

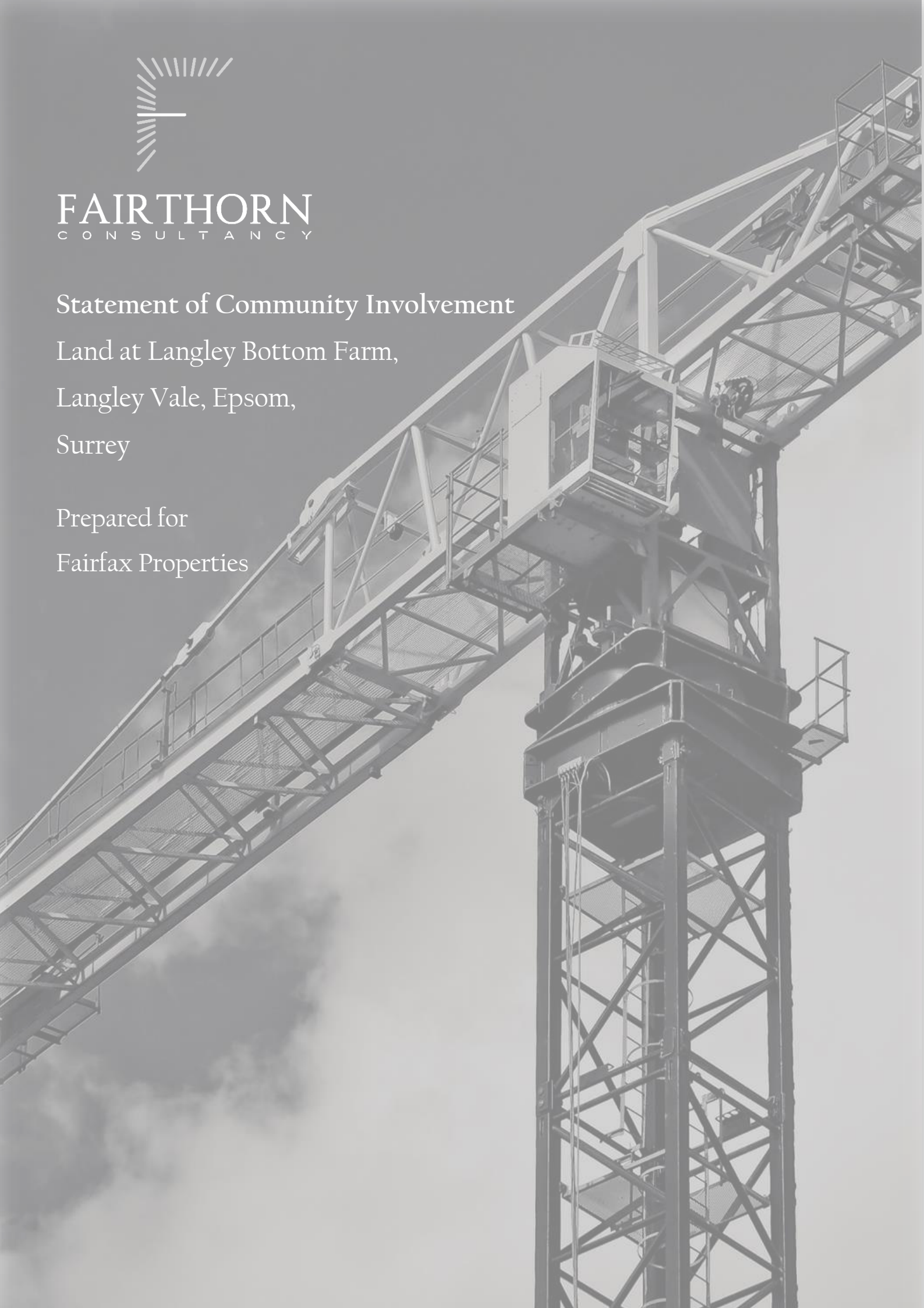


FAIRTHORN
CONSULTANCY

Statement of Community Involvement

Land at Langley Bottom Farm,
Langley Vale, Epsom,
Surrey

Prepared for
Fairfax Properties



Contents page

Contents page.....	1
Executive summary	2
1. Introduction	4
2. Background.....	5
2.1 Proposal site.....	5
2.2 Proposals	5
3. Community Engagement.....	7
3.1 Statement of community involvement.....	7
3.2 Engagement with statutory bodies	8
3.3 Stakeholder engagement	8
3.4 Wider community engagement	8
3.5 Virtual consultation.....	10
3.6 Community drop-in session	11
3.7 Dedicated project email address	11
3.8 Freephone 0800 comment facility.....	12
4. Feedback analysis.....	13
4.1 Feedback	13
4.2 Email and written responses	22
4.3 Response to comments	24
5. Appendices	25
• Copy of the community flyer	25
• Copy of the exhibition boards	25

Executive summary

Fairfax is committed to consulting with the community regarding its proposals for Land at Langley Bottom Farm, Langley Vale, Epsom, Surrey.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a community drop-in session was held on **Tuesday 3rd June 2025** from **3.30pm** to **7pm** at Langley Vale Village Hall, Rosebery Road, Langley Vale. For those unable to attend, the same materials were displayed online as part of a virtual consultation on the project website, **langley.your-feedback.co.uk**, which was launched 11 days ahead of the event and had a portal where visitors could submit their views by completing a feedback form.

The drop-in event and website were promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone who wanted to comment was able to do so.

Residents were asked to submit their comments by **Monday 16th June 2025**. During the consultation period, **89** responses were received. This feedback comprised **59** feedback forms submitted by those who visited the website. There were also **17** forms completed by those who attended the drop-in session. Additionally, the project team received **12** emails and **one** written reply from respondents.

The feedback included some positive points, including recognition of the need for more housing for local families, and there was support for the importance placed on environmental and sustainability measures. However, there were also a number of respondents opposed to the principle of developing the site.

Concerns were also raised regarding the development of a greenfield site, the impact of additional vehicles on the local road network, and the ability of Langley Vale's infrastructure to accommodate more homes.

It is worth noting that in the event of planning permission being granted, contributions through CIL and potentially further financial contributions if deemed appropriate, would be made to address some of the concerns raised, for example, infrastructure improvements.

