Welcome

Welcome to our public exhibition event on plans for up to 600 new homes, 45% of which would be affordable homes, with commercial/community facilities and significant new public green space at land east of Salfords. This event is your opportunity to see and comment on our plans as they stand today.

What you can do today

At this event you can meet representatives from LSL Partners, the master developer, and technical specialists who work on these plans with us. As you look over our plans, please ask us any questions you may have, and discuss what you would like to see here if development goes ahead.

At the end, there will be feedback forms where you can record your views.

We will consider all public comments and feedback we receive from local residents, community groups and other local stakeholders as our design work progresses. Later this year, we expect to submit a planning application to Reigate and Banstead Borough Council.

Our Team

LSL Partners – Master Developer

Places for People – Housebuilder and affordable housing operator

JTP – Architects

Stantec – Planning

Fabrik – Landscape

Waterman – Flood Risk and Drainage

Cratus Group – Community engagement

SLR – Transport

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About LSL Partners

LSL Partners was founded in 2017, with a focus on transforming sites across South East England into communities people want to live in. Our long-term, responsible investment strategy manages the masterplanning, design and infrastructure required for each project. Through close collaboration with local authorities and stakeholders, we bring forward high-quality developments that meet local needs

We believe that acting as a master developer enables us to secure better planning and placemaking outcomes.

We deliver developments defined by sustainable principles, high-quality design and tangible social impact. With complete oversight from the earliest stages, we ensure that every component of a scheme contributes to better outcomes for communities and partners alike.

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The Site

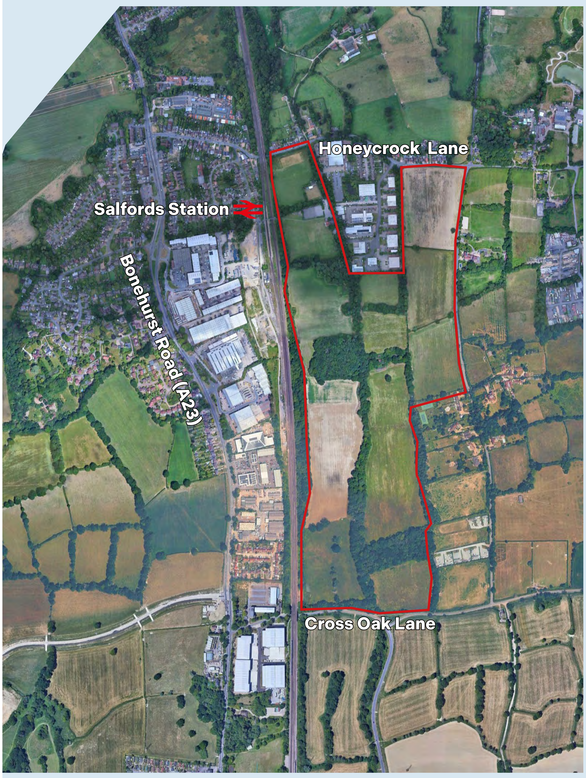
The site is 51 hectares (126 acres) on the eastern side of the railway, between Honeycrock Lane and Cross Oak Lane. It is primarily used for agriculture. It also contains the Perrywood Sports and Social Club, which will be relocated and enhanced with new premises and playfields.

The site is mostly flat, with only a gentle slope towards its highest point on Picketts Lane.

Running north to south through the site is Gail Lane, which would be retained as part of the plans, with its character as a leafy lane respected, and trees along its sides retained where possible.

The site is in a highly sustainable location, with shops and facilities at the village centre within an easy walk, and quick access to the train station which sits on the site's western boundary. The train station has regular commuter services to London, Gatwick, Bedford, Luton Airport and Three Bridges, and there are employment opportunities locally at Perrywood Business Park, Gatwick Airport and along the A23.

Location and photos of the site



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Planning Context

Land East of Salfords is within the Green Belt. In 2024, government planning policy introduced the concept of 'grey belt' – sites that do not strongly contribute to some purposes of the Green Belt.

