

Epsom and Ewell Local Plan Examination

Examination Documents as at 28 October 2025

Inspector Documents

Document Reference	Document Title	Date
ID-001	Epsom and Ewell Initial Letter	25 April 2025
ID-002	Guidance Notes from the Inspector	09 July 2025
ID-003	Inspectors' Matters, issues and questions MIQs	09 July 2025
ID-004	Hearing Programme	09 July 2025
ID-004a	Hearing Programme updated	21 August 2025
ID-004b	Hearing Programme updated	22 September 2025
ID-004c	Hearing Programme updated	23 September 2025
ID-004d	Hearing Programme updated	24 September 2025
ID-004e	Hearing Programme updated	25 September 2025
ID-004f	Hearing Programme updated	30 September 2025
ID-004g	Hearing Programme updated	30 September 2025
ID-004h	Hearing Programme updated	03 October 2025
ID-005	Stage 1 Hearing Agenda	21 August 2025
ID-006	EE Proceed to Stage 2 letter	9 Sept 2025
ID-007	Agenda Matter 2	25 September 2025
ID-008	Agenda Matter 3	25 September 2025
ID-009	Agenda Matter 4	25 September 2025
ID-010	Agenda Matter 5	25 September 2025
ID-011	Agenda Matter 6	25 September 2025
ID-012	Agenda Matter 7	25 September 2025
ID-013	Agenda Matter 8	3 October 2025

ID-014	Agenda Matter 9	3 October 2025
ID-015	Agenda Matter 10	3 October 2025
ID-016	Agenda Matter 11	3 October 2025
ID-017	Agenda Matter 11 & 12 AOD	3 October 2025
ID-018	Post Hearing letter from the Inspector	27 October 2025

Council Documents

Document Reference	Document Title	Date Published
COUD_001	Council's Response to the Inspector's Initial Questions	16 May 2025
COUD_001a	Council's Response to the Inspector's Initial Questions Appendices	16 May 2025
COUD_002	EEBC and NHSSH SOCG12 Statement of Common Ground	28 May 2025
COUD_003	Hearing Notice	09 July 2025
COUD_004	Council and SA35 Horton Farm 13 Statement of Common Ground	19 August 2025
COUD_005	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	19 August 2025
COUD_005a	Epsom and Ewell Stage 1 - Matter 1 - Appendices M1a to M1h	19 August 2025
COUD_006	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	18 September 2025
COUD_006a	REP-124-001 Home Builders Federation Matter 2 Hearing Statement	18 September 2025
COUD_007	COUD_007 Epsom and Ewell Stage 2-Matter 3-MIQ response	18 September 2025
COUD_008	COUD_008 Epsom and Ewell Stage 2-Matter 04 -MIQ response	18 September 2025
COUD_008a	COUD_008a Epsom and Ewell Stage 2-Matter 04 -Appendix M4a-b	30 September 2025
COUD_009	COUD_009 Epsom and Ewell Stage 2-Matter 05 -MIQ response	18 September 2025
COUD_009a	COUD_009a Epsom and Ewell Stage 2-Matter 05 -Appendices M5a-5c	18 September 2025

COUD_010	COUD_010 Epsom and Ewell Stage 2-Matter 06 -MIQ response	18 September 2025
COUD_010a	COUD_010a Epsom and Ewell Stage 2-Matter 06 -Appendix M6a	18 September 2025
COUD_011	COUD_011 Epsom and Ewell Stage 2-Matter 07 -MIQ response	18 September 2025
COUD_012	COUD_012 Epsom and Ewell Stage 2-Matter 08 -MIQ response	18 September 2025
COUD_012a	COUD_012a Epsom and Ewell Stage 2-Matter 08 -Appendix M8a	18 September 2025
COUD_013	COUD_013 Epsom and Ewell Stage 2-Matter 09 -MIQ response	18 September 2025
COUD_013a	COUD_013a Epsom and Ewell Stage 2-Matter 09 -Appendix M9a	18 September 2025
COUD_014	COUD_014 Epsom and Ewell Stage 2-Matter 10 -MIQ response	18 September 2025
COUD_014a	COUD_014a Epsom and Ewell Stage 2-Matter 10 -Appendix M10a	18 September 2025
COUD_015	COUD_015 Epsom and Ewell Stage 2-Matter 11 -MIQ response	18 September 2025
COUD_015a	COUD_015a Epsom and Ewell Stage 2-Matter 11 -Appendix M11a	18 September 2025
COUD_016	COUD_016 Epsom and Ewell Stage 2-Matter 12 -MIQ response	18 September 2025
COUD_016a	COUD_016a Epsom and Ewell Stage 2-Matter 12 -Appendix M12a	18 September 2025

Programme Officer Documents

Document Reference	Document Title	Date Published
PO_001	Programme Officer Introduction letter	1 April 2025