The applicant notes that the majority of feedback was in opposition to the site being developed, as the data has been recorded faithfully and accurately.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

1. Introduction

- 1.1 Fairfax is bringing forward residential development proposals at Land at Langley Bottom Farm, Langley Vale, Epsom, Surrey. The official description is as follows: *“Outline planning application for up to 110 dwellings (including affordable homes) with all matters reserved apart from access from Langley Vale Road.”*
- 1.2 From the outset, Fairfax has been committed to consulting local stakeholders with regards to its proposals. Fairfax has consulted local councillors and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Fairfax brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

- 2.1.1 The area proposed for development is approximately 5.2 hectares and abuts Langley Vale on its northern side. It is intended to provide access to the site via Langley Vale Road, which connects with Headley Road to the southwest, Epsom Down Racecourse to the north, and then into the wider network.

2.2 Proposals

- 2.2.1 The proposed development includes up to 110 homes with 50% affordable housing, helping to meet an existing significant unmet need.
- 2.2.2 The proposed housing will include energy efficiency measures, and to further reduce the scheme's carbon footprint, high standards of sustainable construction will be promoted. There will also be landscaping and biodiversity improvements.
- 2.2.3 All the new homes would be set within an attractive streetscape, creating a high-quality residential environment in which to live. The development will also assist Epsom and Ewell Borough to meet its housing targets, including the delivery of affordable homes.
- 2.2.4 The proposals comprise:
- Up to 110 homes of which 50% would be affordable
 - Contributions to improving local infrastructure
 - Providing a children's play area
 - New public green space for informal recreation
 - A biodiversity net gain in excess of 10%
 - Landscaping improvements
 - Promoting greener travel including cycling
 - Electric vehicle charging points
 - New footpaths to improve connectivity
 - Energy efficient construction methods and materials
 - Sustainable drainage strategy



The layout of the proposed development at Langley Bottom Farm

3. Community Engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated 2018, 2019, 2021, 2023, and 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.1.5 Epsom and Ewell Borough Council

Engagement activities have been undertaken with due regard to the expectations laid out in Epsom and Ewell Borough Council's Statement of Community Involvement document, which was adopted in July 2022. Based on that document, in conjunction with developing the plans, Fairfax undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

- 3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

- 3.3.1 Fairfax felt it was important to engage proactively with key stakeholders regarding its proposals at Land at Langley Bottom Farm. As a result, the project team reached out to local politicians and council officers shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

- 3.3.2 The stakeholders contacted shortly before the wider public consultation included:

- Relevant cabinet members at Epsom and Ewell Borough Council
- Councillors for Woodcote and Langley Vale Ward at Epsom and Ewell Borough Council
- Surrey County Council Division member for Epsom Town and Downs
- Planning officers at Epsom and Ewell Borough Council
- The Conservators
- The Jockey Club

- 3.3.3 Following the initial stakeholder engagement, the project team held a meeting with officials at Epsom and Ewell Borough Council on **Wednesday 21st May 2025** to discuss the scheme.

3.4 Wider community engagement

- 3.4.1 After reaching out to key stakeholders, Fairfax officially launched its wider community consultation on **Friday 23rd May 2025**.

- 3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and details about the virtual consultation and the community drop-in session. It also included the freephone information line number and project email address.

3.4.3 A total of **700** copies were delivered by hand on **Thursday 22nd May 2025**, and the distribution area included residential and commercial properties.

3.4.4 A map of the distribution area for the flyer is shown below.



A map depicting the community flyer distribution area – the proposal site is marked with the red 'x'

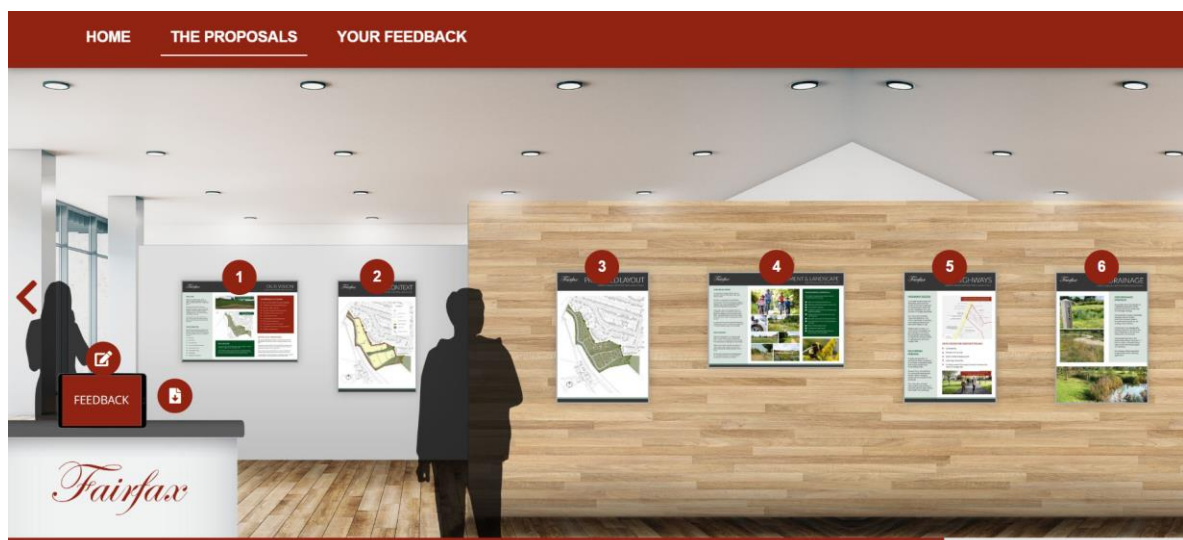
3.4.5 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation and drop-in session
- Details of the project team's freephone information line and email address

3.4.6 A copy of the flyer can be found in the Appendices.

3.5 Virtual consultation

- 3.5.1 In the wake of the Covid-19 pandemic, Fairfax recognises that the way in which community consultations are carried out has fundamentally changed, and hosting a virtual engagement is now considered a vital component of any such exercise.
- 3.5.2 As a result, a virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.
- 3.5.3 The virtual consultation was open for comments on the project's website between **Friday 23rd May 2025** and **Monday 16th June 2025**.
- 3.5.4 The website was hosted at <https://langley.your-feedback.co.uk/>.
- 3.5.5 The information displayed on the website included:
- Welcome and overview
 - Background information about the site
 - Details about the proposals, landscaping, and greenspace
 - Information about transport, access, and ecology
 - Details about sustainable drainage
 - Key benefits of the scheme
 - Next steps and how to provide feedback



The exhibition hall on the project website, where the virtual consultation was hosted

3.6 Community drop-in session

- 3.6.1 A drop-in session was held on **Tuesday 3rd June 2025** from **3.30pm** to **7pm** at Langley Vale Village Hall, Rosebery Road, Langley Vale. It provided the opportunity for residents and other important local stakeholders to find out more about the scheme, meet the project team, and leave feedback, either at the event, or by taking a feedback form and posting it back free of charge.
- 3.6.2 The event was well attended. Regarding the feedback resulting from the drop-in session, this has been evaluated by the project team, and all comments have been recorded in the Community Engagement feedback analysis in Section 4. Meanwhile, the materials exhibited at the event, and on the project website, are contained within the Appendices for reference.



