

## Epsom and Ewell Local Plan Examination

Examination Documents as of 5 March 2026

### Inspector Documents

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

ID-014	<a href="#">Agenda Matter 9</a>	3 October 2025
ID-015	<a href="#">Agenda Matter 10</a>	3 October 2025
ID-016	<a href="#">Agenda Matter 11</a>	3 October 2025
ID-017	<a href="#">Agenda Matter 11 &amp; 12 AOD</a>	3 October 2025
ID-018	<a href="#">Post Hearing letter from the Inspector</a>	27 October 2025
ID-019	<a href="#">Post hearing letter 2 from the Inspector</a>	9 February 2026
ID-020	<a href="#">Post hearing letter 3 from the Inspector</a>	23 February 2026
ID-021	<a href="#">Post hearing letter 4 from the Inspector</a>	5 March 2026

### Council Documents

Document Reference	Document Title	Date Published
COUD_001	<a href="#">Council's Response to the Inspector's Initial Questions</a>	16 May 2025
COUD_001a	<a href="#">Council's Response to the Inspector's Initial Questions Appendices</a>	16 May 2025
COUD_002	<a href="#">EEBC and NHSSH SOCG12 Statement of Common Ground</a>	28 May 2025
COUD_003	<a href="#">Hearing Notice</a>	09 July 2025
COUD_004	<a href="#">Council and SA35 Horton Farm 13 Statement of Common Ground</a>	19 August 2025
COUD_005	<a href="#">Epsom and Ewell Stage 1 - Matter 1 - MIQ response</a>	19 August 2025
COUD_005a	<a href="#">Epsom and Ewell Stage 1 - Matter 1 - Appendices M1a to M1h</a>	19 August 2025
COUD_006	<a href="#">Epsom and Ewell Stage 1 - Matter 1 - MIQ response</a>	18 September 2025
COUD_006a	<a href="#">REP-124-001 Home Builders Federation Matter 2 Hearing Statement</a>	18 September 2025
COUD_007	<a href="#">COUD_007 Epsom and Ewell Stage 2-Matter 3-MIQ response</a>	18 September 2025
COUD_008	<a href="#">COUD_008 Epsom and Ewell Stage 2-Matter 04 -MIQ response</a>	18 September 2025
COUD_008a	<a href="#">COUD_008a Epsom and Ewell Stage 2-Matter 04 -Appendix M4a-b</a>	30 September 2025

COUD_009	<a href="#">COUD_009 Epsom and Ewell Stage 2-Matter 05 -MIQ response</a>	18 September 2025
COUD_009a	<a href="#">COUD_009a Epsom and Ewell Stage 2-Matter 05 -Appendices M5a-5c</a>	18 September 2025
COUD_010	<a href="#">COUD_010 Epsom and Ewell Stage 2-Matter 06 -MIQ response</a>	18 September 2025
COUD_010a	<a href="#">COUD_010a Epsom and Ewell Stage 2-Matter 06 -Appendix M6a</a>	18 September 2025
COUD_011	<a href="#">COUD_011 Epsom and Ewell Stage 2-Matter 07 -MIQ response</a>	18 September 2025
COUD_012	<a href="#">COUD_012 Epsom and Ewell Stage 2-Matter 08 -MIQ response</a>	18 September 2025
COUD_012a	<a href="#">COUD_012a Epsom and Ewell Stage 2-Matter 08 -Appendix M8a</a>	18 September 2025
COUD_013	<a href="#">COUD_013 Epsom and Ewell Stage 2-Matter 09 -MIQ response</a>	18 September 2025
COUD_013a	<a href="#">COUD_013a Epsom and Ewell Stage 2-Matter 09 -Appendix M9a</a>	18 September 2025
COUD_014	<a href="#">COUD_014 Epsom and Ewell Stage 2-Matter 10 -MIQ response</a>	18 September 2025
COUD_014a	<a href="#">COUD_014a Epsom and Ewell Stage 2-Matter 10 -Appendix M10a</a>	18 September 2025
COUD_015	<a href="#">COUD_015 Epsom and Ewell Stage 2-Matter 11 -MIQ response</a>	18 September 2025
COUD_015a	<a href="#">COUD_015a Epsom and Ewell Stage 2-Matter 11 -Appendix M11a</a>	18 September 2025
COUD_016	<a href="#">COUD_016 Epsom and Ewell Stage 2-Matter 12 -MIQ response</a>	18 September 2025
COUD_016a	<a href="#">COUD_016a Epsom and Ewell Stage 2-Matter 12 -Appendix M12a</a>	18 September 2025
COUD_017	<a href="#">Actions from Hearing</a>	05/11/2025
COUD_017a	<a href="#">Actions from Hearing</a>	22/01/2026
COUD_018	<a href="#">Response to Post Hearing Letter</a>	06/11/2025
COUD_019	<a href="#">Additional work letter</a>	09/02/2026
COUD_020	<a href="#">Assessment of urban sites</a>	09/02/2026
COUD_021	<a href="#">Green Belt Topic Paper additional work</a>	09/02/2026
COUD_022	<a href="#">SOCG 13a Council and SA35 Horton Farm Statement of Common Ground</a>	09/02/2026

