

**LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM**

HERITAGE STATEMENT

(NGR: 520765 157559)

**Commissioned by:
Fairfax Properties**



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ASE Project No. 250236
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SUMMARY

This heritage statement has been undertaken by ASE in relation to a proposed development on land at Langley Bottom Farm, Epsom. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the National Planning Policy Framework.

This study has identified three heritage assets (all Grade II listed buildings), which either have an important historical component to their heritage significance or are directly intervisible with the site. The impact of the proposed scheme upon the setting of these heritage assets has been considered, as has the resultant impact upon their heritage significance.

The results of this assessment can be summarised as follows:

- *A wall bordering the north, west and south sides of The Warren, a boundary wall to Woodcote Park, and a Coal Tax Post south-east of Langley Bottom Farm are identified as the principal heritage assets of relevance to the proposed development.*
- *It is considered that the proposed development would have a **neutral** impact on the heritage significance of the identified heritage assets.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Institute of Archaeology) has been commissioned by Fairfax Properties to carry out a setting assessment in relation to a proposed residential development on land at Langley Bottom Farm, Langley Vale Road, Epsom, Surrey (NGR: 520765 157559; Figures 1 & 2). The focus of this report is to assess the impact of the proposed development on the significance and setting of nearby heritage assets.
- 1.2 This report outlines the statutory designations relevant to the assessment, offers brief descriptions and statements as to the significance of the relevant heritage assets, assesses the contribution of setting to the significance of those heritage assets, and assesses how the setting of the relevant heritage assets may be affected by the proposed development.
- 1.3 This heritage statement has been compiled in line with the policies set out in the National Planning Policy Framework (revised December 2024). The Government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 1.4 Reference is also made to *Conservation Principles: For the Sustainable Management of the Historic Environment* Consultation Draft (Historic England 2017a), *The Setting of Heritage Assets* (Historic England 2017b) and *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015) which are the standard guidance documents for such assessments.
- 1.5 The site was visited by Katya Harrow in May 2025, in order to assess the proposed development site and potentially affected heritage assets. Data on designated and non-designated heritage assets was acquired from Historic England (National Heritage List), Surrey County Council, Epsom and Ewell Borough Council and other databases and resources cited in the text.

2.0 THE SITE

- 2.1 The site lies on the Epsom Downs, sloping gently and lying south of a low plateau occupied by the modern village of Langley Vale, and south of Epsom racecourse. The modern village occupies former farmland of Langley Bottom Farm which appears to have extended and then gradually transferred its location southwards at some point in the 19th or early 20th century.
- 2.2 The site covers an area of c.5.05ha and comprises agricultural land at Langley Bottom Farm lying south-west of existing residential development at Langley Vale and an adjacent wood. The land includes parts of a large southern field and a small field to the north. It is bounded to the north-west by Langley Vale Road, to the west by land along the southern edge of the two fields and a narrow 'trial course' (comprising practice horse jumps along a straight), and to the south by the remainder of the main

field. The south-east corner abuts the western edge of a woodland known as The Warren Wood.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises an outline planning application for up to 110 dwellings (including affordable homes) with all matters reserved apart from access from Langley Vale Road. The illustrative masterplan (Figure 3) indicates housing and associated access would be located in the northern and southern parts of the site, with green corridor/link areas located in the centre of the site and around the perimeter. A surface water attenuation linear feature will lie along the southern boundary. A 15m woodland buffer is situated against the woodland at the south-east end of the site. The site will be accessed from the main road to the west via a gateway located north of the existing farm access.



4.0 PLANNING BACKGROUND

4.1 National Planning Policy Framework

- 4.1.1 Government policies relating to planning are given in the National Planning Policy Framework (revised December 2024).¹ Section 16 (paragraphs 202 – 214) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 4.1.2 The Framework requires that local planning authorities should set out in their Local Plan 'a *positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance*' (Section 16, paragraph 202). The NPPF is supported by historic environment Planning Practice Guidance, published in April 2014, and updated in July 2019.² In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice notes and Historic England Advice Notes, issued by Historic England and the Historic Environment Forum.³
- 4.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*' (see below, Section 5).

4.2 Local Planning Policy

The Epsom and Ewell Local Plan⁴

- 4.2.1 The relevant parts of Epsom and Ewell Borough Council Local Plan currently comprise a Core Strategy adopted in 2007, and a Development Management Policies Document adopted in 2015. The Local Plan policies relating to housing are currently under review, but at present the following policies (or parts thereof) relevant to the protection of heritage assets are found in the adopted documents, Policy CS 5 in the Core Strategy and Policy DM8. A new version of the Local Plan – Epsom and Ewell Local Plan (2022-2040) – was submitted to the Secretary of State for independent examination in public by a Planning Inspector on 10 March 2025; the relevant replacement policies are also listed below.

Policy CS 5 (Core Strategy)

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.

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

³ <http://historicengland.org.uk/advice/planning/planning-system/>

⁴ <https://www.epsom-ewell.gov.uk/local-plan-2000> [accessed 25th April 2025]

The settings of these assets will be protected and enhanced.

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.*

Policy DM8 Heritage Assets

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.*

Within Areas of High Archaeological Potential, as identified on the Proposals Map, or outside of these areas on any major development site of 0.4ha or greater, applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application.

Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application.

We will from time to time review our Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.

** Designated Heritage Assets comprise the following: Scheduled Ancient Monuments; Listed Buildings; Registered Parks and Gardens and Conservation Areas. Non-designated Heritage Assets identified by the Council are those buildings and structures identified as being of local importance and veteran trees.*

Epsom and Ewell Local Plan (2022-2040)

4.2.2 Existing policy DM8 is proposed to be replaced by policy DM 13:

Policy DM13: Development Impacting Heritage Assets

1) Development proposals which have an impact on heritage assets will be permitted where they preserve or enhance them, their significance and/or their setting; or

2) Where proposals which impact but do not preserve and/or enhance heritage assets, clear and convincing justification of that impact will need to be provided, in accordance with the decision-making approach directed by the National Planning Policy Framework, Planning Practice Guidance or relevant revision.

4.3 Site Planning Background

- 4.3.1 The Epsom and Ewell Council online planning register records no previous planning applications for the site. In 2022 planning permission was granted for a residential development on land at Langley Bottom Farm, adjacent to the current proposed development site (planning ref. 21/00044/REF).

