

Grafton Stables to Remain Green Space

10 June 2025



Grafton Stables in Cuddington, a 13.5-acre green space bordered by residential properties, is set to remain open to the public after Surrey County Council (SCC) confirmed it will be managed by the council's Countryside Team.

Earlier this year, the council placed the land on the market with the potential for housing development—sparking local concerns that up to 40 homes could be built on the site. The move led to significant opposition from residents, local groups and councillors, who argued that the site's mature trees—some protected by Tree Preservation Orders—and its value as a community green space made it unsuitable for development.

Local County Councillor **Eber Kington** (RA Ewell Court, Auriol & Cuddington) met with SCC officials to highlight planning restrictions and the importance of the site to the community. "I felt there was a strong case against the sale," he said. "The site is a vital part of our local green space network."

Cuddington Residents' Association, the local sports community at Wandgas Sports and Social Club and other campaigners also put forward an alternative bid to retain much of the green space, alongside limited development to fund its upkeep. Meanwhile, Cuddington Borough Councillors Kim Spickett and Phil Neale launched petitions that attracted more than 1,000 signatures.

In March, a motion was passed at County Hall, calling for SCC to adopt a Community Asset Transfer (CAT) policy—a process that allows local authorities to transfer land to community groups at less than market value if it promotes social and environmental well-being. With no existing CAT policy at SCC, Councillor Kington's motion cleared the way for Grafton Stables to be considered under such a scheme.

Following discussions, SCC has now confirmed that the site has been withdrawn from sale and will instead be managed as a public green space. Resident Julie Willis, who has lived next to Grafton Stables since childhood, welcomed the decision. "It's an incredible outcome for the community and for the trees and wildlife that call this space home," she said.

No details have yet been released on how the new countryside management arrangements will operate, but residents and community groups are expected to be invited to help shape the future of Grafton Stables.

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