



Helen Maguire MP
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Mr Justin Turvey
Head of Place Development
Epsom and Ewell Borough Council
Town Hall, The Parade,
Epsom, Surrey,
KT18 5BY

4th September 2025

Dear Mr Turvey

Re: Planning Application 25/00846/OUT - Langley Bottom Farm, Langley Vale

I am writing to you as the Member of Parliament for Epsom and Ewell to highlight correspondence I have received from local residents and the Chair of the Woodcote (Epsom) Residents' Society. My constituents have expressed their deep concerns regarding the above application submitted by Fairfax for the construction of up to 110 new homes at Langley Bottom Farm.

I would like to ensure that their concerns are noted formally as part of the consultation process. The key issues raised include:

- **Impact on the Green Belt:** The site lies within designated Green Belt land and an Area of Great Landscape Value. It was deliberately excluded from the Borough's Draft Local Plan as a potential residential allocation due to its importance in maintaining the integrity of the Green Belt. Residents are clear that development here would undermine this status.
- **Landscape and Recreation:** The land in question borders the Woodland Trust's Centenary Wood and is widely valued for walking, recreation, and biodiversity. It is a much-loved area that contributes to the rural character of Langley Vale and surrounding countryside.
- **Local Infrastructure and Traffic:** Residents are concerned that the development would generate significant additional traffic, worsening congestion on already stretched local roads. Public transport provision in the area is limited, which raises questions over the sustainability of new housing on this site.
- **Equine Industry and Downs Training Grounds:** The Jockey Club has also lodged an objection, highlighting potential adverse impacts on the nationally significant Epsom and Walton Downs Training Grounds.

I fully acknowledge the pressing need for additional housing, including affordable homes, within the borough. However, it is my firm view that this must not come at the expense of irreplaceable Green Belt. The Liberal Democrat position is clear, development should prioritise brownfield sites first and safeguard green spaces and landscapes that are of value both to biodiversity and to local communities. Protecting our Green Belt is not about resisting housing but about ensuring that we meet local needs in the right way and in the right locations.

You will be aware that this application has attracted considerable local attention, including coverage by the BBC and other media outlets. More than 1,000 residents have signed a petition against the scheme, and a local campaign group has raised funds to engage professional expertise in opposition. This strength of feeling underscores the importance of protecting the Green Belt in this location.

I would be grateful if you could ensure that the above objections and concerns raised by constituents are taken fully into account in your consideration of application 25/00846/OUT.

Yours sincerely,

Helen Maguire | Member of Parliament for Epsom & Ewell

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