Planning Inspectorate

Appeal Reference:	**6006971**
Appeal by:	Fairfax Aspire Ltd
Local Planning Authority:	Epsom and Ewell Borough Council
Site Address:	Farm View, Langley Vale Road, Epsom, Surrey KT18 6AP
Proposed Development:	Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road).

DRAFT INQUIRY PROGRAMME V4

Subject to change - All timings provisional and I expect all witnesses to be flexible and to be available to be called the day before and after as listed below.

WEEK ONE	
Day 1: Tuesday 3 November 10am	Morning
	<u>Openings</u> • Inspector introduction and procedural matters • Opening statements: - Appellant (Mr Turney KC) (30mins) - R6 Langley Vale Action Group (Ms Morris) (20mins) - Council (Ms Spencer) (20 mins) • Interested party speakers
	Afternoon
	• Interested party speakers (cont.) <u>Council's Case</u> • Access and transport (Tim Dukes) - EiC (40mins) - XX (1.5 hours)
Day 2: Wednesday 4 November 0930am	Morning
	<u>Council's Case cont.</u> • Landscape Character and Appearance (Graeme Drummond) - EiC (40mins) - XX (1.5 hours)
	Afternoon
	<u>Council's Case cont.</u> • Planning (Christopher Whitehouse) - EiC (40mins) - XX (1.5 hours)

	Rule 6 Party's Case • Horse racing and training industry (Pat Phelan) - EiC (30mins) - XX (30 mins)
Day 3: Thursday 5 November 0930am	Morning
	Planning conditions and obligations • Round table session led by Inspector
	Afternoon
	Site Visit
Day 4: Friday 6 November 0930am	Morning
	Rule 6 Party's Case cont. • Access and transport (Andy Ward) - EiC (30mins) - XX (1 hour) • Planning (John Mumford) - EiC (30mins) - XX (30 mins)
	Afternoon
	Not sitting
WEEK TWO	
Day 5: Tuesday 10 November 0930am	Morning
	Appellant's Case. • Landscape Character and Appearance (Andrew Smith) - EiC (45mins) - Council XX (2 hours) - R6 XX (45 mins)
	Afternoon
	Appellant's Case cont. • Ecology and Biodiversity (Paul Whitby) - EiC (30mins) - XX R6 (1 hour)
Day 6: Wednesday 11 November 0930am	Morning
	Appellant's Case cont. • Access and transport (Philip Hamshaw) - EiC (45mins) - XX Council (1.5 hours) - XX R6 (45 mins)
	Afternoon
	Appellant's Case cont. • Planning (Steven Brown) - EiC (1 hour) - Council XX (1.5 hours) - R6 XX (45 mins)

Day 7: Thursday 12 November 0930am	Morning
	Planning conditions and obligations mop up • Round table session led by Inspector Closings • Council (Ms Spencer) (1 hour) • R6 Langley Vale Action Group (Ms Morris) (1 hour) • Appellant (Mr Turney KC) (1 hour) Costs (if any)
	Afternoon
	Reserve
Day 8: Friday 13 November 0930am	Morning
	Reserve
	Afternoon
	Not sitting

Please note that:

• There will be a lunch, mid-morning and mid-afternoon break each day.

• The Inquiry will generally sit no later than 1700 each day.

• Parties are expected to adhere to their time estimates as much as possible.

Advocates are requested to email opening and closing submissions to the Planning Inspectorate case officer. Where submissions are made in person, this may be done afterwards. However, a hard copy should be provided on the day.

J Bowyer BSc (Hons) MSc MRTPI

INSPECTOR

30 October 2026