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10 March 2025

Dear Planning Inspectorate

Epsom & Ewell Borough Council Submission Local Plan 2022-2040.

Epsom & Ewell Borough Council is pleased to submit the Proposed Submission Local Plan 2022-2040, for independent examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Appendix 1 to this letter includes a list of documents that have been submitted, these documents have been submitted to the Planning Inspectorate will soon be available on Local Plan examination web page: <https://www.epsom-ewell.gov.uk/localplanexamination>

A hard copy of the Local Plan and Policies Map has been sent to our programme officer to be made available to the appointed Inspector in due course.

The Local Plan making process commenced in 2022, with consultation on the draft Plan under Regulation 18 during February and March 2023. More recently, consultation under Regulation 19 was undertaken from 20 December 2024 until 5 February 2025. The Plan includes a comprehensive vision for the Borough up to 2040, nine strategic objectives, both strategic and development management policies and thirty-five site allocations.

Authority to submit the Local Plan for examination was agreed at the Councils' meeting on [10 December 2024.](#)

National Planning Policy Framework

The Local Plan is being submitted under the transitional arrangements in Annex 1 of the December 2024 version of the National Planning Policy Framework (NPPF). Annex 1, para 234 allows for Local Plans to be submitted on or before 12 March 2025 to be examined under the earlier version of the Framework.

Duty to Co-operate

Throughout the preparation of the Local Plan officers have worked collaboratively with a range of statutory agencies and neighbouring local planning authorities. Consequently a Duty-to-Co-operate Statement of Compliance has been produced, supported by seven Statements of Common Ground. Please note that at the time of submission we are

awaiting a signed statement of common ground with National Highways. We anticipate that this will be completed by the end of March 2025.

Proposed Modifications

In accordance with section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), the Council requests that the Inspector recommends main modifications as necessary to make the plan sound and legally compliant.

Delegated Authority has been given to the Head of Place Development in consultation with the Chair of Licensing and Planning Policy Committee to prepare modifications as necessary.

Programme Officer

The Council has appointed an experienced Programme Officer, whose contacts details are:

Name: Charlotte Glancy

Address: C/O Banks Solutions, 80 Lavinia Way, East Preston, West Sussex, BN16 1DD

Email: bankssolutionsuk@gmail.com

Telephone no: 01903 776601 / 07519 628064

Legal Representation

Officers from the Borough Council will be assisted throughout the Local Plan examination process by Tim Leader from St John's Chambers who has provided advice to Officers throughout the preparation of the Local Plan.

Potential Main Issues

- Spatial Strategy and level of growth
- Site selection
- Greenfield Green Belt site allocations (SA33-SA35)
- Exceptional Circumstances for Green Belt release

Likely Number of Hearing Days

Key issue	Estimate No of days
Legal and procedural compliance	1
Vision, Objectives, Spatial Strategy (unmet needs)	1
Chapter 5 - Urban Site allocations (SA1-SA30)	½ - 1
Chapter 5 - Green Belt site allocations (SA31-SA35)	1
Chapter 6 – Homes for All	½ - 1
Chapter 7 – Economy	½ - 1
Chapter 8- Built and Natural Environment	1
Chapter 9 – Infrastructure	½
Local Plan Appendices	½ - 1

The Council's preferred dates for the examination hearings is to avoid any key holiday periods but accept this will depend on the Inspector's work pattern and what is considered

relevant and necessary. The Council is willing and able to host both in person and/or virtual hearings as the Inspector considers necessary and appropriate.

Finally, it would be appreciated if you could confirm receipt of this letter and that the Epsom and Ewell Local Plan has, under the regulations, been accepted by PINS as being submitted for examination. Should you require any further information at this stage, please do not hesitate to contact me or the Planning Policy Manager Ian Mawer IMawer@epsom-ewell.gov.uk. We look forward to working with you over the coming months and please do not hesitate to contact us if you require any further information.

Yours sincerely

A small, square, light green box containing a handwritten signature in black ink. The signature appears to be 'JT' or similar initials.

Justin Turvey
Head of Place Development
Epsom and Ewell Borough Council

Appendix 1 – Local Plan Submission Documents

Appendix 1 – Local Plan submission documents	
SD01	Reg 22 Letter to PINS (March 2025)
SD02	Proposed Submission Epsom and Ewell Local Plan (2022-2040)
SD03a	Epsom and Ewell Local Plan Policies Map (Proposed Submission)
SD03b	Interactive Policies Map
SD04a	Habitat Regulation Assessment
SD04b	Interim Habitat Regulation Assessment Regulation 19 (2024)
SD05a	Sustainability Appraisal
SD05b	Sustainability Appraisal - non technical summary
SD06	Local Development Scheme
SD07	Statement of Representations Procedure, Availability of Documents and Statement of Fact
SD08	Submission Statement of Fact
SD09a	Consultation Statement Pt2 Regulation 19
SD09b	Consultation Statement Pt1 Regulation 18
SD10	Statement of Community Involvement 2022
SD11	Authority Monitoring Report 2023 2024
SD12	Equality Impact Assessment
SD13	Schedule of Proposed Modifications
SCG01	Surrey County Council. Statement of Common Ground
SCG02	Mole Valley District Council. Statement of Common Ground
SCG03	Reigate and Banstead Borough Council. Statement of Common Ground
SCG04	London Borough of Sutton. Statement of Common Ground
SCG05	Royal Borough of Kingston Upon Thames. Statement of Common Ground
SCG06	Elmbridge Borough Council. Statement of Common Ground
SCG07	Natural England. Statement of Common Ground
DTC1	Duty to Cooperate Statement of Compliance – Update
DTC2	Duty to Cooperate Statement of Compliance
DTC3	Duty to Cooperate Framework
TP01	Economy Topic Paper 2024
TP02	Green Belt Exceptional Circumstance Topic Paper 2024
TP03	Housing Topic Paper 2024
TP04	Larger Windfall Topic Paper 2024
TP05	Meeting Gypsy and Traveller Needs Topic Paper 2024
TP06	Heritage Topic Paper
TP07	Spatial Strategy Topic Paper
HB01a	Land Availability Assessment 2024
HB01b	Land Availability Assessment 2024-Maps
HB01c	Land Availability Assessment: Interactive Map(link is external)
HB02a	Land Availability Assessment 2022.
HB02b	Land Availability Assessment 2022-Maps
HB02c	Land Availability Assessment Methodology 2022

