

Farm View, Langley Vale Road, Epsom

HERITAGE IMPACT ASSESSMENT

TCMS.3077

Summary

1. This Heritage Impact Assessment has been prepared by Thomas Copp BA (Hons), MA as part of Appeal 6006971 which relates to Farm View, Langley Vale Road, Epsom, Surrey.
2. It has been prepared to identify relevant built heritage assets in the local area that may be affected by the appeal proposals and to assess how the appeal proposals will affect their significance.
3. This agreed Heritage Statement of Common Ground confirms that there is a dispute between the Appellant and the Council regarding the impacts to the significance of the Grade II listed “Wall Bordering North, West and South Sides of The Warren” (NHLE 1213778) which is located to the immediate east of the Site. This HIA provides an assessment of the significance of this listed building, before assessing how the proposed development will affect that significance.
4. The Wall was constructed in the early 18th century to enclose the Hare Warren, a secure, wooded enclosure used for the breeding of hares, which would be used for coursing. The hares would pass through trapdoors within the Wall onto the Downs to the south, where they would be pursued by greyhounds. The significance of the Wall is drawn from its historic interest, which is tied to its rarity and historic use.
5. The Wall has seen significant alterations during the 20th century, with large sections damaged, rebuilt or lost in their entirety. This includes the section of the Wall to the immediate east of the Site, which has been almost entirely demolished. The longer, South-West Section is more intact and illustrates the historic function of the listed building.
6. The setting of the Wall has also been changed by the demolition of sections and by changes to its use with the Warren now used as a recreation ground and for walking. The setting to the north has been changed by the development of Langley Vale, while it retains a more open, rural setting to the south, east and west. This includes the Downs to the south and south-east.
7. The best appreciation of the Wall’s significance is provided from within the Warren, where the structure can be seen and its historic use understood. Vegetation now covers the outer faces of the Wall and almost entirely prevents any views of it from the surrounding landscape.
8. The section of the Wall closest to the Site has been almost entirely lost and it is not possible to understand the historic function of this part of the Wall. In addition, the Site has historically served as enclosed, arable land rather than as part of the wider Downs and does not share a historic functional relationship with the Wall. The Site makes no contribution to the significance of the Wall as a result.
9. The proposed development will alter one element of the Wall’s setting, but will not affect land that was functionally related to it and will not diminish the ability to appreciate and understand its historic function. In addition, the proposed development includes an area of open space within the eastern part of the Site which will retain the immediate, undeveloped setting to this part of the Wall with the proposed dwellings located approximately 40m to the west.
10. The special architectural and historic interest of the Wall will be preserved (i.e. kept from harm). The proposals subject to this Appeal therefore comply with section 66 of

the Planning (Listed Buildings and Conservation Areas) Act, 1990. The development will “protect” the heritage asset in accordance with Core Policy C5 and the proposals will be “acceptable” as defined by Policy DM8.

Contents

Summary	i
1. Introduction	4
2. Methodology and Approach	5
3. Site Description and Identification of Heritage Assets	9
4. Setting Assessment	14
5. Conclusions	23

Figures

Figure 1: Extract from John Rocque's Map of Surrey, 1768.

Figure 2: Extract from 1816 OS.

Figure 3: 1842 Epsom Tithe map.

Figure 4: 1866 OS Map.

Figure 5: 1913 OS Map.

Figure 6: The West Section of the Wall.

Figure 7: The West Section of the Wall.

Figure 8: The South-West Section of the Wall

Figure 9: The South-West Section of the Wall

Figure 10: The rebuilt North Section of the Wall.

Figure 11: The historic North Section of the Wall.

Figure 12: One of the openings within the South-West Section of the Wall.

Figure 13: Warrener's Cottage.

Figure 14: The outer face of the South-West Section of the Wall.

Figure 15: A view from within the eastern part of the Site towards the Warren.