The community drop-in session at Langley Vale on Tuesday 3rd June 2025

3.7 Dedicated project email address

- 3.7.1 A specific project email address – mail@your-feedback.co.uk – was set up to receive feedback and answer any queries both during and after the consultation period.

3.8 Freephone 0800 comment facility

- 3.8.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** - was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Feedback analysis

4.1 Feedback

The community consultation generated **89** items of feedback. It included **59** forms submitted via the project website and **17** paper forms completed by visitors at the drop-in event. There were also **12** email responses and **one** item of written feedback. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.

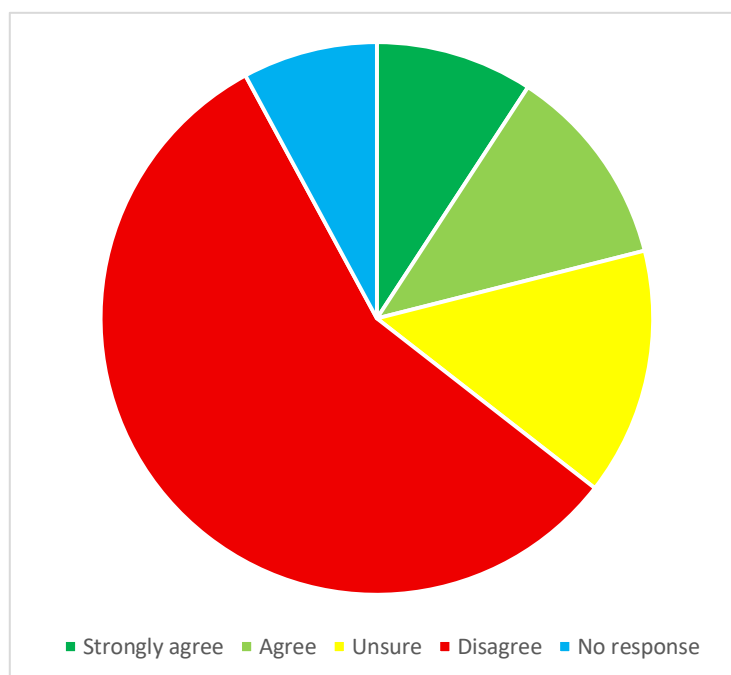
The first question asked on the feedback form was:

Q1: We propose to deliver 50% affordable housing – do you feel there is an unmet need for affordable homes?

Strongly agree:	7	9%
Agree:	9	12%
Unsure:	11	14%
Disagree:	43	57%
No response:	6	8%

Total: 76

The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows below.



Issue	Frequency of being raised
Green Belt land should not be built upon / There are derelict properties within the district that should be built on instead of Green Belt land / There are more suitable spaces to build	10
The homes will not be affordable for those that need them / The homes will not be affordable for young people / Affordable housing is still inaccessible for most	10
Concerns about the loss of countryside / protected green belt land	10

The infrastructure is already stretched and cannot support additional homes (including schools and healthcare)	9
The local road network cannot sustain additional traffic	8
This is a loaded question	5
There is not an unmet need for housing in Langley Vale / No more homes are needed locally / No homes should be built	5
This is the wrong place for development	4
Affordable housing requires infrastructure within easy reach	3
Clarity sought as to how affordable the homes will be	3
Agree that affordable homes are needed, if adequate infrastructure is added	3
The small village community would be negatively impacted by the scheme	2
There is no demand or need for affordable housing in a rural setting	2
This scheme has not given any outline prices for affordable homes	2
Strongly disagree that there is an unmet need for affordable homes	2
The Government definition of affordable housing does not actually mean a property is affordable	1
If the scheme had a price reduction for locals, that would be even better	1
Against the proposal on principle	1
The scheme is driven by making money	1
There are already a number of shared ownership houses and flats with more proposed in the local area	1
The area is for horses and racing	1
The affordable housing should not be managed using a shared freehold	1
An affordable house should cost no more than £475,000	1
Affordable housing could lead to an increase in crime and undesirable characters	1
More social housing is required	1
House prices are continually rising	1
There will never be affordable homes in the South East	1
The council is already addressing the need for affordable homes	1
Fairfax should not be use affordable housing as an excuse to develop Green Belt land	1

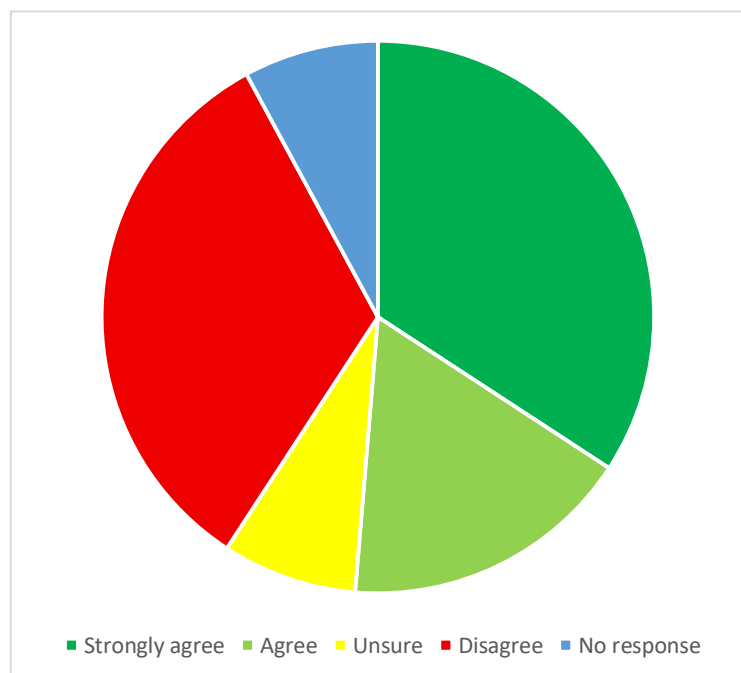
The Government's propaganda on the need for more homes is unsubstantiated and any country cannot sustain an unlimited increase in population and infrastructure	1
Affordable housing has become a buzz word for developers to justify poor conditions, overcrowding, and substandard properties	1
The proposed 50% affordable homes might not be adhered to	1
It is derisory to suggest that a 10% increase in biodiversity would improve the current environmental outlook	1
The developer has a poor attitude towards environmental targets	1
Unsure of the statistics on whether the need is met or unmet	1
There is a need for affordable homes	1
Affordable should not mean low quality	1
Clarity sought as to what is affordable in the area	1
Air quality is improved with trees and not houses	1
Affordable housing statistics are flawed	1
There is an unmet need across the country	1
The delivery of affordable homes is not certain yet as the site needs to be approved	1