Matter Statements

Stage 1 Matters

Matter 1 Legal Compliance and the Duty to Cooperate

Document Reference	Document Title	Date Published
COUD_005	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	19 August 2025
COUD_005a	Epsom and Ewell Stage 1 - Matter 1 - Appendices M1a to M1h	19 August 2025

REP-126-001	ABC obo Gavil Group Matter 1 Hearing Statement	19 August 2025
REP-098-001	Marrons obo Dandara SE Matter 1 Hearing Statement	19 August 2025
REP-134-001	Savills obo Atkins Properties Matter 1 Hearing Statement	19 August 2025
REP-163-001	Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 1 Hearing Statement	19 August 2025

Stage 2 Matters

Matter 2 Housing Need and Supply

Document Reference	Document Title	Date Published
COUD_006	Epsom and Ewell Stage 1 - Matter 1 - MIQ response	18 September 2025
COUD_006a	REP-124-001 Home Builders Federation Matter 2 Hearing Statement	18 September 2025
REP-126-002	REP-126-002 ABC obo Gavil Group Matter 2 Hearing Statement	18 September 2025
REP-134-002	REP-134-002 Savills obo Atkins Properties Matter 2 Hearing Statement	18 September 2025
REP-138-001	REP-138-001 Turley obo Taylor Wimpey Matter 2 Hearing Statement	18 September 2025
REP-159-001	REP-159-001 Carter Jonas obo Epsom Projects Matter 2 Hearing Statement	18 September 2025
REP-163-002	REP-163-002 Carter Jonas obo Coldunell Ltd (Priest Hill) Matter 2 Hearing Statement	18 September 2025
REP-198-002	REP-198-002 Marrons obo Dandara SE Matter 2 Hearing Statement	18 September 2025

Matter 3 Vision and the Spatial Strategy

Document Reference	Document Title	Date Published
COUD_007	COUD_007 Epsom and Ewell Stage 2-Matter 3-MIQ response	18 September 2025
REP-098-003	REP-098-003 Marrons obo Dandara SE Matter 3 hearing statement	18 September 2025
REP-124-002	REP-124-002 Home Builders Federation Matter 3 hearing statement	18 September 2025

REP-126-003	REP-126-003 ABC obo Gavil Group Matter 3 Hearing Statement	18 September 2025
REP-134-003	REP-134-003 Savills obo Atkins Properties Matter 3 hearing statement	18 September 2025
REP-138-002	REP-138-002 Turley obo Taylor Wimpey Matter 3 Hearing Statement	18 September 2025
REP-159-002	REP-159-002 Carter Jonas obo Epsom Projects Limited Matter 3 hearing statement	18 September 2025
REP-159-002	REP-163-003 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 3 Hearing Statement	18 September 2025

Matter 4 The Green Belt

Document Reference	Document Title	Date Published
COUD_008	COUD_008 Epsom and Ewell Stage 2-Matter 04 -MIQ response	18 September 2025
COUD_008a	COUD_008a Epsom and Ewell Stage 2-Matter 04 -Appendix M4a-b	18 September 2025
REP-098-004	REP-098-004 Marrons obo Dandara SE Matter 4 hearing statement	18 September 2025
REP-103-001	REP-103-001 Vail Williams obo NESCOLT Matter 4 & 7 hearing statement	18 September 2025
REP-124-003	REP-124-003 Home Builders Federation Matter 4 hearing statement	18 September 2025
REP-133-001	REP-133-001 Bidwells obo Epsom College Matter 4 & 7 Hearing Statement	18 September 2025
REP-134-004	REP-134-004 Savills obo Atkins Properties Matter 4 hearing statement	18 September 2025
REP-138-003	REP-138-003 Turley obo Taylor Wimpey Matter 4 Hearing Statement	18 September 2025
REP-155-001	REP-155-001 Lichfields obo The Commissioners Matter 4 Hearing Statement	18 September 2025
REP-159-003	REP-159-003 Carter Jonas obo Epsom Projects Limited Matter 4 hearing statement	18 September 2025
REP-163-004	REP-163-004 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 4 Hearing Statement	18 September 2025

Matter 5 The SA and Approach to site selection, Plan Viability and the IDP

Document Reference	Document Title	Date Published
COUD_009	COUD_009 Epsom and Ewell Stage 2-Matter 05 -MIQ response	18 September 2025
COUD_009a	COUD_009a Epsom and Ewell Stage 2-Matter 05 -Appendices M5a-5c	18 September 2025

REP-098-005	REP-098-005 Marrons obo Dandara SE Matter 5 hearing statement	18 September 2025
REP-126-004	REP-126-004 ABC obo Gavil Group Matter 5 Hearing Statement	18 September 2025
REP-134-005	REP-134-005 Savills obo Atkins Properties Matter 5 hearing statement	18 September 2025
REP-155-002	REP-155-002 Lichfields obo The Commissioners Matter 5 Hearing Statement	18 September 2025
REP-163-005	REP-163-005 Carter Jonas obo Coldunell Ltd. (Priest Hill) Matter 5 Hearing Statement	18 September 2025