Appendices

Appendix A: Components of the Wall to the Warren

1. Introduction

- 1.1. This Heritage Impact Assessment (HIA) has been prepared by Thomas Copp BA (Hons), MA as part of Appeal 6006971 which relates to Farm View, Langley Vale Road, Epsom, Surrey (the Site).
- 1.2. I am a Director and founding partner of TCMS Heritage Ltd. Prior to establishing TCMS, I was a Senior Director and Head of the London Built Heritage Team at RPS, where I worked for a total of ten years. I hold an undergraduate degree (Bachelor of Arts with Honours) in History and a postgraduate degree (Master of Arts with Distinction) in Urban Conservation.
- 1.3. I have extensive experience of advising on residential schemes and their impact on the setting of heritage assets. My recent experience includes providing heritage expert witness advice on an outline proposal for the construction of up to 135 dwellings within the setting of a conservation area and listed buildings at Melbourne, Derbyshire (PINS ref. APP/F1040/W/25/3368728) and for the development of up to 150 dwellings at Ruishton, Somerset (PINS ref. APP/E3335/W/24/3349986).
- 1.4. This HIA has been prepared to assist with the determination of this Appeal and should be read alongside the Heritage Statement of Common Ground (HSOCG) which has been prepared separately and agreed with Epsom and Newell Borough Council (the Council).
- 1.5. The HSOCG confirms that the proposed development will have no impact on the significance of the Grade II listed “Boundary Wall to Woodcote Park Extending from Opposite Pumping Station to Corner with Chalk Pit Road” (NHLE 1232240) which is located on the north side of Langley Vale Road to the north west of the Site, or to the Grade II listed “Coal Tax Post to South East of Langley Bottom Farm” (NHLE 1277034) which is located approximately 250m to the south of the Site.
- 1.6. There is a dispute between the Appellant and the Council regarding the impacts to the significance of the Grade II listed “Wall Bordering North, West and South Sides of The Warren” (NHLE 1213778) which is located to the immediate east of the Site. This HIA provides an assessment of the significance of this listed building, before assessing how the proposed development will affect that significance. The listed building is described as “the Wall” throughout this report. Individual parts of the Wall are described separately, with reference to the plan included at Appendix A.
- 1.7. This report has been prepared in accordance with paragraph 207 of the NPPF, which requires a proportionate description of the significance of heritage assets affected by a proposed development, with consideration given to any contribution made by their significance. It also complies with relevant Historic England guidance, notably *GPA2: Managing Significance in Decision Taking in the Historic Environment* (CD.XX) and *GPA3: The Setting of Heritage Assets* (CD.XX). The methodology used in undertaking this assessment is set out at Section 2.
- 1.8. This report has been informed by a review of the application documents, historic research and a Site visit undertaken on 3rd July 2026. This included a walkover of the Site to view the relevant heritage assets and a walkover of The Warren, which is publicly accessible. The weather during the Site visit was sunny, with clear skies which allowed for good visibility. Relevant photographs from the Site visit are included within this HIA.

2. Methodology and Approach

- 2.1. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as amended) states that:

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.2. The Act is supported by the **National Planning Policy Framework (NPPF)**, which states at paragraph 212 that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.3. Conservation is defined in the NPPF as:

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

- 2.4. Paragraph 213 states that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 2.5. The NPPF is clear that protection should be afforded to designated heritage assets and their settings.

- 2.6. Significance is defined in the NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.7. The **Planning Practice Guidance (PPG)** provides further information regarding those interests and defines them as follows:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic

interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.8. The PPG also provides additional information related to the meaning of harm and the scale of harm that may be caused to the significance of a designated heritage asset. This is set out at paragraph 018 which states:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated

- 2.9. Policy C5 of the 2007 **Epsom and Ewell Borough Council Core Strategy** is cited in the Officer's Report and is relevant to this Appeal. It states:

The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character.

The settings of these assets will be protected and enhanced.

High quality and inclusive design will be required for all developments.

Development should:

- *create attractive, functional and safe public and private environments;*
- *reinforce local distinctiveness and complement the attractive characteristics of the Borough;*
- *make efficient use of land and have regard to the need to develop land in a comprehensive way.*

- 2.10. Policy DM8 of the **Development Management Policies Document** (2015) is also relevant. The relevant part of the policy states:

- 2.11. We will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.

Development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process the significance of the Asset will be taken into account (namely whether it is a designated Heritage Asset or a non-designated Heritage Asset) when determining whether the impact of any proposed development is acceptable.

