

17 July 2025
Our Ref: 22.5032

Planning Department
Epsom and Ewell Borough Council
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

120 Bermondsey Street
London
SE1 3TX

T 0203 268 2018

Dear Sir/Madam,

Land to the North of Langley Bottom Farm, Epsom – Outline Planning Application

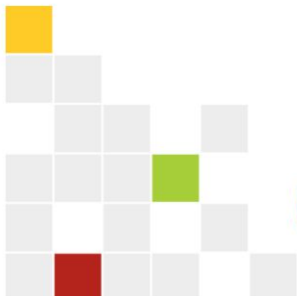
We write on behalf of our client, Fairfax Aspire Ltd, submitting an outline planning application (with all matters reserved apart from access) for development proposals at 'Land to the North of Langley Bottom Farm, Epsom'.

The description of development 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."

The planning application fee has been paid online via the Planning Portal (**PP- 14111016**). The application is supported by the following documents:

- Application Form (prepared by Boyer);
- Cover Letter (prepared by Boyer);
- Planning Statement (prepared by Boyer);
- Community Infrastructure Levy (CIL) Form (prepared by Boyer);
- Affordable Housing Needs Assessment (prepared by Boyer);
- Design & Access Statement (prepared by Paul Hewett Architects);
- Landscape & Visual Impact Assessment (prepared by Fabrik);
- Landscape Design Statement (including Landscape Masterplan (prepared by Fabrik);
- Green Belt Assessment (prepared by Fabrik);
- Transport Assessment (prepared by i-Transport);
- Framework Travel Plan (prepared by i-Transport);
- Ecological Impact Assessment (prepared by Ecology Co-Op);
- Biodiversity Impact Calculation (prepared by Ecology Co-Op);
- Heritage Statement (prepared by Archaeology South-East);
- Archaeology Assessment (prepared by Archaeology South-East);
- Agricultural Land Classification Report (prepared by Kernon Countryside Consultants);
- Arboricultural Impact Assessment (prepared by Arbortrack);



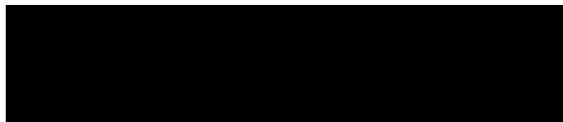
- Energy & Sustainability Assessment (prepared by Pinnacle-esp);
- Geo-Environmental Desk Study (prepared by Aqua Terra);
- Flooding Risk Assessment (FRA) & Drainage Strategy (prepared by Aqua Terra); and
- Statement of Community Involvement (prepared by Fairthorn).

The drawings submitted for approval are as follows:

- Site Location Plan (2503/PL.01);
- Parameters Plan (2503/PL.03); and
- Proposed Access Arrangements Plan (ITB200788-GA-002D).

We look forward to receiving confirmation that the application has been registered and validated. Should you have any queries or require further information, please do not hesitate to contact me.

Yours faithfully



Grace Edwards
Senior Planner

Tel:

Email:

