

Date: 3 August 2026

6006971: Farm View, Langley Vale Road, Epsom, Surrey

Heritage Statement of Common Ground

Introduction

1. This Heritage Statement of Common Ground has been prepared by TCMS Heritage, on behalf of Fairfax Aspire Ltd (the Appellant) in relation to the above appeal, and agreed with Epsom & Ewell Borough Council (the Council).
2. It has been prepared to provide additional detail regarding those heritage matters that are agreed, and those not agreed, between the parties and is supplementary to the main Statement of Common Ground which deals with overarching planning matters.
3. The effects of the proposal on heritage assets did not form a reason for refusal.

Matters of Agreement

Relevant Heritage Assets

4. The Application included a Heritage Statement which identified three heritage assets within the local area that may be affected by the proposed development. The same three listed buildings are also identified by the Council in their Statement of Case. These are shown on Figure 1 below and comprise:
 - The Grade II listed Wall Bordering North, West and South Sides of The Warren (entry number 1213778) which is located to the immediate east of the Site
 - The Grade II listed Boundary Wall to Woodcote Park Extending from Opposite Pumping Station to Corner with Chalk Pit Road (entry number 1232240) which is located on the north side of Langley Vale Road to the north west of the Site.
 - The Grade II listed Coal Tax Post to South East of Langley Bottom Farm (entry number 1277034) which is located approximately 250m to the south of the Site.
5. There is agreement that the Appeal Scheme will have no impact on the significance of the Boundary Wall to Woodcote Park, or the Coal Tax Post. The special architectural and historic interest of these listed buildings will be preserved.
6. There is disagreement regarding the impacts to the significance of the Wall Bordering North, West and South Sides of the Warren (described as the Wall Bordering the Warren below for clarity), with this disagreement set out at paragraphs 13 and 14 below.