4.4 Conclusion

- 4.4.1 This heritage statement engages with the above policies by assessing the heritage assets near the proposed development site and the contribution that their setting makes to their significance, and then by assessing how the setting of these heritage assets may be affected by the proposed development.

5.0 METHODOLOGY

- 5.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process.⁵

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 5.2 It also states the following of relevance to this assessment of impact:

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 5.3 This assessment report considers the potential impacts arising from the proposed development in relation to designated heritage assets and their setting. Setting is defined by the *NPPF* as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 5.4 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017b):

Step 1: Identify which heritage assets and their settings are affected by the proposed development.

⁵ Section 16: 'Conserving and Enhancing the Historic Environment', paragraph 207 (updated 12th December 2024).

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.

- 5.5 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

6.0 STEP 1: IDENTIFYING THE HERITAGE ASSETS

- 6.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets. Further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset. This document is concerned with built heritage assets (whether designated or non-designated); broader consideration of other heritage assets is included to provide archaeological/historical context as appropriate, but formal assessment of impact on them is beyond the scope of this document.
- 6.2 For the purposes of this assessment, heritage assets which will potentially be affected by the proposed development have been considered; their locations are plotted on Figure 2. A site visit was conducted to determine whether or not a line of sight was present between each individual asset and the proposed development site, whether or not they had visually significant attributes, such as designed views or vistas, as well as consider their relationship with the surrounding landscape more broadly. The results of this initial assessment are summarised below and presented in Table 1.
- 6.3 Information on the affected heritage assets is drawn from the Historic Environment Record (HER) held by Surrey County Council. Data relating to listed buildings and registered historic parks and gardens was acquired from Historic England.

Listed Buildings

- 6.4 There are three listed buildings in close proximity to the site (Table 1):

1. Wall bordering north, west and south sides of The Warren

- 6.5 Directly to the east/south-east of the site and south of the settlement of Langley Vale is The Warren Wood, the site of a hare warren thought to have been set up by Lord Baltimore of Woodcote Park. Brick boundary walls (Grade II listed) enclosing the former warren on its north, west and south sides are recorded as dating to c.1720 (NHLE entry ref. 1213778). The site adjoins the walls enclosing the south [south-west] and west sides of the warren. The land forming the site likely had a significant historical relationship with the warren.

2. Boundary wall to Woodcote Park extending from opposite pumping station to corner with Chalk Pit Road

- 6.6 A flint wall (Grade II listed) forming part of a historic boundary wall to Woodcote Park lies approximately to the west/south-west of the site, on the north-western side of Langley Vale Road. At its closest point the wall is c.60m from the site boundary. The wall extends from opposite the pumping station (at the entrance to the farm track to Langley Bottom Farm) south-westwards to Chalk Pit Road. The boundary has intervisibility with the site; whether it had a significant historical relationship with the site is unclear.

3. Coal Tax Post to south-east of Langley Bottom Farm

- 6.7 A 19th century coal tax post stands approximately 250m to the south of the site, south-east of Langley Bottom Farm. The post may have some very limited intervisibility with the site; it has no known significant historical relationship with it.

Listed buildings in wider area

- 6.8 There are a further seventeen listed buildings within 1km of the site (ASE 2025). They have been excluded from further assessment as they have no intervisibility with the site due to the intervening distance, topography, vegetation and/or existing residential developments.

Registered Parks and Gardens

- 6.9 There is a registered park and garden at Ashted Park, to the west of the site. The eastern edge of the park lies c.775m from the site boundary, with no intervisibility between the two owing to the intervening topography, and it is therefore precluded from further assessment.

Other Designated Heritage Assets

- 6.10 There are no examples of the following in proximity to the site:
- Conservation areas.
 - Scheduled monuments.
 - Registered battlefields.
 - Protected wreck sites.

Table 1 – Heritage assets identified within the study area

Heritage asset	National Heritage List No.	Type (grade)	Description	Intervisible with the site?	Significant historical relationship with site?	Potential impact by proposed development?
1 Wall bordering north, west and south sides of The Warren	1213778	Listed building (II)	Part of a wall enclosing a hare warren, possibly of early 18 th century date.	Y	Y	Y
2 Boundary wall to Woodcote Park	1232240	Listed building (II)	Part of a historic boundary wall on the south-eastern side of Woodcote Park, of 18 th to 19 th century date.	Y	N / unknown	Y
3 Coal Tax Post to south-east of Langley Bottom Farm	1277034	Listed building (II)	19 th century cast iron post marking boundary for coal tax.	Y (slight / potential)	N	Y

Summary

- 6.11 The proposed development site forms part of open fields directly south/south-west of the settlement of Langley Vale.
- 6.12 Three designated heritage assets (listed buildings) have been identified as having a historical or visual relationship with the proposed development site and will be afforded further consideration.
- 6.13 Other designated heritage assets within 1km of the site, hold no known significant historical relationship with the site, nor have any intervisibility with the site, and so have been precluded from further assessment.

7.0 STEPS 2 & 3: ASSESSMENT OF SIGNIFICANCE AND IMPACT

- 7.1 The preceding section indicates that three heritage assets identified in the vicinity of the site either have an important historical/landscape component to their heritage significance or are directly intervisible with the site. This means that they have the *potential* to be affected by the proposed development, even where they cannot be seen from the proposed development site. Equally, a proposed development can be fully visible from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017b). This section aims to establish the extent of any such impact: its results are summarised below in Table 2.
- 7.2 In order to consider the potential impact of the proposed development on the significance of the identified heritage assets, this assessment will firstly provide a brief significance statement for each heritage asset and determine to what degree their setting makes a contribution to that significance. This is assessed by examination of a range of sources, such as a site visit, listed building information, cartographic evidence and professional judgement. The assessment is based on observations made from within the site and from public viewpoints only.

Significance Assessment

- 7.3 The foregoing discussion of the assets' significance and setting utilises NPPF terminology and supporting guidance (NPPF Planning Practice Guidance;⁶ Historic England 2017a; Historic England 2017b; Historic England 2019). The NPPF identifies the following categories of heritage interest: archaeological, architectural and artistic, and historic, which are defined as follows in the Planning Practice Guidance:
- *Archaeological interest: ... 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.*
- 7.4 Within each of these categories of heritage value, the following degrees of significance are adopted here:

⁶ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- Exceptional: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
- High: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale), or that make major contributions to the overall significance of the site.
- Moderate: elements that have obvious intrinsic value, or make a discernible contribution to the character and understanding of the site. They may provide a historical or cultural context for features of individually greater significance.
- Low: elements that have a limited degree of intrinsic value, or make some contribution to understanding or appreciation of the site.
- Neutral: elements that have no intrinsic value, without being actively intrusive.
- Negative: elements that are actively detrimental to the significance of the site, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

Setting

- 7.5 Closely allied to a site's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them (Historic England 2017b).

