



**Salfords and Sidlow Parish Council
Minutes of Parish Council Meeting**

Salfords Village Hall

13 July 2026

Meeting opened at 7:30pm and closed at 9.15pm

Email: clerk@salfordsandsidlow-pc.gov.uk

Website: www.salfordsandsidlowpc.org.uk

Councillors (Cllrs) present:

1. Cllr Jim Blackmore (JB)
2. Cllr Wayne Clark (WC) Chair
3. Cllr Caroline Clarke (CC)
4. Cllr Paul Edwards (PE)
5. Cllr Mark Lodge (ML)
6. Cllr Stephen Rolph (SR)

Apologies

7. Cllr Bob Barnes (BB)
8. Cllr Karen Dukes (KD)

Attending:

- 1 member of public

Apologies

- Cllr A Lynch (AL)
- Cllr C Baart (CB)
- Cllr S Wotton (SW)
- Cllr V Chester (VC)

In attendance: Claire Baller (CB), Clerk

Ref	Agenda item	Who
26/07-001	To receive apologies for Absence.	
	WC welcomed Councillors and residents to the meeting. Apologies, due to family circumstances, were noted and approved from BB and KD. County Cllrs Baart and Lynch and Borough Cllrs Wotton and/ Chester sent apologies.	
26/07-002	Declarations of Interest and dispensations	
	There were no declarations of interest.	
26/07-003	Public Notices	
	- East Surrey YMCA Wellbeing Walk - Salfords Stroll – Friday 7 August and 4 September – 9.45am – Salfords Village Hall (SVH) - Coffee Morning - Friday 7 August and 4 September – 11am to 12.30pm – SVH - Public Meeting on Design Code and NHP planning context – Monday 7 September – 7pm, SVH - Councillors Surgery – Monday 3 August and Wednesday 9 September – 6.30pm to 7pm – SVH - Family Playgroup – Wednesday 9 September - 10.30m to 12.00pm - SVH - Parish Council Meeting – Monday 14 September at 7.30pm – Emmanuel Church - Period for exercise of public rights to review the unaudited annual governance and accountability return and accounts for the financial year ending 31 March 2026 from Wednesday 3 June until Tuesday 14 July 2026	

26/07-004	Public Question Period	
	A resident welcomed the improved road surface on Picketts Lane but raised concerns that traffic speeds had increased. A request was made to consider a 30mph speed limit. Councillors explained the process for requesting speed limit changes and encouraged residents to participate in the Community Speed Watch scheme to help gather evidence for Surrey Highways and Surrey Police. It was also noted that some road markings remain incomplete and the resident requested ditch maintenance. The resident thanked the Parish Council for its work within the village. Action CB to request completion of the road markings and ditch maintenance on Picketts Lane	CB
26/07-005	To confirm the Minutes of the Parish Council meeting which was held on Monday 18 June 2026	
	The minutes were approved and recorded as a true and accurate record of the meeting.	
26/07-006	Planning, enforcement and aviation matters	
A	<u>Planning Applications</u>	
i	See attached Appendix C – Planning List with full commentary.	
	JB advised 6 Councillors and 2 residents attended the Councillor surgery on Monday 6 July when planning applications were reviewed, Councillors agreed to respond to 3 planning applications with 1 no observation, 1 no objection with comment and 1 object.	
ii	<u>Planning decisions made by R&BBC</u> Refer to 389 June 2026. There were 7 planning applications: 1 approved 2 approved with conditions 1 refused 1 withdrawn 2 appeals lodged	
iii	<u>Crossoak Lane and Orchard Drive Junction</u> Horley TC has written to Surrey highways regarding the dangerous road layout at the junction at Crossoak Lane and Orchard Drive requesting traffic can turn in all directions proposing a preferred option for a mini roundabout. Councillors noted the Parish Council has consistently supported measures to reduce rat-running through local country lanes. Councillors agreed for CB to submit a response letter outlining S&SPC position and requesting that any changes to the junction ensure that the original condition set by the Inspector is upheld. It was important that road traffic data was understood why accidents were happening and also review the junction signage.	

