access point with Hoadley Road will take the form of a priority junction and will be designed to accommodate a bus route.

The access design will retain the Hoadley Road / A23 signalised junction, with the site access becoming the 'major arm' and Hoadley Road being downgraded to the 'minor arm'.

Active travel facilities would be provided at the southern access, connecting with existing provision on Hoadley Road and the A23.

The eastern access onto the A23 would accommodate left-in and left-out movements for all traffic, with a right-turn in only for south-bound buses.

Dedicated pedestrian and cycle connections (shown dashed blue and solid green) are intended from Meath Green Lane to the west, and Lodge Lane to the north. The access points shown dashed blue could also accommodate emergency vehicle access.

Several public footpaths and routes (shown in light blue) run through and alongside the site. These will be used as links throughout the development. They may also connect to the surrounding lanes, depending on the final highway design.

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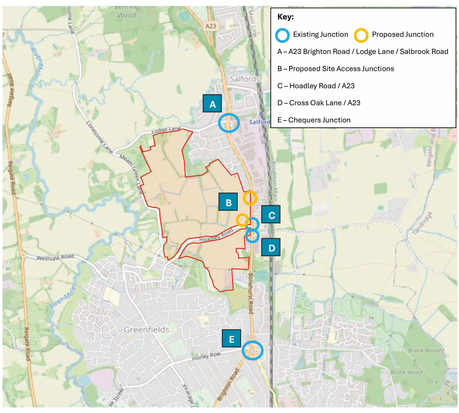
TRAFFIC FLOW AND TRANSPORT LINKS

Detailed traffic studies will be carried out as part of the proposals 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 two proposed 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 post office, a dentist, 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 will provide additional facilities too, including a local centre and a primary school, helping reduce the number of car journeys people need to make and mitigate the impact on the surrounding highway 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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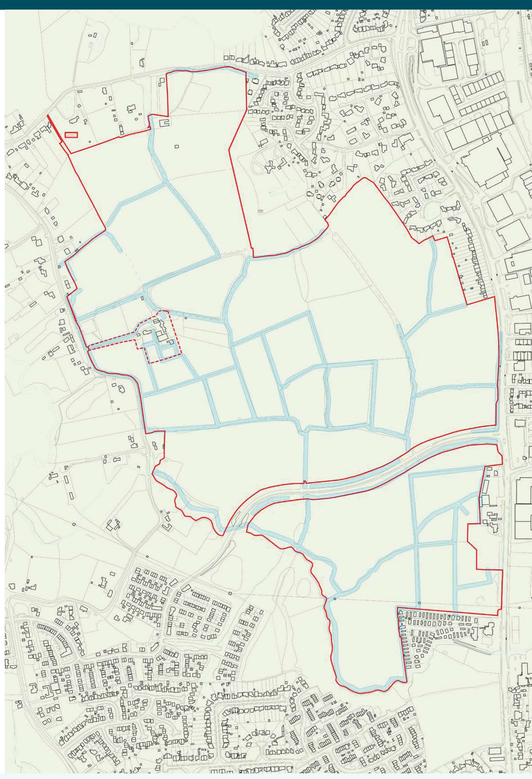

FLOODING AND DRAINAGE

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.

There is a slightly higher flood risk along the southern edge of the site, but this area is set aside for landscaping rather than buildings.

To help manage water safely, sustainable drainage systems (SuDS) will be used.

These features help reduce flood risk, control rainwater runoff and improve water quality. They will be built into the streets and open spaces, from rain gardens to new wetland areas.

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LANDSCAPING AND ECOLOGY

This site provides an opportunity to create new, publicly accessible family spaces, including new play spaces and a country park.

The emerging proposals are landscape-led and focus on creating accessible green space and biodiversity gains on the site.

- 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.

We are aware of the importance of creating spaces where existing species can thrive and are committed to improving the biodiversity within the site.

In line with national policy requirements, the site will deliver Biodiversity Net Gain (BNG).

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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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CREST NICHOLSON

LAND WEST OF SALFORDS

THANK YOU & NEXT STEPS

We want to hear from you!

Thank you for attending our introductory consultation event. Your feedback is crucial in shaping how your community grows.

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 23 December 2025 (midnight).

NEXT STEPS

December 2025
The project team will consider all comments received from local residents and stakeholders and will seek to incorporate changes where possible.

Early 2026
We will be hosting a second public consultation event to update you on our progress and show you how your feedback has impacted the proposals.

Spring 2026
Following additional responses to feedback, we will be submitting an outline application in Spring 2026.

Late Autumn 2026
Outline application planning determination by Reigate and Banstead Borough Council.

Early 2027
If successful, and planning permission is granted, further clearance of pre-commencement conditions and obligations before work commences on site.

Mid 2027
Work to commence the delivery of 1,300 new homes, including affordable homes.

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