Impact Assessment

- 7.6 The NPPF states that impact should be assessed in the following manner:

212. 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.

213. 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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II**

registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 7.7 In considering the impact of a proposal upon a non-designated heritage asset, the NPPF states:

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 7.8 Similarly, in relation to curtilage structures, Historic England guidance (2015) notes that:

Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (ie the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance.

- 7.9 The NPPF divides impact as resulting in either *substantial harm* or *less than substantial harm*. In practice, the majority of proposals fall under the latter category, meaning a more nuanced assessment is required to come to a fully rounded decision. The following informal terminology is therefore adopted here:

- A *High* impact equates to the category of ‘substantial harm’ set out by the NPPF. The Planning Practice Guidance for the Historic Environment states that the bar for justifying this level of harm is also high.
- A *Moderate* impact equates to the category of ‘less than substantial harm’ set out by the NPPF, but falls within the upper end of that category. The

requirement to weigh the proposal against public benefit and the optimum viable use of a site applies, but may need more rigorous justification.

- A *Low* impact also equates to the category of 'less than substantial harm' set out by the NPPF, but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact equates to no potential harm, meaning that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although heritage aspects of the proposal may still be a consideration.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. Identified positive impacts to heritage assets may have public benefit and are likely to be beneficial to the proposal as a whole.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

- 7.10 It should be stressed that the following discussion is the considered view of the author based upon the findings of the survey. The assessment is offered based upon knowledge and experience of other such heritage assets and any suggestions offered are intended as advice. Many of the views which inform the conservation of heritage assets are to some extent subjective – and thus it should be stressed that there is no guarantee that the opinions expressed below will be endorsed by the local planning authority.

1. Wall bordering north, west and south sides of The Warren

Historic background

- 7.11 The Warren was constructed as an enclosed area for the breeding and containment of hares for coursing; the hares would have been driven out through small trap-doors (meuses) in the wall onto the downs to be chased by dogs (EEHAS 2000-2004). According to the NHLE description, the warren was set up by Lord Baltimore of Woodcote Park, with the wall dating to 1720 (NHLE entry ref. 1213778). The origins of the Warren are, however, unclear, with an alternative suggestion that it was established by the Earl of Berkeley when he was living nearby at The Durdans (Morgan 2023). Kane (2021) notes that the Warren's date of inception is difficult to trace but probably post-dates the mid-17th century, and suggests it was in place by 1729, when a wooded area east of Woodcote, marked as 'Epsom Warren' was featured on Senex's map of Surrey (not reproduced).
- 7.12 The Warren is shown on John Rocque's map of Surrey of 1768 (Figure 4), which depicts a roughly rectangular enclosure, subdivided by paths, labelled 'Hare Warren', set within a landscape of irregular fields on Walton Downs. An accurate depiction of

the footprint of the Warren is provided by the 1 inch to 1 mile Ordnance Survey map of 1816 (Figure 5).

- 7.13 The Tithe map for the parish of Epsom, dated 1838, shows the Warren in detail (Figure 6). The map accurately depicts the polygonal footprint of the enclosed area, with buildings at its south-east corner. The accompanying apportionment records the main plot (1608) as 'Keeper's House & Hare Warren' (cultivated as a wood) with a 'Garden Ground' (plot 1609) to its south-east, and waste ground (plot 1610) to its south/south-west, all owned and occupied by Felix Ladbroke Esq. A coppice and arable fields to the north (plots 1603-1607) were also occupied by Ladbroke but owned by Fulke Greville Howard; part of Walton Downs (in the parish of Walton-on-the-Hill and owned by the lord of the manor) is shown to the east. The land directly west of the Warren, which includes the present development site, was a large arable field (1596) owned by John Ivatt Briscoe (owner of Ebbisham or Epsom Manor) and occupied by John Bowyer who also occupied Langley Bottom Farm at that time.
- 7.14 Ordnance Survey maps from 1868 onwards show the Warren in detail, depicting a wooded area laid out with perimeter and internal paths. Warren House is shown at the south-east corner; this was a substantial house which stood to the south of the extant warrener's cottage on the eastern boundary of the warren, and which was demolished prior to 1932 (Morgan 2023). The map of 1914 (Figure 7) shows two clearings had been made in the central and north-east portions of the Warren; the latter had become a recreation ground by the 1950s. The open surroundings of the Warren persisted until the late 19th/early 20th century, when the settlement of Langley Vale began to be developed to the north. The proposed development site remained part of an open field, crossed by a race trial course first shown on the map of 1914, which established its present south-west boundary.

The wall and its setting

- 7.15 The former warren is a wooded area, enclosed on its north, west and south-west sides by a wall over 2m in height, constructed in orange brick with regularly-spaced brick pilaster-buttresses and a projecting course below brick coping. The wall is pointed in lime mortar with penny-striking, which has seen later repairs in a plain cementitious mortar. The south-western stretch is in a variable state of preservation along its length, with some sections standing at full height, and others missing or surviving at a low level only (Plates 1 & 2). One meuse, a small opening to allow hares to escape from the warren, was identified during the walkover survey (Plate 3); this is one of two meuses recorded to date within the south-west wall only (Kane 2021). The short, western portion of the wall, which directly borders the site boundary, is largely missing, now forming a low-level structure mostly concealed by undergrowth (Plate 4). The northern stretch of the wall survives intact in terms of its height, now forming a garden wall to properties in Langley Vale to the north, but some sections have been rebuilt or substantially repaired (Plate 5).
- 7.16 From outside the Warren, the west/south-west parts of the wall are largely imperceptible, being screened by c.2-3m of dense scrub and trees; this green boundary and the woodland beyond form a strong feature in the landscape, however (Plates 6 & 7).

