Appeal – Farm View Langley Vale Road Epsom Surrey KT18 6AP

PINS Ref: 6006971

LPA Ref: 25/00846/OUT

CORE DOCUMENT LIST

2nd November 2026

CD1 Planning Application Docs

CD1.1	Planning Application Form and Certificates
CD1.2	CIL Form
CD1.3	Covering Letter (Boyer)
CD1.4	Planning Statement-IMS-F-18, Revision 3 (Boyer)S
CD1.5	Affordable Housing Needs Assessment - IMS-F-18, Revision 3 (Boyer)
CD1.6	Design and Access Statement Rev.C (Paul Hewett R.I.B.A)
CD1.7	Landscape and Visual Impact Assessment- July 2025 (Fabrik)
CD1.8	Landscape Statement – July 2025 (Fabrik)
CD1.9	Green Belt Assessment- July 2025 (Fabrik)
CD1.10	Transport Assessment – 27th June 2025 (I-Transport)
CD1.11	Framework Travel Plan 27th June 2025 (I-Transport)
CD1.12	Ecological Impact Assessment – 27th June 2025 (The Ecology Co-Op)
CD1.13	Biodiversity Impact Calculation – 2nd July 2025 (The Ecology Co-Op)
CD1.14	Heritage Statement – 2025130 (Archaeology South East)
CD1.15	Archaeological Desk Based Assessment – 2025099 (Archaeology South East)
CD1.16	Agricultural Land Classification Report – May 2025 (Kernon Countryside Consultants)
CD1.17	Arboricultural Impact Assessment – jwnb/rpt1/langleybottomfarm/AIAAMS (Arbortrack Systems Ltd)
CD1.18	Energy and Sustainability Assessment -July 2025 (Pinnacle Esp)
CD1.19	Geo-Environmental Desk Study – June 2025 (Aqua Terra)
CD1.20	Flood Risk Assessment Drainage Strategy - P24062_R3 (Aqua Terra)
CD1.21	Statement of Community Involvement – (Fairthorn Consultancy)
CD1.22	Site Location Plan – 2503/PL.01 Rev B (Paul Hewett R.I.B.A)
CD1.23	Parameters Plan – 2503/PL.03 Rev C (Paul Hewett R.I.B.A)
CD1.24	Proposed Site Access Arrangements Plan - ITB200788-GA-002 Rev E

CD2 Documents Submitted During the Application

CD2.1	Formal Response Letter to Public Comments – 25th September 2025 (Boyer)
CD2.2	Response to SCC Consultation dated 18th August 2025 Forward Visibility Review – PH/DF/ITB200788-005 TN 23rd September 2025 (i-Transport)
CD2.3	Enhanced Sustainable Transport Strategy - PH/DF/ITB200788-006A TN 9th October 2025 (I-Transport)
CD2.4	Potential Off-Site Pedestrian Improvements Sheet 1 Drawing No. ITB200788-GA-101
CD2.5	Potential Off-Site Pedestrian Improvements Sheet 2 Drawing No. ITB200788-GA-102
CD2.6	Potential Off-Site Pedestrian Improvements Sheet 3 Drawing No. ITB200788-GA-103
CD2.7	Potential Off-Site Pedestrian Improvements Sheet 4 Drawing No. ITB200788-GA-104
CD2.8	Technical Note: Response to Transport Review 4th February 2026 (i-Transport)
CD2.9	Technical Note: Response to Transport Review (Junction Assessments) 9th February 2026 (i-Transport)
CD2.10	Ecology Co-op Letter dated 23rd September 2025
CD2.11	Ecology Co-op Letter dated 22nd October 2025
CD2.12	Ecology Co-op Letter dated 15th December 2025
CD2.13	Agricultural Land Classification Report – December 2025 (Kernon Countryside Consultants)

CD3 Delegated Report, Consultation Responses and Decision Notice

CD3.1	Officers Delegated Report
CD3.2	Officers Update Report
CD3.3	Decision Notice
CD3.4	Waste Officers Response (25/07/2025)
CD3.5	Environment Agency Response (22/07/2025)
CD3.6	SuDS Officer Response (29/07/2025)
CD3.7	Fire Safety Response (05/08/2026)
CD3.8	Natural England Response (04/08/2025)
CD3.9	Highways Officer Response (12/08/2025)
CD3.10	Highways Officer Response (18/08/2026)
CD3.11	Highways Officer Response (10/11/2025)
CD3.12	Highway Officer Response (05/12/2025)
CD3.13	Contaminate Land Officer Response (11/08/2025)
CD3.14	Archeological Officer Response (12/08/2025)
CD3.15	Thames Water Response (13/08/2025)
CD3.16	Additional Thames Water Response (14/08/2025)
CD3.17	Woodlands Trust Response (18/08/2025)
CD3.18	Reigate & Banstead Borough Council Response (16/09/2025)
CD3.19	Strategic Housing Officer Response
CD3.20	Helen Maguire MP (04/09/2025)
CD3.21	Councillor Spickett
CD3.22	The Jockey Club (12/08/2025)
CD3.23	Harwood Savin obo Langley Vale Action Group (18/08/2025)
CD3.24	Langley Vale Action Group