- 2.12. Historic England provide guidance related to assessing change to heritage assets under **GPA2: Managing Significance in Decision-taking in the Historic Environment (CD.XX)**. This document seeks to ensure that changes to heritage assets are informed by an appropriate assessment of their significance and that a staged approach is undertaken for decision making. The staged approach set out in GPA2 requires an applicant to:

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance

- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected
- 2.13. Historic England provide guidance related to assessing change within the setting of heritage assets within **GPA3: The Setting of Heritage Assets** (CDXX). The methodology requires the following:
- Step 1: Identify which heritage assets and their settings are affected*
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
- Step 5: Make and document the decision and monitor outcomes*
- 2.14. The settings assessment provided at Section 5 follows the 5-step process set out above. Further explanation of each of these steps is provided in GPA3 and, where relevant, within Section 5 of this HIA.
- 2.15. For Steps 2 and 3, the document also provides a list of certain characteristics, or matters that should be considered when undertaking the assessment. This includes, for example, consideration of land-uses, historic associations, views, the orientation and aspect of the asset, noise, odours and other non-visual effects.
- 2.16. The guidance document is clear (see paragraph 9) that:
- Setting is not itself a heritage asset, nor a heritage designation [...] Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*
- 2.17. To understand the contribution that an asset's setting makes to its significance, it is first therefore important to understand what significance the asset holds.
- 2.18. Paragraph 9 (under the first bullet point) also notes that:
- Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s).*
- 2.19. Paragraph 10 notes that setting is often expressed in terms of views, but that setting also incorporates additional non-visual elements of setting. Paragraph 14 emphasises that an analysis of setting is different from landscape assessment.

- 2.20. Paragraph 18 notes how the setting of a heritage asset, and appropriate assessment, should be used in decision making. It states:

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process

- 2.21. Pages 9-15 set out how an assessment of a heritage asset's setting should be undertaken, following the 5 steps included at paragraph 2.13 above. Steps 2 and 3 includes helpful, non-exhaustive checklists of different factors that may be relevant when undertaking this assessment.

3. Site Description and Identification of Heritage Assets

- 3.1. The Wall Bordering the Warren is described in the list entry as having been constructed by Lord Baltimore of Woodcote Park in 1720. However, this is disputed with the construction of the Warren also attributed to the Earl of Berkeley, who lived at the Durdans, on nearby Chalk Lane. Irrespective of its exact origins, the Wall was most likely constructed in the early part of the 18th century and was in place by the time John Rocque surveyed the area and produced his map of Surrey in 1768 (Figure 1).



Figure 1: Extract from John Rocque's Map of Surrey, 1768. The Hare Warren is clearly depicted and is enclosed by the Wall. The land to the south is marked as *Walton Downs*. The land to the west (which includes the Site) is demarcated by dashed lines which usually indicate an arable use, demonstrating that it had been enclosed by this time and was not part of the Downs.

- 3.2. The Walton and Epsom Downs were a popular location for hare coursing (the hunting and pursuit of hares by greyhounds and horses) and the Warren was enclosed to provide a safe area for the hares to breed. They would then be forced through trapdoors within the wall, allowing their pursuit by the waiting dogs and by riders on horseback.
- 3.3. Subsequent mapping provides a more accurate depiction of the Warren. The 1816 First Edition Ordnance Survey (OS) shows the distinctive form of the Warren, which tapers towards its western end. The surrounding land remains undeveloped.

