

ITEM 7

App Number	25/00846/OUT
Address	Farm View, Langley Vale Road, Epsom KT18 6AP
Proposal	Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road)
Author	Gemma Paterson
Date	25/02/2026

CORRECTIONS

2. Report Corrections (where relevant, in bold)

- 2.1 Paragraph 1.17, third bullet point: The pedestrian improvements are to be delivered by a Section 278 Agreement and not a financial contribution.
- 2.2 Paragraph 1.17 fifth bullet point: The improvements would also apply to the Harding Road bus stops, as well as the Grosvenor Road.
- 2.3 Paragraph 18.31: The pedestrian improvements secured under the Langley Bottom Farm scheme (20/00475/FU) included the widening of the footway along the section of Langley Vale Road between bridleway 33 and the Grosvenor Road to create a shared footway/cycleway and not to extend the bridleway network as reported. As set out in the Officers response to the Jockey Club (pages 93-94 of the Agenda Report), the upgrading of Langley Vale Road footpath as an extension of bridleway 33 was initially considered but was demonstrated to be not technically viable. For this reason, the County Highway Authority are no longer pursuing this.
- 2.4 Paragraph 18.74: The pedestrian improvements are to be delivered by a Section 278 Agreement and not a financial contribution.
- 2.5 Paragraph 18.81: The improvements would also apply to the Harding Road bus stops, as well as the Grosvenor Road.
- 2.6 Paragraph 10:10 amended to add: The LVIA sets out the existing landscape sensitivity of a number of landscape and visual receptors, the majority of which are identified as 'medium' (i.e. is moderately susceptible to change from **the development proposed**)
- 2.7 Paragraph 10.20 amendment to add: .Whilst the proposed development would have an impact on the landscape as a result of the open pastoral field being replaced by built form and associated **green infrastructure**, these effects would be localised due to the visual containment of the site and the landscape harm would be modest, given that the proposed development would be seen in context with the existing residential built form of Langley Vale. Furthermore, the application is supported by a Design and Access Statement, prepared by Paul Hewett, Rev C which contains an illustrative masterplan that demonstrates that the layout and new planting could accommodate new planting that would filter and softening the proposed development.

3. Condition Corrections

- 3.1 **Condition 3 (Approved Details)** is amended as follows to reflect the correct plan numbers:

3) Approved Details

The development hereby permitted shall be carried out in accordance with the following approved plans:

2503/PL.01 Rev B Location Plan
2503/PL.03 Rev C Parameters Plan
ITB200788-GA0-002 Rev **E** Proposed Site Access Arrangements

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

- 3.2 **Condition 15 (Provision for Sustainable Modes)** is amended to take into consideration that it may not be fully feasible to provide all the improvements at both bus stops (for example seating may not be suitable at areas of restricted width) and therefore to allow for a degree of flexibility, the County Highway Authority have recommended that bullet point a) is amended:

15) Provision for Sustainable Modes

The development hereby approved shall not be first occupied until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- a) The improvement of the bus stops located at Grosvenor Road and Harding Road to include provision of shelter, seating, lighting, accessible kerbing and Real Time Passenger Information (RTPI) **where feasible**
- b) Information to be provided to residents regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs /car clubs.
- c) Provision of pedestrian improvements to allow for access to local bus stops and facilities in broad accordance with Drawings ITB200788-GA-101, ITB200788-GA-102, ITB200788-GA-103 & ITB200788-GA-104 set out in Section 3 of the Enhanced Sustainable Transport Strategy.

Thereafter, the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the National Planning Policy Framework 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.

- 3.3 **Condition 22 (Travel Plan)** is amended for erroneous wording:

22) Travel Plan

The development permitted shall not be first occupied until a Travel Plan is submitted to and approved in writing by the Local Planning Authority in accordance with the submitted and approved Framework Travel Plan dated June 2025 (report ITB200788-002a). The Travel Plan shall broadly be in line with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". The approved Travel Plan shall be implemented upon first occupation and ~~for each and every subsequent occupation of the development~~ thereafter, maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the National Planning Policy Framework 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.