

APPEAL REF: 6006971 (application ref 25/00846/OUT)

Farm View, Langley Vale Road, Epsom, Surrey KT18 6AP

Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road).

CASE MANAGEMENT CONFERENCE – 22 JUNE 2026 at 1000

1. The case management conference ('CMC') will be led by Inspector J Bowyer. The conference agenda is attached at the end of this note.
2. There will be no discussion during the CMC as to the merits of your respective cases and the Inspector will not hear any evidence. Rather the purpose of the CMC is to set out a clear steer on the management of this case and the presentation of evidence, so that the forthcoming Inquiry is conducted in an efficient and effective manner.
3. The Inquiry itself is scheduled to open at 1000 on 15 September 2026. It is currently scheduled to sit for up to 6 days. The timing and duration of the Inquiry will be discussed at the CMC.
4. Langley Vale Action Group ('LVAG') have been granted Rule 6 status.

Main Issues

5. The following is provisional and may change following review and discussion at the CMC. Based on the material currently submitted, the main issues in this case are likely to be:
 - i) whether or not the proposal would be in a suitable location having regard to future occupiers' access to services, facilities and employment using sustainable transport modes;
 - ii) the effect of the proposal on the landscape character and appearance of the area;
 - iii) the effect of the proposal on the horse racing industry having particular regard to the movements of horses and traffic generated by the proposal;
 - iv) whether or not the proposal would comprise inappropriate development in the Green Belt;
 - v) the effect of the proposal on the openness and purposes of the Green Belt; and
 - vi) if the development would be inappropriate, whether the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.
6. Main issues v) and vi) would fall away if the proposal was found not to be inappropriate development under main issue iv).

7. In addition to the above, LVAG has indicated that it will present evidence on ecology, biodiversity and ancient woodland which are also matters that have been raised by a number of interested parties. At the time of issuing this agenda, LVAG's statement of case has not been received but subject to review of this, it is possible that there could be an additional main issue in relation to the effect of the proposal on ecology, biodiversity and ancient woodland.
8. Consideration of these matters could then potentially be relevant to current main issue iv) in respect of whether the site meets the definition of grey belt set out in the National Planning Policy Framework which excludes land where the application of policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.
9. The Inquiry will also need to consider effects of the proposal on heritage assets and the loss of best and most versatile agricultural land as matters which may need to be weighed in the planning balance, as well as any benefits of the development.
10. You are requested to consider in advance of the CMC whether the matters identified above encapsulate those most pertinent to the outcome of the appeal.
11. The appellant will additionally need to address matters raised by interested parties, including, but not limited to, matters of drainage and flooding, effects on highways and local infrastructure.

Dealing with the Evidence

12. The Inquiry will focus on areas where there is disagreement. It is essential that all parties work effectively with one another from here onwards to seek to narrow the issues for consideration at the Inquiry.
13. The CMC will explore how best to hear the evidence to ensure that the Inquiry is conducted as efficiently as possible.
14. However, my initial thoughts are that it would be appropriate for the likely main issues to be dealt with through formal presentation of evidence and cross examination, with witnesses grouped by topic. You are requested to give the above careful consideration in advance of the case management conference.

J Bowyer BSc (Hons) MSc MRTPI

INSPECTOR

17 June 2026

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CASE MANAGEMENT CONFERENCE AGENDA

1. Introduction
2. Purpose of the Conference
3. Introduction of those present, confirmation of advocates and likely witnesses
4. Notifications
5. Likely main issues and other matters
6. Statement(s) of Common Ground
7. How the evidence will be dealt with
8. Inquiry duration, programme and running order
9. Conditions
10. Planning obligation
11. Core documents
12. Venue
13. Timetable for submission of documents
14. Costs
15. Any other procedural matters