Epsom and Ewell Local Plan Examination

Examination Documents as of 2 November 2026

Inspector Documents

Document Reference	Document Title	Date published
ID-001	Epsom and Ewell Initial Letter	25 April 2025
ID-002	Guidance Notes from the Inspector	09 July 2025
ID-003	Inspectors' Matters, issues and questions MIQs	09 July 2025
ID-004	Hearing Programme	09 July 2025
ID-004a	Hearing Programme updated	21 August 2025
ID-004b	Hearing Programme updated	22 September 2025
ID-004c	Hearing Programme updated	23 September 2025
ID-004d	Hearing Programme updated	24 September 2025
ID-004e	Hearing Programme updated	25 September 2025
ID-004f	Hearing Programme updated	30 September 2025
ID-004g	Hearing Programme updated	30 September 2025
ID-004h	Hearing Programme updated	03 October 2025
ID-005	Stage 1 Hearing Agenda	21 August 2025
ID-006	EE Proceed to Stage 2 letter	9 Sept 2025
ID-007	Agenda Matter 2	25 September 2025
ID-008	Agenda Matter 3	25 September 2025
ID-009	Agenda Matter 4	25 September 2025
ID-010	Agenda Matter 5	25 September 2025
ID-011	Agenda Matter 6	25 September 2025
ID-012	Agenda Matter 7	25 September 2025
ID-013	Agenda Matter 8	3 October 2025

ID-014	Agenda Matter 9	3 October 2025
ID-015	Agenda Matter 10	3 October 2025
ID-016	Agenda Matter 11	3 October 2025
ID-017	Agenda Matter 11 & 12 AOD	3 October 2025
ID-018	Post Hearing letter from the Inspector	27 October 2025
ID-019	Post hearing letter 2 from the Inspector	9 February 2026
ID-020	Post hearing letter 3 from the Inspector	23 February 2026
ID-021	Post hearing letter 4 from the Inspector	5 March 2026
ID_022	Post hearing letter 5 from the Inspector	1 May 2026
ID_023	Guidance notes for extra hearing	11 June 2026
ID-024	E&E Agenda July 2026	29 June 2026
ID-024a	E&E Agenda July 2026	30 June 2026

Council Documents

Document Reference	Document Title	Date Published
COUD_001	Council's Response to the Inspector's Initial Questions	16 May 2025
COUD_001a	Council's Response to the Inspector's Initial Questions Appendices	16 May 2025
COUD_002	EEBC and NHSSH SOCG12 Statement of Common Ground	28 May 2025
COUD_003	Hearing Notice	09 July 2025
COUD_004	Council and SA35 Horton Farm 13 Statement of Common Ground	19 August 2025
COUD_005	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	19 August 2025
COUD_005a	Epsom and Ewell Stage 1 - Matter 1 - Appendices M1a to M1h	19 August 2025
COUD_006	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	18 September 2025

COUD_006a	REP-124-001 Home Builders Federation Matter 2 Hearing Statement	18 September 2025
COUD_007	COUD_007 Epsom and Ewell Stage 2-Matter 3-MIQ response	18 September 2025
COUD_008	COUD_008 Epsom and Ewell Stage 2-Matter 04 -MIQ response	18 September 2025
COUD_008a	COUD_008a Epsom and Ewell Stage 2-Matter 04 -Appendix M4a-b	30 September 2025
COUD_009	COUD_009 Epsom and Ewell Stage 2-Matter 05 -MIQ response	18 September 2025
COUD_009a	COUD_009a Epsom and Ewell Stage 2-Matter 05 -Appendices M5a-5c	18 September 2025
COUD_010	COUD_010 Epsom and Ewell Stage 2-Matter 06 -MIQ response	18 September 2025
COUD_010a	COUD_010a Epsom and Ewell Stage 2-Matter 06 -Appendix M6a	18 September 2025
COUD_011	COUD_011 Epsom and Ewell Stage 2-Matter 07 -MIQ response	18 September 2025
COUD_012	COUD_012 Epsom and Ewell Stage 2-Matter 08 -MIQ response	18 September 2025
COUD_012a	COUD_012a Epsom and Ewell Stage 2-Matter 08 -Appendix M8a	18 September 2025
COUD_013	COUD_013 Epsom and Ewell Stage 2-Matter 09 -MIQ response	18 September 2025
COUD_013a	COUD_013a Epsom and Ewell Stage 2-Matter 09 -Appendix M9a	18 September 2025
COUD_014	COUD_014 Epsom and Ewell Stage 2-Matter 10 -MIQ response	18 September 2025
COUD_014a	COUD_014a Epsom and Ewell Stage 2-Matter 10 -Appendix M10a	18 September 2025
COUD_015	COUD_015 Epsom and Ewell Stage 2-Matter 11 -MIQ response	18 September 2025
COUD_015a	COUD_015a Epsom and Ewell Stage 2-Matter 11 -Appendix M11a	18 September 2025
COUD_016	COUD_016 Epsom and Ewell Stage 2-Matter 12 -MIQ response	18 September 2025
COUD_016a	COUD_016a Epsom and Ewell Stage 2-Matter 12 -Appendix M12a	18 September 2025
COUD_017	Actions from Hearing	05/11/2025
COUD_017a	Actions from Hearing	22/01/2026
COUD_018	Response to Post Hearing Letter	06/11/2025
COUD_019	Additional work letter	09/02/2026

