

Epsom & Ewell Local Plan

2022-2040

UPDATED GUIDANCE NOTE FROM THE INSPECTOR

Background

1. The stage 1 and stage 2 hearings were completed in October 2025. The Council kept a schedule of action points arising from these hearing sessions (COUD 017a). I also wrote to the Council (ID-018) to set out two additional pieces of work which I requested the Council to complete. This included revisiting urban sites which had been discounted and also revising the green belt work completed to date. This additional work has been completed and submitted to the examination by the Council (COUD_020 and COUD_021).
2. The Council have identified what they consider this additional work means for the Local Plan and examination of the Plan before me. They have produced a number of additional documents which are available within the examination library and which are currently the subject of a focused consultation (COUD_020, COUD_021, COUD_029, COUD_030, COUD_031, COUD_032, COUD_033a, COUD_033b).

Next steps for the examination

3. In order to afford representors an opportunity to comment on these documents, I am proposing to hold an additional hearing. This hearing will be strictly limited to the new evidence above. ***The hearing will start at 0930 on Thursday 2 July 2026.*** The hearing will take place in person and will be held at the Town Hall, The Parade, Epsom KT19 8DD. At present, it is anticipated that only one day will be required however if it becomes apparent that an additional day is necessary, the date will be published on the examination webpage.
4. I will issue an agenda for the day approximately a week before the hearing.

Programme Officer

5. The Programme Officer plays a key role in organising the examination and acts as the first point of contact for everyone. The contact details are as follows and any questions should be directed to them.

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6. The Programme Officer works with the Inspector and independently of the Council.

Examination hearing session

7. Anyone may attend a hearing as an observer, but only those who made a representation seeking to change the Plan have a right to speak and take part. All representations will be taken into account, regardless of whether they are made verbally at the hearing or in writing.
8. If you have a right to take part and wish to do so, please contact the Programme Officer by Monday 15 June 2026. Please note that if you do not contact the Programme Officer by that date, it will be assumed that you do not wish to take part and you will not be listed as a participant in the hearing session.
9. Participants may choose to be represented by someone else, for example a professional expert.
10. To ensure that there is sufficient space, organisations participating in the hearing sessions will normally be allocated one seat at the table, with members of their team “hot-seating” as necessary. Similarly, the Council should limit the number of its representatives to those needed to deal with the topic under discussion.
11. Where several representors or organisations wishing to take part in the hearings have similar points, it will help me if they can arrange to be represented by one or two spokesperson(s). Please contact the Programme Officer to discuss this.
12. Please let the Programme Officer know as soon as possible if you have any specific needs or requirements to enable your attendance at or participation in the hearing sessions.
13. The issues considered in local plans examination can be controversial, sometimes leading to strong and conflicting views. At all times during the examination participants and observers are expected to act in a courteous, respectful and helpful manner towards each other. I will ensure that all

participants are given a fair opportunity to express their views. New material submitted during the examination will not be accepted. Threatening or aggressive behaviour of any kind will not be tolerated.

After the hearing

14. During the hearings, I may discuss with the Council any changes to the plan (main modifications) I think may be necessary. I may also write to the Council after the hearings have ended. Following the close of the hearing, the Council will then draft the main modifications and agree them with me, before making them available for public consultation. I will consider any representations about them before reaching my final conclusions.
15. I will then prepare a report for the Council setting out my conclusions and my recommendations on any main modifications that are needed. My report will deal with the main issues of soundness and any procedural and legal issues. I will consider all the points made during the course of the examination. However, I will not be reporting on every issue, question or representation.

C Masters

INSPECTOR