CD3.25	ITP obo Langley Vale Action Group (29/10/2025)
CD3.26	ITP obo Langley Vale Action Group
CD3.27	CPRE Surrey (10/08/2025)
CD3.28	Epsom & Walton Training Grounds (13/08/2025)
CD3.29	West Surrey Badger Group (12/10/2025)

CD4 The Development Plan & Other Policy Documents

Development Plan Documents

CD4.1	Epsom & Ewell Core Strategy (2007)
CD4.2	Epsom & Ewell Development Management Policies Document (2015)

Guidance & Evidence Base Documents

CD4.3	Sustainable Design SPD (2016)
CD4.4	Developer Contributions SPD (2014)
CD4.5	Parking Standards for Residential Development SPD (2015)
CD4.6	Surrey County Council Vehicle, Electric Vehicle and Cycle Parking Guidance for New Developments (2023)
CD4.7	Guidance on the Storage and Collection of Household Waste (2018)
CD4.8	Not In Use
CD4.9	Green Belt Study Update 2024
CD4.10	Green Belt Technical Note (January 2023)
CD4.11	Epsom & Ewell Authority monitoring Report 2018-2019
CD4.12	Epsom & Ewell Authority monitoring Report 2019-2020
CD4.13	Epsom & Ewell Authority monitoring Report 2020-2021
CD4.14	Epsom & Ewell Authority monitoring Report 2021-2022
CD4.15	Epsom & Ewell Authority monitoring Report 2022-2023
CD4.16	Epsom & Ewell Authority monitoring Report 2023-2024
CD4.17	Epsom & Ewell Authority monitoring Report 2024-2025
CD4.18	Epsom & Ewell Community Infrastructure Levy (CIL) Guidance
CD4.19	Housing and Economic Development Needs Assessment (January 2023)

Emerging Local Plan

CD4.20	Proposed Submission Epsom and Ewell Local Plan (2022-2040)
CD4.20A	Policies Map to the Proposed Submission Epsom and Ewell Local Plan (2022-2040)
CD4.21	Epsom & Ewell Licensing and Planning Policy Committee Report – 30th January 2023.
CD4.22	Assessment of the Developability of 54 Urban Sites (January 2026)
CD4.23	Green Belt Topic Paper (January 2026)
CD4.24	Additional Sites for Potential Allocation (April 2026)
CD4.25	Local Plan Examination: Post Hearing Consultation on Additional Documents Submitted by the Council (Webpage)
CD4.26	Epsom & Ewell Local Plan Hearing Agenda 2nd July 2026

CD4.27	COUD_025 SOCG 15 – Council and Jockey Club Statement of Common Ground – 09/02/2026
CD4.28	Post-Hearing Letter from Examining Inspector (22 October 2025)

CD5 National Policy and Guidance

CD5.1	National Planning Policy Framework (2024)
CD5.2	Draft National Planning Policy Framework for Consultation (2025)
CD5.3	PPG – Green Belt (Feb 2025)
CD5.4	National Planning Policy Framework (2026)
CD5.5	Housing Delivery Test 2025 Measurement

CD6 Appellant's Inquiry Evidence

Statement of Case

CD6.1	Appellant's Statement of Case (Woolf Bond)

Proofs of Evidence

CD6.2	Planning Proof of Evidence - S.Brown
CD6.3	Affordable Housing Proof of Evidence – A.Gingell
CD6.4	Landscape Proof of Evidence – A.Smith
CD6.5	Ecology Proof of Evidence – P.Whitby
CD6.6	Traffic and Transport Proof of Evidence – P.Hamshaw
CD6.7	Planning Supplementary Proof of Evidence – S.Brown
CD6.8	Affordable Housing Supplementary proof of Evidence – A.Gingell
CD6.9	Ecology Supplementary Proof of Evidence – P.Whitby
CD6.10	Traffic and Transport Supplementary Proof of Evidence – P.Hamshaw

CD7 Epsom & Ewell Borough Council's Inquiry Evidence

Statement of Case

CD7.1	Council's Statement of Case (Next Phase Developments)

Proofs of Evidence

CD7.2	Planning Proof of Evidence – C. Whitehouse
CD7.3	Landscape Proof of Evidence – G. Drummond
CD7.4	Traffic and Transport Proof of Evidence – T. Dukes
CD7.5	Summary Planning proof of Evidence – C. Whitehouse

CD8 Rule 6 Party Documents & Evidence

Statement of Case

CD8.1	Rule 6 Party's Statement of Case (Harwood Savin)

