

**EPSOM & EWELL LOCAL PLAN  
HEARING AGENDA  
DAY 2 Wednesday 1 October 2025  
Afternoon session – 1330 – 1700**

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**Matter 4 – The Green Belt**

*The Inspector's MIQ's will form the basis for the discussion with particular reference to the following matters (reference numbers used refer to the Inspectors MIQ):*

***Key Points for discussion***

- Context – approach adopted by the Council and the evidence base
- Are the exceptional circumstances outlined by the Council robust? ( 5.4)
- The capacity of sites and approach adopted by the Council in terms of paragraph 146 of the Framework ( 5.1, 5.2, 5.3)
- Approach to previously developed sites, those well served by public transport and consistency of approach (5.5)
- Approach to scoring of sites – general ( 5.8)
- Proposed improvements to environmental quality and accessibility ( 5.6)
- Transitional arrangements ( 5.11)
- Policy DM15 (5.23)
- AOB

**Participants:**

*Marrons obo Dandara SE (Josh Mellor, Marrons)*

*Home Builders Federation (Mark Behrendt)*

*Bidwells obo Epsom College (Ollie Fountain)*

*CPRE Surrey (Tim Murphy)*

*Savills obo Atkins Properties (Andrew Watson, Savills)*

*Carter Jonas obo Epsom Projects Ltd. (Peter Canavan)*

*Turley obo Taylor Wimpey Strategic Land (Simon Packer (Turley))*

*Clarendon Park Residents Association (Alex Duval)*

*Carter Jonas obo Coldunell Ltd. (Priest Hill) (David Churchill, CJ)*