

SALFORDS AND SIDLOW PARISH COUNCIL PLANNING LIST WEEK ENDING 26 JUNE 2026



Ref	Date	R&BBC Officer	Address	Proposal	Parish Council Decision
2018/0152 Planning link	9/6/26	SCC David Maxwell	Horse Hill Well Site, Horse Hill, Hookwood, Horley, Surrey RH6 0HN	Retention and extension of an existing well site, HH1 & HH2 wells, and vehicular access to allow the drilling of four new hydrocarbon wells & one water reinjection well; the construction of a process and storage area & tanker loading facility; new boundary fencing; well maintenance workovers and sidetrack drilling and ancillary development enabling the production of hydrocarbons from six wells for a period of 25 years	Comment by 13 July so have to send prior to council meeting. Object – see below
26/00678/F Planning Link	16/6/26	Stephen Yeoll	Land To The South East - Wrays Farm House Horse Hill Horley, RH6 0HN	Proposed agricultural building.	No objection but request a condition is applied that the building should be removed when no longer needed for agricultural purposes.
25/01335/F	25/06/2	Jake Hardman	Premier Inn At Mill House Brighton Road Salfords Surrey	Extension to existing hotel to provide additional bedrooms, together with alterations to the car park and all associated works. As amended on 24/09/2025, 12/12/2025, 06/03/2026, 11/05/2026 and on 11/06/2026 - Amended redline boundary for securing on-site BNG (requires restart of application)	No observation

Horse Hill Oil Production Development

Salfords and Sidlow Parish Council OBJECTS to this application for the following planning reasons.

This objection has been prepared having regard to the National Planning Policy Framework (NPPF), the Surrey Minerals Plan Core Strategy Development Plan Document (2011), the Surrey Minerals Plan Primary Aggregates Development Plan Document (2018), the Reigate & Banstead Development Management Plan (2019), the Reigate & Banstead Borough Local Plan Core Strategy (2014), and other material planning considerations, including the Supreme Court judgment in *Finch v Surrey County Council* (2024).

1. Climate Change

The Supreme Court judgment in the Horse Hill case established that the greenhouse gas emissions arising from the eventual combustion of extracted oil are indirect effects of the development and must be assessed as part of the Environmental Impact Assessment.

Whilst the applicant has now sought to address this legal deficiency by including an assessment of downstream emissions, the Parish Council considers that the scale of these emissions remains significant. The submitted documentation quantifies those emissions but does not demonstrate why they should be regarded as acceptable in planning terms.

The proposal would facilitate the extraction of fossil fuels over a prolonged period, generating substantial greenhouse gas emissions which appear inconsistent with the UK's legally binding commitment to achieve Net Zero and the objectives of the Climate Change Act.

The Parish Council considers that the proposal conflicts with the objectives of the National Planning Policy Framework, which requires the planning system to support the transition to a low-carbon future and to help shape places in ways that contribute to radical reductions in greenhouse gas emissions. The Parish Council is not satisfied that the applicant has demonstrated that the public benefits of the proposal clearly outweigh these significant environmental impacts.

2. Green Belt

The proposal remains inappropriate development within the Green Belt.

Paragraphs within Section 13 of the National Planning Policy Framework make clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances.

The Parish Council is not satisfied that the applicant has demonstrated that such circumstances exist or that they clearly outweigh the continuing harm to the openness and purposes of the Green Belt.

Since the original permission was granted, planning policy, climate policy and the wider context in which fossil fuel developments are considered have evolved significantly. These changes should be given substantial weight in determining this application.

3. Highway Safety and Transport

The National Planning Policy Framework requires developments to provide safe and suitable access for all users and states that development should only be prevented or refused on transport grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe.

During the previous operation of the Horse Hill site, residents experienced significant disruption arising from site traffic and associated activities, including:

- repeated closures of Horse Hill;
- delays and disruption to local journeys;
- congestion when tankers entered and exited the site;
- impacts upon the peaceful enjoyment of nearby homes.

The Parish Council considers that the Transport Assessment should demonstrate how the predicted vehicle movements compare with those experienced during previous operations and explain why the proposed mitigation is sufficient in light of those experiences.

The application does not adequately explain what operational measures have been agreed with Surrey Police, the Highway Authority or the Local Planning Authority to minimise disruption should similar circumstances arise again.

4. Public Costs and Community Impacts

The previous operation of the site resulted in significant expenditure by Reigate & Banstead Borough Council associated with protest encampments, including waste collection, temporary toilet provision and site clearance.