- 7.17 The setting of the wall is largely created by the wooded interior of the Warren and by the open landscape to its west and south. The walls are also associated with a stretch of wall on the north side of the recreation ground occupying the north-east corner of the Warren, which forms a continuation of the north wall, and the Warrener's Cottage and wall on the east side of the Warren (separately listed, NHLE entry refs. 1213781 & 1213779; Plate 8).

Significance

- 7.18 The significance of the wall lies primarily in its *moderate* to *high* historical value as a remnant of the brick walls which enclosed the hare warren, thought to be of early 18th century date. Although the brick wall is, in itself, a fairly typical structure, its significance is enhanced by its relationship with a relatively unusual manmade feature, one of only two known hare warrens in Surrey (Surrey HER ref. MSE24343). The wall is no longer intact, which diminishes its historical value; however, it can still be appreciated from within the Warren itself as a strong boundary enclosing the warren on its north, west and south-west sides, and the meuses, identifiable on the south-western stretch, serve to illustrate how the wall functioned within the context of hare-coursing on this part of the Downs. By virtue of its form and construction in traditional red brick the wall holds *moderate* to *low* aesthetic value: this has been diminished by its varying state of preservation, modern repairs, and rebuilding along the northern stretch. It is also only appreciable from within the warren itself/private gardens to the north, due to the strong wooded boundary along its west/south-western side. Detailed survey and any future repair works have some potential to reveal details which may increase the understanding of the construction of the wall; this evidential value is generally considered to be *low*.
- 7.19 The setting of the wall also contributes to its significance. Historically, the principal elements of its setting would have been the wooded warren which it enclosed, other stretches of wall and the warrener's cottage on the eastern side of the warren, and the open landscape of the Downs, onto which the hares were released for coursing.
- 7.20 The former hare warren survives as a defined wooded area, which imparts much of the wall's significance as its *raison d'être*, and forms the principal element of its setting. The woodland has a close visual and historical functional relationship with the wall, and the wall can be best-appreciated as an enclosing structure from within it. Other surviving parts of the wall, at the eastern end of the northern boundary, and the warrener's cottage on the eastern side, also form part of the setting as features of the warren. Although not immediately clear, the inter-relationship of the structures can still be recognised when moving through the landscape around and within the Warren although this has been diminished by the overgrown woodland fringe along the western side and the loss of structures along the southern side.
- 7.21 The broader rural landscape is indicative of the historical functional relationship between the hare warren and its surroundings and it thus forms part of the setting of the wall. The warren was designed for hare-coursing and the setting of open fields adjacent to the wood to the west and south contributes to the significance of the asset: the south-west stretch of wall contains the meuses which allowed the hares to be released from the warren. Although the wall is not visible from the exterior of the wood, the boundaries of the wood fossilize the original plan of the hare warren within the open surrounding landscape. As such, it constitutes a prominent visible landscape

feature which is part of the historic development of this area for sporting activity which was to culminate in Epsom Racecourse. The overgrown fringe of woodland, which conceals the wall from view, goes some way to reduce the link with its setting, and the housing development of Langley Vale to the north, which the Warren directly adjoins, has diminished its character as an isolated feature in the landscape (Plate 7).

- 7.22 Overall, the contribution setting makes to the significance of the wall is judged to be *moderate*.

Impact

- 7.23 The proposed development would form an extension to the south-west side of the settlement of Langley Vale. It would occupy the open field to the north-west of the Warren, with a woodland buffer along the south-eastern edge of the development, abutting the Warren's western edge. Extending the settlement edge will inevitably have some impact on the open setting of the warren wall, and the loss of the open field north-west of the Warren would diminish the distinctive outline of the wood within the landscape, when viewed from the west/north-west.
- 7.24 This said, the structure's setting to the north/north-west has already been altered by the development of Langley Vale, and is not intact. In addition, the existing overgrown woodland fringe conceals the wall from view within the proposed development area and acts as a significant buffer/screen between the two. The inclusion of a green buffer along the south-east edge of the development would mean the built development is separated from the listed structure, with a softer boundary to the new settlement edge, in keeping with the verdant surroundings of the Warren. The open land to the south/south-west of the wall would be unaffected, conserving the relationship between the Warren and its surroundings to the south. This would allow the Warren to be appreciated as a feature within the landscape and preserve the land onto which the meuses directly opened. The important inter-relationship of the wall, the warren wood, and the former warrener's cottage and walls to the east would be unaffected.
- 7.25 It is concluded that there would be a very *low* impact on the setting of the wall, equating to a *neutral* impact on its overall heritage significance.

2. Boundary wall to Woodcote Park extending from opposite pumping station to corner with Chalk Pit Road

- 7.26 The wall is constructed in nodular flints and is understood to be of 18th to 19th century date (NHLE entry ref. 1232240). It runs along the north-western side of Langley Vale Road, but is in a ruinous state and, at the time of the site visit, almost entirely screened from the road by vegetation (Plate 9). There is intervisibility between the wall location and the site, although this view is intruded on by a modern pumping station on the eastern side of the road. The setting of the wall is primarily focused towards the west (the interior of Woodcote Park) and has a relationship with the road running alongside its exterior (Langley Vale Road).

- 7.27 Whether the site was historically associated with Woodcote Park is unclear; it is certain that in 1838, when the Epsom Tithe map was produced, the Park and the site were in separate ownership and occupation.

Significance

- 7.28 The wall holds some historical value forming part of the southern/south-western boundary of Woodcote Park. However, this value has been diminished by its ruinous condition, and the dense screening along the roadside, which means it cannot readily be appreciated as a historic feature within the landscape. Overall, the historical and aesthetic value of the wall is considered *moderate* to *low*.
- 7.29 The setting of the wall is principally focused on Woodcote Park itself, with which it is historically associated, and Langley Vale Road to which it forms a boundary, making a *moderate* contribution to its significance. The site forms part of the wall's wider landscape setting, and conserves an element of the historic rural surroundings to the south-west of the Park; however, the development of Langley Vale, and the nearby modern pumping station intrude upon and lessen the rural character of these surroundings. Consequently, they make a far lesser contribution to the significance of the asset, judged to be *low*.

Impact

- 7.30 The proposed development will further alter the wider rural surroundings to the south-west of the wall. However, given the *low* contribution that these surroundings, including the site, make to the significance of the wall, it is judged that there will be a *neutral* impact on the significance of this heritage asset.