Matter 6 Other Housing Policies

Document Reference	Document Title	Date Published
COUD_010	COUD_010 Epsom and Ewell Stage 2-Matter 06 -MIQ response	18 September 2025
COUD_010a	COUD_010a Epsom and Ewell Stage 2-Matter 06 -Appendix M6a	18 September 2025
REP-098-006	REP-098-006 Marrons obo Dandara SE Matter 6 hearing statement	18 September 2025
REP-155-003	REP-155-003 Lichfields obo The Commissioners Matter 6 Hearing Statement	18 September 2025

Matter 7 The Built Environment

Document Reference	Document Title	Date Published
COUD_011	COUD_011 Epsom and Ewell Stage 2-Matter 07 -MIQ response	18 September 2025
REP-103-001	REP-103-001 Vail Williams obo NESCOLT Matter 4 & 7 hearing statement	18 September 2025
REP-133-001	REP-133-001 Bidwells obo Epsom College Matter 4 & 7 Hearing Statement	18 September 2025
REP-155-004	REP-155-004 Lichfields obo The Commissioners Matter 7 Hearing Statement	18 September 2025

Matter 8 The Natural Environment and Green Infrastructure

Document Reference	Document Title	Date Published
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COUD_012	COUD_012 Epsom and Ewell Stage 2-Matter 08 -MIQ response	18 September 2025
COUD_012a	COUD_012a Epsom and Ewell Stage 2-Matter 08 -Appendix M8a	18 September 2025
REP-155-005	REP155-005 Lichfields obo The Commissioners Matter 8 Hearing Statement	18 September 2025

Matter 9 Retail Policies and Epsom and Town Centre

Document Reference	Document Title	Date Published
COUD_013	COUD_013 Epsom and Ewell Stage 2-Matter 09 -MIQ response	18 September 2025
COUD_013a	COUD_013a Epsom and Ewell Stage 2-Matter 09 -Appendix M9a	18 September 2025

Matter 10 Employment and Horse Racing

Document Reference	Document Title	Date Published
COUD_014	COUD_014 Epsom and Ewell Stage 2-Matter 10 -MIQ response	18 September 2025
COUD_014a	COUD_014a Epsom and Ewell Stage 2-Matter 10 -Appendix M10a	18 September 2025
REP-150-001	REP-150-001 Causeway Planning obo Woodcote Stud Epsom Matter 10 hearing statement	18 September 2025
REP-154-001	REP-154-001 CBRE obo Jockey Club Matter 10 Hearing Statement	18 September 2025

Matter 11 Site Allocation

Document Reference	Document Title	Date Published
COUD_015	COUD_015 Epsom and Ewell Stage 2-Matter 11 -MIQ response	18 September 2025
COUD_015a	COUD_015a Epsom and Ewell Stage 2-Matter 11 -Appendix M11a	18 September 2025
REP-126-005	REP-126-005 ABC obo Gavil Group Matter 11 Hearing Statement	18 September 2025
REP-140-001	REP-140-001 Boyer Planning obo Ms Toni Wilson	18 September 2025

REP-155-006	REP155-006 Lichfields obo The Commissioners Matter 11 Hearing Statement	18 September 2025
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Matter 12 Monitoring and Delivery

Document Reference	Document Title	Date Published
COUD_016	COUD_016 Epsom and Ewell Stage 2-Matter 12 -MIQ response	18 September 2025
COUD_016a	COUD_016a Epsom and Ewell Stage 2-Matter 12 -Appendix M12a	18 September 2025

Post Hearing Documents

Document Reference	Document Title	Date Published
HD2_1	Annual Monitoring Report 2024-2025	2 October 2025
HD2_2	Table 2 of Windfall Topic Paper Updated	7 October 2025
HD2_3	List of completions included in historic windfall in 2023-24	7 October 2025
HD2_4	Addition to Appendix 5.4 of the LAA 2024	7 October 2025
HD2_5	List of commitments 1 April 2025	22 October 2025
HD2_6	Revised 5 year land supply	22 October 2025
HD4_1	Post Hearing Action Green Belt Topic Paper	28 October 2025
HD5_1	Historical Review of Greenbelt in Epsom and Ewell	16 October 2025
HD7_1	MIQ 12.4 additional information including National Highways response	22 October 2025
HD8_1	Epsom and Ewell LCWIP sign-off SCC	22 October 2025
HD8_2	Map of Swail House Statutory Listed Wall	22 October 2025
ID-018	Post Hearing letter from the Inspector	27 October 2025