



Ms Masters MA (Hons) FRTPI
c/o Charlotte Glancy
Programme Officer Banks Solutions
80 Lavinia Way
East Preston
West Sussex
BN16 1DD

Town Hall, The Parade
Epsom KT18 5BY
Number (01372) 732000
www.epsom-ewell.gov.uk

Contact: Ian Mawer
Direct Line: 01372 732402
Email: imawer@epsom-ewell.gov.uk

2 March 2026

Dear Ms Masters

Epsom and Ewell Local Plan – response to third post hearing letter

Thank you for your third post hearing letter dated 12 February 2026 ([document reference ID-020](#)) which responds to my letter dated 11 February 2026 ([document reference COUD-026](#)). We received your letter on Monday 23 February 2026 and updated the Examination Library the same day.

We note that for the examination to proceed you require the Council to assess the suitability of those sites where the site-specific Calverton conclusions have changed, for potential allocation in the Local Plan.

As set out in my response dated 11 February 2026, if we were to do this using the existing Local Plan evidence base, we consider that this exercise could be completed on or before Friday 6 March 2026.

Your most recent letter sets out that you require the Council to update parts of the Local Plan Evidence base, notably the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA), in addition to updates to Transport Modelling and the Infrastructure Delivery Plan. I regret to inform you that we will be unable to complete this work by Friday 6th March for the reasons set out below:

- Transport Modelling – We have been advised by Surrey County Council (the Highway Authority) that modelling the highways impact of additional development sites will take at least 4 weeks to complete.
- Habitats Regulations Assessment (HRA) - The final HRA ([document reference SD04a](#)) supporting the Submission Local Plan included air quality modelling of a European protected site located in Mole Valley District Council. The air quality modelling was based upon outputs of the Transport Modelling. Therefore, to produce a HRA addendum the outputs of the updated transport modelling is required.

As set out above there are interdependencies with the evidence base, and we envisage being able to supply the following documents on or before 10 April 2026:

- Revised trajectory including potential allocations

- Sustainability Appraisal addendum
- Transport Modelling / Transport Assessment addendum
- Habitats Regulations Assessment addendum
- Infrastructure Delivery Plan addendum

I would be grateful if you could confirm receipt of this letter and whether the timetable outlined above is acceptable for the examination to proceed.

Yours sincerely

I Mawer

Ian Mawer
Head of Planning Policy and Economic Development
Epsom and Ewell Borough Council