

Examination of the Epsom & Ewell Local Plan

Inspector: C Masters MA (Hons) FRTPI

Programme Officer:

Charlotte Glancy
Programme Officer
C/O Banks Solutions
80 Lavinia Way
East Preston
West Sussex
BN16 1DD
Tel: 01903 776601
M: +447519 628064
bankssolutionsuk@gmail.com

Hearing Sessions – Provisional Programme

Please note:

- This is a provisional programme and the session times on any given day are subject to change until final attendance has been confirmed.
- Please confirm your attendance as shown below to the Programme Officer by the dates set out within the Guidance Notes. As far as possible, please provide the name of the person attending as well as the company name.
- The Inspector's Matters, Issues and Questions (MIQs) will form the basis of the hearing sessions.

However, the Inspector might issue detailed agendas for certain sessions approximately one week in advance.

Participants in the relevant sessions will be notified by the Programme Officer. Interested parties not participating should check the website.

Hearings timetable version 2

Week 1	Morning session 1000-1300 (approx)	Afternoon session 1400-1700 (approx)
Stage 1 Day 1 Thursday 28 August 2025	Opening from the Inspector Opening from the Council Procedural Matters Matter 1 Legal Compliance and the Duty to Cooperate <u>Participants</u> REP/163 Carter Jonas obo Coldunell Ltd. (Priest Hill) (David Churchill, CJ) REP/134 Savills obo Atkins Properties (Andrew Watson, Savills) REP/098 Marrons obo Dandara SE (Roland Brass, Marrons)	Matter 1 Legal Compliance and the Duty to Cooperate (continued) <u>Participants same as AM session</u>
Week 2	Morning session 0930-1300 (approx) Friday 03 October 1000 start	Afternoon session 1400-1700 (approx)
Stage 2 Day 2 Tuesday 30 September 2025	Matter 2 Housing Need and Supply (Policy S1) <u>Participants</u> REP/163 Carter Jonas obo Coldunell Ltd. (Priest Hill) (David Churchill, CJ) REP/134 Savills obo Atkins Properties (Andrew Watson, Savills) REP/098 Marrons obo Dandara SE (Josh Mellor, Marrons) REP/124 Home Builders Federation (Mark Behrendt) REP/141 CPRE Surrey (Tim Murphy) REP/138 Turley obo Taylor Wimpey Strategic Land (Simon Packer (Turley))	Matter 2 Housing Need and Supply (Policy S1) <u>Participants same as AM session</u>

	<p><i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p> <p><i>REP/126 Andrew Black Consulting obo Gavil Group (Andrew Black)</i></p>	
<p>Day 3</p> <p>Wednesday 01 October 2025</p> <p>PM session starts at 1330</p>	<p>Matter 3 Vision & the Spatial Strategy (Policy S2)</p> <p><u>Participants</u></p> <p><i>REP/124 Home Builders Federation (Mark Behrendt)</i></p> <p><i>REP/098 Marrons obo Dandara SE (Josh Mellor, Marrons)</i></p> <p><i>REP/134 Savills obo Atkins Properties (Andrew Watson, Savills)</i></p> <p><i>REP/159 Carter Jonas obo Epsom Projects Ltd. (Peter Canavan)</i></p> <p><i>REP/138 Turley obo Taylor Wimpey Strategic Land (Simon Packer (Turley))</i></p> <p><i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p> <p><i>REP/163 Carter Jonas obo Coldunell Ltd. (Priest Hill) (David Churchill, CJ)</i></p> <p><i>REP/126 Andrew Black Consulting obo Gavil Group (Andrew Black)</i></p>	<p>1330 start</p> <p>Matter 4 The Green Belt (Policy DM15)</p> <p><u>Participants</u></p> <p><i>REP/098 Marrons obo Dandara SE (Josh Mellor, Marrons)</i></p> <p><i>REP/124 Home Builders Federation (Mark Behrendt)</i></p> <p><i>REP/133 Bidwells obo Epsom College (Jonathan Bainbridge, Bidwells)</i></p> <p><i>REP/141 CPRE Surrey (Tim Murphy)</i></p> <p><i>REP/134 Savills obo Atkins Properties (Andrew Watson, Savills)</i></p> <p><i>REP/159 Carter Jonas obo Epsom Projects Ltd. (Peter Canavan)</i></p> <p><i>REP/138 Turley obo Taylor Wimpey Strategic Land (Simon Packer (Turley))</i></p> <p><i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p> <p><i>REP/163 Carter Jonas obo Coldunell Ltd. (Priest Hill) (David Churchill, CJ)</i></p>
<p>Day 4</p> <p>Thursday 02 October 2025</p>	<p>Matter 5 The Sustainability Appraisal (SA) and the Approach to Site Selection, Plan Viability and Infrastructure</p> <p><u>Participants</u></p> <p><i>REP/098 Marrons obo Dandara SE (Josh Mellor, Marrons)</i></p>	<p>Matter 6 Other Housing Policies (Policies S5, S6, DM1, S7, S8)</p> <p><i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p>

