EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

19th November 2026

ISSN 2753-2771

EPSOM & EWELL TIMES

Up to £1 where sold

Banstead “carbuncle” to give way to care home

7 October 2026



A nearby ‘carbuncle’ means a 64 bed care home that may only have seven visitor parking spaces has been approved for Banstead – despite widespread criticisms of the plans.

Councillors at Reigate and Banstead Borough Council’s latest planning committee spoke out about the site’s lack of spaces and the impact this would have on neighbouring roads, as well as the overall density of the project.

However, they felt their hands were tied because its height and depth was in keeping with the recently approved replacement building at Roseland, which was allowed at appeal in February 2026.

If a council loses an appeal against a planning refusal it is liable for significant costs.

The new 64 bed care home will replace the former adults-with-learning-disabilities site which had been disposed of by Surrey County Council.

Officers told the meeting: “There was no objection to the loss of the existing building and its use as a specialist facility.

“The site was disposed of by Surrey County Council in 2024.

“Evidence has been proved by the applicant that demonstrates that the building is no longer fit for purpose.

“Particularly in view of Surrey County Council moving away from large institutionalised care for people with learning disabilities towards a more supported independent living approach, for which there are a number of facilities locally in Banstead.”

The two-storey Arundel House building in Garratts Lane will be demolished with its replacement set back to not detract from the area or nearby locally listed buildings.

Councillor Sam Walsh (Conservative: Banstead Village) was among those to criticise the plan’s lack of parking and the impact the development will have, but said it would be difficult to reject the application given the recently approved, on appeal of the Roseland site.

He said: “We know there is going to be a problem because on Garratts Lane there is no parking facility there, but we are constrained by these planning matters.

“It is dense, it is much greater than one would have hoped, but because it has been approved for the carbuncle on Garratts Lane, we have not any opportunity (to reject it).

“If I were to propose any reasons for refusals they would be easily challenged because we’ve got this big one coming up.

“This is going to hurt Banstead but it’s already been (decided), its water under the bridge.

“I don’t like it, its over intensification, the bulk scale of massing.”

Cllr Rich Michalowski (Conservative: Redhill West and Wray Common) added: “There are 18 spaces provided and by calculations in the report, it suggests that a maximum of 11 will be used by staff which leaves seven for visitors and deliveries.

“What is the adequacy of that car parking space for visitors, partially at weekends.

“Where will people park when those seven spots are taken? They will attempt to go to the neighbouring streets which are problematic.

“Surely this development is far too cramped.”

Chris Caulfield Local Democracy Reporter

.

Arundel House, Garratts Lane, Banstead (image Google)

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY