



Meeting 606th of the BANSTEAD COMMONS CONSERVATORS
held at
The Banstead Centre on Saturday 18th January, 2025

MINUTES – Part 1

Present:	Mr. V. Broad, Chairman (VB)	Cllr. P. Harp (PH)
	Mr. D. Hatcher (DH)	Mr. B. Steele (BS)
	Cllr. N. Moses (NMos)	Mr. D Atkins (DA)
	Mr. N. Mollett (NM)	Mrs. L Shea (LS), Clerk
	Mr. J Mill (JM)	

Public gallery: Miriam Maxim, Gillian Hein, Karl Tarratt, Rachel Turner, Sean Grufferty, Linda Mount, Jamie Bullard, Cllr Shelly Newton, Paul Ferguson, Terry Collins, Jennifer Clarkson, Iain Cruickshank, Barbara Harrington, Erica Fabiola, Lisa Salmon, John Kerwood, Jane Davies

1. Apologies for absence

N/A

2. Minutes of the last meeting

The Minutes were agreed as circulated.
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3. Matters arising

<p>3.1. Professional Dog Walking Licence Scheme. The timescale for implementation of the scheme is running according to plan. Promotion of the new regulation on our social pages has commenced and posters will be installed on site from March. There have been a small number of complaints that were sent to Reigate and Banstead Borough Council initially that are now being dealt with by the Conservators.</p>

<p>Note: the Chair took a number of queries from the public gallery related to the dog walking licence scheme during the meeting and responded to them in detail. Businesses who wish to continue to operate on Banstead Commons after 1 April were referred to the Information Meetings that are being held in February. Reassurance was given that the BCC will work together with the licensed businesses to ensure the Licence is, and continues to, serve its intended purpose.</p>
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<p>3.2. 6 Mogador Cottages. Following a subsequent inspection of the property that was reported on at the last Quarterly Meeting, staff have noted block paving has now been laid on Banstead Commons. A letter, dated 9 January 2025, was hand delivered to the property. A reply was received via email on 17/1. The common land registry map clearly demarks the location of the boundary however BCC has requested land registry documents to reaffirm the exact location of 6 Mogador Cottages boundary.</p>
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<p>Note: resident of the property attended the meeting. Action: Clerk will advise property owner of the authorised solution to the concern.</p>
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3.3. The Sportsman. Further communications have been received from Lauren Fraser who is the Senior Associate at Charles Russell Speechlys LLP (Solicitors instructed by Stonegate). Stonegate has served notice on its tenant, KT20 Limited, requiring it to take immediate steps in relation to the drainage system. The Conservators have requested a timescale for when they expect the work to be complete.

4. Quarterly report

Work related to the Banstead Heath Pond Restoration Project commenced this quarter and two of the ponds have been restored; pond at The Bell at Withybed Corner and The Workhouse Pond on Dorking Road. In addition to scrub clearance and desilting both ponds, the breach in the Workhouse Pond was re-puddled. Workhouse Pond will need to be monitored for 12 months to establish whether the pond has been successfully sealed. Interpretation boards still need to be developed. Peter Taylor-Medhurst has kindly volunteered to support with content development and design.

The team has also been working together with the Newt Conservation Partnership to explore viability of creating new ponds on Banstead Heath. Four test pits were created in the middle of the Gallops. When digging the test pits, it was discovered that the soil composition is freer draining than originally expected. The area is mapped as a bedrock Chalk Formation with superficial deposits of "Clay-with-flints Formation". The four test pits will be monitored for 12 months.

During the review of Site Management Plans, Nork Residents Association asked if we could thin the woodland by Footpath near Banstead Railway station. This work was carried out and completed in October.

Our grazing programme ended on Park Downs on 29/11. Sheep will return to the site in March to continue the spring grazing programme in the compartment selected for restoration. Livestock remain in Pen 2 on Banstead Downs and will move across to Pen 3 in March. Thank you to the Downlands Partnership for continuing to provide us with an excellent grazing service.

Managing storm damage has occupied significant staff time this quarter. Tree safety work and retaining visitor access across our sites has required the team to manage the clearance of c. 45 trees from Public Right of Ways and informal footpaths.