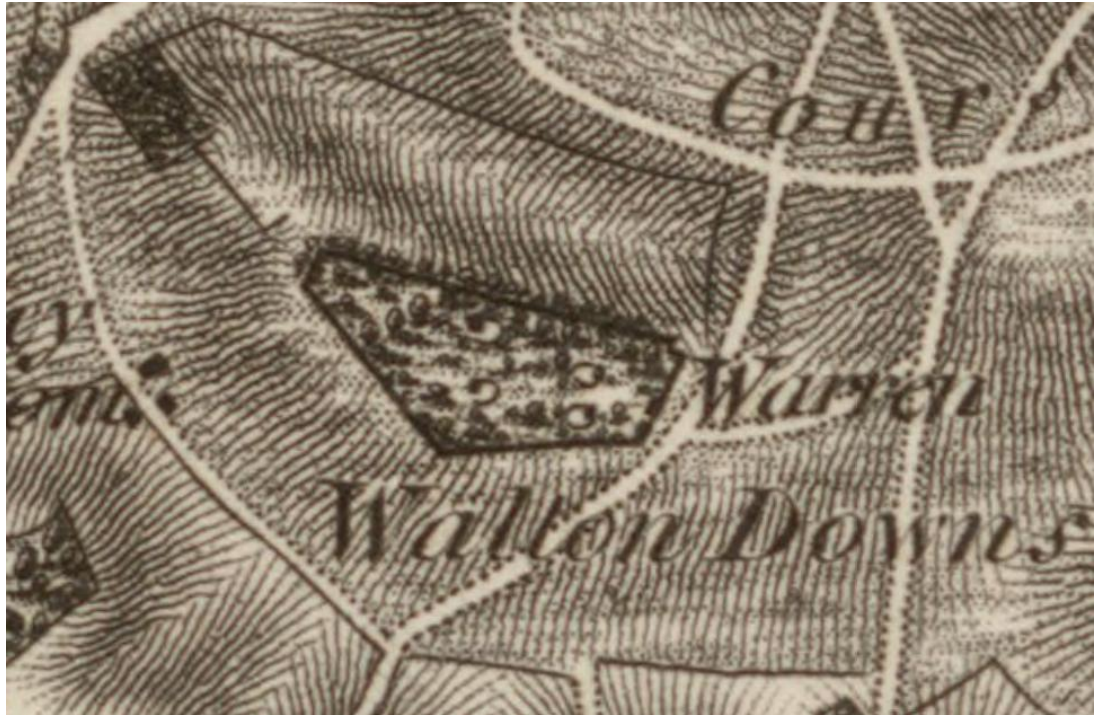


Figure 2: Extract from 1816 OS showing the Warren and the Walton Downs, with the Site to the west.



Figure 3: 1842 Epsom Tithe map showing the Warren and the Site.

- 3.4. The 1842 Epsom tithe map (Figure 3) and associated apportionment provide further information regarding land uses and ownership at this time. The Site forms part of the larger Plot 1596, which was owned by John Ivatt Briscoe and occupied by John Bowyer.

It was recorded as *Down Piece* and was in arable use. Bowyer also occupied the nearby Langley Bottom Farm.

- 3.5. The Warren is recorded as *Hare Warren* and was owned and occupied by Felix Ladbrooke Esquire, a wealthy and prominent local landowner. The land use is given as *Keeper's House & Hare Warren*, with the keeper's house (now Warrener's Cottage) shown at the eastern end of the Warren. The land to the south and east (Plots 469 and 470) are recorded as the *Walton Downs* with the owner given as *The Lord of the Manor*. The Downs remained as unenclosed land during this period, used for recreation and horse riding.



Figure 4: 1866 OS Map of The Warren and surrounding area.

- 3.6. The 1866 OS (Figure 4) shows the layout of the Warren in detail. It is heavily wooded, with trees shown both within the enclosed warren and a line of trees along the Wall. The Wall appears to remain complete at this time and the internal area is crossed by various pathways. Warren House, which has since been demolished, is marked at the eastern end of the Warren, with Warrner's Cottage to the north. The surrounding landscape remains largely undeveloped, with the Walton Downs to the south and east, and agricultural land to the north and west, including the Site.
- 3.7. The Warren fell out of use in the 19th century, with the 1912 OS (Figure 5) showing changes within the Warren and the local area. Notably this included the clearing of some of the woodland within the eastern part of the Warren, presumably undertaken to provide a larger garden setting for Warren House. The map also shows the first signs of development at Langley Vale, with the principal roads having been set out and some of the plots developed. The Warren was used for saddling horses in association with the racecourse during the 19th century.



Figure 5: 1913 OS Map showing Warren House, The Warren and the development of Langley Vale.

- 3.8. Warren House was demolished in the inter-war period, with the land to the north later converted to the Warren Recreation Ground. The demolition of the House provided one of the more notable changes within the Warren in the 20th century, although much of the Warren has suffered from more gradual decline, with large sections of the Wall having been lost, damaged, or rebuilt. The Wall now survives as three distinct sections (which are listed separately, as described at paragraph 3.10 below). This has reduced both the extent of the Wall and the ability to understand its historic function.
- 3.9. The following section identifies the various listed buildings that are relevant to this Appeal. Section 4 subsequently provides a more detailed description of the Wall, together with an assessment of its significance.