COUD_020	Assessment of urban sites	09/02/2026
COUD_021	Green Belt Topic Paper additional work	09/02/2026
COUD_022	SOCG 13a Council and SA35 Horton Farm Statement of Common Ground	09/02/2026
COUD_023	SOCG 14 Council and Finachem House Statement of Common Ground	09/02/2026
COUD_024	Position Statement Land Adj to Ewell East Station Position Statement	09/02/2026
COUD_025	SOCG 15 Council and Jockey Club Statement of Common Ground	09/02/2026
COUD_026	Response to second post hearing letter	23/02/2026
COUD_027	Response to third post hearing letter	05/03/2026
COUD_028	Response to forth post hearing letter	01/05/2026
COUD_029	Potential sites for allocation Document	11/05/2026
COUD_030	SA Addendum	11/05/2026
COUD_031	HRA Addendum	11/05/2026
COUD_032	IDP addendum	11/05/2026
COUD_033a	Transport Assessment Addendum	11/05/2026
COUD_033b	Transport Assessment Addendum Technical Appendix	11/05/2026
COUD_034	Response to 5th post Hearing letter	05/05/2026
COUD_035	Consultation Summary on Post Hearing Consultation	26/06/2026
COUD_036	EE Actions List (2 July hearing)	15/09/2026
COUD_037	Schedule of Main Modifications to the Epsom & Ewell Submission Local Plan 2022-2040	02/11/2026
COUD_038	Schedule of Modifications to the Policies Map	02/11/2026

COUD_039	Sustainability Appraisal Report Addendum Main Modifications	02/11/2026
COUD_040	Habitats Regulations Assessment of the Main Modifications	02/11/2026
COUD_041	Five Year Housing Land Supply Position	02/11/2026
COUD_042	Equalities Impact Assessment Main Modifications	02/11/2026
COUD_043	Schedule of Additional Modifications	02/11/2026

Programme Officer Documents

Document Reference	Document Title	Date Published
PO_001	Programme Officer Introduction letter	1 April 2025

Matter Statements

Stage 1 Matters

Matter 1 Legal Compliance and the Duty to Cooperate

Document Reference	Document Title	Date Published
COUD_005	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	19 August 2025
COUD_005a	Epsom and Ewell Stage 1 - Matter 1 - Appendices M1a to M1h	19 August 2025
REP-126-001	ABC obo Gavil Group Matter 1 Hearing Statement	19 August 2025
REP-098-001	Marrons obo Dandara SE Matter 1 Hearing Statement	19 August 2025
REP-134-001	Savills obo Atkins Properties Matter 1 Hearing Statement	19 August 2025
REP-163-001	Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 1 Hearing Statement	19 August 2025

Stage 2 Matters

Matter 2 Housing Need and Supply

Document Reference	Document Title	Date Published
COUD_006	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	18 September 2025

COUD_006a	REP-124-001 Home Builders Federation Matter 2 Hearing Statement	18 September 2025
REP-126-002	REP-126-002 ABC obo Gavil Group Matter 2 Hearing Statement	18 September 2025
REP-134-002	REP-134-002 Savills obo Atkins Properties Matter 2 Hearing Statement	18 September 2025
REP-138-001	REP-138-001 Turley obo Taylor Wimpey Matter 2 Hearing Statement	18 September 2025
REP-159-001	REP-159-001 Carter Jonas obo Epsom Projects Matter 2 Hearing Statement	18 September 2025
REP-163-002	REP-163-002 Carter Jonas obo Coldunell Ltd (Priest Hill) Matter 2 Hearing Statement	18 September 2025
REP-198-002	REP-198-002 Marrons obo Dandara SE Matter 2 Hearing Statement	18 September 2025

