

# Epsom & Ewell Local Plan

## Consultation on Additional Documentation - FAQs

### Background

The Council submitted its Local Plan and supporting documents to the Planning Inspectorate on the 10 March 2025. The Local Plan sets out a policy framework to guide development across the borough up to 2040. The key diagram, in appendix 1 at the end of this document, shows visually the spatial strategy and the broad locations of proposed development in the submission Local Plan.

Following submission of the Local Plan the examination stage commenced, where an independent Inspector is appointed to consider whether the Plan meets the appropriate 'soundness' requirements and if it can be adopted.

As part of this process, the Inspector issued a series of Matters, Issues and Questions (known as 'MIQs') for the Council and participants to respond to. These MIQs and the responses would form the basis for the public examination hearings. The hearings were split into two stages:

- Stage 1 – Legal Compliance and the Duty to Cooperate held on the 28 August 2025. Following this hearing the [Inspector wrote](#) to the council (ID-006) on the 9 September 2025 confirming that the Examination could proceed to stage 2.
- Stage 2 – Soundness – the Hearings were based on 12 specific matters and were held over 7 days between 30 September 2025 and 09 October 2025.

Further information on all stages of the examination is available on the [Local Plan Examination webpage](#).

### Why is this consultation being held?

During the Stage 2 hearings concerns were raised that the Council is not doing enough to meet its housing needs through the submitted Local Plan. The Plan proposes to meet approximately 47% of the housing need identified through the government's standard method that applied when the Plan was prepared. At the time, the standard method housing need figure was for 569 dwellings per annum or 10,242 dwellings over the Local Plan period. The government has since published a new standard method in December 2024 which has further increased the borough's housing need.

Following the Stage 2 hearings the Planning Inspector requested that the Council undertake two additional discrete pieces of work: one in relation to sites assessed in Section 4 of the Green Belt Topic Paper and the other in relation to whether any sites identified in the Land Availability Assessment (LAA), which were discounted for availability reasons can be considered to be 'developable', i.e. are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed in years 6-15 of the Plan period. The Inspector formally set out the work to be undertaken in her [letter](#) dated 22 October 2025 (ID-018) with the Council submitting this work to the Inspector on the 22 January 2026, which comprised:

- Assessment of Urban Sites (COUD\_020) – Further assessment was undertaken of the LAA sites which were previously discounted for availability reasons. An additional 13 urban sites were reassessed as being 'developable', i.e. they are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed between years 6-15 of the Plan period (up until 2040).
- Green Belt Topic Paper Additional Work (COUD\_021) - This work involved further assessment of the Green Belt sites which were promoted to the Council and considered as part of the Land Availability

Assessment (LAA). These sites were considered against the ‘Calverton Tests’, these being legal tests which identify whether exceptional circumstances exist to potentially release land from the Green Belt. Specifically, the potential harm to the Green Belt from the development proposed was considered and whether any harm could be mitigated. 11 of the Green Belt sites were considered to pass the test.

Following the submission of these two additional documents, the Inspector confirmed in a [letter](#) dated 12 February 2026 (ID-020) that the Council needed to undertake further additional work to enable the examination to proceed. Specifically, the letter stated that the council “*assess the suitability of the sites* [identified in the work submitted on the 22 January 2026] *for potential allocation within the Local Plan.*” To enable this the Inspector outlined the information that needed to be updated, which included the housing trajectory and various elements of the evidence base, specifically the Sustainability Appraisal and Habitats Regulations Assessment, and that the Council should consider the need to update the traffic modelling work and Infrastructure Delivery Plan.