Ash dieback work continues. Highway trees have been managed along Downs Road and Dorking Road. Our inhouse team has taken down trees adjacent to Foot Path 58 on Park Downs and have moved across to Bridleway 3 on Banstead Downs. Thank you to RBBCs Tree and Woodlands Officer Mathew Burnell and John Darter from Treemasters who continue to support us with specialist arboricultural advice when needed.

Our team of conservation volunteers continues to grow and more people are signing up to volunteer as a result of new posters on our noticeboards and promotion in local newsletters. Two new volunteers have also joined the volunteer stock checker team on Banstead Downs.

5. Any other business



5.1. BCC Complaints Procedure. This item was moved to Part 2 for further discussion.

5.2. The Mill. Restoration work to The Mill adjacent to Mill Field has commenced. The Mill holds cultural significance to Banstead Commons. The Clerk revisited the planning portal and noted that the owner would like to discuss the possibilities of development on the site to support the financing costs of the restoration work.

5.3. Licence review for The Bell and The Sportsman. The Conservators have authorised the outside picnic bench/furniture renewal with an annual increase in line with inflation. **Action:** Clerk to issue licence renewals in March.

5.4. English Devolution White Paper. Cllr. Harp provided an update regarding the government's plans to create new unitary council in Surrey and what it might mean for the future ownership of Banstead Commons and the work of the Conservators. BCC to initiate a conversation with the Leader of Reigate and Banstead Borough Council once the government confirms its plans.

5.5. Events and Engagement Plan 2025. The plan was approved by the Conservators. Implementation of the engagement plan will commence when the new Office Manager has been recruited.

Meeting closed at 10:40

Dates of 2025 meetings to be held at the Banstead Centre:

Conservator Quarterly Meetings – 9.30am until 12pm

Saturday 26th April 2025

Saturday 19th July 2025

Saturday 18th October 2025



Meeting 607th of the BANSTEAD COMMONS CONSERVATORS
held at
The Banstead Centre on Saturday 26th April, 2025

MINUTES – Part 1

Present:	Mr. V. Broad, Chairman (VB) Cllr. N. Moses (NMos) Mr. J Mill (JM)	Mr. B. Steele (BS) Mrs. L Shea (LS), Clerk
	Mrs L Traynor – Minute Secretary	
Public gallery:	Rachel Turner, Barbara Harrington, Peter Taylor-Medhurst, Sharyn Valentine-Wells, Jane Banerji, Fintan O'Toole, Tim Snowdon, Jennifer Clarkson, David Jackson, Lisa Salmon	

6. Apologies for absence

Mr. D. Atkins, Cllr. P. Harp, Mr. D. Hatcher

7. Election of Conservators and Chair

Election of Conservators is being made at Executive Meeting on 7 May.

V Broad was proposed as Chairman by JM and seconded by BS

8. Minutes of last meeting

Minutes of the last meeting were agreed as correct.

9. Matters arising

4.1 Professional Dog Walker Scheme (PDWS) has been implemented and licenses issued. News item was covered by BBC Radio Surrey and Surrey Live. Staff increased their presence on site in March with aim to engage with businesses that hadn't had direct contact with the BCC. Staff have been issued with body worn cameras to assist enforcement.

4.2 The Sportsman solicitors responded yesterday (26/4) with no further detail than previously shared. Following a communication received from John Kerwood who was acting on behalf of The Sportsman raising concern related to the safety of the porch, an inspection of the property was carried out on 11/4. Staff discovered much of the porch had rotten timbers and reported it to RBBC for further inspection. RBBC has carried out an inspection and the BCC is waiting to receive a copy of the subsequent report.

4.3 A response was received from **6 Mogador Cottages** regarding their driveway and possible vehicular crossover application to Surrey County Council (SCC). Clerk contacted Jack Nicholls SCC Highways Engineer to request confirmation of the highway designation. No further action can be taken until the BCC is assured that the driveway is under their jurisdiction.