This site constitutes grey belt, which would mean development would not be inappropriate where certain rules can be met, and the development complying with the golden rules regarding affordable housing, infrastructure improvements, and green spaces. The plans would meet these criteria.

The site also responds to recent government policy which prioritises areas around well-connected train stations for new homes.

Land East of Salfords is very well connected with an entrance to Salfords station, which enjoys regular services to London, Bedford, Luton Airport, Gatwick and Three Bridges, Crawley. Local buses provide connections to Epsom, Sutton, Caterham, Crawley and Maidenbower.

The site is part of the Gatwick Growth Diamond, an area where the public and private sector work together to plan and grow one of the UK's most economically productive regions.

The site is also well-located between two of Reigate and Banstead Borough Council's identified Principal Employment Areas at Perrywood Business Park and Salfords Industrial Estate. As such, along with quick connections to Gatwick Airport, the site is within easy reach of several local employment centres.

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Opportunities and Constraints

The site is relatively unconstrained, but some parts of its character and surroundings have been carefully considered as part of the design.

The site is bound by the railway on its western side. While this is a big benefit for the site and it provides excellent connections, there is some noise from the railway and appropriate mitigations will be considered as part of our plans.

To the east, there are some listed buildings which have been carefully considered in our layout and the first part of our detailed design.

Throughout the site today, there are rows of trees, hedgerows and some areas of ancient woodland. These are key features of the local landscape, and they will be retained and respected as an important part of the character at Land East of Salfords.

While there is a small area of flood zone on the southern end of the site, nearby flood zones are almost entirely off-site. This limits the flood risk on the site. Our plans will demonstrate that they do not make flooding off-site any worse as a minimum.

Site constraints plan

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Why here?

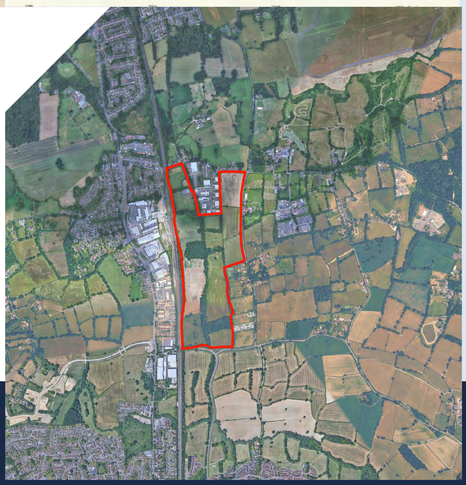
In 2024, the government set mandatory targets for local authorities to meet their local housing needs. In Reigate and Banstead Borough, the government identified a need for 1,306 homes per year, compared to the Council's current Core Strategy target for an average of 460 homes per year up to 2027.

Salfords has grown around the A23, from a small village in the 1860s, then to a linear settlement alongside the road by the 1960s, and it now straddles the railway at Honeycrock Lane. Land East of Salfords offers an opportunity to sensitively extend the village. In this highly sustainable location, the site can provide much-needed new homes and facilities close to existing services and a good railway connection.

Salfords benefits from several services and facilities, including a convenience store, pharmacy, hairdressers, ATM, church, a number of cafes/restaurants, as well as various employment locations.. Brighton Road, Salfords is designated as a Local Centre in the adopted Local Plan. South Earlswood also benefits from a number of amenities including a primary school and nursery, and East Surrey Hospital is located immediately north of White Bushes.

The site also contains Perrywood Sports and Social Club, which will be retained on site with new and improved facilities as part of the development.

History and growth of Salfords in relation to the site from 1868 through to 1961 and the present day.



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A landscape-led vision

Our vision for Land East of Salfords is to deliver a sustainable, healthy and well-connected neighbourhood that integrates well with the existing village. Our plans will promote active travel, high-quality green spaces and sustainable lifestyles, supporting a range of living and working patterns suited to people's needs.

We want this new neighbourhood to be landscape-led, which is why well over half of the site will become new, publicly accessible green space.

