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11 February 2026

Dear Ms Masters

Epsom and Ewell Local Plan – response to second post hearing letter

Thank you for your second post hearing letter dated 5 February 2026 ([document reference ID-019](#)) where you ask additional questions in relation to additional evidence submitted.

1. Updated Green Belt work

Following a review of the evidence, the Council has reached different conclusions on several green belt sites in terms of the site-specific Calverton Tests. In my letter dated 22 January 2026 ([document reference COU-019](#)) I set out that this work does not consider other constraints to development or conclude whether the sites are suitable for allocation.

If required to progress the examination, the Council can assess the suitability of those sites where the conclusions have changed, for potential allocation in the Local Plan, using the existing evidence base. This assessment could be provided to you on or before Friday 6 March 2026.

2. Reviewing 54 discounted sites in the urban area

In terms of the urban sites, the Council is now proposing that the 13 sites identified as 'considered developable' are allocated in the Local Plan. These sites will form part of the housing land supply from 2030/31 onwards.

I would be grateful if you could confirm receipt of this letter and whether the additional work in relation to Green Belt site allocations is required for the examination to proceed.

Yours sincerely

I Mawer

Ian Mawer
Head of Planning Policy and Economic Development
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