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Burgh Heath hotel plan rejected

27 July 2026

Plans to demolish and extend a hotel by adding a further 33 bedrooms and a 72-seater restaurant have been rejected after councillors labelled it an “ugly blot”.

Premier Inn had hoped to knock down the existing complex in Brighton Road, Burgh Heath, and replace it with an even bigger one – but councillors overwhelmingly threw out the plans at Reigate and Banstead Borough Council’s July planning committee.

The new hotel and restaurant had been recommended by officers, who thought it would support tourism in the area and have less of an impact on traffic than, for example, a dedicated restaurant at the site. Planning papers read: “The proposal would also provide economic benefits to the local economy both during and post-construction. These factors carry significant weight in favour of the application. There are therefore considered to be no substantive grounds to refuse the application.”

The committee took a different opinion.

Councillor Sam Walsh (Conservative: Banstead Village) said he knew the site very well and was disappointed the original hotel had been approved in the first place. He said: “We are here to enhance the design and enhance the environment. It’s a blot on the landscape, a blot on the Burgh Heath landscape in terms of its style and features. It could be picked up and placed anywhere in any suburbia.”

He added: “It is an ugly building, vastly out of scale with the adjoining properties, it’s a three-storey monstrosity. What was put there in the 70s was pretty bad, what they are proposing to replace it is even worse. It is stark, it is ugly, it is out of character.”

Cllr Michael Blacker (Conservative: Reigate) agreed. He said: “It’s an appalling design, it really is a big disappointment.”

A motion put forward by Cllr Walsh to reject the application was supported by 12 members. It said the plans should be turned down due to the hotel’s sheer size being out of keeping with the area, and the impact the larger car park and lighting would have on neighbours.

Chris Caulfield Local Democracy Reporter

Image: Plans to demolish and expand the Epsom South Premier Inn were rejected (image Google)

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