3. Coal Tax Post to south-east of Langley Bottom Farm

- 7.31 This asset is a 19th century cast iron post on a square plinth bearing the City of London Coat of Arms and a raised inscription (Plate 10). The posts stand in general c.1.2m high. Set up c.1861 they mark points at which coal tax would have been exacted on coal being transported into the City of London. The Corporation of the City of London had exercised the right of metage (i.e. measuring) of coal (amongst other commodities) entering the Port of London since the medieval period, for which fees could be charged. After the fire of London in 1666 this became a levy for the raising of revenue. Various 19th century Acts continued these duties until they were abolished in 1889, and had extended it to a perimeter around London of between about 30 km (18 miles) and 20 km (12 miles) from central London (a modern direct route would be around 20 miles). These posts were most likely to have been erected in or after 1861 when the London Coal and Wine Duties Continuance Act 1861 was passed. The post bears the raised inscription 4 x 25 Vict Cap 42. This seems to correspond to an original inscription of 24 x 25 Vict Cap 42, damaged when standardised iron plates with the inscription were applied to many of the posts⁷. The inscription is the numerical citation of the 1861 Act⁸.

⁷ <http://www.coaldutyposts.org.uk/types/type2.html#inscr> [accessed 30th May 2025]

⁸ <http://www.coaldutyposts.org.uk/research/faq.html> [accessed 30th May 2025]

Significance

- 7.32 In general, posts were established both on roads and more minor byways. The example considered here lies on the junction of farm tracks c.250m south of the site. One of several such posts in the vicinity, it holds *moderate* historical value illustrating the boundary for coal tax duty, relating to the 1861 Act. It holds some aesthetic value as a feature in the landscape due to its form and construction in cast iron; however, its present overgrown condition limits its value in this regard, which is considered *low*.
- 7.33 Historically, the key component of coal tax posts' setting would have been the relationship with the communication route they were associated with, marking the point at which revenue could be levied. In this case, the route still survives as the adjoining farm track/footpath and the ability to perceive this relationship makes a *high* contribution to the significance of the asset.

Impact

- 7.34 The proposed development site lies c.250m to the north of the post, and the post is enclosed from the landscape to its north by a high hedge. There is a slight possibility that an observer stood at the asset may have a distant view of the upper parts of the proposed development. However, the principal feature of the setting of this asset is its relationship with the adjoining communication route, rather than the wider landscape, and this would be unaffected. As such, the proposed development will have a *neutral* impact on the setting and heritage significance of the post.

Table 2 – Summary of significance and impact

Heritage asset	Grade	Key aspects of significance	Key aspects of setting	Simplified significance	Contribution of setting to heritage significance	Impact of proposal on setting	Overall Impact on heritage significance
1 Wall bordering north, west and south sides of The Warren	Listed (II)	Wall of probable early 18 th century date, enclosing a former hare warren	• Historical relationship with the wooded former warren • Historical relationship with the surrounding open landscape • Historical relationship with other features of the warren: walls and warrener's cottage • Tree screening and residential development have altered the external surroundings of the former warren	Moderate	Moderate	Very low	Neutral
2 Boundary wall to Woodcote Park	Listed (II)	Part of park boundary wall of 18 th to 19 th century date	• Historical relationship with Woodcote Park • Forms boundary with Langley Vale Road • The rural character of the surroundings to the south-west has been altered by housing and a modern pumping station	Moderate to low	Moderate to low	Neutral	Neutral
3 Coal Tax Post to south-east of Langley Bottom Farm	Listed (II)	c.1861 post marking City of London coal tax boundary	• Relationship with adjoining farm track as historic routeway	Moderate	High	Neutral	Neutral

8.0 CONCLUSIONS

- 8.11 This heritage statement has been undertaken by ASE in relation to a proposed development on land at Langley Bottom Farm, Epsom. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the NPPF.
- 8.12 This study has identified three heritage assets (all Grade II listed structures) that either have an important historical component to their heritage significance or are directly intervisible with the site. The impact of the proposed scheme upon the setting of these heritage assets has been considered, as has the resultant impact upon their heritage significance.
- 8.13 The results of this assessment can be summarised as follows:
- A wall bordering the north, west and south sides of The Warren, a boundary wall to Woodcote Park, and a Coal Tax Post south-east of Langley Bottom Farm are identified as the principal heritage assets of relevance to the proposed development.
 - It is considered that the proposed development would have a **neutral** impact on the heritage significance of the identified heritage assets.

ACKNOWLEDGEMENTS

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PLATES

PLATES



Plate 1: The internal (north-east) face of the south-west wall, facing west.



Plate 2: Example of the ruinous condition of parts of the south-west wall, facing west.



Plate 3: Probable meuse in the south-west wall.



Plate 4: The remains of the west wall, facing south-west.



Plate 5: The north wall, facing north-west. Note the small remnant of the west wall.



Plate 6: Dense scrub and trees along the external face of the south-west wall, facing north.



Plate 7: The Warren (highlighted) alongside the settlement of Langley Down, viewed from the west across the proposed development side.