The Council has now undertaken this additional work which has been submitted to the Inspector and published as part of our Examination Library. The work comprises the following documents:

- Additional Sites for Potential Allocation (COUD\_029)
- Sustainability Appraisal (SA) Report Addendum (COUD\_030)
- Habitats Regulations Assessment (HRA) Addendum (COUD\_031)
- Infrastructure Delivery Plan (IDP) Addendum (COUD\_032)
- Transport Assessment Addendum (COUD\_033)

To summarise, the evidence has found there are additional sites which may be considered for potential allocation in the Local Plan. As the additional documentation submitted to the Inspector comprises new evidence, it is important that anyone who wishes to participate in the Local Plan Examination process has an opportunity to comment on this. The Inspector has therefore requested the Council undertake a public consultation on this additional documentation, which is taking place from **Monday 11 May 2026 to Monday 15 June 2026**.

### Which are the additional sites for potential allocation?

There are 17 additional sites which have been identified for potential allocation in the Local Plan, comprising both urban and Green Belt sites. These are listed below, with further details available in the Additional Sites for Potential Allocation (COUD\_029) document.

#### Urban Sites

12 additional urban sites have been identified. Maps of the location of these can be found on the following pages.

Site name	LAA ref	Site Area (ha)	Existing Land Use(s)
25 Alexandra Road Epsom	COL006	0.20	Residential Dwelling
Gainsborough Road estate, Epsom	COU020	0.26	Undeveloped Land
Parking at 54 Gainsborough Road	COU021	0.10	Hardstanding (former garages)
85b Hook Road, Epsom	COU047	0.14	Commercial uses
Land west of Ewell By-Pass	EWE012	0.87	Undeveloped Land
Conservative Club, Epsom Club and Church	TOW002	0.35	Leisure / Community Use

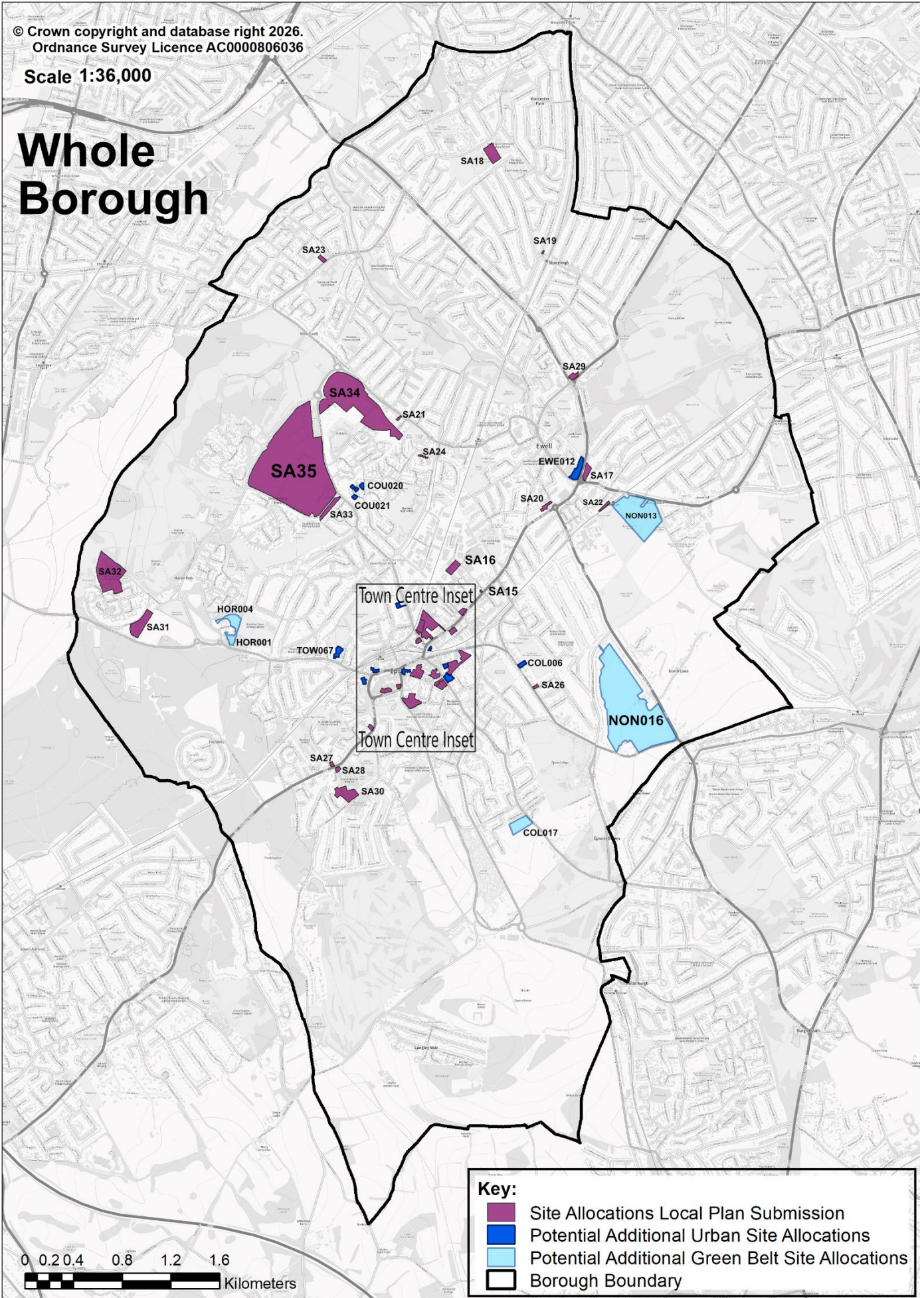
TK Maxx	TOW007	0.14	Retail and Leisure
Land rear of The Albion Public House (Mccaffertys Bar)	TOW008	0.14	Commercial
Spread Eagle Shopping Centre	TOW016	0.18	Retail and Leisure
Auction House, Depot Road	TOW041	0.12	Commercial and Leisure
Laine Theatre Arts	TOW052	0.05	Educational Establishment
Eclipse Business Park, West Hill	TOW067	0.39	Commercial and Leisure