Q2: Do you feel it's important to include sustainability and biodiversity measures in our plans?

Strongly agree:	26	34%
Agree:	13	17%
Unsure:	6	8%
Disagree:	25	33%
No response:	6	8%

Total: 76

The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows overleaf.



Issue	Frequency of being raised
Building on the land is not sustainable / Sustainability and biodiversity will be hindered by more homes / Biodiversity will be reduced by building on the land	17
The land is Green Belt / The area is already a green space	8
It is a strange statement and subsequent question / This is a loaded question	4
Should be standard on any plans / This applies to all new developments	4
Concerns about the loss of habitat for wildlife	4
The existing land is already sustainable and contains a high level of biodiversity	3
Building on this land destroys excellent farmland / Farming is much better usage of the site	3
Sustainability and biodiversity are important	2
Reject the proposal / Disagree with the proposals in principle	2
The plans are financially motivated	2
The land should be left alone	2
The biodiversity claims are not supported	2
The road network cannot cope with additional traffic	2
The stretched infrastructure cannot support the additional homes (including schools and healthcare)	2
What is being proposed is not wanted or needed	2
This is an excuse to get planning approval when it will cause uproar in the village	1
Sustainability and biodiversity are important but this is not what this is all about	1
The plans do not make sense	1
There are skittish racehorses being ridden daily in the area	1
Agree that it is important to include sustainability and biodiversity measures but infrastructure is needed	1
The developers will install whatever is necessary to get the plans passed	1
Brownfield land should be investigated for development	1
The site appears to be isolated with no direct connection to the village hall or church	1
Changing the rules on what is Green Belt is not acceptable	1
Biodiversity measures should be introduced without building houses on fields	1

Rather than just preserving existing trees, deciduous trees and meadow areas should be increased	1
Rising carbon should be offset by new planting and increased green spaces on the development	1
Sustainability would mean making the proposed development part of Langley Vale village and community	1
Extreme sustainability and biodiversity measures will be needed if planning is approved	1
This is the wrong area for development	1
Discussing sustainability and biodiversity is premature as the development is not approved	1

Q3: As part of our landscaping improvements, we intend to provide new public green space. Do you have any suggestions for how this could be used – dog walking, wildflower meadows, space for children to play etc.?

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the previous questions. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Issue	Frequency of being raised
There is already public green space / Langley Vale has acres of green space / The area already has ample green space	30
The land should not be built upon / Green Belt land should not be developed on principle	14
Leave the land as it is / The land should remain as accessible meadows and walking areas	10
The amount of green space is being reduced and taken away	7
There are already play parks within the village	7
Calls for dog walking areas	4
Calls for a play area	4
There should be paths allowing the site to be accessed by existing Langley Vale residents / Paths connecting to the space need to be away from the main road	4
Reject the proposal / Object to the plans on principle	3
Calls for a wildflower meadow area	2

Concerns about the loss of habitat for wildlife	2
The landscape does not need improving	2
Green spaces should be re-introduced on brownfield land / previously developed sites should be used for housing	2
Building on the land is motivated by profit	2
The houses will spoil the green space / The proposals will harm the existing green space	2
There is enough natural beauty	1
The proposals are counterproductive to conservation	1
Building houses on the Green Belt and trying to justify it on biodiversity grounds does not make sense	1
The meagre amount of green space proposed would serve no meaningful purpose	1
Any green space is favourable over new housing	1
The plot would be suited to farming or allotments	1
Greater infrastructure is needed with more homes	1
A park area would be a more balanced addition to the area as there is not one at the moment	1
Not sterile grassed areas and verges as in many parts of Epsom	1
This is reducing farmland	1
Clarity sought as to what contingency would be allowed for car parking in the area of the green space	1
Details on the size of the green public space would be useful	1
Clarity sought as to who can use the space	1
A play park could encourage antisocial behaviour	1
Suggestion to include sports pitches	1
More trees are needed	1
This is the wrong location for development	1

Q4: Is there anything further you'd like to say about our proposals?

As this question was an invitation for residents and other important stakeholders to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table overleaf:

Issue	Frequency of being raised
The already congested road network cannot support additional cars or traffic	28
Concerns raised regarding building on Green Belt and the loss of green space/ Concerns about the loss of views over fields	27
The local infrastructure will not be able to cope with additional homes (including schools and healthcare)	27
Object to the proposals / Disagree with the plans on principle	21
This development is driven by profit	10
The scheme will harm the village and surrounding area	7
The project would negatively impact residents' quality of life / mental health	7
Concerns regarding the impact to local biodiversity and wildlife	6
The land is unsuitable / inappropriate for development	6
Residents bought homes to overlook fields and open green space	5
Concerns about the impact on the environment	4
The proposals are "unrealistic" / "unnecessary" / "insulting" / "disgraceful"	4
The area needs a shop	4
Concerns regarding the negative impact on the local community	4
New public spaces with grass verges and a few trees does not replace arable land / The proposals will destroy good arable land / The farm should be saved	4
There is regular flooding at the bottom of Langley Vale	4
Concerns regarding the damage to the horseracing industry	4
The biodiversity claims are unsupported	3
This scheme is not part of the Epsom and Ewell Local Plan where housing levels have already been set / This is outside the settlement boundary and should not be built on	3
The plans should not go ahead	3
The plans might not be adhered to, and could change	3
Brownfield sites should be used instead	3
The proposals do nothing to enhance the area	3
The scheme will make existing homes unsellable	2
Concerns regarding noise and disturbance during construction	2
Fairfax is taking advantage of weak Government legislation and management	2