THIS WILL INCLUDE

- Retained tree belts and woodland
- Plenty of green space within easy reach of home
- Attractive green gateways on the northern and southern edges
- Integrated SuDS (Sustainable Drainage System) which will be an attractive, biodiverse feature
- A green network including paths, open space and planting to allow people and wildlife to move easily
- A new clubhouse for the Perrywood Spots and Social Club, alongside improved sporting facilities

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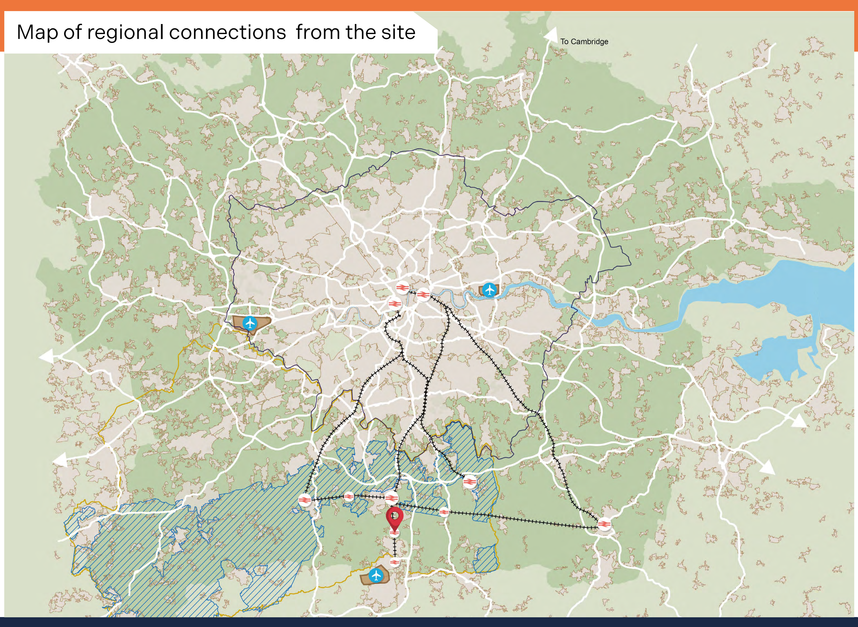
A well-connected new neighbourhood

The site is within an easy walk or cycle of Salfords train station and facilities at the village centre, including shops, takeaways and a local pharmacy. Together, these make it feel more natural for people to choose to travel by foot, cycle or public transport.

As such, local needs can be met within an easy walk of home, both for new and existing residents.

Local services in relation to the site

Map of regional connections from the site



Our Masterplan

Key

1. Site entrance off Honeycrock Lane
2. Primary spine road
3. Sports pitches and pavilion
4. Gail Lane active travel route
5. Site entrance off Cross Oak Lane
6. SUD wetland feature
7. Perry Wood (Ancient woodland)
8. Mixed use parcel
9. Retained carpark
10. Northern site entrance
11. Public connection to Salfords Station
12. Secondary spine road

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Key benefits

Up to 600 new homes in a highly sustainable location

45% of new homes delivered as affordable homes for sale and rent

Well over half of the site created as new, publicly accessible green space

A new facility for Perrywood Sports and Social Club

Commercial/ community facilities

Making best use of good rail connections

Significant contributions to local services via binding legal agreements and Community Infrastructure Levy contributions

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Next steps

Thank you for attending LSL Partners' exhibition event on our emerging plans for new homes, community facilities and new publicly accessible green space at Land East of Salfords. We hope that you have found this event informative and that you will leave feedback about how you would like to see the plans evolve.

LSL Partners and our technical team will consider your feedback as our plans progress. Once we have had an opportunity to work with the feedback we received, we will report back to the local community with a further iteration of our plans. We then expect to submit a planning application later this year.

Feedback

You can leave your feedback with us via a feedback form in the room today or using the feedback form available on our website. Please give your feedback by **21 June 2026.**

You can also contact us at:

info@landeastofsalfords.co.uk

0203 026 3229

www.landeastofsalfords.co.uk

Freepost-Cratus Communications (write this on the front of an envelope, there is no need for a stamp or any further address details)

Give your feedback and download these boards here