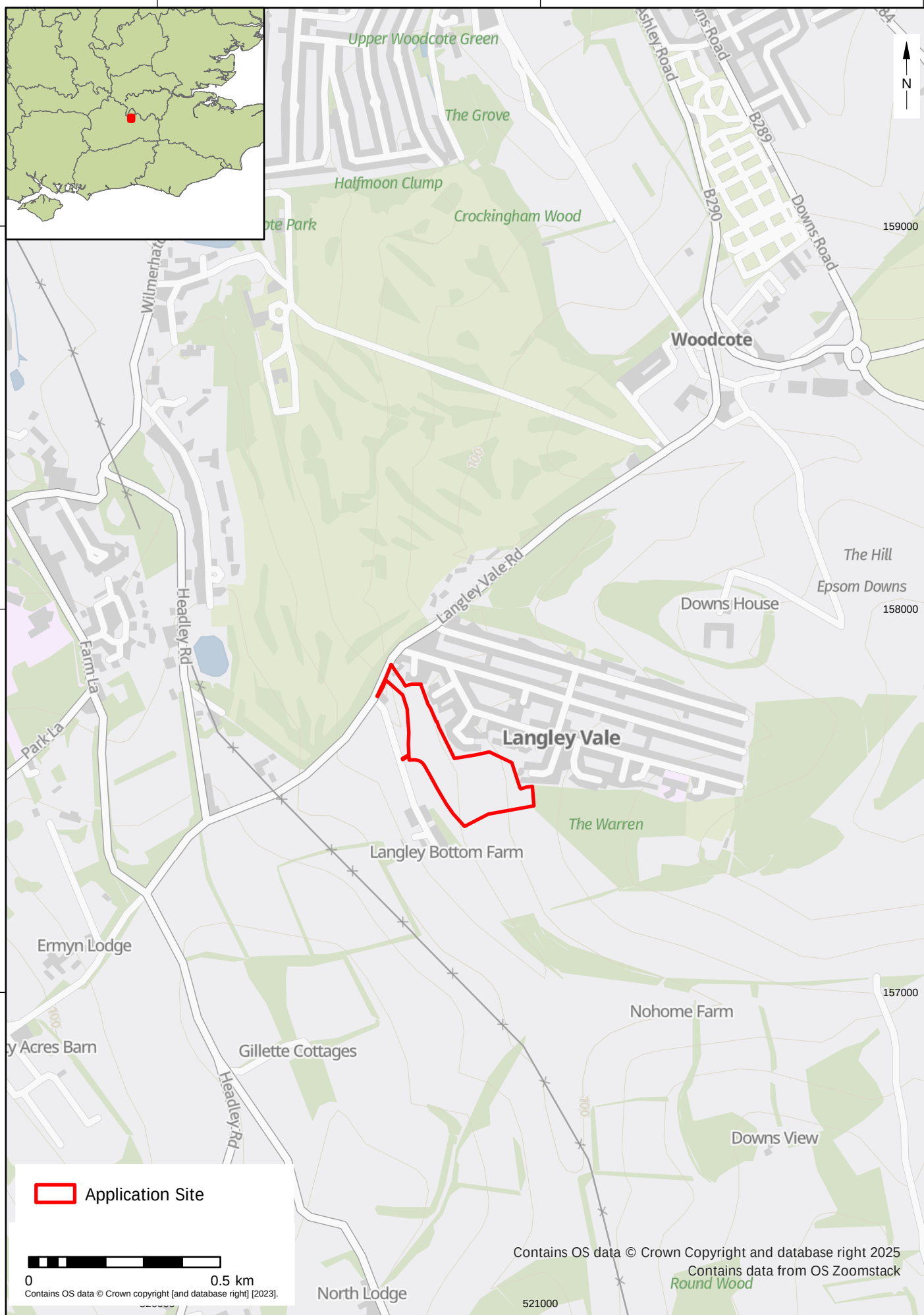
Plate 8: The warrener's cottage on the east side of the Warren, facing south-west.



Plate 9: Looking west towards the wall to Woodcote Park, from the entrance to the access track to Langley Bottom Farm.

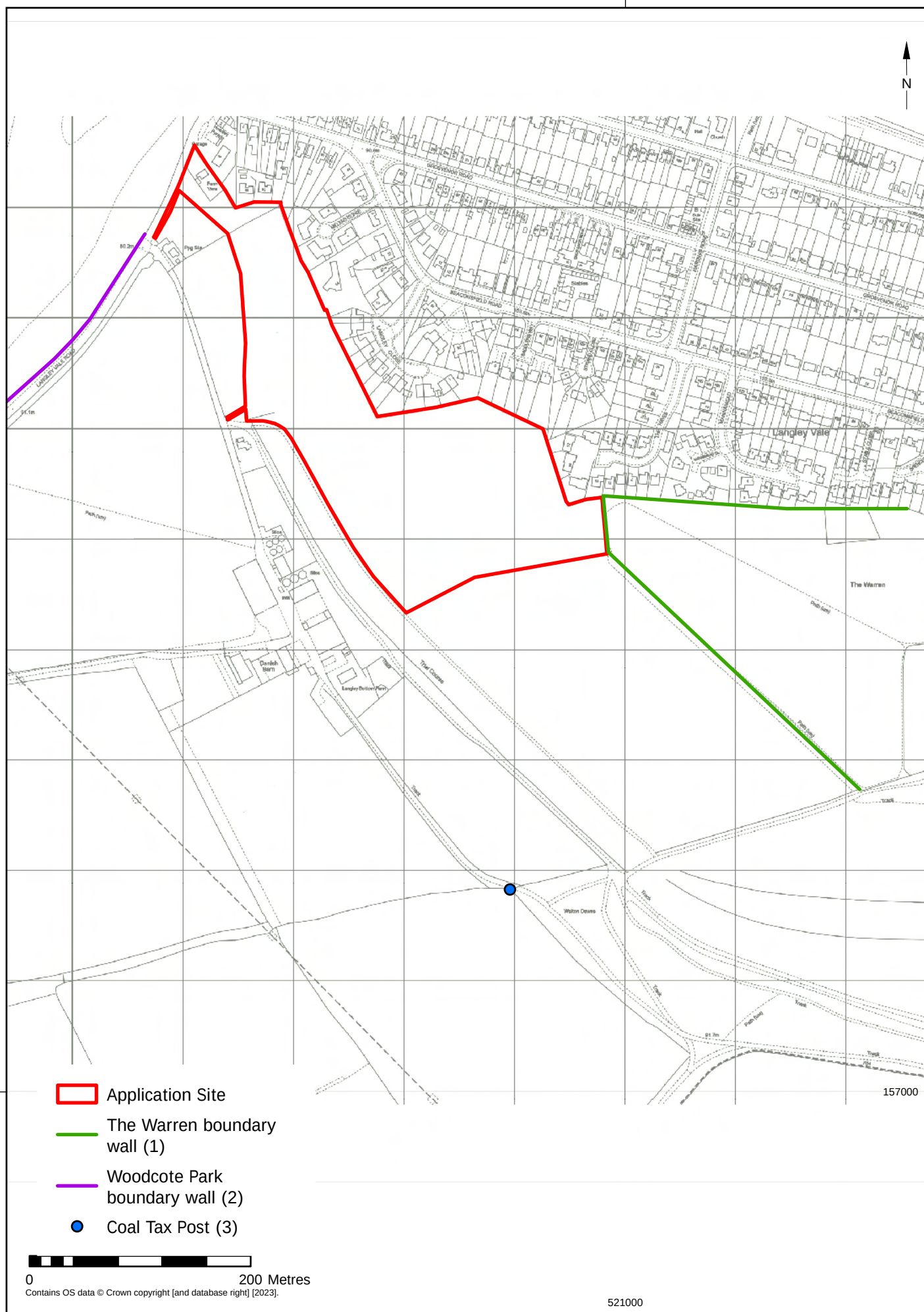


Plate 10: The coal tax post south-east of Langley Bottom Farm.



