

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 V1

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: 15 September 10am	Morning
	<u>Openings</u> - Inspector introduction and procedural matters - Opening statements: - Appellant (Mr Turney KC) (30mins) - R6 Langley Vale Action Group (Mr Thomas) (20mins) - Council (Mr Leader) (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: 16 September 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)

	<u>Rule 6 Party's Case</u> - Horse racing and training industry (Pat Phelan) - EiC (30mins) - XX (30 mins)
Day 3: 17 September 0930am	Morning <u>Rule 6 Party's Case cont.</u> - Access and transport (Andy Ward) - EiC (30mins) - XX (1 hour) - Planning (John Mumford) - EiC (30mins) - XX (30 mins)
	Afternoon <u>Appellant's Case.</u> - Access and transport (Philip Hamshaw) - EiC (45mins) - XX Council (1.5 hours) - XX R6 (45 mins)
Day 4: 18 September 0930am	Morning <u>Appellant's Case cont.</u> - Landscape Character and Appearance (Andrew Smith) - EiC (45mins) - Council XX (2 hours) - R6 XX (45 mins)
	Afternoon <i>Not sitting</i>
WEEK TWO	
Day 5: 22 September 0930am	Morning <u>Appellant's Case cont.</u> - Ecology and Biodiversity (Paul Whitby) - EiC (30mins) - XX R6 (1 hour) - Green Belt and Planning (Steven Brown) - EiC (1 hour) - Council XX (1.5 hours) - R6 XX (45 mins)
	Afternoon <i>Possible site visit, depending on progress</i>
Day 6: 23 September 0930am	Morning <u>Planning conditions and obligations</u> Round table session led by Inspector

	Afternoon
	<u>Site Visit</u>
Day 7: 24 September 0930am	Morning
	<u>Closings</u> • Council (Mr Leader) (1 hour) • R6 Langley Vale Action Group (Mr Thomas) (1 hour) • Appellant (Mr Turney KC) (1 hour)
	<u>Costs (if any)</u>
	Afternoon
	<i>Reserve</i>
Day 8: 25 September 0930am	Morning
	<i>Reserve</i>
	Afternoon
	<i>Not sitting</i>

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

10 September 2026