Relevant Heritage Assets

- 3.10. The Warren was laid out in the 18th century, with the Wall constructed to enclose this space, while also providing openings through which hares could pass onto the Downs. The Wall now partially survives, with stretches of it listed under three separate listings. These are:
- Wall Bordering North, West and South Sides of The Warren (the listed building relevant to this Appeal)
 - Warrener's Cottage, just north of The Wall, including wall running a few yards to North
 - Wall Along East Part of North Side of the Warren Recreation Ground

- 3.11. Only the first of these listed buildings is assessed below. However, the other two listed buildings are relevant to the setting of the Wall Bordering the Warren and are also discussed to understand how they contribute to the significance of the Wall. All of the listed buildings lie to the east of the Site and enclose the Warren.
- 3.12. As agreed in the HSOCC, no other heritage assets will be affected by the proposed development subject to this Appeal and the following assessment focuses on the Wall Bordering North, West and South Side of The Warren only. It is hereafter described as “the Wall” with the separate sections described below and annotated on Appendix A.

4. Setting Assessment

Step 1: Identify which heritage assets and their settings are affected

4.1. The Wall Bordering the Warren is described in the listing (CD.XX) as:

2. 1720, repaired since. Brick, some buttresses. Boundary [sic] wall to the hare warren set up by Lord Baltimore of Woodcote Park. Not complete, but 1 of only 2 known to survive in England.

4.2. The Wall includes three different sections which are annotated on Appendix A and described below. They comprise:

- The West Section of the Wall: a short length of approximately 35m on a north-south alignment
- The South-West Section of the Wall: a longer stretch which runs on a northwest-southeast alignment for approximately 300m
- The North Section of the Wall: a stretch of approximately 410m which abuts the rear gardens to properties fronting The Hayes, Mannamead and Spencer Close (which sit to the south of Beaconsfield Road)

4.3. Reference should also be made to Figures 6-15 which are included within the main body of the text.



Figure 6: The West Section of the Wall has been almost entirely demolished. This includes a section that has been removed to create an informal footpath between the Warren and the Site.

4.4. The West Section of the Wall has been almost entirely demolished, with only the footings and some of the lower courses of brickwork surviving in places. This is

illustrated by Figure 6 which show that the Wall is only identifiable by the small mound that marks its shallow foundations and the remaining bricks that are still bonded together, along with bricks that have been removed but which now lie close to the Wall. The historic interest of this section has been almost entirely lost as a result.



Figure 7: The Wall has suffered from vegetation growth which has damaged it and now obscures much of the structure.

- 4.5. The South-West Section of the Wall has also been lost, or damaged, in places. The western section of it (which lies closest to the Site) has been largely demolished, with many of these sections of only 3-4 courses in height, while others have been lost entirely. Some standalone sections do survive (see Figure 8), while the eastern part of this section is more intact (Figure 9). It is 24 courses high and is constructed from red brick laid in a Flemish bond, with equally spaced piers and overhanging coping bricks. The construction of the Wall is evident from its internal face (i.e. the elevation looking north-east, see Figures 8 and 9), with vegetation covering much of the external face. There is evidence of the small holes, or trapdoors, which illustrate the historic use of the Wall.
- 4.6. Although the South-West Section of the Wall (and particularly its eastern extent) is more intact, it has still suffered from damage and rebuilding in places. Some sections have been almost entirely demolished, while others have suffered from vegetation growth. Despite the loss and damage, this section retains much of its historic interest and it is possible to understand the historic function of this part of The Wall.



Figures 8 and 9: The South-West Section of the Wall is substantially more intact than the West Section. This is particularly the case at its eastern extent (Figure 9) where the Wall has seen only localised repairs. The western parts have been largely lost, although standalone sections do survive (Figure 8).



Figures 10 and 11: The North Section of the Wall includes sections that have been rebuilt (Figure 10) and more historic sections that have seen less alteration (Figure 11).

- 4.7. The North Section of the Wall now abuts the rear gardens of properties that front Mannamead and Spencer Close and has been rebuilt in sections (see Figures 10 and

11). The historic parts of this section lie to the west and are constructed in a Flemish bond. Elements of the eastern part have been entirely rebuilt using modern brickwork, typically laid in a Sussex bond. The significance of this section is mixed, with the alteration to the eastern sections having lost much of the historic interest of this part of the Wall.

- 4.8. The significance of the Wall is most closely linked to its historic interest as a rare, partially surviving feature which illustrates historic recreational activities and the use of the Downs in the 18th century for hare coursing. At a local level, it assists in illustrating the growing popularity of similar pursuits in the 18th century and, ultimately, the development of the local horse racing industry.