Proofs of Evidence

CD8.2	Badger Evidence & Planning Protection Summary – R. Shatwell
CD8.3	Horse Racing & Equestrian Matters Proof of Evidence – P. Phelan
CD8.4	Planning Proof of Evidence – J. Mumford
CD8.5	Transport and Sustainability Proof of Evidence – A. Ward
CD8.6	Summary Horse Racing & Equestrian Matters Proof of Evidence – P. Phelan
CD8.7	Summary Planning Proof of Evidence – J. Mumford
CD8.8	Summary Transport and Sustainability Proof of Evidence – A. Ward
CD8.9	Transport and Sustainability Supplementary Proof of Evidence – A. Ward
CD8.10	Epsom Downs Racecourse – Economic Impact Report

CD9 Statements of Common Ground

CD9.1	Planning Statement of Common Ground
CD9.2	Landscape Statement of Common Ground
CD9.3	Ecology Statement of Common Ground
CD9.4	Heritage Statement of Common Ground
CD9.5	Affordable Housing Statement of Common Ground
CD9.6	Highway Statement of Common Ground
CD9.7	Rule 6 Comments on Topic-Based Statements of Common Ground

CD10 Affordable Housing

CD10.1	Homelessness & Rough Sleeping Strategy 2022–2027

CD11 Heritage Documents

CD11.1	Farm View Heritage Impact Assessment - 3077_260714 (TCMS)
CD11.2	Boundary Wall to Woodcote Park Extending from Opposite Pumping Station to Corner with Chalk Pit Road Historic England Reference 1232240
CD11.3	Coal Tax Post to Southeast of Langley Bottom Farm Historic England Reference 1277034
CD11.4	Wall Bordering Northwest and South Side of the Warren Historic England Reference 1213778.
CD11.5	Historic England Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment
CD11.6	Historic England Good Practice Advice Planning Note 3 (Second Edition): The Setting of Heritage Assets.

CD12 Highways Documents

CD12.1	Governments Connectivity Score guidance note
CD12.2	Extract of Appeal Site from Government Connectivity Tool
CD12.3	Department for Transport Cycling and Walking Investment Strategy (2017)
CD12.4	Department for Transport Gear Change: A Bold Vision for Cycling and Walking
CD12.5	Department for Transport Guidance Cycle Infrastructure Design (LTN 1/20) (2020)
CD12.6	Manual for Streets
CD12.7	Chartered Institution of Highways and Transportation Planning for Walking (2015)
CD12.8	Healthy Streets for Surrey.
CD12.9	Active Travel England Standing Advice Note: Active travel and sustainable development
CD12.10	Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure
CD12.11	Surrey County Council Travel Plans – A Good Practice Guide for Developers 2024

CD13 Landscape Documents

CD13.1	Guidance for Landscape and Visual Impact Assessment (3rd Edition LI and IEMA 2013)
CD13.2	Surrey Hills AGLV Review (2007)
CD13.3	TGN 02/21 – Landscape Institute Guidance Note
CD13.4	TGN 06/19 - Landscape Institute Technical Guidance Note

CD14 Ecology Documents

CD14.1	Not in Use
CD14.2	Not in Use
CD14.3	Badgers: advice for making planning decisions
CD14.4	The Mammal Society: A review of the population and Conservation Status of British Mammals
CD14.5	CIEEM: guidance for Ecological Impact Assessment in the UK and Ireland (Version 1.3 September 2024)
CD14.6	AHW11: Cultivated areas for arable plants (updated for SFI26)

CD15 Relevant Appeal Decisions

CD15.1	Langley Bottom Farm, Langley Vale Road, Epsom, KT18 6AP (PINS Ref: APP/P3610/W/21/3280881)
CD15.2	Langley Bottom Farm, Langley Vale Road, Epsom, KT18 6AP (PINS Ref: APP/P3610/W/25/3359376)
CD15.3	Oxford Brookes University, Wheatley Campus, College Close, Wheatley, Oxford OX33 1HX (PINS Ref: APP/Q3115/W/19/3230827)
CD15.4	Land Between School Road and Orchard Road, Hurst (PINS Ref: APP/X0360/W/24/3342812)
CD15.5	Land at Sondes Place Farm, Westcott Road, Dorking (Nov 2023) (PINS Ref: 3324631)