iv	Councillors noted that planning application 25/00969/ OUT which is the proposal for a housing development on Meath Green Lane for 51 dwellings and 1 traveller pitch was approved at R&BBC Planning committee on 24 June. The development will have two storey buildings and possibly one 3 storey local building – all these details to be finalised at reserved matters stage. Some properties will be built in flood zone 2 but R&BBC accepted this as some houses will be built with raised floor levels to address flood alleviation. There will be 18 affordable houses = 35%. Traffic will be able to turn left and right turn up Meath Green Lane so as supposedly not to repeat the dangerous junction for Hoadley Road/ Westvale. There will be no play parks as R&BBC believe there is sufficient provision on Westvale Park.	
B	<u>Enforcement Updates</u>	
i	<u>Picketts Lane</u> The date for the JR has been set for 22/7/26 at the High Court. The KC who has been instructed is Melissa Murphy KC, Landmark Chambers, who specialises in planning and environmental work. The KC costs being charged to the residents is £20,000. Residents have £20,251. Councillors agreed to make a donation of £2,500 to be paid directly to the residents for them to settle the bill to R&BBC.	
ii	<u>Crosswinds</u> SCC advise they are progressing and considering options for escalation including liaising with the Environment Agency, in a collaborative capacity, pursuant to their own planning enforcement investigation.	
C	<u>Aviation</u>	
i	<u>Gatwick DCO</u> Councillors noted that CAGNE and Peter Barclay (GACC) have lost the high court challenge. Both organisations have now submitted independent appeals with both legal teams conferring to ensure there's no duplication of evidence or presentations. SR attended the GACC webinar on 8/7/26. GACC confirmed their appeal is based on two aspects of the JR: 1. the failure of the Secretary of State to grapple with the misinterpretation of government policy; and 2. the fundamental flaws in Gatwick Airport's economic case, specifically bogus business passengers which underpin GAL's need case and economic benefits. The courts have issued a hearing date, consolidating the two appeals, for the permission to proceed, which apparently is an unusual step and a new procedure, with hearings expected later in the summer, with any substantive appeal anticipated in October. GACC advised further fundraising will be required to continue the appeal.	
ii	<u>Route 4</u> Councillors noted resident feedback that Route 4 appears to be flying the new route rather than legacy. Councillors agreed for PE to monitor the situation to ascertain if the route is flying above or below 4000 feet and	

	make referral to Gatwick Airport if necessary. It was agreed to cover funding costs for PE if required. Action ▪ Clerk to respond to 3 planning applications ▪ Clerk to write to highways and Horley TC re Crossoak Lane and Orchard Drive junction ▪ CB to advise Picketts Lane residents of grant decision and make payment ▪ PE to carry out Route 4 flight monitoring and advise CB of any cost implication	CB CB CB PE/CB
26/07-007	Meeting Reports	
	The following meetings were attended: - 09/06/26 – YMCA Walk Leader catch up – CC/CB 16/06/26 – SALC Clerks forum – CB 17/06/26 – Surrey SLCC Branch Clerks forum – CB 22/06/26 – GACC AGM – BB 08/07/26 – GACC webinar on LGW JR decision - SR 13/07/26 – Meath Green Lane crossing from Hoadley Rd to Westvale Rd	
A	<u>YMCA Walk Leader catch up</u> CC and CB were provided with updates to H&S, completion for forms and provided with new application forms and emergency cards	
B	<u>SALC Clerks forum and Surrey SLCC Branch Clerks forum</u> CB reported on discussions relating to Local Government Reorganisation, the English Devolution and Community Empowerment Act, future neighbourhood governance, CIL/S106 funding, councillor recruitment, training opportunities and forthcoming legislative changes including Martyn's Law. Councillors noted the potential implications for parish councils and ongoing work being undertaken through SALC and SLCC.	
C	<u>GACC AGM AND WEBINAR</u> BB attended the GACC AGM and SR attended the GACC webinar – see update under planning	
D	<u>Meath Green Lane crossing from Hoadley Rd to Westvale Rd</u> CB attended a last-minute meeting with SCC Highways and Cllr Lynch to review the junction at Meath Green Lane having reported another accident on 10/7/26. SCC advised that the junction is still the responsibility of the development consortium as the two spine roads leading to Meath Green Lane have not yet been adopted with Highways. This is because further remedial works are required before handover. However, Meath Green Lane is going to be closed over the summer while pavements are being built, so SCC has asked the Developer consortium to carry out further safety measures at the same time. Action ▪ CB to circulate meeting notes for MGL crossing once available and to prepare resident communication	CB