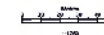
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Site Location



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Site Plan and relevant heritage assets



NOTES

- "The masterplan is a conceptual plan and is not a detailed design. It is intended to provide a general indication of the proposed development and is not intended to be used as a basis for detailed design or construction."
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Fairfax

LANDSCAPE ARCHITECTS LTD

project:

Langley Bottom Farm Field

Langley Bottom Farm Field

EPSOM

title:

ILLUSTRATIVE
MASTERPLAN

date:

Jul '25

scale:

1:1250 @ A1

drawing number:

2025/01/04

Rev:

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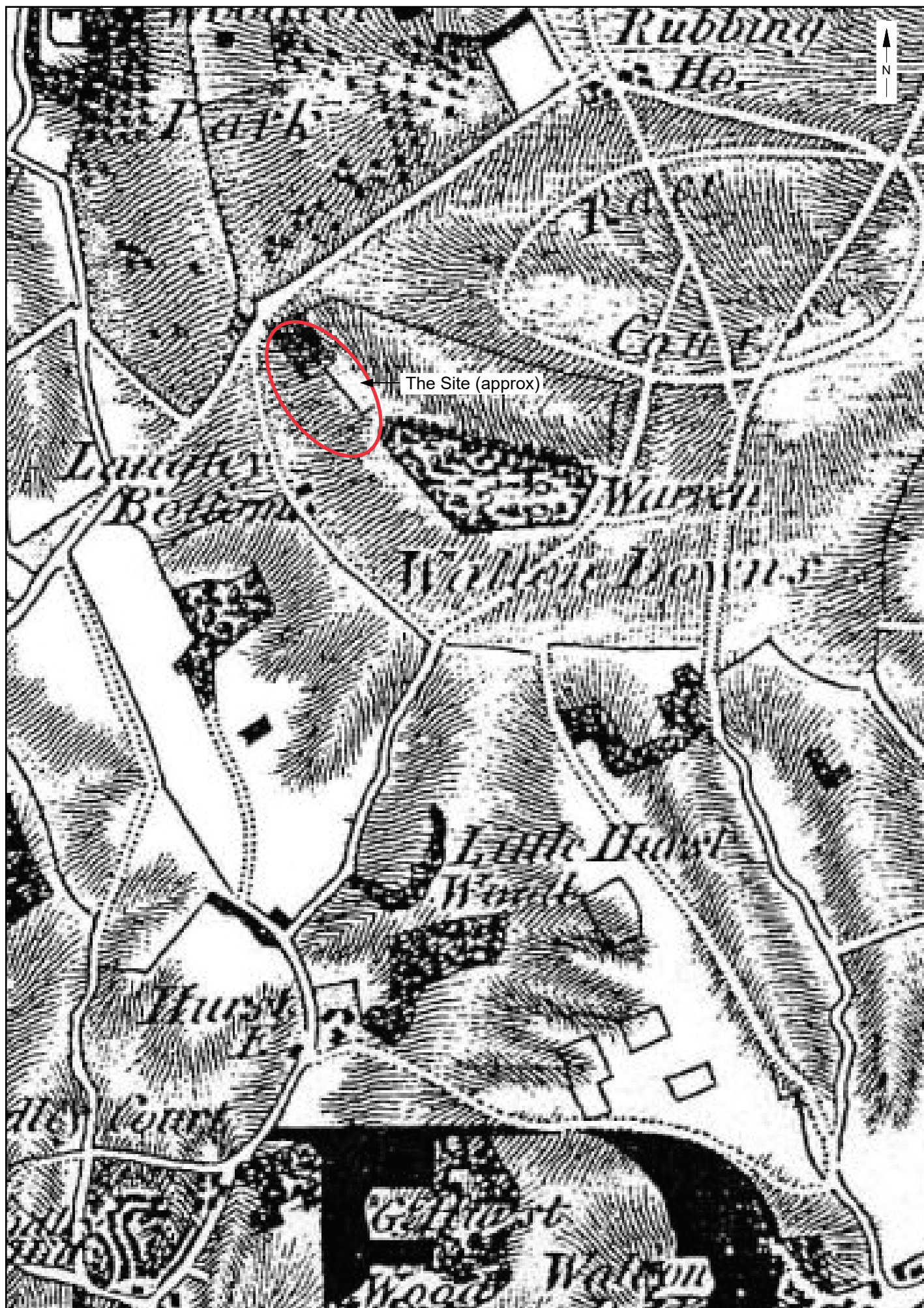
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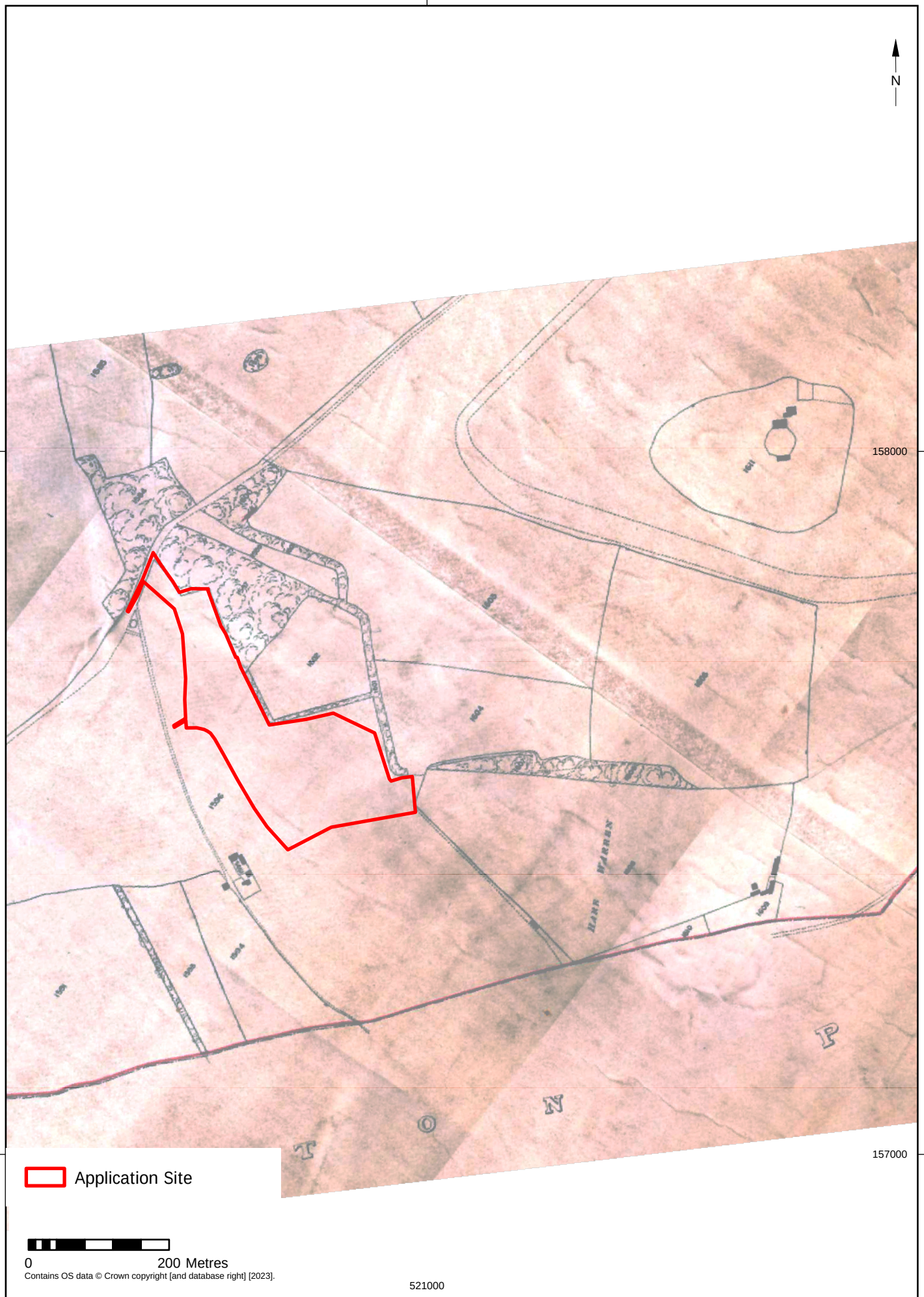
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Project Ref: 250236	July 2025	Illustrative Masterplan	
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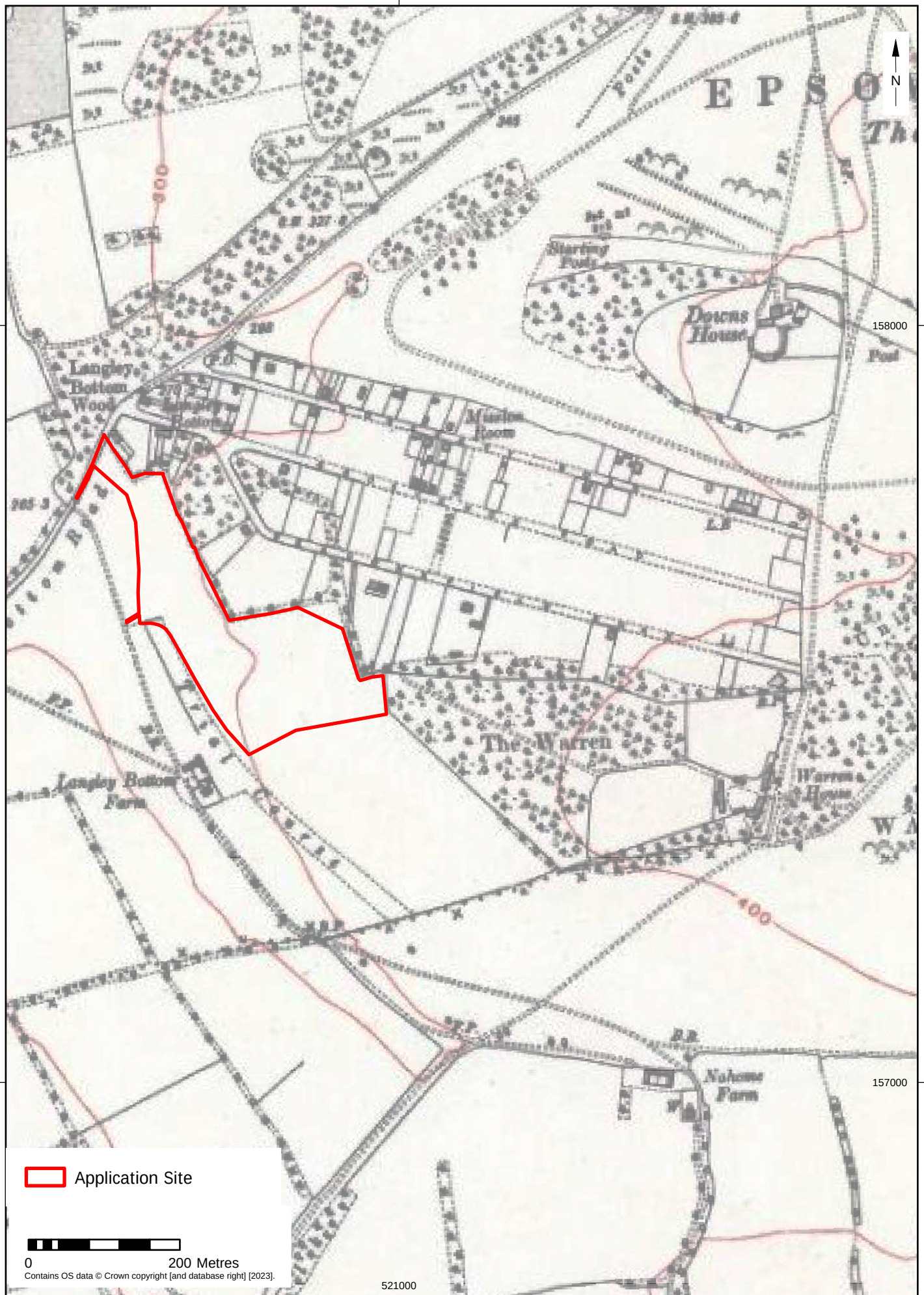
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Project Ref: 250236	July 2025	Ordnance Survey map, 1914	
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