CD15.6	Land west of Leighton Buzzard Road, Hemel Hempstead (Aug 2025) (PINS Ref: 3345435)
CD15.7	Land at Snows Ride, Windlesham, Surrey (May 2026) (PINS Ref: 6002295)
CD15.8	Land west of the Cemetery, London Road, Maldon, Essex CM9 6LJ (July 2026) (PINS Ref: 6004910)
CD15.9	Former Laporte Works Site, Nutfield Road, Nutfield, Surrey RH1 4HG (May 2026) (PINS Ref: 3374913)
CD15.10	Land at Prestbury Road, Macclesfield (August 2026) (PINS Ref: APP/R0660/W/25/3374597)
CD15.11	Land at Broad Lane, Holtspur, Beaconsfield HP9 1UB (December 2025) (PINS Ref: APP/N0410/W/24/3347882)
CD15.12	162 Radlett Road, Colney Street, St Albans AL2 2EL (February 2025) (PINS Ref: APP/B1930/W/24/3349580)
CD15.13	Thornley Bank Boarding Kennels and Cattery, Hollinhill Lane, Rowlands Gill, Tyne and Wear NE39 1BG (February 2025) (PINS Ref: APP/H4505/W/24/3350113)
CD15.14	Kings Farm, Parkers Farm Road, Orsett, Essex, RM16 3HX (April 2026) (PINS Ref: APP/M1595/W/25/3358576)

CD16 Written Ministerial Statements

CD16.1	"Building the Homes We Need" Written Ministerial Statement (30 July 2024)
CD16.2	"Building the Homes We Need" Written Ministerial Statement (12 December 2024)
CD16.3	"Further Support for Social and Affordable Housebuilding and Next Steps on Supported Housing" Written Ministerial Statement (12 February 2025)
CD16.4	Not In Use
CD16.5	The MHCLG's Press Release: Housebuilding around train stations will be given a default 'yes' (18 Nov 2025)
CD16.6	"Planning Reform: Next Phase" Written ministerial Statement (16 December 2025)
CD16.7	"Full Steam Ahead to fast-Track More Homes Near Stations" Press Release (17 August 2026)
CD16.8	The New National Planning Policy Framework: Creating a Clear, Rules-Based Planning System (6 Oct 2026)

CD17 Court Judgements

CD17.1	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing And Communities & Ors (Rev1) [2024] EWHC 2088 (Admin)
CD17.2	CEG Land Promotions II Limited v SoSHCLG [2018]
CD17.3	Hallam Land Management Ltd V SoSHCLG [2018]
CD17.4	Hopkins Homes Ltd v SSCLG [2017] UKSC 37
CD17.5	Wokingham BC v SSCLG [2019] EWHC 3158 (Admin)
CD17.6	Mole Valley DC v SSHLC [2025] EWCH 2127
CD17.7	Mead Realisations Ltd v Secretary of State for Housing, Communities and Local Government [2025] EWCA Civ 32

CD17.8	High Court Judgment of Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al [2015] EWHC 827 (Admin) Clarifies the considerations to be taken into account when determining the weight afforded to a housing land supply shortfall (paragraph 60).
CD17.9	Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37 Weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)
CD17.10	Jones v Mordue & Ors [2015] EWCA Civ 1243
CD17.11	North Wiltshire District Council v Secretary of State for the Environment and Clover (1993) 65 P. & C.R. 137
CD17.12	Turner v SoSCLG and East Dorset Council [2016] EWCA Civ 466)
CD17.13	Samuel Smith R (on the application of Samuel Smith Old Brewery [Tadcaster] and others (Respondents) V North Yorkshire County Council (Appellant) [2020} UKSC3)
CD17.14	Redhill Aerodrome Ltd v Secretary of State for Communities and Local Government and others [2014] EWCA Civ 1386
CD17.15	Palmer v Herefordshire Council & Another [2016] EWCA Civ 1061
CD17.16	Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council & Ors [2014] EWCA Civ 137
CD17.17	City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors [2021] EWCA Civ 320
CD17.18	Bewley Homes PLC v Secretary of State for Levelling Up, Housing and Communities & Anor [2024] EWHC 1166 (Admin)
CD17.19	Lee Valley Regional Park Authority, R (on the application of) v Epping Forest District Council & Anor (Rev 1) [2016] EWCA Civ 404
CD17.20	Lee Valley Regional Park Authority v Epping Forest District Council [2015] EWHC 1471 (Admin)
CD17.21	Shadwell Estates Ltd v Breckland DC [2013] EWHC 12 (Admin)

CD18 Correspondence between PINS and the Appeal Parties

CD18.1	CMC Agenda (22 June 2026)
CD18.2	Post CMC Note (22 June 2026)
CD18.3	Appellant email to PINS enclosing the draft S106 Agreement
CD18.4	Draft S106 Agreement (18 Aug 2026)
CD18.5	Appellant's Outline Costs Application
CD18.6	Appellant S106 Email to PINS 01.09.26
CD18.7	Draft S106 (Word version showing changes)
CD18.8	Draft S106 (Clean (pdf) Version)
CD18.9	CIL Compliance Statement (3 Sept 2026)
CD18.9A	Appendix to CIL Compliance Statement
CD18.10	Draft Conditions – 9 Sept 2029