



Dear Resident

Burgh Heath and Kingswood Resident Associations were made aware on Monday 9<sup>th</sup> February 2026 that an outline planning application had been submitted and uploaded to the council website that morning. As Burgh Heath Residents' Association Committee, we would like to make our position on this clear to you.

As a committee and joint committee with KRA we are aware that some of you may be in favour of this proposal and fully respect this.

We, however, believe that this proposal would adversely impact on local residents and this is for the following reasons.

- This land is Grade 2 agricultural land which has been actively farmed for many years and continues to produce grain and other produce, some of which has been exported globally. It is one of the few areas of grade 2 agricultural land that remains north of the M25, and we feel that for reasons of food security and maintaining biodiversity in the area, this should be continued.
- We understand the need for housing both locally and nationally and realise that this may result in land that is currently classed as green belt being released for this purpose. However, we believe that there are other areas locally that are less fertile and less productive that should be considered first. Also, we believe that all brownfield and grey belt sites should be considered and used before green belt is released.
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- The current outline proposal is for 130 houses adjacent to Kingswood. However, access appears to be from Canons Lane in Burgh Heath, and this may be linked to the developer's original plan for a further 270 houses on the Burgh Heath side of the fields as per the original plans on their own website. There are concerns that approval of the current application could set a precedent for the release of additional Green Belt land in the area.
- We have major concerns about the use of Canons Lane for both construction traffic and access to any potential development. The junction onto the A217 is busy now throughout the day, particularly at peak times and this would only get worse and causing potential risks to motorists and pedestrians without major reconfiguration to the whole road system.
- In addition to this, we are aware that there have been other plans previously submitted for areas on the farm and are concerned about the potential risk of urban sprawl between Kingswood, Burgh Heath and ultimately Banstead. The proposed site is designated as an Area of Great Landscape Value (AGLV) and forms an important open buffer separating the villages of Burgh Heath and Kingswood.

If you wish to comment on this outline planning proposal, you can make your views known via the council's planning portal. Individuals' responses are taken into account as part of the planning decision making process. Please be aware that you have 21 days from the time that the proposal was submitted to make your comments.

The outline planning submission can be viewed at the Reigate and Banstead Borough Council website.

- Go to [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk)
- Click on "Planning"
- Click on "Search for Planning Applications"
- There is a place for you to enter a keyword or reference number to search. Enter **26/00128/OUT**

If you want to be added to the Burgh Heath RA email list, please let us know by emailing us:

**[burghheathra@gmail.com](mailto:burghheathra@gmail.com)**

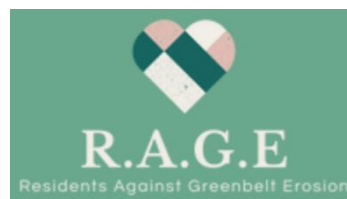
Alternatively, you can write to the **Planning Applications Support Team at Reigate and Banstead Borough Council, Town Hall, Castlefield Road, Reigate, RH2 0SH** quoting reference 26/00128/OUT or visit the council at that address (telephone 01737 276000).

Kind regards,

Eileen - Chair, BHRA

## **R.A.G.E Canons Lane – Residents Against Greenbelt Erosion**

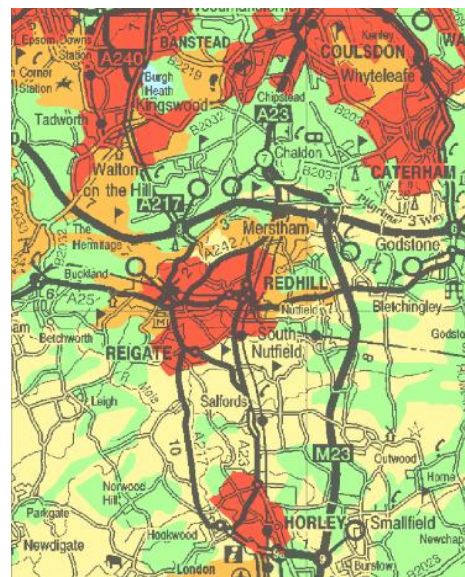
In response to recent development proposals, a dedicated collaborative effort is underway to safeguard the historic and ecological heart of Canons Farm. Working hand in hand with the local farmer, our team aims to restore and protect the farm's ancient hedgerows to maintain its status as a cherished, valued landscape.



To ensure these vital natural assets remain undisturbed, we are in the process of securing Tree Preservation Orders (TPOs) across the entire site and are reporting all restoration progress directly to Natural England. Natural England is aware of our efforts to preserve the farm from development and is supporting our work.

These strategic actions are designed to create a permanent shield for the farm's biodiversity, ensuring that its iconic trees and beautiful vista settings remain an unbroken sanctuary for the community to enjoy for generations to come.

Canons Farm is one of the last farms left within the M25 and the only area in the whole of Reigate & Banstead borough to be given the Government Agricultural Land Classification of "Very Good". In the attached map, the red and orange areas are urban and non-agricultural, with pale green representing areas classified as "Good to Moderate". Canons Farm stands out, at the top of the map, as the only area that is light blue – "Very Good".



\*R.A.G.E. Canons Lane has joined with Kingswood Residents Association and Burgh Heath Residents Association to form a Joint steering and action committee.

A new farm support website is coming through, and we will notify all residents of the new site shortly.

The group will be expanding the R.A.G.E campaign in the coming weeks, so all supporters of this campaign will be notified.

Anthony Hooley

R.A.G.E Action Group

Register for email updates with RAGE: – <https://forms.gle/Dx5fvLRpfQxBwyTw8>

Sign the "Stop 1000 house development at Canons Farm" petition – <https://www.change.org/CanonsLanePetition>

### **To Burgh Heath residents:**

#### **Could you help with the process of securing Tree Preservation Orders?**

It will involve walking some of the wooded areas on Canons Farm and Wood Lane, and recording trees that might qualify for preservation. Information will be provided prior to starting the activity.

Please email Burgh Heath Residents Association Committee at:

[burghheathra@gmail.com](mailto:burghheathra@gmail.com) for the attention of Julie Haslett