10. Quarterly report



LS delivered a report of the works that have taken place on our sites:

- Ash dieback work adjacent to Bridleway 3 on Banstead Downs complete.
- Ride management work completed on Footpath 10 on Banstead Downs leading from Sutton Lane to Commonfield Road exit.
- One of the large grazing enclosures was divided and straining posts installed to create a new grazing pen on Park Downs.
- New notice board installed on Park Downs and bench repairs carried out across our sites.
- Some boundary was secured by remodelling earth bund at Withybed Corner and Mill Road.
- Staff have cleared camps from Burgh Heath and Banstead Downs.
- Staff have observed an increase in youths lighting fires and burning aerosol cans.
- Dog Walker Code of Conduct posters installed on noticeboards and visitor notices regarding PDWS installed on stakes at main access points.
- 13 bags of purple refuse bags full of dog poo were cleared from main access points on Banstead Heath.
- BCC signed up to Surrey Hill's National Landscape [Love Dogs, Love Nature Project](#). Working group has been established to develop a programme of practical and promotional initiatives aimed at dog walkers that foster a healthy balance between enjoying the natural environment and ensuring its preservation
- Volunteers issued with branded high-vis jackets.
- Volunteer work parties focused on scrub removal on chalk downland and the removal of old stock fencing and clearance along one of the fence lines on Park Downs.
- Thank you to Lindsey Von Backstrom for a generous private donation and the Downlands Trust for purchasing two water tanks and troughs.
- Thank you given to RBBC Street Cleansing team for removing the rubbish collected from the Commons from our yard.

11. Withybed Corner (Public Right of Way – Footpath 76)

Residents continue to raise concerns to RBBC and BCC regarding the suitability of the track(Footpath 76) for vehicular access and general health and safety concern due to the potholes. Victor Davey who is the Project Engineer at RBBC Greenspaces Team is facilitating a meeting with relevant parties to discuss authorised/legal long term solutions.

BCC considers de-registration of the track the most efficient long-term solution. CIL money could also be explored with resident's match/part funding shortfall.

12. Antisocial behaviour and dog related incidents

Dog related incidents – one dog on dog issue where a dog was killed. One of our Professional Dog Walkers was able to assist us with this. BCC recommends any dog incident is reported to us to hold a formal record.

Dog fouling continues to be a concern on our sites. See above report.



Off-road biking on Banstead Downs continues. BCC has met with Banstead Downs Golf Club and is in liaison with Walton Heath Golf Course. Liaison with Surrey Police regarding joint patrols and other mitigations are in progress.

13. Grassland management (Higher Level Stewardship)

LS met with Nick Bullen who is a Surrey County Council tenant farm to discuss hay bailing areas on Banstead Heath. There are various environmental considerations but we hope an area designated as Acid grassland in our Site Management Plans might be feasible in addition to some areas on the Mogador field.

14. Public Engagement Events

Now that we are at full staff complement, the delivery of our Public Engagement Programme will commence. Two Summer Social events for volunteers and warm contacts will be held during Volunteer's Week. Nature Detective Day is confirmed for Thursday 7 August. Details will be published on our website and social media pages.

15. Local Government Reorganisation (LGR) and Devolution

Funding – from RBBC came about when years ago they had to ask permission constantly. Downside is now that we have no guarantees that they will give us any funding – we need a channel of communication if Borough Council's are being amalgamated. We should shortly know if we are amalgamating into two or three unitary authorities in Surrey. Debt from other Council's (5 billion) will be shouldered by our residents. As Conservators we have had no communication and we do not know who will represent us in discussions.

11. Any other business

Fintan O'Toole – raised concern regarding increase in bikes and motorised vehicles on Banstead Downs. Letter was written to MP for Sutton and Cheam who subsequently contacted Met Police to learn that Surrey Police haven't communicated with the Met regarding the concern. Fintan felt that the BCC is failing in their duty to protect the Downs and its visitors.

LS – confirmed that the BCC liaises with Police regularly. Information provided to the BCC via members of the public is always forwarded to the Police and other agencies. Requested that all visitors report incidents to the Police and obtain a crime reference number.

A discussion regarding possible solutions to the concern followed with participation from the gallery. JM ended discussion by advising visitors to report live incidents to the Police.

Fintan O'Toole – felt the introduction of a water tank for the sheep was not in keeping with the Common.

Jennifer Clarkson – request for the minutes of the Banstead Commons Consultative Group be published on the website. Action agreed.