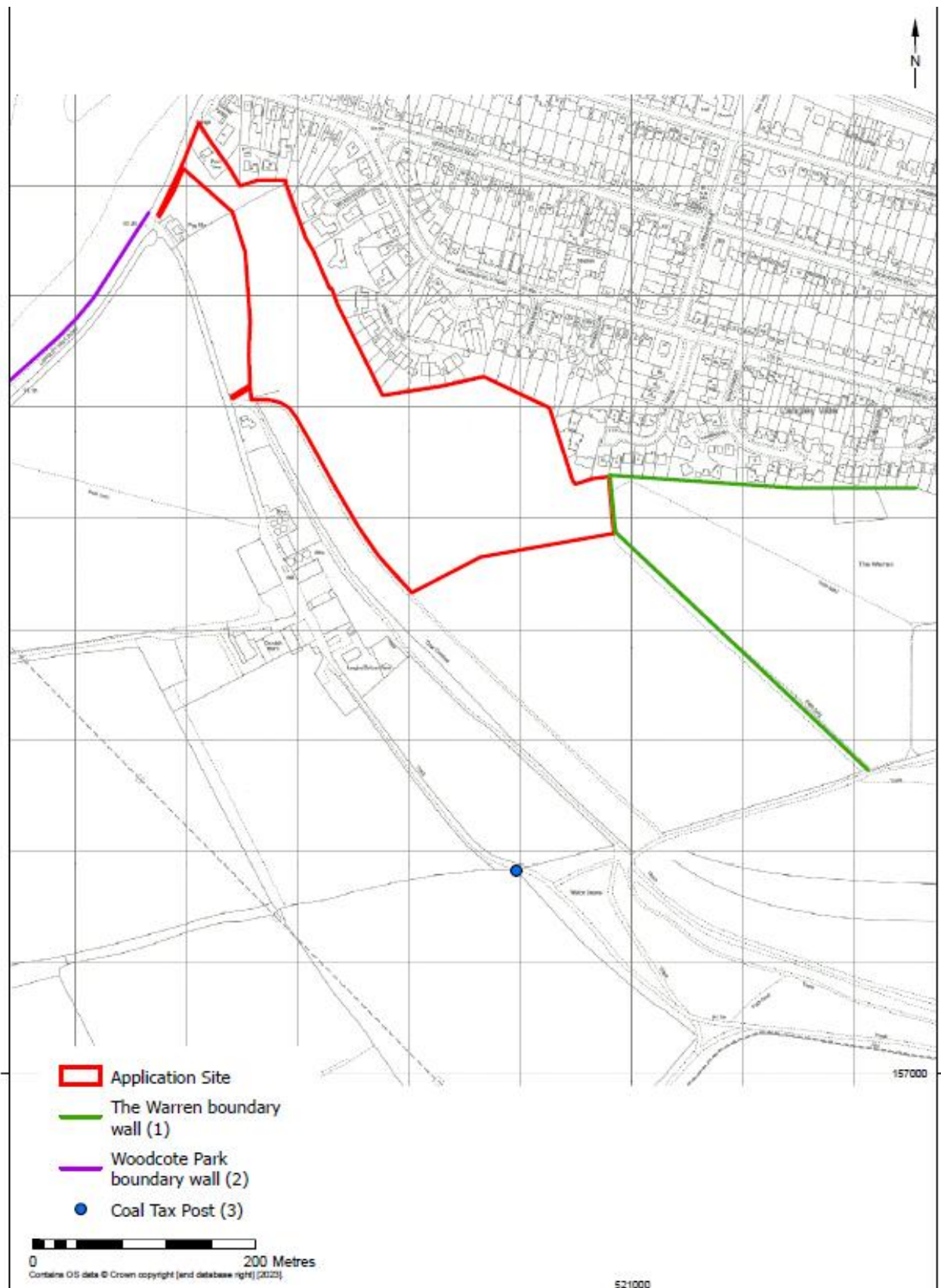


Figure 1: Map of Listed Buildings. Source: ASE Heritage Statement.

Significance of the Wall Bordering the Warren

7. The Wall Bordering the Warren was likely built in the early 18th century to enclose The Warren, an enclosed area used for breeding and coursing hares. The significance of the listed building lies in its historic interest, although this has been reduced by the loss of parts of the Wall and the rebuilding of sections. The West section of the Wall, which abuts the Site, has seen significant alteration and has been reduced in height.
8. The setting of the listed building includes The Warren, which it encloses, and the land outside of The Warren. To the east, the setting includes additional sections of the historic wall that are now listed (known as “Warreners Cottage, Just North of The Wall, including Wall Running a Few Yards to North” and “Wall Along East Part of North Side of The Warren Recreation Ground”). The setting also includes modern residential development to the north and undeveloped land to the east, south and west. The West section of the Wall is largely obscured by vegetation growth, with the South-West Wall also obscured by vegetation.
9. The heritage asset’s appreciation as a boundary enclosure is limited to the land within The Warren and from private gardens to the north.

Impacts of the Appeal Scheme

10. It is agreed that the Appeal Scheme will alter part of the setting of the Wall Bordering the Warren, however there is disagreement regarding the impact to the significance of the listed building (see paragraphs 13 and 14 below).
11. It is also agreed that the Appeal Scheme includes an area of open space within the eastern part of the Site, where the Site abuts the Wall Bordering the Warren.
12. Should the Inspector find that the Appeal Scheme causes less than substantial harm to the significance of the Wall Bordering the Warren, paragraph 215 of the NPPF is engaged. The Planning Balance required by paragraph 215 is set out in the Planning Statement of Common Ground. It is agreed that heritage matters do not provide a reason for this Appeal to be dismissed.

Matters of Disagreement

13. The Council’s position is that the Appeal Scheme will cause less than substantial harm to the significance of the Wall Bordering the Warren.
14. The Appellant’s position is that the Appeal Scheme will cause no harm to the significance of the Wall Bordering the Warren, with the ability to appreciate its historic function and historic interest unchanged.

Signed on behalf of Epsom & Ewell Borough Council



Name...Christopher Whitehouse.....

Dated...03.08.2026.....

Signed on behalf of the Appellant



Name.....Thomas Copp.....

Dated.....03.08.2026.....