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22 January 2026

Dear Ms Masters

Epsom and Ewell Local Plan – post hearing actions

Thank you for your post hearing letter dated 22 October 2025 ([document reference ID-018](#)) which details two discrete pieces of additional evidence that you require the Council to undertake in addition to a schedule of other action points agreed during the hearings.

As set out in my letter dated 6 November ([document reference COUD-018](#)) the Council committed to undertaking the two pieces of evidence by the 22nd January 2026. I am pleased to attach this work with this letter and below I summarise the findings:

1. Reviewing 54 discounted sites in the urban area

The Council has undertaken this work (document reference COUD-020) and considers that 13 sites are 'developable' based on the NPPF definition. For the 13 developable sites indicative timescales for delivery (6-10 years or 11-15 years) and an indicative yield are provided. A summary of this information can be found on page 119 of the document, and the cumulative minimum capacity of the sites is 193 dwellings.

2. Green Belt Topic Paper – Section 4

The Council has undertaken this work (document reference COUD-021) in accordance with the published scope of works ([document reference HD4-1](#)). The work identifies that additional sites are considered to satisfy the site-specific components of the Calverton tests.

It is important to note that this work does not consider other constraints to development or conclude whether the sites are suitable for allocation. This work needs to be read alongside the wider evidence base for the Local Plan, particularly the site assessment matrix ([document reference HB05a](#)) and Sustainability Appraisal ([document reference SD05a](#)).

3. Other Action Points identified during the hearings

During the hearings 17 action points were identified for the Council to undertake ([document reference COUD-017](#)). This shows the status of the actions correct as of 5 November 2025.

As of today, 16 actions are complete. The only outstanding action is to 'prepare a Statement of Common Ground with the Jockey Club' (Action 13). This is at an advanced stage and will be provided to you on or before 6 February 2026.

I enclose an updated action tracker with a base date of today for your information.

I would be grateful if you could confirm receipt of this letter (and enclosed documents) and advise on how the examination is to proceed.

Yours sincerely

I Mawer

Ian Mawer
Head of Planning Policy and Economic Development
Epsom and Ewell Borough Council