Request for financial support towards the church repairs / Request for financial support for business	2
There are plenty of other sites within the borough to build on	2
Many proposals over the last five years have been rejected / Proposals on the site have previously been rejected	2
The development is too large / The development would increase the size of Langley Vale too much	2
The Local Plan calls for high-density schemes in urban areas, not Green Belt development	1
The questions in the survey are disingenuous, seeking only to achieve validation for the assumptions of the developer	1
The site is an integral part of the Green Belt	1
Concerns regarding loss of privacy for residents	1
Leave the green space as it is, or use it for further racehorse exercising areas	1
The Woodland Trust should be consulted	1
The Jockey Club should be consulted regarding the impact on its horses	1
Clarity sought as to the firm that would undertake the development	1
Clarity sought as to the proposed roof heights	1
No objections to building on the site, but the housing mix is wrong	1
No homes are needed	1
The proposal would undermine regeneration of sustainable brownfield sites elsewhere in Epsom & Ewell	1
The drop in event was no more informative than the leaflet	1
A play area does nothing to mitigate the development	1
Clarity sought regarding the investments in the local economy and infrastructure	1
Ignore the nimbies	1
The proposals are not about affordable housing	1
Too many homes are proposed	1
Would be more supportive of the development if there was an increased bus service into Epsom	1
Any new green space will only be accessible by walking along Langley Vale Road making it unlikely to be used	1
Clarity sought regarding who would be responsible for the maintenance and upkeep of new green spaces	1
Calls for compensation for residents during construction phase	1

Would welcome much-needed new housing and this seems to be a reasonable site for development	1
Unclear how the developer will make the development truly sustainable and environmentally friendly	1
The homes should be bungalows to retain views	1
Existing homes could lose value	1
Affordable homes should be offered to younger people in the village first	1
Bungalows are essential	1

4.2 Email and written responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **12** email responses and there was also **one** written response received by post.

4.2.2 The project team has examined all **12** email responses and the **one** written response and the issues raised, and their frequency, is detailed in the table below.

Issue	Frequency of being raised
There will be a loss of Green Belt land / The proposals will ruin green belt land / The beautiful valley will be harmed	10
Langley Vale does not have the infrastructure to support additional homes	9
Concerns about the impact on wildlife and biodiversity	9
The plans would irreversibly change the landscape and character of the village	5
Concerns regarding the impact to the local community	5
The already congested local road network cannot cope with additional traffic	5
Concerns about the impact on the environment	5
Clarity sought regarding the pricing and allocation of the proposed affordable properties	4
The promotion materials lack the level of detail that is crucial to public trust and informed consent	4
Clarity sought as to the size of the suggested play park	4
Residents would like to know more details regarding infrastructure financial contributions	4
Clarity sought regarding the connectivity improvements	4
Would like to know how many jobs will be created	4
The proposals are planned on an area of outstanding natural beauty	4
Clarity sought regarding the biodiversity net gain	4
Residents chose to live in Langley Vale for its views over fields and open green spaces	3
Concerns regarding loss of privacy for existing residents	3
The proposals will have a negative impact on residents' mental health / peace and quiet	3

Concerns regarding noise and disruption during construction	3
The bottom of Langley Vale regularly experiences flooding	2
The proposals are “appalling” / “ludicrous”	2
Reject the plans / Object to the proposals in principle	2
Empty dwellings in the area should be fully occupied before this scheme is considered / Alternative sites should be found	2
Clarity sought as to why the drop-in event took place between 3pm and 7pm	2
Some villagers did not receive the leaflet and heard about the plans via social media	2
The village has seen a lot of change and development in recent years	2
The site is unsuitable for development	2
Against the loss of farmland	2
Concerns regarding the use of Sustainable Drainage Systems	2
Clarity sought as to whether there might be a compensation scheme for villagers whose houses back onto the proposal site	2
Existing properties could lose value	2
Claiming it is Government policy with regards to Green Belt vs Grey Belt and promising 50% affordable housing is not enough to justify the application	2
Other areas within the borough would be more suitable for development	2
The site is not part of the Local Plan’s housing requirement	2
Concerns about the impact on the racehorses and those who ride in the area	2
The claim of creating new public green space is disingenuous	1
Clarity sought as to which routes the new footpaths will connect	1
More details needed regarding the landscaping at the site	1
The developers are putting greed above a sense of morality	1
The local stable owners will oppose the proposals	1
The proposals are “preposterous”	1
Clarity sought as to whether racehorses will still be able to use the land	1
The development will cause a loss of heritage	1

4.3 Response to comments

- 4.3.1 All comments received during the community consultation process have been reviewed and the project team has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 The project team noted that there was support for the emphasis placed on sustainability measures proposed in the plans, along with the need for new housing, especially affordable homes. However, there were also a number of respondents who were opposed to the principle of developing the site.
- 4.3.3 Concerns were also raised regarding the impact on the local road network, and the ability of Langley Vale's infrastructure to accommodate more homes including school and health surgery places. It is worth noting that in the event of planning permission being granted, contributions through CIL would be made towards local infrastructure improvements, helping to address these issues.
- 4.3.4 The applicant notes that the majority of feedback was in opposition to the site being developed, as the data has been recorded faithfully and accurately.
- 4.3.5 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the exhibition boards

COMMUNITY CONSULTATION

LAND AT LANGLEY BOTTOM FARM, LANGLEY VALE

Fairfax

MARKET AND AFFORDABLE HOUSING, GREEN SPACE, AND BIODIVERSITY IMPROVEMENTS

A community consultation is being held by Fairfax regarding its vision for land at Langley Bottom Farm, Langley Vale, Epsom, Surrey. The proposal is for up to 110 homes, of which 50% would be affordable.

Before submitting a planning application, we wanted to engage with the local community and would welcome your feedback.



TAKE PART IN OUR COMMUNITY CONSULTATION

We are holding both an online and in-person community consultation, and we are keen to hear your views.

You can view our proposals online at langley.your-feedback.co.uk - with an opportunity to leave feedback up until **Monday 16th June 2025**.

At our drop-in session, you can meet the team, learn more about our proposals and leave feedback.