COUD_023	<a href="#">SOCG 14 Council and Finachem House Statement of Common Ground</a>	09/02/2026
COUD_024	<a href="#">Position Statement Land Adj to Ewell East Station Position Statement</a>	09/02/2026
COUD_025	<a href="#">SOCG 15 Council and Jockey Club Statement of Common Ground</a>	09/02/2026
COUD_026	<a href="#">Response to second post hearing letter</a>	23/02/2026
COUD_027	<a href="#">Response to third post hearing letter</a>	05/03/2026

### Programme Officer Documents

Document Reference	Document Title	Date Published
PO_001	<a href="#">Programme Officer Introduction letter</a>	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	<a href="#">Epsom and Ewell Stage 1 - Matter 1 - MIQ response</a>	19 August 2025
COUD_005a	<a href="#">Epsom and Ewell Stage 1 - Matter 1 - Appendices M1a to M1h</a>	19 August 2025
REP-126-001	<a href="#">ABC obo Gavil Group Matter 1 Hearing Statement</a>	19 August 2025
REP-098-001	<a href="#">Marrons obo Dandara SE Matter 1 Hearing Statement</a>	19 August 2025
REP-134-001	<a href="#">Savills obo Atkins Properties Matter 1 Hearing Statement</a>	19 August 2025
REP-163-001	<a href="#">Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 1 Hearing Statement</a>	19 August 2025

#### Stage 2 Matters

##### Matter 2 Housing Need and Supply

Document Reference	Document Title	Date Published
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COUD_006	<a href="#">Epsom and Ewell Stage 1 - Matter 1 - MIQ response</a>	18 September 2025
COUD_006a	<a href="#">REP-124-001 Home Builders Federation Matter 2 Hearing Statement</a>	18 September 2025
REP-126-002	<a href="#">REP-126-002 ABC obo Gavil Group Matter 2 Hearing Statement</a>	18 September 2025
REP-134-002	<a href="#">REP-134-002 Savills obo Atkins Properties Matter 2 Hearing Statement</a>	18 September 2025
REP-138-001	<a href="#">REP-138-001 Turley obo Taylor Wimpey Matter 2 Hearing Statement</a>	18 September 2025
REP-159-001	<a href="#">REP-159-001 Carter Jonas obo Epsom Projects Matter 2 Hearing Statement</a>	18 September 2025
REP-163-002	<a href="#">REP-163-002 Carter Jonas obo Coldunell Ltd (Priest Hill) Matter 2 Hearing Statement</a>	18 September 2025
REP-198-002	<a href="#">REP-198-002 Marrons obo Dandara SE Matter 2 Hearing Statement</a>	18 September 2025

#### Matter 3 Vision and the Spatial Strategy

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

#### Matter 4 The Green Belt

Document Reference	Document Title	Date Published
COUD_008	<a href="#">COUD_008 Epsom and Ewell Stage 2-Matter 04 -MIQ response</a>	18 September 2025

COUD_008a	<a href="#">COUD_008a Epsom and Ewell Stage 2-Matter 04 -Appendix M4a-b</a>	18 September 2025
REP-098-004	<a href="#">REP-098-004 Marrons obo Dandara SE Matter 4 hearing statement</a>	18 September 2025
REP-103-001	<a href="#">REP-103-001 Vail Williams obo NESCOT Matter 4 &amp; 7 hearing statement</a>	18 September 2025
REP-124-003	<a href="#">REP-124-003 Home Builders Federation Matter 4 hearing statement</a>	18 September 2025
REP-133-001	<a href="#">REP-133-001 Bidwells obo Epsom College Matter 4 &amp; 7 Hearing Statement</a>	18 September 2025
REP-134-004	<a href="#">REP-134-004 Savills obo Atkins Properties Matter 4 hearing statement</a>	18 September 2025
REP-138-003	<a href="#">REP-138-003 Turley obo Taylor Wimpey Matter 4 Hearing Statement</a>	18 September 2025
REP-155-001	<a href="#">REP-155-001 Lichfields obo The Commissioners Matter 4 Hearing Statement</a>	18 September 2025
REP-159-003	<a href="#">REP-159-003 Carter Jonas obo Epsom Projects Limited Matter 4 hearing statement</a>	18 September 2025
REP-163-004	<a href="#">REP-163-004 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 4 Hearing Statement</a>	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	<a href="#">COUD_009 Epsom and Ewell Stage 2-Matter 05 -MIQ response</a>	18 September 2025
COUD_009a	<a href="#">COUD_009a Epsom and Ewell Stage 2-Matter 05 -Appendices M5a-5c</a>	18 September 2025
REP-098-005	<a href="#">REP-098-005 Marrons obo Dandara SE Matter 5 hearing statement</a>	18 September 2025
REP-126-004	<a href="#">REP-126-004 ABC obo Gavil Group Matter 5 Hearing Statement</a>	18 September 2025
REP-134-005	<a href="#">REP-134-005 Savills obo Atkins Properties Matter 5 hearing statement</a>	18 September 2025
REP-155-002	<a href="#">REP-155-002 Lichfields obo The Commissioners Matter 5 Hearing Statement</a>	18 September 2025
REP-163-005	<a href="#">REP-163-005 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 5 Hearing Statement</a>	18 September 2025