	<p><i>REP/124 Home Builders Federation (Mark Behrendt)</i></p> <p><i>REP/134 Savills obo Atkins Properties (Andrew Watson, Savills)</i></p> <p><i>REP/155 Lichfields obo the Church Commissioners for England (Sally Furminger)</i></p> <p><i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p> <p><i>REP/163 Carter Jonas obo Coldunell Ltd. (Priest Hill) (David Churchill, CJ)</i></p> <p><i>REP/126 Andrew Black Consulting obo Gavil Group (Andrew Black)</i></p> <p><i>REP/116 Epsom Green Belt Group</i></p>	
<p>Day 5 Friday 03 October 2025 1000 start</p>	<p>1000 start</p> <p>Matter 7 The Built Environment (Policies S11, DM10, DM11, DM12, S13, DM13, DM14, S17, S19, DM21)</p> <p><u>Participants</u></p> <p><i>REP/124 Home Builders Federation (Mark Behrendt)</i></p> <p><i>REP/133 Bidwells obo Epsom College (Jonathan Bainbridge, Bidwells)</i></p> <p><i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p>	<p>Reserve</p>
Week 3	Morning session 0930-1300 (approx)	Afternoon session 1400-1700 (approx)
<p>Day 6 Tuesday 07 October 2025</p>	<p>Matter 8 The Natural Environment & Green Infrastructure (Policies S3, S14, S15, S16, S18, DM17, DM19, DM22)</p> <p><u>Participants</u></p> <p><i>REP/124 Home Builders Federation (Mark Behrendt)</i></p>	<p>Matter 9 Retail & Epsom Town Centre (Policies S10, DM20 and S4)</p>

	<p><i>REP/141 CPRE Surrey (Tim Murphy)</i> <i>REP/134 Savills obo Atkins Properties (Andrew Watson, Savills)</i> <i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p>	
<p>Day 7 Wednesday 08 October 2025</p>	<p>Matter 10 Employment and Horse Racing (Policies S9, DM7, DM8) <u>Participants</u> <i>REP/154 CBRE obo The Jockey Club (Kelly Lippett, CBRE)</i> <i>REP/150 Causeway Planning obo Woodcote Stud (Philip Dunphy, Causeway Planning)</i> <i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p>	<p>Matter 11 Site Allocations including site selection (sites SA1- SA15 inclusive) <u>Participants</u> <i>REP/141 CPRE Surrey (Tim Murphy)</i> <i>REP/164 Clarendon Park Residents Association (Alex Duval)</i></p>
<p>Day 8 Thursday 09 October 2025</p>	<p>Matter 11 Site Allocations (Sites SA16-SA35 inclusive) & Matter 12 Monitoring and Delivery Any other matters and Inspector closing</p> <p><u>Participants</u> <i>REP/140 Boyer Planning obo Ms Toni Wilson (Philip Allin, Boyer) (Matter 11)</i> <i>REP/155 Lichfields obo the Church Commissioners for England (Sally Furminger/Simon Slatford) (Matter 11)</i> <i>REP/164 Clarendon Park Residents Association (Alex Duval)</i> <i>REP/126 Andrew Black Consulting obo Gavil Group (Andrew Black)</i></p>	<p>Matter 11 Site Allocations (Sites SA16-SA35 inclusive) & Matter 12 Monitoring and Delivery Any other matters and Inspector closing (continued)</p>

Day 9 Friday 10 October 2025	<i>Reserve</i>	<i>No sitting</i>

The hearing sessions will be held at Town Hall, The Parade, Epsom KT19 8DD

Please note we are aware that on the 30th September, 2nd, 7th and 9th October the hearing room needs to vacated by 1700.

Every effort will be made to keep to this draft timetable, but late changes may be unavoidable. Priority will be given to starting the debate on each matter at the appointed time, and it may be necessary to extend the discussion in the afternoon session. The Programme Officer will inform the participants of any late changes to the timetable, **but it is the responsibility of the participants to keep themselves up to date with the arrangements and programme. Participants need to be ready to attend on the reserve time indicated on the programme – this will be used if necessary, to complete any unfinished sessions.**