HB03	Housing and Economic Development Needs Assessment 2023
HB04	Gypsy and Traveller Accommodation Assessment 2022
HB05	Site Assessment Methodology 2024
HB06a	Epsom Town Centre Masterplan Report 2024
HB06b	Epsom Town Centre Masterplan Report - Appendices 2024
GB01	Green Belt Study Update 2024
GB02	Green Belt Technical Note 2023
EV01	Retail and Commercial Leisure Needs Assessment Update 2021
EV02	Retail and Commercial Leisure Needs Assessment 2020
EV03	Viability Note - Proposed Submission Local Plan - December 2024
EV04	Local Plan Viability Assessment 2022
EV05	Spatial Economic Growth Strategy Addendum 2021
EV06	Spatial Economic Growth Strategy 2020
EV07	The Longmead and Kiln Lane Industrial Estates Economic Value Report 2022
EV08	The Longmead and Nonsuch Industrial Estates Capacity Study 2018
EV09	Scoping Report on the Racecourse & Equestrian Sector in Epsom & Ewell Borough 2020
IS01	Infrastructure Delivery Plan, Regulation 19 2024
IS02	Interim Infrastructure Plan 2024
IS03	Infrastructure Plan Baseline 2023
IS04	Strategic Highways Modelling Assessment Report 2024
IS05	Strategic Highways Modelling Assessment Technical Annex 2024
IS06	Transport Assessment Regulation 18 2023(link is external)
IS07	Playing Pitch Strategy 2021
IS08	Sports Facilities Assessment 2020
NE01	Climate Change Study 2023
NE02	Biodiversity Action Plan 2020
NE03	Sequential Test - Proposed Submission Local Plan - December 2024
NE04	Strategic Flood Risk Assessment Level 2 2024
NE05	Strategic Flood Risk Assessment Level 2 additional sites 2024
NE06	Strategic Flood Risk Assessment Level 1 2024
NE07	Strategic Flood Risk Assessment Level 1 Appendices 2024
NE08	Strategic Flood Risk Assessment 2018
NE09	Strategic Flood Risk Assessment – Figures 2018
NE10	Sequential Test Regulation 18 2023
NE11	Open Space Audit 2024
NE12	Open Space Audit Interactive Map (link is external)
NE13	Local Green Space Study 2024
NE14	Landscape Character Assessment 2015
NE15	Epsom and Ewell Climate Change Action Plan
PV01	Draft Epsom and Ewell Local Plan (Regulation 18) Consultation
PV02	Draft Epsom and Ewell Local Plan (Regulation 18) Consultation Policies Maps
PV03	Draft Epsom and Ewell Local Plan (Regulation 18) Interim Sustainability Appraisal
PV04	Draft Epsom and Ewell Local Plan (Regulation 18) Interim Sustainability Appraisal Non-Technical Summary

PV05	Sustainability Appraisal Scoping Report 2022
PV06	Draft Epsom and Ewell Local Plan (Regulation 18) Habitats Regulations Assessment
PV07	Equality Impact Assessment (Regulation 18)
OT01	Epsom and Ewell Council Corporate Plan
OT02	Surrey Local Transport Plan (LTP4)
OT03	Epsom and Ewell Local Walking Cycling Plan
OT04	Report to Full Council, 10 December 2024
OT05	Report to Licensing and Planning Policy Committee. 20 November 2024
OT06a	Surrey Viability Toolkit – Net Zero Carbon Development Report
OT06b	Surrey Viability Toolkit – Part A Summary Report
OT06c	Surrey Viability Toolkit – Part B Energy modelling and technical feasibility report
OT06d	Surrey Viability Toolkit – Viability Calculator
OT06e	Surrey Viability Toolkit – Surrey Archetypes Costings
DP01	Epsom and Ewell Core Strategy (2007-2022)
DP02	Plan E – An Area Action Plan for Epsom Town Centre
DP03	Plan E – Proposals Map
DP04	Development Management Policies Document
DP05	Surrey Minerals Plan Core Strategy
DP06	Surrey Minerals Plan Core Strategy Appendices
DP07	Aggregates Recycling Joint DPD
DP08	Surrey Waste Local Plan 2019-2033 Part 1 Policies
DP09	Surrey Waste Local Plan 2019-2033 Part 2 Sites and Areas of search