26/07-008	Neighbourhood Plan and Design Code	
	The Parish Council is currently at Stage 4 – Preparation of the Neighbourhood Plan, where the draft plan is being developed by the local community. Councillors met with Richard Eastham of Feria Urbanism for an introductory meeting and a follow-up session to review the proposed approach to developing the Parish Design Code. Richard also undertook a site visit of Salfords and Sidlow, guided by KD and BB, to assess the character and distinctiveness of the parish. Following these discussions, councillors approved a revised approach that will complete the baseline assessment before determining the next phase of the Design Code, providing greater flexibility while enabling the Parish Council to engage with developers, the local planning authority and residents at an earlier stage. Councillors approved the cost of this work which remains £3,833.52 + VAT, funded from Community Infrastructure Levy (CIL) receipts. The approved work will include: ▪ Project inception, methodology and policy review. ▪ Parish site visit and character assessment. ▪ Baseline analysis and character report. ▪ Mapping, graphics and production of the Baseline Report. The Clerk also presented a discussion paper outlining options for progressing both the Design Code and the Neighbourhood Plan in light of the changing national planning framework and the emerging Reigate & Banstead Local Plan. It was agreed the Neighbourhood Plan Working Party would meet with Feria Urbanism at the end of July to review the Baseline Report and consider the next stage of the project. Councillors also agreed to hold a public meeting on 7 September 2026 to update residents on the Design Code, the Neighbourhood Plan and the wider planning context. CB was asked to update Steve Tilbury and arrange a joint meeting with Feria Urbanism to align the Design Code and Neighbourhood Plan programmes. Action ▪ NHP working party to meet with Feria Urbanism ▪ CB to arrange public meeting to update on Design Code and NHP for 7/9/26 ▪ Councillors to note planning surgery will move to Wednesday 9/9/26 ▪ Clerk to arrange a meeting with Steve Tilbury and Feria Urbanism to coordinate the next phase of work.	NHP WP CB All CB
26/06-009	Community Updates	
A	9 residents, including 2 new people, attended the Wellbeing walk.	
B	48 attended the July coffee morning session.	

C	32 (10 families) attended the playgroup in June and 13 (3 families) in July. We are considering extending the sessions to fortnightly from September which would be the second Wednesday and fourth Friday of the month.	
D	Resident numbers for the Community Garden vary from 2 to about 7. Vegetables are starting to be ready to pick.	
E	<u>Salfords Community and Family Fun day</u> Approximately 350 residents attended the Family Fun Day. The event was considered a great success, with strong attendance throughout the day, excellent feedback from residents and good trading for the BBQ, bar and stallholders. The Mayor attended and spent time speaking with residents. Many commented that the revised format created a genuine village atmosphere. Councillors noted that performers and stall holders had expressed their willingness to return for 2027. The final parish council costs were £325 - Printing - £105 - Band - £100 - Punch and Judy - £120	
F	<u>Sidlow Community Day</u> Approximately 150 people attended. Whilst attendance was lower than previous years, Sidlow Community Association raised £946. The event will return in 2028. The final costs were £541 - Printing - £60 - Band - £200 - Toilet hire - £260 - TENS licence - £21 WC advised that the Sidlow event charged adults £5 to enter. Councillors expressed concern that residents had been charged for entry to an event supported by Parish Council funding. It was noted that residents already contribute through the parish precept, and councillors requested clarification on how the admission income would be used. ML advised that only two cars attended the last Car Boot Sale, organised by Sidlow Community Association, and so they have taken the decision to cancel the remaining ones booked for 2026.	
G	<u>Car Rally 15/8/26</u> The Redhill Dream Cruise is an American car and hot rod cruise night, organised by Dream Cars and overseen by the Police, starting at 7pm, which takes place in the town centre of Redhill. The main route covers an extensive boulevard-style loop spanning the Redhill area, with the Shell Roundabout in Horley often used as a turning point. Councillors agreed for CC to have a refreshment station at Christ the King church for residents to watch.	
H	<u>Daffodils</u> Councillors agreed to purchase approximately 3,500 daffodil bulbs for planting at West Avenue, Salfords shops, the verge near Miller & Carter,	