Jane Banerji – raised query regarding the recent dog incident on Banstead Downs.



LS – confirmed that a dog-on-dog attack is considered a civil offence, not criminal. Requested that visitors report all dog attacks to Dog Warden and the BCC. Dog Warden is able to issue a community protection notice.

Barbara Harrington – expressed her dissatisfaction with how the BCC have handled the concern regarding their driveway at 6 Mogador Cottages. VB confirmed that BCC will honour the legal position given by Surrey County Council and continue to communicate until an authorised solution is reached.

Meeting closed at 10:30

Dates of 2025 meetings to be held at the Banstead Centre:

Conservator Quarterly Meetings – 9.30am until 12pm

Saturday 19th July 2025

Saturday 18th October 2025



**Meeting 608 of the BANSTEAD COMMONS CONSERVATORS held on
Saturday 19th July 2025 at 9.30am
Banstead Community Centre**

MINUTES – Part 1

Present:	Mr. V. Broad, Chairman (VB) Cllr. N. Moses (NM) Mr. J Mill (JM) Mr. D. Hatcher (DH)	Mr. D. Atkins (DA) Cllr. P. Harp (PH) Mr. E Isaacs (EI) Mrs. L Shea (LS), Clerk
Public gallery:	Mrs L Traynor – Minute Secretary Barbara Harrington, David Green, Jill Coleman, Andrew Gumpert, Lisa Salmon, John Kerwood, Matt Thomas, Chris Payton, Louise Crysell, Carol Greens, Keith Turner, Scott Hagley, Paul Barker, Jane Anderson, Clare Smyl, Charles Harvey, Edda Harvey, Jane Davis, Miriam Maxim, Gillian Hein, Rachel Turner, Ian Mockford, Fintan O’Toole, Catalina Vassallo-Bonner, Bob Pain	

16. Apologies for absence

Mr. B. Steele (BS)

VB – reminded gallery of our role in relation to our statutory duties and provided some examples. We discharge our obligations under an Act of Parliament. Our role is to discharge our legal obligation to preserve and protect the Commons for the benefit of all.

17. Welcome (newly appointed Conservator Edward Isaacs) & introductions

Edward Isaacs welcomed by VB on behalf of BCC.

18. Minutes of last Meeting

Agreed

19. Matters arising

- 19.1 The Sportsman – still working through the three outstanding concerns: effluent pipe/pollution spill, veranda and bench licence. BCC has received no further communications from the proprietors in relation to the above concerns, despite sending several emails to the publican and a formal letter via solicitors.
- 19.2 Mogador Cottages – SCC confirmed to BCC that the area is not under the jurisdiction of SCC nor considered a vehicular crossover and BCC Act applies. Authorised solution to address the concern to be decided by the resident.
- 19.3 Withybed Corner (Public Right of Way – Footpath 76) – DA & LS attended a meeting facilitated by RBBC with residents on 23 May to address responsibilities and possible solutions. CIL bid discussed as a possible way forward. Subsequent meeting is planned for 24/7. Track is used by public service vehicles and delivery to The Bell. Jane Anderson commented that residents do not want a hard surface.

20. Quarterly Report

Reflecting on the past three months, we’re always amazed by how much our small but mighty team of staff and volunteers accomplishes:



- A new grazing enclosure was introduced on Park Downs, with additional sheep added in June. There are now three active grazing pens across Banstead Commons. Lisa has recently recruited and inducted two new volunteer stock checkers to the team.
- Our "odd jobs" list has been as varied as ever: installing a new memorial bench, putting up fire risk posters across our sites, carrying out tree safety tasks (including scheduling Ash dieback work), treating Japanese knotweed, managing fly-tipping incidents, strimming highway sightlines, mowing firebreaks and footpaths/bridleways on the Commons and liaising with Surrey County Council to unblock the drains on Mogador Road.
- New dog fouling awareness posters have been produced and displayed across the Commons.
- A joint patrol with Surrey Police was held on Sunday, 18 May, on Banstead Downs. We hope to organise more of these in the future.
- Annual staff away day with other Conservator bodies was hosted on Tunbridge Wells & Rusthall Commons this year.
- LT and LS also met Rangers from the City of London Corporation at Farthing Downs to discuss their Skylark conservation projects.
- Volunteer work parties have been focusing on Cherry Laurel removal at Withybed Corner—a hugely successful and rewarding effort.
- Special thanks to local volunteer (CS) who has been hand-pulling Canadian Goldenrod in his spare time on Banstead Downs.
- Biological recording on Banstead Commons has increased significantly in recent years. There are now four [UKBMS](#) walk transects in place, the newest covering Banstead Downs Golf Course and an area where Chalkhill Blues are abundant.
- Working together with the Surrey Bat Group, we have spent the last 13 months surveying the presence and distribution of bat species foraging on the Heath. The group carried out two surveys on Banstead Heath in May.
- Fortunate to have such a dedicated and growing team of volunteers who so generously share their time and expertise. It was a pleasure to celebrate Volunteers' Week with two guided walks as a small gesture of thanks.