Date: Tuesday 3rd June 2025

Time: 3:30pm – 7pm

Location: Langley Vale Village Hall, 47 Rosebery Road, Langley Vale, KT18 6AF



GET IN TOUCH

✉ mail@your-feedback.co.uk

☎ Leave a message on our free-phone line, **0800 099 6712**, and our team will call you back



Scan QR code to visit our project site

For those without internet access, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team for free.

KEY BENEFITS

	Delivering much-needed homes, including 50% affordable housing, meeting all local policy targets		Provision of a children's play area
	Improving connectivity		Providing electric vehicle charging points along with proposals for a car club
	Delivering a green and attractive scheme with a 25% biodiversity net gain of more than 10%		Helping Epsom and Ewell Borough Council to meet its housing targets
	Creating new public green spaces for all to enjoy		Creating local jobs during the construction phase
	Promoting greener travel, including cycling, and funding to extend the Surrey Connect on-demand bus service		Investing in the local economy and providing funding for infrastructure



Fairfax

WELCOME

Welcome, and thank you for joining us today. This public consultation is for our vision at Langley Bottom Farm, Langley Vale, Epsom.

The proposals include the delivery a biodiversity net gain in excess of 10% and promotion of greener travel, including cycle storage, a car club, and electric vehicle charging points. Our vision also includes a new children's play area.

The proposal is for up to 110 homes, of which 50% would be affordable, and we are keen to consult the local community about our vision.

OUR EXHIBITION

We welcome comments from residents and other important local stakeholders and we are keen to share our vision for the proposal site at Langley Vale with you. The exhibition includes:

- Our vision
- Site context
- Proposed layout
- Environment and landscaping
- Transport and access
- Sustainable drainage
- Key benefits
- Feedback and next steps



View from the bottom of the site looking towards the settlement edge of Langley Vale



The proposed layout of the scheme at Langley Bottom Farm

SITE LOCATION

The area proposed for development is approximately 5.2 hectares and abuts Langley Vale on its northern side.

It is intended to provide access to the site via Langley Vale Road, which connects with Headley Road to the southwest, Epsom Down Racecourse to the north, and then into the wider network.

THE PROPOSALS AT A GLANCE

- Up to 110 homes of which 50% would be affordable
- Contributions to improving local infrastructure
- Providing a children's play area
- New public green space for informal recreation
- A biodiversity net gain in excess of 10%
- Landscaping improvements
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage strategy

MEETING LOCAL HOUSING NEED

The proposed development includes up to 110 homes with 50% affordable housing, helping to meet an existing significant unmet need.

The proposed housing will include energy efficiency measures, and to further reduce the scheme's carbon footprint, high standards of sustainable construction will be promoted.

All the new homes would be set within an attractive streetscape, creating a high-quality residential environment in which to live.

The development will also assist Epsom and Ewell Borough to meet its housing targets, including the delivery of affordable homes.

SITE CONTEXT

LAND AT LANGLEY BOTTOM FARM, LANGLEY VALE



PROPOSED LAYOUT

OUR GREEN VISION

The proposals at Langley Vale will lead to a significant amount of new public open space being provided.

We take our environmental responsibilities seriously and will deliver a biodiversity net gain in excess of 10%. This will include planting greenery, retaining mature trees and hedgerows, and delivering sustainable drainage systems.

Public green space and footpaths will also be provided to improve connectivity and promote health and wellbeing along with greener travel. Other sustainable features include cycle storage along with electric vehicle charging points and a car club.

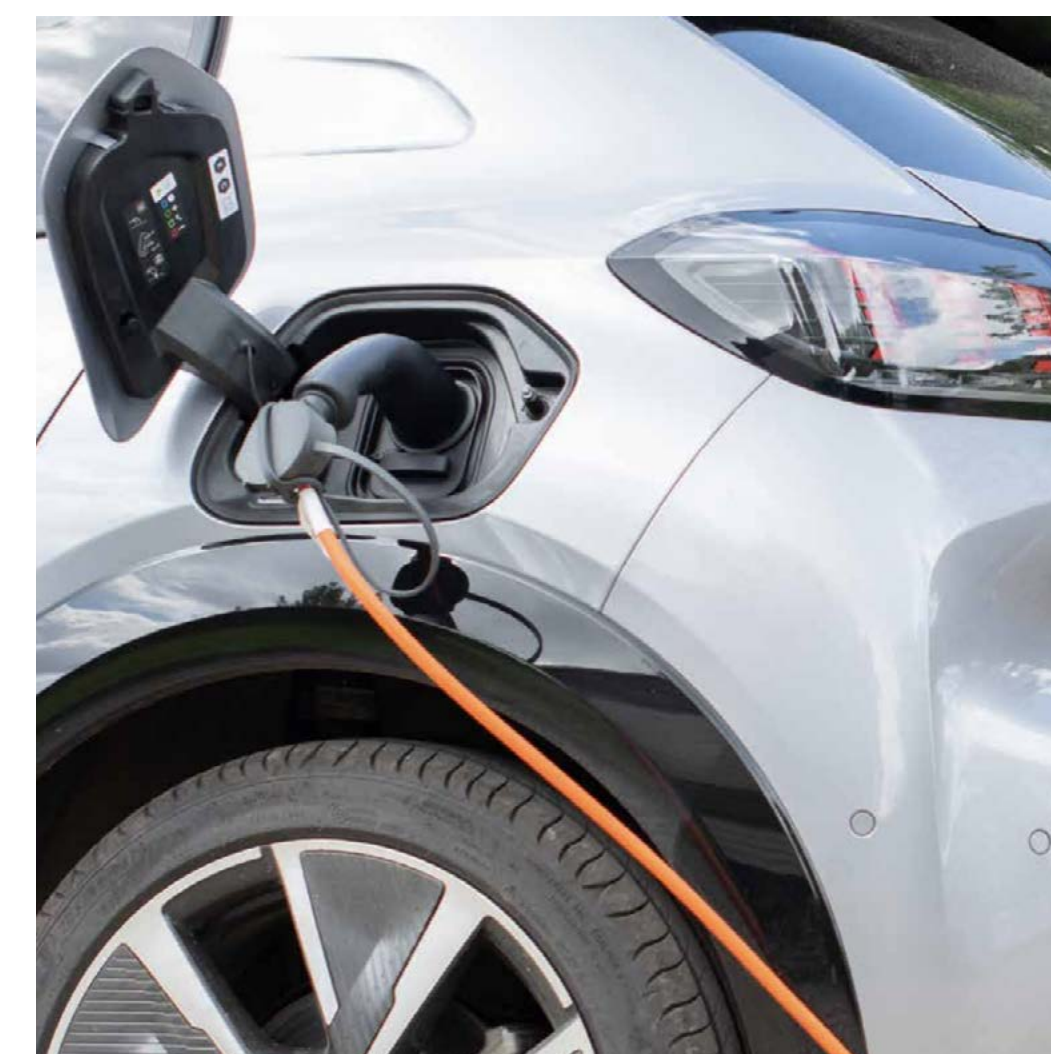
Coupled with the environmental and landscaping improvements, the aim is to deliver a scheme that is attractive, pleasant, green, and sustainable.