I	Salfords Social Club and Sidlow as part of the annual autumn bulb planting programme. It was also agreed to purchase Camassia Quamash bulbs to provide additional colour and extend the flowering season. Councillors approved a total budget of up to £500, including delivery. A community planting day will be arranged in September once delivery dates have been confirmed. <u>Christmas</u> Councillors approved holding the Christmas event on Friday 27 November from 3.30pm to 5.30pm at Salfords Village Hall and approved the installation of the Christmas lights at a cost of £775 (previously £750). Action ▪ CB to liaise with BB to obtain confirmation of financial arrangements for Sidlow community event ▪ CC/CB to arrange refreshment station for Redhill Dream Cruise 15/8/26 ▪ KD/CB to order daffodil and Camassia Quamash flower bulbs ▪ CC/CB to arrange Christmas event and light installation	CB/BB CC/CB KD/CB CC/CB
26/07-010	Finance Matters – Parish Council and Village Hall	
A	Statements of Income and Expenditure for S&SPC (£121,369.72) and the Village Hall (£2,735.05) for June 2026 were noted and approved.	
B	List of cheques/DD for S&SPC and the Village Hall for June 2026 were noted and approved: - ▪ S&SPC - 2 DD and 11 online payments were issued for a total amount of £7,082.06 ▪ Village Hall – 3 DD, 1 TV and 3 online payments were issued for a total amount of £2,068.65	
C	Councillors noted bank reconciliation for June 2026 was signed off by CC.	
26/07-011	Correspondence	
	The following correspondence had been received in March/ April 2026: 08/06/26 – Resident concern about land at Fairthorns 10/06/26 – Community Rail Network special edition 11/06/26 – CAGNE newsletter 12/06/26 – Notification of Community Building Summer Networking Meeting 16/7/26 12/06/26 – Thank you from resident for all Council hard work 15/06/26 - Help shape Horley's new town park – Provide initial designs 15/06/26 – NHRA Reflection on Christ Low 16/06/26 – Invite to Resilience Assembly 15 July – Denbies 17/06/26 – Notification of GACC AGM on 22/6/26 19/06/26 – VASE update 19/06/26 – Warm Welcome scheme update 21/06/26 – Resident request for double yellow lines on Copsleigh Avenue 22/06/26 – Red Heat health alert 23/06/26 – Surrey Community Action Community buildings newsletter 23/06/26 – AEF Members briefing 23/06/26 – GACC newsletter with LGW DCO JR decision 23/06/26 – CAGNE newsletter with LGW DCO JR decision 26/06/26 – Notification of Kings Mill Lane closure 6-10 July 29/06/26 – Charlwood Parish Pump	

A	30/06/26 – Resident reporting missing coping stones on Salfords bridge 01/07/26 – R&BBC Business e-bulletin 01/07/26 – Surrey Community Action 02/07/26 - Road Closure -Woodhatch Rd- Surface Dressing 13/7/26 6 days 06/07/26 – Notification of Tandridge Local Plan public consultation Various – Resident’s concern about Picketts Lane Various – SALC/ NALC updates Various – GATCOM updates <u>Request for double yellow lines on Copsleigh Avenue</u> Councillors considered a resident's request for additional parking restrictions around the school to improve road safety and reduce obstruction and agreed to submit a request to Surrey Highways for double yellow lines in the identified sections of Copsleigh Avenue and Woodside Way.	
B	<u>TDC Planning Policy Regulation</u> JB reported on the Tandridge District Council (TDC) Regulation 18 presentation he attended on 6 July. Councillors noted that two of the four proposed growth options include a strategic development of approximately 2,250 homes at Redhill Aerodrome. R&BBC advised they have already held initial discussions with TDC regarding the proposed allocation. RBBC has emphasised the importance of ensuring that any future development is supported by appropriate infrastructure, particularly to mitigate traffic impacts on the A23 and A25, and that cumulative development across the wider area is fully considered, including the potential need for a new M23 junction. RBBC confirmed it will submit a formal response to the consultation. TDC expects to submit its Regulation 19 Local Plan by the end of 2026. Councillors noted that a meeting is being arranged with Nutfield Parish Council to discuss the wider implications of proposed housing growth across the area. Councillors approved for JB to prepare the Parish Council's response to the Regulation 18 consultation. Councillors noted the rest of the correspondence and agreed no further action was required. ▪ CB to submit request for double yellows to be installed on Copsleigh Avenue ▪ JB to provide response to Tandridge Local Plan Reg 18 consultation ▪ CB to set up meeting with Nutfield PC	CB JB/CB CB
26/07-012	Clerk Report	
A	<u>Salfords village hall</u>	
i	Councillors noted and approved the main hall and rear hall floors have been deep cleaned at a cost of £250.	
ii	<u>Forecourt</u> Councillors approved the appointment and fee of £1,350 plus VAT and disbursements of CGV Transport Consultants to prepare the detailed	