21. Planning applications:

21.1 London Cancer Hub (London Borough of Sutton) – LS: The LCH will increase visitor numbers of people into the area around Banstead Downs. We will need to closely follow the proposals for road accommodation works which may impinge on our boundary. There have been discussions such as changing Downs Road to a 1-way street. LS highlights an opportunity to follow-up their proposals under Biodiversity Net Gain. PH has been tracking their proposals for staff car parking which as yet have not been finalised but that the idea of creating a car park by Banstead Station has been scrapped.

21.2 The Bell Change of Use – LS: Change of use has been approved to residential. They have a large car park so building work shouldn't encroach onto BCC land.

21.3 Vernon Walk – Burgh Heath. Concerns raised at planning meetings. PH commented that archaeological explorations have discovered a possibility of a Roman Bath.

22. Public engagement & volunteering

7.1 Nature Detective Day Thursday 7 August 10am – 1pm – LT provided an update on this free public engagement event.

- 140/150 attendees
- 9 stall holders (Downlands Trust, Surrey Nature Partnership, Downlands Partnership, Surrey Dormouse Group, Surrey Bat Group, Surrey Hills Society, Tadworth & Walton Treewards, Banstead Swift Protection, Surrey Wildlife Trust).



- 4 facilitated activities: Tree walk, bug hunt, nature walk and arts & crafts. Many volunteers running these activities are here today.
 - 1 self guided quiz – correx boards were on display for conservators and attendees to view.
- With huge thanks to [Peter Taylor-Medhurst](#) for his professional input with our educational resources – they look incredible.

7.2 Practical Volunteering Update – the impact that our volunteers have had is incredible. We are looking to move to weekly work parties from September. Our aim is to uplift all habitats across our landscapes from moderate to good. Thanks to our dedicated volunteers for the continued support and hard work.

Joint Action Meeting with the Borough Commander to address Off Road Biking on the Commons.

LT - Communication sent to Police in May. We have been able to arrange a public joint action meeting at Banstead Downs Golf Club on Tuesday 2nd of September at 7.30pm. We will be joined by Inspector Jon Vale who is the Borough Commander for Reigate & Banstead and Sergeant Andy Prowse who leads the North R&B team. Invitations to local MPs and councillors have been circulated. Promotion of the event in the wider community will commence next week.

Fintan O Toole (FOT) – MP Luke Taylor is interested in attending. We are hopeful that police will have more powers to act following [the change in law](#) so enable them to seize a bike immediately.

DH – this type of enforcement has been mentioned in other areas of the county and has made a difference.

23. AOB

8.1 Chapel Road – parking request through either de-registering/selling land, applying licence or any other method available to resident. PH points out RBBC don't operate residents parking so change of use may not turn out the way residents would like. Council also has change of unitary to consider – land exchange, which is needed to enable parking, will not be considered at present due to the uncertainty around the reorganisation of local councils. LS - sets a precedent for other similar areas on the Common. It was decided that the request is not taken forward.

8.2 Property previously known as Nova Spa at The Green, Dorking Road – BCC will follow the building works closely to prevent any encroachment.