SITE ECOLOGY

Whilst the proposal site is currently an arable field, it scores relatively lowly in biodiversity terms, so there is an opportunity to increase this with carefully chosen landscaping improvements.

Efforts will be made to identify and protect any scarce species, both in terms of animals and plants, and provide sufficient space for them to thrive.

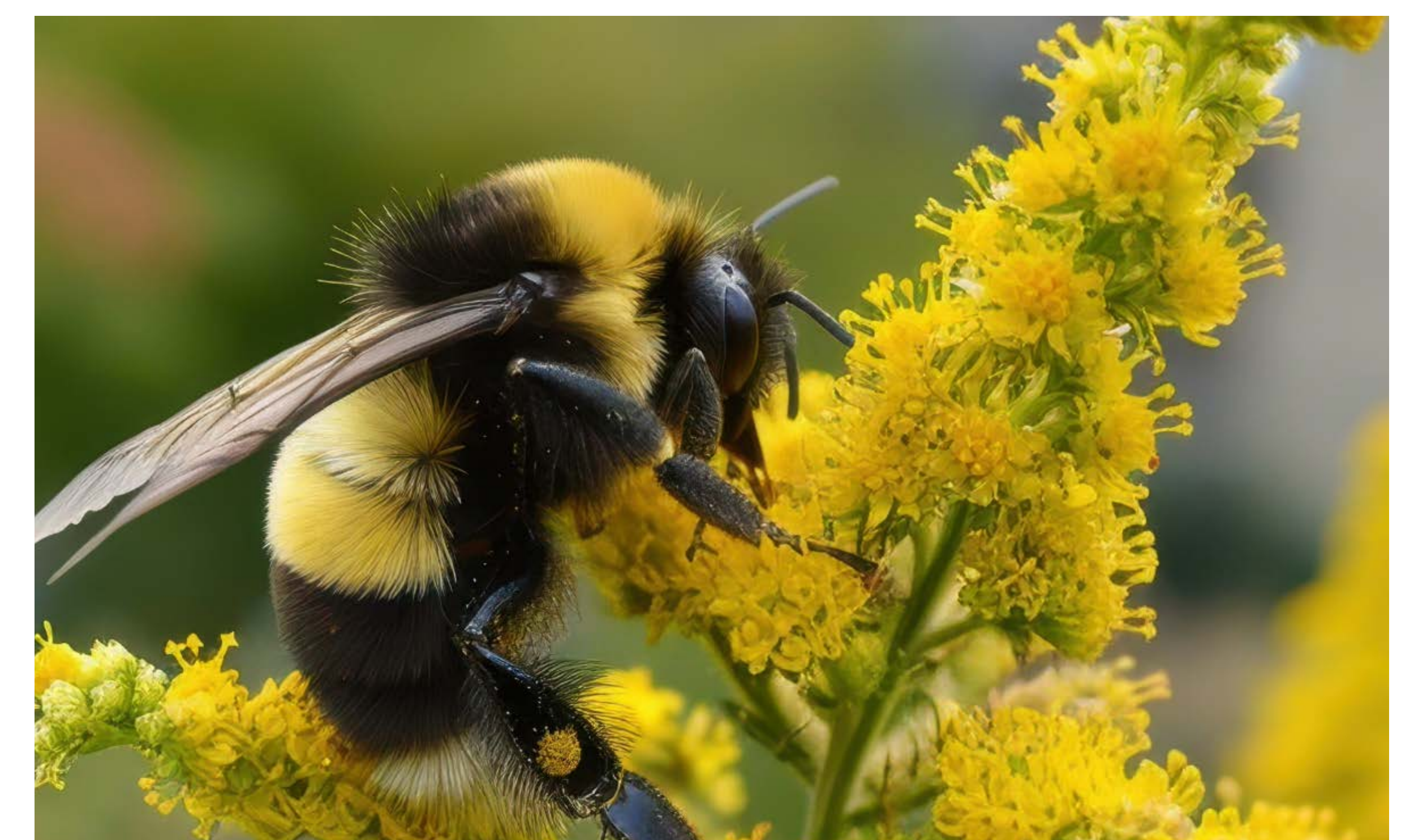
On that note, a buffer will be provided towards the southeast of the site to ensure that the nearby ancient woodland is protected.



ENVIRONMENTAL CREDENTIALS

The scheme at Langley Vale will deliver a host of sustainable features, including:

-  Significant landscaping improvements
-  Delivering a biodiversity net gain in excess of 10%
-  A new children's play area
-  Footpaths to improve connectivity and promote health and wellbeing
-  Greenery planting and retaining mature trees and hedgerows
-  New public green space for informal recreation
-  Promoting greener travel, including cycling and a car club
-  Electric vehicle charging points
-  Sustainable drainage systems
-  Delivering a development that is attractive, pleasant, green, and sustainable



HIGHWAYS ACCESS

Our expert project team has designed a new vehicular access to the land proposed for development, which will see the installation of a new junction in Langley Vale Road.

Our vision also includes improved pedestrian and cycle connectivity to existing surrounding infrastructure and public rights of way.