## Matter 6 Other Housing Policies

Document Reference	Document Title	Date Published
COUD_010	<a href="#">COUD_010 Epsom and Ewell Stage 2-Matter 06 -MIQ response</a>	18 September 2025
COUD_010a	<a href="#">COUD_010a Epsom and Ewell Stage 2-Matter 06 -Appendix M6a</a>	18 September 2025
REP-098-006	<a href="#">REP-098-006 Marrons obo Dandara SE Matter 6 hearing statement</a>	18 September 2025
REP-155-003	<a href="#">REP-155-003 Lichfields obo The Commissioners Matter 6 Hearing Statement</a>	18 September 2025

## Matter 7 The Built Environment

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

## Matter 8 The Natural Environment and Green Infrastructure

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

## Matter 9 Retail Policies and Epsom and Town Centre

Document Reference	Document Title	Date Published
COUD_013	<a href="#">COUD_013 Epsom and Ewell Stage 2-Matter 09 -MIQ response</a>	18 September 2025
COUD_013a	<a href="#">COUD_013a Epsom and Ewell Stage 2-Matter 09 -Appendix M9a</a>	18 September 2025

## Matter 10 Employment and Horse Racing

Document Reference	Document Title	Date Published
COUD_014	<a href="#">COUD_014 Epsom and Ewell Stage 2-Matter 10 -MIQ response</a>	18 September 2025
COUD_014a	<a href="#">COUD_014a Epsom and Ewell Stage 2-Matter 10 -Appendix M10a</a>	18 September 2025
REP-150-001	<a href="#">REP-150-001 Causeway Planning obo Woodcote Stud Epsom Matter 10 hearing statement</a>	18 September 2025
REP-154-001	<a href="#">REP-154-001 CBRE obo Jockey Club Matter 10 Hearing Statement</a>	18 September 2025

#### Matter 11 Site Allocation

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

#### Matter 12 Monitoring and Delivery

Document Reference	Document Title	Date Published
COUD_016	<a href="#">COUD_016 Epsom and Ewell Stage 2-Matter 12 -MIQ response</a>	18 September 2025
COUD_016a	<a href="#">COUD_016a Epsom and Ewell Stage 2-Matter 12 -Appendix M12a</a>	18 September 2025

#### Post Hearing Documents

Document Reference	Document Title	Date Published
HD2_1	<a href="#">Annual Monitoring Report 2024-2025</a>	2 October 2025
HD2_2	<a href="#">Table 2 of Windfall Topic Paper Updated</a>	7 October 2025
HD2_3	<a href="#">List of completions included in historic windfall in 2023-24</a>	7 October 2025

HD2_4	<a href="#">Addition to Appendix 5.4 of the LAA 2024</a>	7 October 2025
HD2_5	<a href="#">List of commitments 1 April 2025</a>	22 October 2025
HD2_6	<a href="#">Revised 5 year land supply</a>	22 October 2025
HD4_1	<a href="#">Post Hearing Action Green Belt Topic Paper</a>	28 October 2025
HD5_1	<a href="#">Historical Review of Greenbelt in Epsom and Ewell</a>	16 October 2025
HD7_1	<a href="#">MIQ 12.4 additional information including National Highways response</a>	22 October 2025
HD8_1	<a href="#">Epsom and Ewell LCWIP sign-off SCC</a>	22 October 2025
HD8_2	<a href="#">Map of Swail House Statutory Listed Wall</a>	22 October 2025
ID-018	<a href="#">Post Hearing letter from the Inspector</a>	27 October 2025
COUD_017	<a href="#">Actions from Hearing</a>	05 Nov 2025
COUD_018	<a href="#">Response to Post Hearing Letter</a>	06 Nov 2025
COUD_019	<a href="#">Additional work letter</a>	9 February 2026
COUD_020	<a href="#">Assessment of urban sites</a>	9 February 2026
COUD_021	<a href="#">Green Belt Topic Paper additional work</a>	9 February 2026
COUD_022	<a href="#">SOCG 13a Council and SA35 Horton Farm Statement of Common Ground</a>	9 February 2026
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ID-020	<a href="#">Post hearing letter 3 from the Inspector</a>	23 February 2026
COUD_027	<a href="#">Response to third post hearing letter</a>	5 March 2026
ID-021	<a href="#">Post hearing letter 4 from the Inspector</a>	5 March 2026