Figure 12: One of the openings within the South-West Section of the Wall, through which the hares would have been forced onto the Downs.

- 4.9. The Wall is a simple and functional structure, without ornamentation and does not exhibit architectural or artistic interest, with its significance related instead to its historic role and use as an important enclosing feature.
- 4.10. The significance of the Wall has been diminished by the alterations over time, with large parts of the structure rebuilt, or lost entirely. This has diminished the historic interest of the Wall and the ability to understand its historic function. Although large stretches of it remain standing, there are gaps between these sections and other sections that have been lost almost in their entirety, with the Wall no longer forming a continuous, enclosing feature but instead a series of fragments spaced around the Warren. The ability to understand the historic function of the Wall and to appreciate its role have been reduced as a result.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.11. The setting of the Listed Building essentially comprises three elements:
- The internal area the Wall encloses (the Warren)
 - The other sections of the Wall to the Warren that still survive (and which are listed separately)
 - The land and development outside of the Warren which surrounds the Wall and which includes the Site
- 4.12. The original purpose of the Wall was to enclose the Hare Warren, providing a protected area within which the hares could be bred, before being released through the trapdoors onto the Downs. This role in enclosing the central, wooded space and separating it from the wider landscape is therefore crucial to the significance of the Wall.
- 4.13. The land enclosed by the Wall is an important element of its setting which contributes to the historic interest of the Wall by illustrating its former use. As shown on historic mapping (notably Figure 4), the Warren was historically planted with numerous trees which would have provided shelter to the hares and an appropriate habitat. These mature trees remain, along with other self-seeded trees, and together provide a dense blanket of vegetation throughout much of The Warren. This illustrates the historic role of the Wall and contributes to its significance.
- 4.14. The land within the Warren also provides the best opportunities to view and appreciate the structure (see Figures 8-12). From here it is possible to see the construction of the Wall and partially understand its historic function as an enclosing feature.



Figure 13: Warrener's Cottage, which is separately listed at Grade II and adjoins a separate section of the Wall.

- 4.15. In addition to the listed building subject to this Appeal, two other sections of the historic wall that enclosed the Warren still survive and are listed separately. These lie to the east of the Wall, with one section adjoining the Warrener's Cottage (Figure 13). Although there is some separation between the different sections, the three listed buildings when taken together do assist in illustrating the historic function of The Warren, with each of the listed buildings contributing to the significance of one another. This is evident when walking through The Warren, where it is possible to gain a gradual understanding and appreciation of the separate sections and understand their historic relationship with one another and their historic uses. As discussed at paragraph 4.10, this ability to appreciate their related functions has been diminished by the loss of large sections of the Wall.
- 4.16. The landscape beyond The Warren was historically important in illustrating the role of the listed building. However, this relationship has been changed over time by the demolition of large parts of the Wall, its changing function and the changes to the wider landscape. As noted in the Officer's Report, this has included the construction of dwellings to the north at Langley Vale, which has reduced the rural setting of the Wall.



Figure 14: The outer face of the South-West Section of the Wall is now entirely covered in vegetation, with no appreciation of the structure from the Site and surrounding landscape.

- 4.17. There is also established vegetation beyond the Wall to the west and south-west. This hedgerow (see Figures 14 and 15) prevents views of the Wall from the surrounding landscape and means that it is not possible to appreciate its historic interest or function. The Committee Report confirmed that “*The heritage assets appreciation as a boundary enclosure is limited to from within The Warren and from private gardens of the north*”¹.

¹ Paragraph 12.9

- 4.18. The Site lies to the west of the Wall and historically comprised arable farmland, as illustrated by the tithe map (as described more fully at paragraphs 3.4-3.5). This land was enclosed by the 18th century and did not form part of the Downs which shared a direct, functional association with the Warren and with the Wall. Although the Site provides some general, rural context it does not form part of the landscape that was used for hare coursing and there are no views between the Wall and the Site which allow its historic function and interest to be appreciated. A small opening in the hedge does provide informal access between the Warren and the Site, but the Wall has been almost entirely lost here.



Figure 15: A view from within the eastern part of the Site to the hedgerow that now marks the boundary of the Warren. The Wall is not visible and has been almost totally demolished in this location.

