

Examination of the Epsom & Ewell Local Plan

Inspector – C Masters (MA) Hons FRTPI

Programme Officer - Charlotte Glancy

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12 February 2026

Dear Mr Mawer

EXAMINATION OF THE EPSOM & EWELL LOCAL PLAN 2022 -2040

Thank you for your letter dated 11 February 2026. In light of the conclusions the Council has now reached in connection with a number of the green belt sites, I would confirm that the steps you have outlined within your letter are necessary to progress the examination. For the avoidance of doubt, this means the Council should assess the suitability of the sites for potential allocation within the Local Plan. In order to do this, and ensure that the most up to date information is provided for representors, I would request that the Council complete the following:

1. Update the housing trajectory and 5 year supply position (if necessary) to reflect any new site allocations proposed. Your letter advises that the Council is now proposing that the 13 urban sites identified as 'considered developable' are allocated within the Local Plan, and that these sites will form part of the housing land supply from 2030/2031 onwards. These sites should also be taken into account in terms of this update.
2. Updating the evidence base to take the above conclusions into account. This should include the both the SA and HRA. In addition, dependent upon what conclusions the Council draw, you should also consider the need to update the traffic modelling work and IDP (where relevant). Where the Council is not updating this work, you should set out clearly why this is not deemed necessary.

I look forward to receiving the above on or before 6 March 2026.

Yours sincerely

C Masters

Inspector