### Green Belt Sites

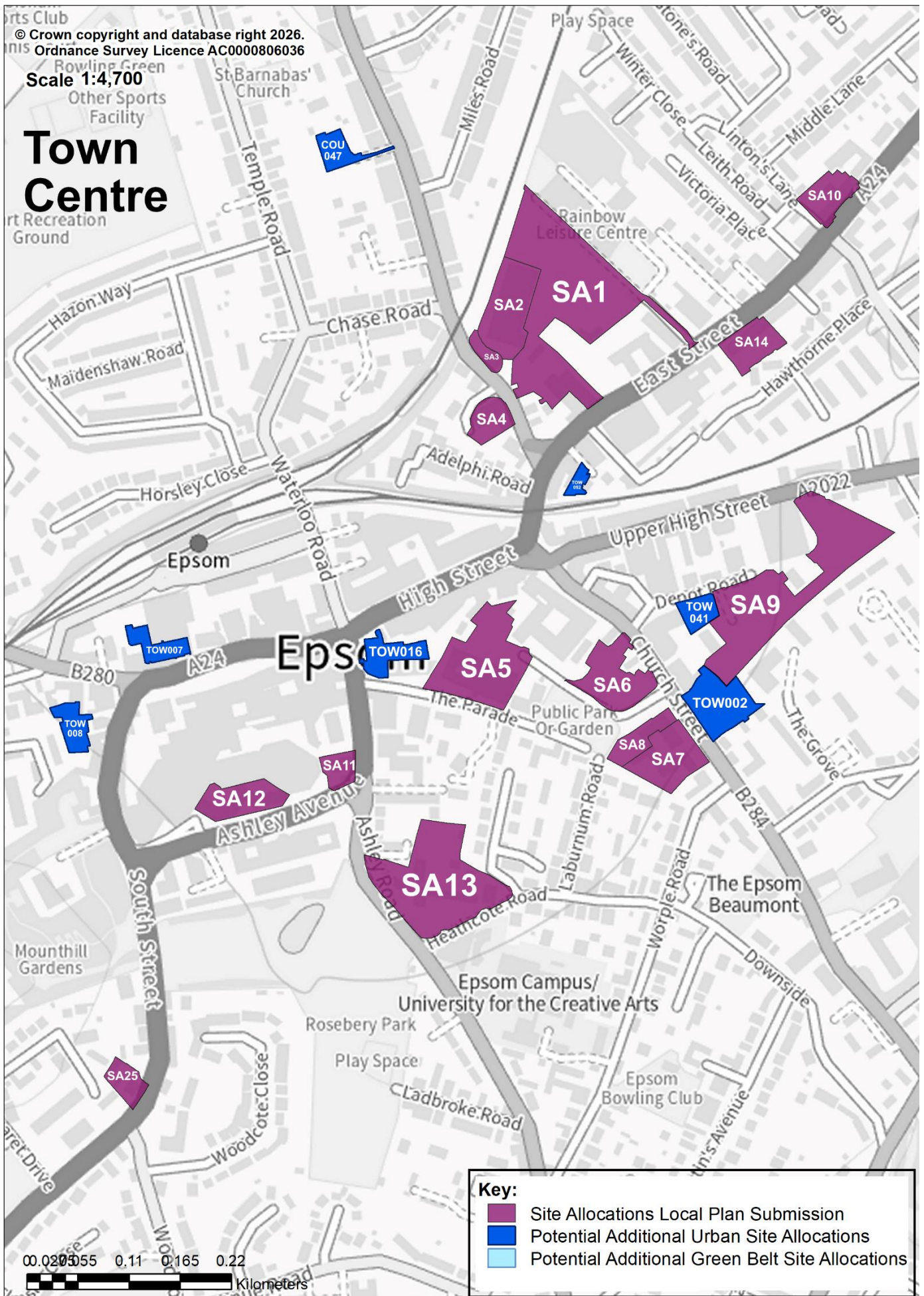
5 additional Green Belt sites have been identified. Maps of the location of these can be found on the following pages.

Site name	LAA ref	Site Area (ha)	Existing Land Use(s)
Land West of Burgh Heath Road	COL017	1.52	Grass field
Cuddington Glade	HOR001	0.52	Semi natural amenity land/open space
Land off Cuddington Glade	HOR004	1.11	Undeveloped green space
Land at Priest Hill	NON013	8.63	Playing fields and PDL (hard surfacing and former tennis courts)
Downs Farm (Northern Parcel)	NON016	27.9	Paddocks/pasture/farmland, light industrial

**Figure 1: Map of Local Plan Submission Site Allocations & Potential Additional Site Allocations (Whole Borough)**



**Figure 2: Map of Local Plan Submission Site Allocations & Potential Additional Site Allocations (Town Centre Inset)**



## What exactly is being consulted upon?

For this consultation the following documents are being consulted upon:

- COUD\_020 Assessment of Urban Sites
- COUD\_021 Green Belt Topic Paper additional work
- COUD\_029 Additional Sites for Potential Allocation
- COUD\_030 Sustainability Appraisal (SA) Report Addendum
- COUD\_031 Habitats Regulations Assessment (HRA) Addendum
- COUD\_032 Infrastructure Delivery Plan (IDP) Addendum
- COUD\_033 Transport Assessment Addendum

These are the documents which have been submitted to the Inspector to respond to her post hearing requests/queries.

The documents are available to view on the Council's consultation portal, along with the response forms.

**Please note comments are only being sought on the documents detailed above and not on any other documents that have been submitted for Examination, including the Submission Local Plan.**

## How long will the consultation last?

The consultation will run for 5 weeks from Monday 11 May 2026 to Monday 15 June 2026, closing at 23:59.

## Do I need to re-submit my previous comments?

No. There is no need resubmit your previous comments or representations that you made on the Submission Local Plan that was subject to public consultation between 20 December 2024 and 5 February 2025. This is an on-going Examination, and all previous comments are still relevant. Comments are only sought on the additional documents identified above.