Matter 3 Vision and the Spatial Strategy

Document Reference	Document Title	Date Published
COUD_007	COUD_007 Epsom and Ewell Stage 2-Matter 3-MIQ response	18 September 2025
REP-098-003	REP-098-003 Marrons obo Dandara SE Matter 3 hearing statement	18 September 2025
REP-124-002	REP-124-002 Home Builders Federation Matter 3 hearing statement	18 September 2025
REP-126-003	REP-126-003 ABC obo Gavil Group Matter 3 Hearing Statement	18 September 2025
REP-134-003	REP-134-003 Savills obo Atkins Properties Matter 3 hearing statement	18 September 2025
REP-138-002	REP-138-002 Turley obo Taylor Wimpey Matter 3 Hearing Statement	18 September 2025
REP-159-002	REP-159-002 Carter Jonas obo Epsom Projects Limited Matter 3 hearing statement	18 September 2025
REP-159-002	REP-163-003 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 3 Hearing Statement	18 September 2025

Matter 4 The Green Belt

Document Reference	Document Title	Date Published
COUD_008	COUD_008 Epsom and Ewell Stage 2-Matter 04 -MIQ response	18 September 2025
COUD_008a	COUD_008a Epsom and Ewell Stage 2-Matter 04 -Appendix M4a-b	18 September 2025

REP-098-004	REP-098-004 Marrons obo Dandara SE Matter 4 hearing statement	18 September 2025
REP-103-001	REP-103-001 Vail Williams obo NESCOT Matter 4 & 7 hearing statement	18 September 2025
REP-124-003	REP-124-003 Home Builders Federation Matter 4 hearing statement	18 September 2025
REP-133-001	REP-133-001 Bidwells obo Epsom College Matter 4 & 7 Hearing Statement	18 September 2025
REP-134-004	REP-134-004 Savills obo Atkins Properties Matter 4 hearing statement	18 September 2025
REP-138-003	REP-138-003 Turley obo Taylor Wimpey Matter 4 Hearing Statement	18 September 2025
REP-155-001	REP-155-001 Lichfields obo The Commissioners Matter 4 Hearing Statement	18 September 2025
REP-159-003	REP-159-003 Carter Jonas obo Epsom Projects Limited Matter 4 hearing statement	18 September 2025
REP-163-004	REP-163-004 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 4 Hearing Statement	18 September 2025

Matter 5 The SA and Approach to site selection, Plan Viability and the IDP

Document Reference	Document Title	Date Published
COUD_009	COUD_009 Epsom and Ewell Stage 2-Matter 05 -MIQ response	18 September 2025
COUD_009a	COUD_009a Epsom and Ewell Stage 2-Matter 05 -Appendices M5a-5c	18 September 2025
REP-098-005	REP-098-005 Marrons obo Dandara SE Matter 5 hearing statement	18 September 2025
REP-126-004	REP-126-004 ABC obo Gavil Group Matter 5 Hearing Statement	18 September 2025
REP-134-005	REP-134-005 Savills obo Atkins Properties Matter 5 hearing statement	18 September 2025
REP-155-002	REP-155-002 Lichfields obo The Commissioners Matter 5 Hearing Statement	18 September 2025
REP-163-005	REP-163-005 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 5 Hearing Statement	18 September 2025

Matter 6 Other Housing Policies

Document Reference	Document Title	Date Published
COUD_010	COUD_010 Epsom and Ewell Stage 2-Matter 06 -MIQ response	18 September 2025
COUD_010a	COUD_010a Epsom and Ewell Stage 2-Matter 06 -Appendix M6a	18 September 2025

REP-098-006	REP-098-006 Marrons obo Dandara SE Matter 6 hearing statement	18 September 2025
REP-155-003	REP-155-003 Lichfields obo The Commissioners Matter 6 Hearing Statement	18 September 2025

Matter 7 The Built Environment

Document Reference	Document Title	Date Published
COUD_011	COUD_011 Epsom and Ewell Stage 2-Matter 07 -MIQ response	18 September 2025
REP-103-001	REP-103-001 Vail Williams obo NESCOT Matter 4 & 7 hearing statement	18 September 2025
REP-133-001	REP-133-001 Bidwells obo Epsom College Matter 4 & 7 Hearing Statement	18 September 2025
REP-155-004	REP155-004 Lichfields obo The Commissioners Matter 7 Hearing Statement	18 September 2025

Matter 8 The Natural Environment and Green Infrastructure

Document Reference	Document Title	Date Published
COUD_012	COUD_012 Epsom and Ewell Stage 2-Matter 08 -MIQ response	18 September 2025
COUD_012a	COUD_012a Epsom and Ewell Stage 2-Matter 08 -Appendix M8a	18 September 2025
REP-155-005	REP155-005 Lichfields obo The Commissioners Matter 8 Hearing Statement	18 September 2025

Matter 9 Retail Policies and Epsom and Town Centre

Document Reference	Document Title	Date Published
COUD_013	COUD_013 Epsom and Ewell Stage 2-Matter 09 -MIQ response	18 September 2025
COUD_013a	COUD_013a Epsom and Ewell Stage 2-Matter 09 -Appendix M9a	18 September 2025