8.3 Highways management – the transition between SCC and RBBC – Highway verges on the Commons are no longer being managed and have been pushed back to BCC. LS had a meeting with Michael Hill who is the Greenspaces Manager at RBBC. Concern raised related to our statutory duty and available resourcing to manage Highway verges across all our sites. Areas were discussed and it was agreed to take a collaborative approach to managing overgrown vegetation. PH – the vegetation on bund adjacent to the A217 by Banstead Crossroads flailed by SCC until recently. It's currently impossible to litter-pick safely

8.4 Bund from Walton to Tadworth – DA - SCC lamppost obstructs the pavement. Can our operations team make a bigger space around the lighting for buggies and mobility scooters? A resident on a mobility scooter was upended due to the bank. **BCC Operations to action.**

8.5 Biodiversity Net Gain – LS suggested BCC should register habitats independently of RBBC. It was agreed to follow up with senior management at the Council.

8.6 Unitary councils – VB – worth noting that RBBC is the only Council with surplus funds. Our funding comes from RBBC and unless we have a transition we cannot deliver our management duties on the Commons. VB had a conversation with Leader of the Council Richard Biggs who is fighting our corner for funding.

PH – outlined the proposals for everyone present: The 11 borough councils will cease to exist with proposals to either split Surrey into 3 (with our area falling into the North Surrey pod) or 2 (East and West). Woking has the biggest debt and even though they would be in the West we would all end up paying for this debt.



There is a public meeting on Monday evening (21/7) to propose the formation of a Banstead Parish Council. Banstead Commons might be best passing downwards to Banstead Parish Council meaning local people would have more of a say but would also shoulder some of the cost. For example, in Horley residents pay £50/year to manage all their own greenspaces. This local area parish council could arrange a precept to cover the cost of the management of the Commons.

Jane Anderson – as a resident of Withybed Corner there is concern around the disruption during building works to The Bell. There is also likely to be damage to the track and we'd like BCC to discuss a guarantee with the building company that any damage to the track will be made good. VB – this falls under planning.

Gillian Hein – comments that the changes on the plans are mainly internal so there shouldn't be any encroachment.

Laura Slade – Suggested contacting [BTCV](#) who facilitate conservation holidays. Queried when she would receive a response to her request pertaining to Dog Sitting. VB – To be discussed in Part 2 of our meeting and decision circulated next week.

Fintan O'Toole - Is there a possibility of more noticeboards with signage to discourage bikers and other antisocial behaviour on Banstead Downs. LS we limit all furniture on the commons including finger posts, dog poo bins etc to maintain the natural feel of the environment. In the past noticeboards displayed on the site were thrown over the railway fencing. Regarding the off-road bikes, it was noted at the Surrey biodiversity meeting that with concerted police enforcement patrols, the problem can almost stop overnight. FOT thanked BCC for the work that has gone into the public meeting.

John Kerwood – The Sportsman Public House expressed concern regarding the removal of the benches, rent increase – from £60 to £65 – and The Sportsman remains responsible for maintenance. The Sportsman also complained that benches opposite the pub are open to ramblers and other members of the public so this impacts our customers. The Sportsman complained directly to RBBC and SCC.

VB – the area in front of The Sportsman remains registered Common Land and therefore under the jurisdiction of the BCC. The licence fee did go up to £65/annum but The Sportsman has not responded to communications, formal and informal.

JM – for years successive tenants have paid the licence fee. BCC has written to The Sportsman a number of times including via recorded delivery and their solicitors but we have not received a response. We are keen on The Sportsman being a commercial success and offered to arrange a meeting to discuss three outstanding concerns; effluent pipe, veranda and bench licence.

PH – clarifies that the track outside The Sportsman is the legal responsibility of both SCC and BCC, the former for the maintenance of the road surface and the latter for its use, protection from encroachment and management

Jane Anderson – comment on conduct at the meeting.

Date of next meeting:

- Saturday 18th October, 2025



Meeting 609th of the BANSTEAD COMMONS CONSERVATORS
held at
Banstead Community Centre on Saturday 4th October, 2025

MINUTES – Part 1

Present:	Mr. V. Broad, Chairman (VB)	Mr. B. Steele (BS)
	Mr. D. Hatcher (DH)	Mr. D Atkins (DA)
	Mr. J Mill (JM)	Ms. L Shea (LS), Clerk
	Cllr. P. Harp (PH)	Mrs L. Traynor (LT) – Minute Secretary

Public gallery:	Rachel Turner, Charles Harvey, Jane Davis, Barbara Harrington, Marion Smith, Lisa Salmon, Cathy Poole, Ian Mockford, Andrew Gumpert, Teri Gumpert, Fintan O'Toole
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24. Apologies for absence

Cllr N. Moses (NM) & Mr E. Isaacs (EI).