## How do I respond?

You may respond to the consultation in the following ways:

### Feedback form

Download the response form from the consultation portal.

This can be returned via email or post to the addresses set out below.

### Email

Representations can be sent via email to the following email address:

[localplan@epsom-ewell.gov.uk](mailto:localplan@epsom-ewell.gov.uk)

### Post

Representations can be sent via letter to the following postal address:

Planning Policy  
Town Hall  
The Parade  
Epsom  
Surrey  
KT18 5BY

**Please ensure that any representation contains your name/contact details and specifies which of the consultation documents you are commenting on. If commenting on more than one document, please complete a separate response form for each.**

### **What happens next?**

Following this 5-week consultation period, the Council will process and pass on all responses received to the Inspector. The Inspector will then advise the Council how the Examination is to proceed.

### **General Guidance for Responding**

You should provide succinctly all the evidence and supporting information necessary to support your representation. Any further submissions after the close of the consultation period are generally only accepted at the discretion, or request of the appointed Planning Inspector.

It is important to note that at examination the Inspector will give the same weight to an issue whether it appears in hundreds of responses or only in one. Therefore, where there are groups who share a common view on the documents subject to consultation, it would be very helpful for that group to send a single representation which encompasses this view, rather than for many individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

The Council's preference is for representations to be made using the response form on our consultation portal, typed and ideally submitted electronically. This can be done by emailing the form to [localplan@epsom-ewell.gov.uk](mailto:localplan@epsom-ewell.gov.uk). If responding by email without using the response form, please use headings to enable officers to clearly identify which document you are commenting upon, along with page and paragraph numbers where relevant. If submitting handwritten comments, please ensure that these are legible. Anonymous comments will not be accepted.

#### Downloading and completing the response form.

You can download the representation form from the consultation portal. You may need to click 'enable editing' in order to complete your response.

Part A is for your contact details that will be forwarded to the Planning Inspectorate in due course. You only need to complete Part A once. Part A must include a name and a means of contact (email or postal address) for it to be considered. This data will be managed by a Programme Officer who acts as the point of contact between the Council, the Inspector and respondents.

Part B is your response to the Consultation. Please complete a Part B for each document or section of a document that you wish to comment upon. The Form has five Part B sections as a default, if you require more simply 'copy and paste' the Part B section in the word document as many times as is needed.

Once you have completed the form, please submit it by email to [localplan@epsom-ewell.gov.uk](mailto:localplan@epsom-ewell.gov.uk). You can also submit hard copy responses by post to:

Planning Policy  
Epsom and Ewell Borough Council  
Town Hall  
The Parade  
Epsom  
Surrey  
KT18 5BY

## Data protection notice

Personal information you provide to the Council as part of this process will be used by the Council (and its agents) in connection with its statutory functions - this includes putting forward your representation as well as registering you to be kept informed of progress on the local plan. It will not be used for any other purposes.

If you no longer wish to be kept informed of progress on the local plan or related consultations, you can opt out from this service at any time by emailing [localplan@epsom-ewell.gov.uk](mailto:localplan@epsom-ewell.gov.uk). It is important that you inform the Planning Policy Team of any changes to contact details so that the Council can keep you updated on the progress of the Local Plan.

Please be aware that all representations, including the name of individuals and organisations making the representation will be made available to the Planning Inspectorate and the appointed Planning Inspector and made public on the Planning Policy section of the Council's website and / or our online consultation portal. This is because they are used to inform the development of planning policy, and planning laws set out the requirements in relation to Local Plans. Representations and comments will not be able to be withdrawn once they have been processed and published. The Council reserves the right to reject representations that are construed as being racist or defamatory.

For more information on how the Council processes your personal information please visit: [Privacy and Cookies](#) | Epsom and Ewell Borough Council

# Key Diagram

