



# South Godstone Village Action

Press release 14.02.2026

Over 90 Villagers filled the Function Hall of South Godstone Sports and Community Association on last weekend to discuss the actions they will take to put a stop to the project to build 500 new properties on green belt at the north of the village.

They heard from a number of speakers who described the effort to nearly double the village size as horrendous. The proposal pushed by developers would blight the village views, wildlife and historic farmland as well as cause havoc to the already congested A22.

Memories of the Garden Village fiasco of a few years back were recalled and this current attempt was called the 'Garden Village by stealth'. The proposal would encircle the village to the north on both side of the A22 and have new junctions on the road on both sides. It was noted that the A22 is a major relief road for Junction 6 of the M25 and is of significant strategic importance. Both junction 6 and the A22 are up to full capacity at present with additional development already in various stages of the planning progress in Godstone and elsewhere. The local council are in the process of considering another development to the South of South Godstone for 200 properties. Which is in itself an addition to some 50 dwellings going through of already having received planning approval.

It was stated that although the government has a 5-year target to build an additional 1.5 million houses, there are already 1.4 million which have already received planning approval but have not been built by developers. Indeed, some dwellings in South Godstone have had planning permission for 7 years, in which the existing buildings have been demolished, but the land boarded up and left barren in the middle of the village.

This being the way the developer can claim the work has been started and the Council seems powerless to take any action. They have absolutely no regard for local residents who see property prices blighted. 'Landbanking' of this type is becoming widespread especially in the South East, where developers sit and wait for house prices to rise locally whilst actively contributing to it.

The meeting was called by the Steering Group of the [South Godstone Village Action](#) group which was created by to protect the area from unwelcome over development and preserve the village and surrounding green belt, it's wildlife and history.

Further action is planned if and when the development is moved forward.











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