- 4.19. The Site does form part of the rural surroundings to the Wall, but does not contribute to its significance for the following principal reasons:
- The Site did not form part of the Downs and does not relate to the historic use of the Wall and the Warren
 - The section of the Wall (the West Section) that lies closest to the Site has been almost entirely lost and it is not possible to understand its historic function from within the Site
 - The vegetation that now sits outside of the Warren visually separates the Wall from the Site and there is no appreciation, or experience of the Wall from within the Site

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 4.20. The proposed development includes the construction of up to 110 dwellings, with associated infrastructure and landscaping. The parameters plan demonstrates that the nearest residential development will be located approximately 40m to the west of the Wall, with the eastern part of the Site retained as open space, with an area of play and planting.
- 4.21. The proposed development will alter the setting of the Wall to the west. However, this will not affect its significance due to the current lack of appreciation of the Wall's historic interest and function from here. From within the Warren, the dense existing planting will restrict views of the development, while the section of the Wall that lies closest to the Site (the West Section) has been almost entirely lost and its historic function cannot be appreciated within these views. In addition, the historic (and present) use of the Site as arable land and not part of the Downs means that it does not relate to the historic function of the listed building.
- 4.22. The retention of the eastern part of the Site as open space, with an area of play, also means that the immediate setting of the Wall to the west will remain undeveloped and there will be a transition from the Warren into the development.
- 4.23. The views of the Wall from within the Warren that do allow the Wall's significance to be appreciated will be retained and it will still be possible to appreciate the significance of the Wall from within this enclosed space. The relationship between the Warren and the remains of the Wall that enclose it will be unchanged, while the land to the south and east (which comprises the Downs) will also remain open and undeveloped.
- 4.24. The proposed development will not diminish the historic interest of the Wall, or the ability to appreciate and understand its historic function. The development will be located within an area that is not historically related to the Wall and where the Wall has been almost entirely lost. It will not therefore diminish the significance of the Wall, with its historic interest unchanged.

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

- 4.25. The proposed development will have no impact on the significance of the Wall and no further design or mitigation measures are required. It should also be noted that the proposed development includes open space within the eastern part of the Site, retaining the immediate setting of the Listed Building as undeveloped.

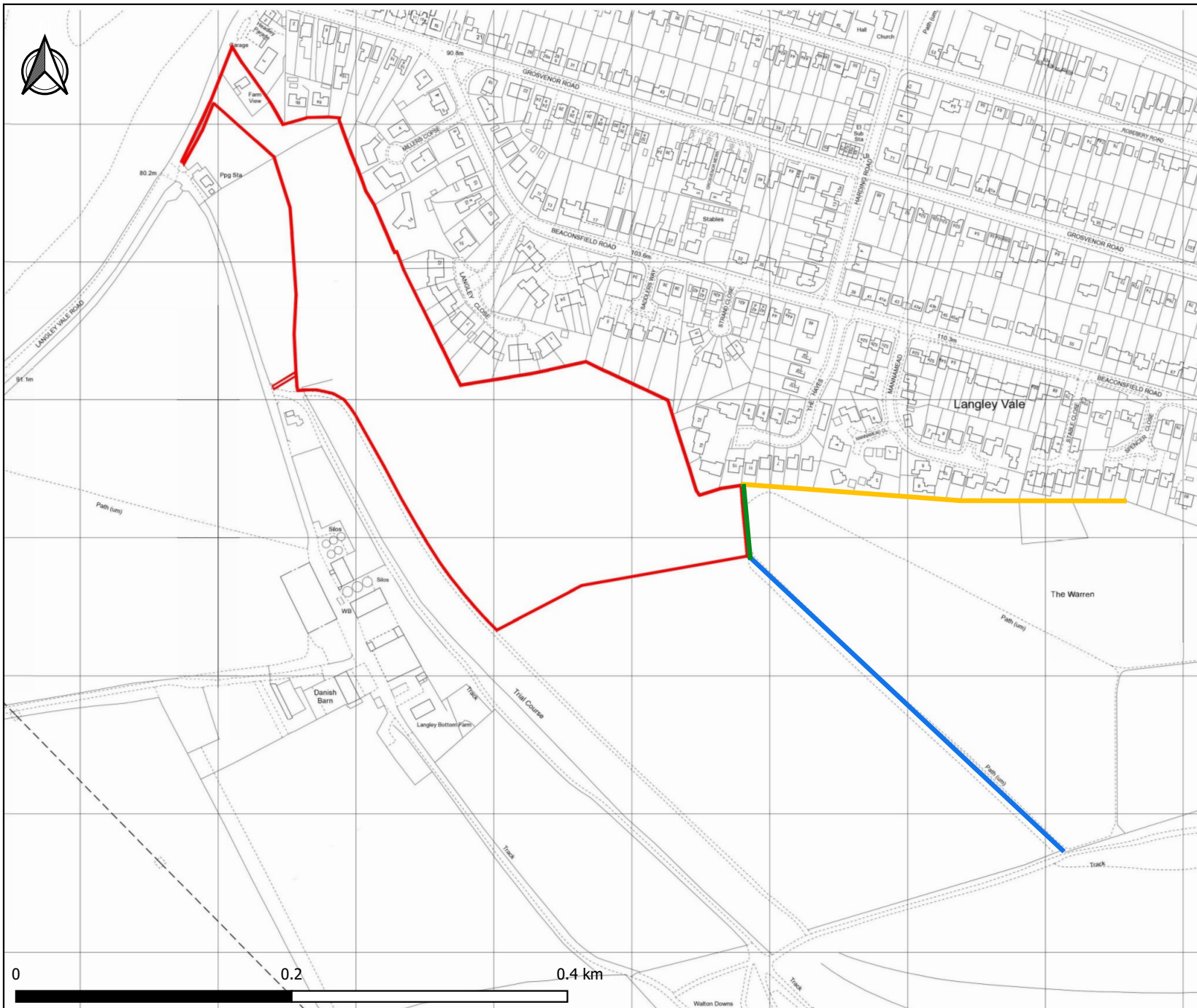
Step 5: Make and document decision and monitor outcomes

