

Earlswood Common Informal Consultation

Proposed applications for: (1) the deregistration and exchange of common land under section 16 of the Commons Act 2006; and (2) consent to carry out restricted works on common land under section 38 of the Commons Act 2006

Reigate & Banstead Borough Council (the Council) and Surrey County Council, as owners of parts of Earlswood Common, intend to make an application to the Secretary of State for Environment, Food and Rural Affairs for 5,129sqm of common land forming part of Earlswood Common to cease to be registered and to provide an equivalent area of replacement common land.

The existing common land to be deregistered is at the junction of Three Arch Road and Maple Road and is either on or directly adjacent to the public highway. The replacement land is located at Kiln Brow, adjoining Earlswood Common to the north of the Three Arch Road junction. The replacement land will provide improved recreation, conservation and public access benefits to users. The new replacement land will offer the same rights of common as those that apply to the deregistered land.

The Council also intends to make an application under Section 38 of the Commons Act 2006 for consent to carry out highways works on 2,391sqm of land which forms part of the registered common land at Earlswood Common and to allow limited areas of common land to be used temporarily during these highway works. This land will remain part of Earlswood Common after the highway works are complete.

The purpose of the applications is to facilitate highway works at the Three Arch Road junction that will ease congestion and cut delays while delivering quicker, safer, and more reliable journeys for all forms of transport, with improved access to local destinations including East Surrey hospital.

For more information about the scheme please visit: surreycc.gov.uk/threearchimprovements

Please send any comments or queries by email to regeneration@reigate-banstead.gov.uk or by post to Peter Boarder, Reigate & Banstead Borough Council, Town Hall, Reigate, RH2 0SH.

The deadline for comments is **5pm on Monday 9 February 2026**.