Matter 10 Employment and Horse Racing

Document Reference	Document Title	Date Published
COUD_014	COUD_014 Epsom and Ewell Stage 2-Matter 10 -MIQ response	18 September 2025
COUD_014a	COUD_014a Epsom and Ewell Stage 2-Matter 10 -Appendix M10a	18 September 2025

REP-150-001	REP-150-001 Causeway Planning obo Woodcote Stud Epsom Matter 10 hearing statement	18 September 2025
REP-154-001	REP-154-001 CBRE obo Jockey Club Matter 10 Hearing Statement	18 September 2025

Matter 11 Site Allocation

Document Reference	Document Title	Date Published
COUD_015	COUD_015 Epsom and Ewell Stage 2-Matter 11 -MIQ response	18 September 2025
COUD_015a	COUD_015a Epsom and Ewell Stage 2-Matter 11 -Appendix M11a	18 September 2025
REP-126-005	REP-126-005 ABC obo Gavil Group Matter 11 Hearing Statement	18 September 2025
REP-140-001	REP-140-001 Boyer Planning obo Ms Toni Wilson	18 September 2025
REP-155-006	REP155-006 Lichfields obo The Commissioners Matter 11 Hearing Statement	18 September 2025

Matter 12 Monitoring and Delivery

Document Reference	Document Title	Date Published
COUD_016	COUD_016 Epsom and Ewell Stage 2-Matter 12 -MIQ response	18 September 2025
COUD_016a	COUD_016a Epsom and Ewell Stage 2-Matter 12 -Appendix M12a	18 September 2025

Post Hearing Documents

Document Reference	Document Title	Date Published
HD2_1	Annual Monitoring Report 2024-2025	2 October 2025
HD2_2	Table 2 of Windfall Topic Paper Updated	7 October 2025
HD2_3	List of completions included in historic windfall in 2023-24	7 October 2025
HD2_4	Addition to Appendix 5.4 of the LAA 2024	7 October 2025
HD2_5	List of commitments 1 April 2025	22 October 2025

HD2_6	Revised 5 year land supply	22 October 2025
HD4_1	Post Hearing Action Green Belt Topic Paper	28 October 2025
HD5_1	Historical Review of Greenbelt in Epsom and Ewell	16 October 2025
HD7_1	MIQ 12.4 additional information including National Highways response	22 October 2025
HD8_1	Epsom and Ewell LCWIP sign-off SCC	22 October 2025
HD8_2	Map of Swail House Statutory Listed Wall	22 October 2025
ID-018	Post Hearing letter from the Inspector	27 October 2025
COUD_017	Actions from Hearing	05 Nov 2025
COUD_018	Response to Post Hearing Letter	06 Nov 2025
COUD_019	Additional work letter	9 February 2026
COUD_020	Assessment of urban sites	9 February 2026
COUD_021	Green Belt Topic Paper additional work	9 February 2026
COUD_022	SOCG 13a Council and SA35 Horton Farm Statement of Common Ground	9 February 2026
COUD_023	SOCG 14 Council and Finachem House Statement of Common Ground	9 February 2026
COUD_024	Position Statement Land Adj to Ewell East Station Position Statement	9 February 2026
COUD_025	SOCG 15 Council and Jockey Club Statement of Common Ground	9 February 2026
ID-019	Post hearing letter from the Inspector	9 February 2026
COUD_026	Response to second post hearing letter	23 February 2026
ID-020	Post hearing letter 3 from the Inspector	23 February 2026
COUD_027	Response to third post hearing letter	5 March 2026
ID-021	Post hearing letter 4 from the Inspector	5 March 2026
COUD_028	Response to forth post hearing letter	1 May 2026
ID-022	Post hearing letter 5 from the Inspector	1 May 2026
COUD_029	Potential sites for allocation Document	11 May 2026
COUD_030	SA Addendum	11 May 2026

COUD_031	HRA Addendum	11 May 2026
COUD_032	IDP addendum	11 May 2026
COUD_033a	Transport Assessment Addendum	11 May 2026
COUD_033b	Transport Assessment Addendum Technical Appendix	11 May 2026
COUD_034	Response to 5th post Hearing letter	5 May 2026
ID_023	Guidance notes for extra hearing	11 June 2026
COUD_035	Consultation Summary on Post Hearing Consultation	26 June 2026
ID-024	E&E Agenda July 2026	29 June 2026
ID-024a	E&E Agenda July 2026	30 June 2026
AHD1_1	Planning Application 18/00308/FUL South Hatch masterplan	3 July 2026
AHD1_2	LLFA advice 47 Cheam Road	15 Sept 2026
COUD_036	EE Actions List (2 July hearing)	15 Sept 2026