- 4.26. The proposed development will have no impact on the significance of the Wall, with its special architectural and historic interest preserved. The proposals subject to this Appeal therefore comply with section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The development will "protect" the heritage asset in accordance with Core Policy C5 and the proposals will be "acceptable" as defined by Policy DM8.

5. Conclusions

- 5.1. The listed Wall to the Warren was constructed in the early 18th century to enclose the Hare Warren, a secure, wooded enclosure used for the breeding of hares, which would be used for coursing. The hares would pass through trapdoors within the Wall onto the Downs to the south, where they would be pursued by greyhounds. The significance of the Wall is drawn from its historic interest, which is tied to its rarity and historic use.
- 5.2. The Wall has seen significant alterations during the 20th century, with large sections damaged, rebuilt or lost in their entirety. This includes the section of the Wall to the immediate east of the Site, which has been almost entirely demolished. The longer, South-West Section is more intact and illustrates the historic function of the listed building.
- 5.3. The setting of the Wall has also been changed by the demolition of sections and by changes to its use with the Warren now used as a recreation ground and for walking. The setting to the north has been changed by the development of Langley Vale, while it retains a more open, rural setting to the south, east and west. This includes the Downs to the south and south-east.
- 5.4. The best appreciation of the Wall's significance is provided from within the Warren, where the structure can be seen and its historic use understood. Vegetation now covers the outer faces of the Wall and almost entirely prevents any views of it from the surrounding landscape.
- 5.5. The section of the Wall closest to the Site has been almost entirely lost and it is not possible to understand the historic function of this part of the Wall. In addition, the Site has historically served as enclosed, arable land rather than as part of the wider Downs and does not share a historic functional relationship with the Wall. The Site makes no contribution to the significance of the Wall as a result.
- 5.6. The proposed development will alter one element of the Wall's setting, but will not affect land that was functionally related to it and will not diminish the ability to appreciate and understand its historic function. In addition, the proposed development includes an area of open space within the eastern part of the Site which will retain the immediate, undeveloped setting to this part of the Wall with the proposed dwellings located approximately 40m to the west.
- 5.7. The special architectural and historic interest of the Wall will be preserved (i.e. kept from harm). The proposals subject to this Appeal therefore comply with section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The development will "protect" the heritage asset in accordance with Core Policy C5 and the proposals will be "acceptable" as defined by Policy DM8.

APPENDICES



Base image: : Paul Hewett RIBA Chartered Architect

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HERITAGE

- West Section of the Wall
- South-West Section of the Wall
- North Section of the Wall

Components of the Wall to the Warren

Version	1
Date	08.07.2026
Job	3077

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