	design required for submission to RBBC and to support the road opening notice application.	
iii	<u>Weeding</u> Councillors noted and approved 365 Landscapes had carried out weed treatment for a cost of £130	
iv	<u>Rear patio</u> Councillors noted CB has jet washed the rear patio.	
B	<u>Website and Email</u> Councillors noted the new email domains will go live for all councillors this week and Aubergine 262 are working on building the new website which should be live imminently. CB attended training on how to update it.	
C	<u>Social Club Trees</u> Councillors approved the tree planting project to plant 6 fruit trees to make a mini orchard and 4 individual trees and 100 whips for Salfords Social Club working with SCC Tree Planting and Establishment. SCC will send their grant agreement to sign nearer to planting season. It is hoped we will receive them late 2026 with intention to have a tree planting day in January 2027. Action required by Council Action ▪ CB to continue to process planning application for forecourt ▪ All Councillors to transition using new .gov.uk domain ▪ CB to launch new website when built	CB CB CB
26/07-013	Urgent matters at discretion of Chairman	
	WC thanked everyone for attending and as there being no urgent matters WC declared the meeting closed.	

APPENDIX A - LIST OF PAYMENTS MADE IN JUNE 2026

List of Cheques/ DD's/ BACS Paid Out to 30 June 2026			
Salfords and Sidlow Parish Council			
		<u>VAT</u>	<u>Total</u>
DD	BT -Telephone and Broadband		
	Invoice No M041 Z 28/05/26 £52.32 +£10.46 VAT = £62.78	£10.46	£62.78
BACS 1420	Royal Mail - Stamps for newsletter - £182	£0.00	£182.00
BACS 1421	Caire Baller - Expenses for coffee morning	£0.00	£8.55
BACS 1422	Amazon - Bubble kit and bubbles for community day	£5.00	£29.99
BACS 1423	GACC - Donation for LGW DCO JR - £2,500	£0.00	£2,500.00
BACS 1424	Sidlow Comm Ass - Expenses for music for Sidlow community day	£0.00	£200.00
BACS 1425	Nigel Chatfield - Band contribution for Salfords community day	£0.00	£100.00
BACS 1426	DLG Computers - annual support/ virus protection		
	15/06/26 024618 £169.95+ £59.98 VAT = £229.93	£59.98	£229.93
BACS 1427	DLG Computers - Microsoft 365 Standard Annual licence		
	16/06/26 024267 £1124.99 + £25 VAT = £149.99	£25.00	£149.99
BACS 1428	Claire Baller - travel expenses 66 miles/ .45p/ mile	£0.00	£29.70
BACS 1429	Printmates/ Summit Print - Printing 36pp newsletter x 1450		
	22/06/26 - 4559527 - £1,220	£0.00	£1,220.00
DD	NEST - Clerks Pension scheme contribution June 2026		
	Employer £74.51 + Employee £99.34 = £173.85	£0.00	£173.85
BACS 1430	Mrs. C. Baller - Salary June 2026 - £1,738.26 & May O/T £1265.40=		
	£3003.66 less tax £552.6 and NI £156.45 and Pens £99.34= £2195.27	£0.00	£2,195.27
		<u>£100.44</u>	<u>£7,082.06</u>
Salfords Village Hall			
		<u>VAT</u>	<u>Total</u>
BACS 726	JMS Janitorial Supplies - Cleaning products		
	28/5/26 - 1302501£117.97 + £23.60 VAT = £141.57	£23.60	£141.57
BACS 727	ASF Cleaning - 31/05/26 - 67342- £222.20+ £44.44 VAT = £266.64	£44.44	£266.64
BACS 728	Dempsey Floor Refurbishment/ R Birchmore - Deep clean hall floors		
	17/06/26 SVH 003 - £250	£0.00	£250.00
DD	Corona Energy - Gas - 8/6/26 - £220.59+ £11.03 VAT = £348.90	£11.03	£231.62
DD	Corona Energy - Electric - 16/06/26 - £16.45+ £.82 VAT = £17.27	£0.82	£17.27
DD	SES Water	£0.00	£31.00
TV	Clerks % salary - 1/3	£0.00	£1,130.55
		<u>£56.29</u>	<u>£2,068.65</u>

