

Sun 10/08/2025 16:43

I am writing on behalf of the Surrey Branch of the Campaign to Protect Rural England (CPRE) to object to the outline application to develop up to 110 houses on the Farm View site off Langley Vale Road, Epsom KT18 6AP.

The site is within the London Metropolitan Green Belt and an Area of Great Landscape Value (AGLV) – not an Area of Landscape Value as claimed by the developer's representatives. If the application were permitted, this would represent the first significant incursion in Epsom and Ewell onto a pristine Green Belt site and would create a most worrying precedent for the future. The proposal would quite evidently result in incursion into the countryside, one of the five criteria for protecting Green Belt. It would result in the loss of good agricultural land and a diminution of biodiversity. The site is not included in the Council's draft Local Plan. Epsom and Ewell's 2022 Land Availability Assessment states that "exceptional circumstances would need to be demonstrated for the site to be considered suitable" for homes.

The unsustainable nature of the application site is of particular concern. Paragraph 110 of the NPPF states that development should be focused on sustainable locations through limiting the need to travel and offering genuine choice of transport modes. The adjacent housing in Langley Vale has particularly high car ownership levels because of the lack of local facilities and the poor public transport connectivity of the area. By the applicant's own admission, there is no railway station within walking distance of this site. Cycling to the four stations referred to in the application would require the use of the existing road network which, at times, is already both congested and hazardous for those using a bicycle. The existing access locally to buses is very limited and the proposals in the planning application to improve public transport, it is suggested, are unrealistic. Car clubs, in CPRE's experience, do not last. Developments such as this increase our dependency on hydrocarbons which contribute to climate change.

There are concerns that, were this development to proceed, there would be significant conflicts between residents of the development and horses, both those in training and those used for recreational purposes. No analysis of this potential conflict appears to have been submitted with the application.

CPRE is aware of local worries that the provision of a third access from Langley Vale Road within a short distance and close to a bend would represent an additional road safety hazard in an area that is already a concern to residents of Langley Vale.

This application should be rejected.

Timothy Murphy

Trustee of CPRE Surrey

3 Walnut Close
Epsom
Surrey
KT18 5JL