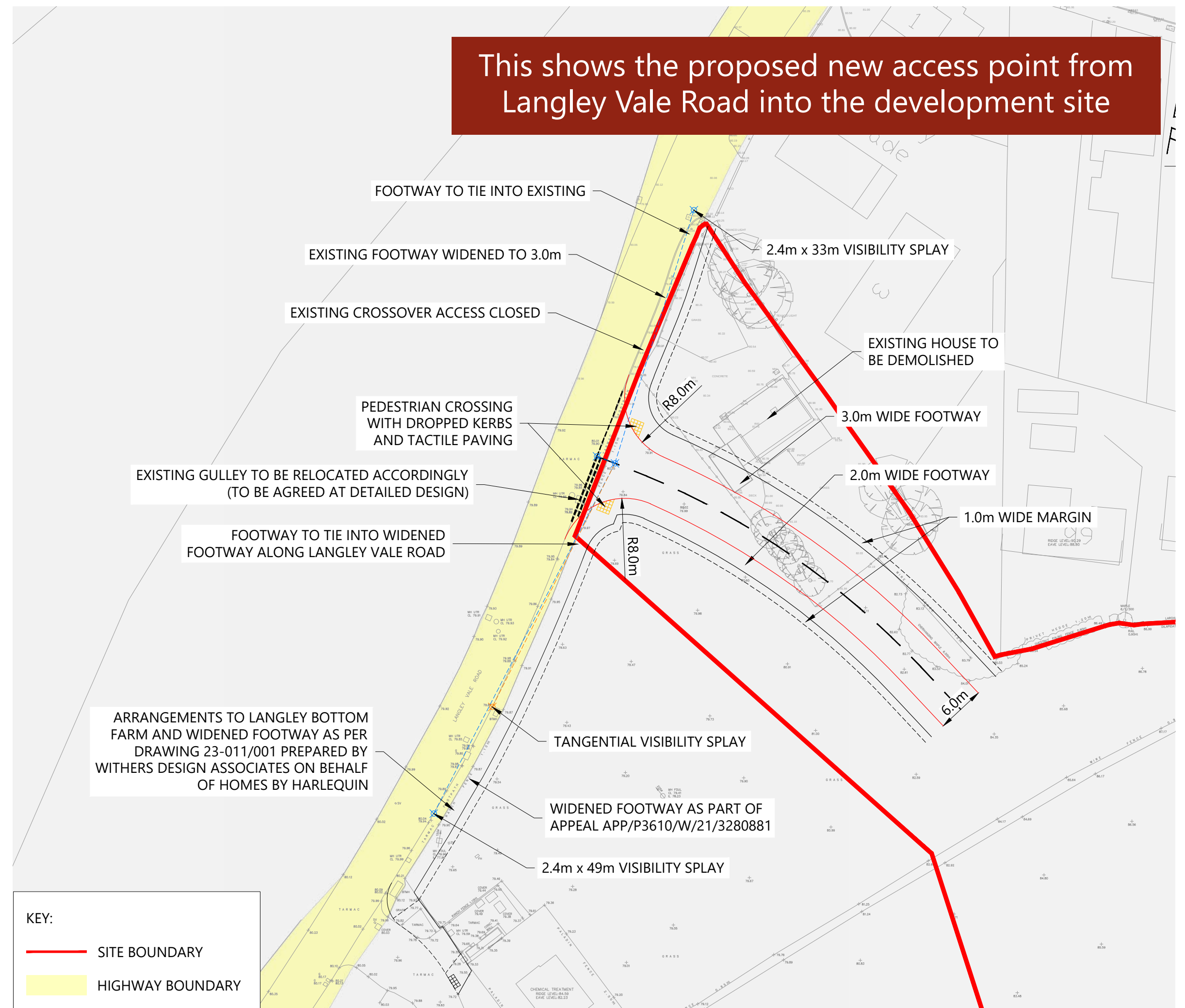
Additionally, to make our vision more sustainable, we are including a car club in the proposals, and funding to extend the Surrey Connect on-demand bus service to Langley Vale.

DELIVERING PARKING

A balanced approach to parking has been considered to promote sustainable travel and avoid overspill onto surrounding roads.

As part of our commitment to sustainable development, electric vehicle charging points will be included in the proposals.

Our vision also includes high-quality cycle parking to promote greener travel, along with health and wellbeing.



OUR VISION FOR GREENER TRAVEL

- Cycle parking
- Provision of a car club
- Electric vehicle charging points
- Improving connectivity
- Funding to extend the Surrey Connect on-demand bus service to Langley Vale





OUR DRAINAGE STRATEGY

Our project team has carried out a detailed examination of the proposal site before producing our drainage strategy.

The proposals include sustainable drainage systems (SuDS) which aim to ensure there is no additional pressure on the existing sewer network.

Furthermore, the strategy also includes measures to ensure the risk of flooding on the site and nearby does not increase.

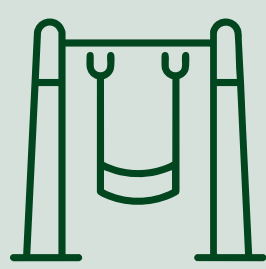
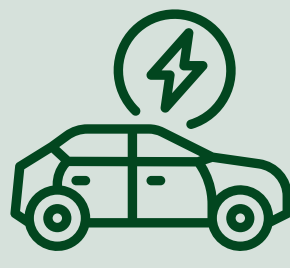
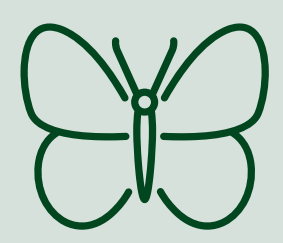
The proposal site lies in the lowest area of flood risk (zone 1) and our vision is that all surface water runoff will be discharged via infiltration.

Our strategy will be submitted as part of any future planning application.



KEY BENEFITS OF THE SCHEME

The proposals at Langley Vale include a significant number of wider community benefits, including:

 Delivering much-needed homes, including 50% affordable housing, meeting all local policy targets	 Provision of a children's play area
 Improving connectivity	 Providing electric vehicle charging points along with proposals for a car club
 Delivering a green and attractive scheme with a biodiversity net gain of more than 10%	 Helping Epsom and Ewell Borough Council to meet its housing targets
 Creating new public green spaces for all to enjoy	 Creating local jobs during the construction phase
 Promoting greener travel, including cycling, and funding to extend the Surrey Connect on-demand bus service	 Investing in the local economy and providing funding for infrastructure



NEXT STEPS

Thank you for viewing the proposals regarding development at Langley Vale. Once this consultation closes, Fairfax's project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining the plans and submitting them to Epsom and Ewell Borough Council.

If you provide us with your details, you will be kept up to date on progress as the proposals for the site move forward. Thank you for your time.



FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy**.

No stamp is required.



FEEDBACK

Fairfax believes the views of the local community are important. Please submit your comments by **Monday 16th June 2025**.

🌐 Complete the feedback form on our website, **langley.your-feedback.co.uk**

✉ Email us at **mail@your-feedback.co.uk**

☎ Call **0800 099 6712**, leave a message, and our project team will ring you back.

Scan QR
code to visit
our project
website

