

Epsom & Walton Training Grounds Management Board Limited

Epsom Downs Racecourse, Epsom Downs, Epsom, Surrey KT18 5LQ

FAO Gemma Paterson (Case Officer)

Epsom and Ewell Council

Planning

The Old Town Hall

The Parade

Epsom

KT18 5BY

13th August 2025

Formal Objection to Planning Application 25/00846/OUT

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

I am writing on behalf of the Epsom & Walton Training Grounds Management Board (TGMB) to register a formal objection to planning application reference 25/00846/OUT, which seeks outline permission for up to 110 dwellings at the site of Farm View.

The proposed development would have a **serious and detrimental impact** on the horse racing industry in the vicinity of Epsom Downs, posing substantial risks to the safety of both horses and riders. Increased traffic, congestion, and footfall would jeopardise the safe and effective use of the Epsom Training Grounds—an asset of **national significance** that provides considerable economic benefit and is integral to the heritage of the area.

Key concerns include:

1. Equestrian Safety Risks

- Racehorses, unlike domestic riding horses, are highly sensitive and easily startled. A marked increase in vehicular traffic and pedestrian movement near training routes would create dangerous conditions, increasing the risk of accidents.
- Bridleway 127 is a vital link for Epsom trainers, enabling safe access to and from the training grounds. Compromising its safety would directly affect trainers' ability to operate and could irreparably harm their businesses and livelihoods.

2. Operational and Economic Impact

- The Epsom Training Grounds currently support **10 racehorse trainers and approximately 150 racehorses in training**. Any reduction in safe operational capacity would disincentivise use of the grounds, undermining their long-term viability.
- Loss of trainer participation would not only damage the local equine economy but also threaten the sustainable management of the Downs.

3. Long-Term Heritage and Community Consequences

- The Epsom Training Grounds are of historic and cultural importance, forming a core part of the UK's horse racing heritage.
- This development risks irreversible harm to a long-established industry that contributes significantly to both the local community and the national sporting landscape.

Given these points, TGMB strongly opposes this application in its current form. The proposed development presents unacceptable safety hazards, threatens the economic sustainability of the Epsom Training Grounds, and endangers a nationally significant heritage asset. We therefore urge the planning authority to refuse application 25/00846/OUT.

Yours sincerely,

Simon Philip

SIMON PHILIP
CHAIRMAN
TGMB