Whilst these matters may fall outside the direct scope of planning control, they represent foreseeable consequences associated with the operation of this development and should form part of the overall planning balance.

The application does not explain what measures are proposed to reduce these impacts should similar circumstances arise during future operations.

5. Residential Amenity

The National Planning Policy Framework seeks to ensure that developments provide a high standard of amenity for existing and future users. Policies within the Reigate & Banstead Development Management Plan also require development to safeguard neighbouring occupiers from unacceptable impacts arising from noise, lighting, pollution and disturbance.

Residents living closest to the site have previously experienced:

- excessive noise;
- intrusive lighting;
- odour associated with site operations;
- environmental disturbance;
- significant traffic-related impacts.

The cumulative effect of industrial activity, heavy goods vehicle movements, protest activity and associated policing significantly affected the tranquillity and rural character of Sidlow.

The Parish Council considers these impacts have not been adequately addressed within the submitted documentation.

Any permission should therefore include robust controls over:

- hours of operation;
- external lighting;
- noise limits;
- odour management;
- independent monitoring of noise, air quality, lighting and odour, with monitoring information made publicly available.

6. Community and Residential Impacts

During previous operations, sustained protest activity resulted in repeated road closures, obstruction of local access and prolonged impacts upon residential amenity.

The Parish Council recognises that the actions of third parties are outside the applicant's direct control. Nevertheless, the resulting impacts experienced by residents were real, significant and well documented and are therefore relevant to the overall planning balance.

The Parish Council requests that the applicant explains what liaison arrangements have been agreed with Surrey Police, the Highway Authority and other relevant agencies to minimise disruption should similar circumstances arise again.

7. Seismicity

During previous operations at Horse Hill, local residents experienced a series of earth tremors which caused understandable public concern.

Whilst scientific opinion remains divided regarding any causal relationship between Horse Hill operations and the Newdigate earthquake swarm, more recent peer-reviewed research has suggested that such a relationship is plausible.

The Parish Council therefore requests that Surrey County Council satisfies itself that appropriate seismic monitoring, reporting and response arrangements are in place throughout the operational life of the development.

Where these matters fall within the remit of another regulator, the Parish Council requests confirmation that appropriate monitoring and reporting arrangements have been secured.

8. Infrastructure and Operational Impacts

The Parish Council is concerned that the application does not adequately demonstrate that the surrounding infrastructure is capable of accommodating the proposed level of activity.

Clarification is sought regarding:

- the adequacy of water supply;
- the availability of a permanent electricity supply;
- the continued use of diesel generators and their environmental impacts;
- the suitability of Horse Hill for the anticipated Heavy Goods Vehicle movements;
- the condition of Horse Hill, including potholes, carriageway deterioration and drainage issues;
- whether the junction with the A217 requires improvement;
- whether the site access allows safe tanker movements;
- whether updated swept-path analysis demonstrates safe vehicle manoeuvring.

The Parish Council considers that the applicant should demonstrate that the development can operate without placing unacceptable pressure upon local infrastructure or creating additional burdens for the public purse.

9. Planning Balance

The Supreme Court's decision in *Finch* requires Surrey County Council to undertake a fresh planning balance.

This allows the decision-maker to consider not only the environmental impacts identified through the revised Environmental Impact Assessment, but also the social and community impacts that have already been experienced during previous operations.

The Parish Council considers that the cumulative impacts of this proposal—including climate change, Green Belt harm, highway impacts, infrastructure constraints, residential amenity, environmental effects and demonstrated community impacts—have not been shown to be outweighed by the benefits of the development.

Conclusion

For the reasons set out above, Salfords and Sidlow Parish Council respectfully requests that Surrey County Council refuses planning permission.

Should the Council nevertheless be minded to grant permission, the Parish Council requests that robust planning conditions and any appropriate legal obligations are imposed to protect local residents, safeguard local infrastructure, secure effective environmental monitoring, minimise disruption, and ensure that the applicant bears appropriate responsibility for mitigating the wider impacts arising from the development.

Finally, the Parish Council had a representative present when the previous Horse Hill application was considered by the Planning Committee. On that occasion, time constraints meant that not all matters raised by residents and the Parish Council were fully debated.

Given the significance of this application, together with the material change in circumstances following the Supreme Court judgment, the Parish Council respectfully requests that, should the application be determined by the Planning Committee, sufficient time is allocated to enable all relevant planning issues to be fully considered before a decision is reached.