25. Minutes of last meeting

The minutes of the last meeting held on Saturday 19th July were confirmed as correct, with one minor amendment requested from the public gallery to amend item 8 (John Kerwood) changing 'effluent pipe' to 'discharge pipe'.

No matters arising.

26. Quarterly report

Management overview this quarter includes:

- September welcomed the start of mechanical grassland management on Banstead Commons. Hay baling has been re-introduced to grassland areas of Banstead Heath. If the yield proves sufficient, this will be a long-term project. Mechanical management of cut and collecting and mowing has commenced on all four sites.
- British Feral Goats have been re-introduced at Park Downs. To mark their arrival and thank/recognise the work of our volunteer checkers, we hosted a coffee and cake morning on the site which was attended by 13 volunteers.
- Staff and volunteers have continued to focus on the removal of Cherry Laurel at Withybed Corner — and the results, using combined management techniques, have been remarkable.
- A special thank you goes to our volunteers and John Darter, who generously donated his time and machinery to extract the largest root balls that could not be removed by hand.
- Our volunteer team started work at Priest Mere Pond, where the aim is to gradually reduce canopy cover by around 25–30% each year. Once water levels rise, we plan to carry out some careful dredging of accumulated detritus.
- Bell Pond and Workhouse Pond continue to be closely monitored following the clearance work carried out in September 2024. Thanks were given to Ian Mockford who is capturing fixed-point photographs to record the regeneration process.



- Tree inspections are ongoing, with a particular focus on working alongside RBBC to manage the impacts of Ash Dieback across the Commons.
- The butterfly recording season has now drawn to a close. Thanks given to volunteers who dedicate their time each year to collect this invaluable data for both the national recording scheme and our own records.
- Fly-tipping and litter continues to be a challenge on Banstead Commons. We are very grateful to the many residents who make a real difference by collecting rubbish and a special thank you also goes to the RBBC street cleansing team.
- Green waste dumping along highways and adjacent to property boundaries continues. Dumping green waste is illegal and carries the risk of introducing non-native species such as Cherry Laurel, Bamboo, and Variegated Yellow Archangel.
- We have recently seen an increase in commercial enterprises wishing to advertise on Banstead Commons. Our routine management includes the removal of unauthorised advertising on the Commons.

27. Public engagement and volunteering

4.1. Our Nature Detective Day this year was a huge success. Nine different stall holders and the Mayor of Reigate and Banstead supported the event. Over 120 people attended on the day. Special thank you was given to the volunteers who make the event possible, Peter Taylor Medhurst for supporting us to develop resources and Downlands Trust for their sponsorship. Two guided walks are planned, Fungi Foray and Winter Bird Walk.

4.2 On Tuesday 2 September, the Banstead Commons Conservators hosted a Joint Action Meeting with Surrey Police, Walton Heath Golf Club, Banstead Downs Golf Club, and local residents to address concerns about off-road vehicles on Banstead Commons and the surrounding open areas. Over 100 members of the public attended, along with three borough councillors from RBBC, two Surrey County councillors, and the MP for Sutton.

28. Fundraising and grant applications

Grant applications have been submitted to the following funds this quarter:

CIL Local Fund – Total Application £41,623

SES Water Better Futures Fund – Total Application £4,385

We are researching opportunities with:

[Green Community Grants Programme](#) | [The Wildlife Trusts](#)
[The Big Chalk Nature Recovery Fund](#).

4. Any other business

Fintan O'Toole has written to police commissioner Townsend and is awaiting a further response regarding the situation with off-road bikes on Banstead Downs. The incident of sheep worrying was tackled by users of Banstead Downs and was a great example of community action and collaborative working.

Actions:

- Amendment to be made to July Quarterly Meeting Minutes (LT).



Meeting closed at 10.00