



SALFORDS AND SIDLOW PARISH COUNCIL
PLANNING DECISIONS NO 389 JUNE 2026
Planning and Licence Decisions for Salfords & Sidlow
determined by the Borough/ District Councils

Planning Ref	Location	Brief description of proposed development	R&BBC/SCC Decision (S&SPC comment)
25/02184/CLE	Nutley Dean Farm Smalls Hill Road Horley RH6 0HR	Construction of agricultural machinery shed.	Refused (Object)
25/00264/F	Petridge Wood Farm House Woodhatch Road Redhill Surrey RH1 5JJ	Proposed demolition of existing garage building and stables with flat above and erection of replacement dwelling, with vehicular access, vehicle and cycle parking, and landscaping	Withdrawn (No comment)
6/00087/RET Planning link	Land Parcel Formerly Fairthorn Nursery Lonesome Lane Reigate Surrey	Recladding wall and roof plus roller shutter door to existing barn. As amended on 13/05/2026.	Approved (Object)
26/00343/F Planning link	The Haven 57 Reigate Road Hookwood RH60HL	Demolition of existing single-storey dwelling and erection of a replacement detached dwelling with associated landscaping	Approved with conditions (No observation)
26/00687/HHOLD Planning link	20 Woodside Way Salfords RH1 5BD	Proposed ground and first floor wraparound extension, internal alterations, and all associated works.	Approved with conditions (No objection subject to neighbours)
Appeals Lodged			
25/01572/F 26/00031/EN APP/L3625/C/26/3 378370	Lower Duxhurst Farm 15 Reigate Road Sidlow Surrey RH2 8QH	Demolition of barn and erection of 2no semi-detached dwellings (Retrospective). As amended on 01/10/2025. As amended on 23/10/2025. Without planning permission, the substantial demolition of a barn and the partial construction of two no. semi-detached dwellings with sub-terranean ground levels. The Enforcement Notice requires the Appellant(s) to: 1. Demolish the two partially built semidetached 1. residential units, hardstanding and brick walls 2. Remove from the Land all materials resulting from step 1 above 3. 3. Reinstate the levels of the Land to what they were before the development took place.	Hearing Date confirmed 14/7/26 – 10am RBBC Town Hall <i>(We agreed to have no objection to this application as it has effectively been approved by 24/01060/PAP3Q. However, we understand there is a stop notice on this development because the building is lower into the ground than it should be. I have looked but can't find anything on the planning portal to say this. This has taken a while because the search bit of the portal does not always respond.)</i>
26/00036/E_EN Planning Inspector Ref: 6011335	Land at Lower Duxhurst Farm 15 Reigate Road Sidlow Surrey RH2 8QH	See Below	



26/00036/E_EN Land at Lower Duxhurst Farm 15 Reigate Road Sidlow Surrey

RH2 8QH Without planning permission, material change of use- The change of use of the land from agricultural land to land used for the storage of building equipment, storage of a skip for building waste, a static and other items not associated with agricultural use. The Breach has occurred within the last 10 years. Operational Development- The creation of hardstanding and the erection of associated temporary buildings consisting of a welfare unit, the container, the van body and the container box. The Breach has occurred within the last 4 Years The Enforcement Notice requires the Appellant(s) to:

1. Cease the use of the "land" for the storage of building machinery and equipment, the skip, the caravan and all other items not associated with the agricultural use of the "land".
2. Permanently remove from the "land" the welfare unit, the container, the van body, the container box, the skip, the caravan, trailers, all building material and equipment, waste and paraphernalia and all other items not associated with the agricultural use of the Land.
3. Remove from the land the hardstanding.

The Council considered it expedient to issue the Enforcement Notice for the following reasons

1. In the absence of sufficient information and based on evidence that the site does not appear to be used solely for agricultural purposes, it has not been demonstrated that the proposed hardstanding and associated temporary buildings would be reasonably necessary for the purposes of agriculture at the site. Therefore the development would constitute an inappropriate form of development within the Metropolitan Green Belt and would be contrary to the provisions of the National Planning Policy Framework 2024.
2. The proposed retention of hardstanding and associated temporary buildings, by virtue of the utilitarian appearance of the structures and the extent of hardstanding, would result in an unacceptable level of visual harm to the rural character of the area. The proposed development would therefore fail to meet the requirements of the National Planning Policy Framework 2024, and Policies NHE2 and DES1 of the Reigate and Banstead Development Management Plan 201.

If the Secretary of State decides to grant planning permission for the development enforced against by the Council, the notice will be quashed and planning permission granted with or without conditions.

The Appellant has requested that this appeal should be decided on the basis of an exchange of written statements to be submitted to The Planning Inspectorate by this Council and the Appellant(s), together with a site visit by an Inspector.