APPENDIX B- PLANNING APPLICATIONS IN JUNE/JULY 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 considering 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 tranquility 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, 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 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.

APPENDIX C– TO DO LIST

Ref	Date	Action	Who	Update	Complete
26/06-006	08/06/26	Clerk to respond to 3 planning applications	CB	Submitted	09/06/26
26/06-006	08/06/26	CB to confirm that the EA is involved with Crosswinds site	CB	SCC confirmed in discussion	Closed
26/06-006	08/06/26	CB to contact JET team about recent fly tip incident	CB	Submission sent	Closed
26/06-006	08/06/26	Clerk to update GACC on decision for financial grant request	CB	Confirmed and payment made	Closed
26/06-006	08/06/26	CB to set up a meeting with Nutfield PC	CB	Requested – awaiting dates	
26/06-007	08/06/26	CB to ask new Chair of R&BBC Overview and Scrutiny Committee to follow up action with Thames Water on their development plan	CB	Letter submitted. Awaiting response	
26/06-007	08/06/26	CB to write to LSL and Crest Nicholson about their proposed developments for land east and west of Salfords and seek clarity that they were preparing a joint transport assessment requesting a meeting once complete.	CB	Emails sent. LSL acknowledged and awaiting confirmation	
26/06-008	08/06/26	Councillors to advise if they will attend meeting on 15/6 with FERIA Urbanism	ALL	Meetings held	Closed
26/06-008	08/06/26	Councillors to advise if they are free to show Richard what is important to Salfords/ Sidlow on 18/6	ALL	BB/KD showed Richard round	Closed
26/06-008	08/06/26	Councillors to provide CB with details of sites that should be visited by Richard	ALL	Confirmed	Closed
26/06-009	08/06/26	CC/ KD CB to prepare for the upcoming Salfords events	CC/KD/CB	Community Day successful	Closed
26/06-009	08/06/26	BB/ CB to prepare for the upcoming Sidlow event	BB/CB	Community Day successful	Closed
26/06-012	08/06/26	CB to continue to process planning application for forecourt	CB	Awaiting designs	
26/06-012	08/06/26	CB to set Councillors up with new email login	CB	Awaiting last few Cllrs to set up	
26/06-012	08/06/26	CB to await input from SCC re Cambridge Lodge Lane to determine if any costs are required	CB	SCC refuse to assist/ HTC also say no	Closed
26/05-014	11/05/26	CC/CB to work with Salfords Social Club and SCC to organise tree planting	CC/CB	Confirmed to SCC - awaiting legal agreement	Ongoing
26/05-019	11/05/26	CB to arrange for new website to be built and transfer Councillors and Clerk to new domain suffix by November 2026	CB	Meeting held and built underway. Advertise launch for S&S news	Ongoing
26/04/015	13/04/26	WC/CB to liaise for building planters to on new carpark forecourt	WC/CB	At appropriate time	Ongoing
26/04/015	13/04/26	CB to receive crash data for A217 from the resident	CB		
26/03/014	09/03/26	BB and CM to explore options for Rights of Way project to review condition of stiles.	BB/CM	Ongoing. CC plans to review Salfords	Ongoing
26/02-012	09/02/26	CB to purchase lamp post poppies	CB	Request submitted	Ongoing