

Next phase in the journey of the Epsom and Ewell Local Plan announced

12 May 2026



Epsom and Ewell Borough Council has opened a further public consultation on documents submitted during the examination of its draft Local Plan, as a Conservative councillor has questioned whether the process has bypassed the council committee responsible for planning policy.

The Local Plan, covering the period to 2040, is now at examination stage, described by the council as the final stage before the plan can be legally adopted. EEBC says the government-appointed Planning Inspector instructed the council to carry out additional work on potential further sites that could be allocated through main modifications to the plan. The consultation opened on Monday 11 May and closes at 11.59pm on Monday 15 June 2026.

The council says the consultation is limited to the additional documents submitted to the Inspector since October 2025, which identify potential additional sites that could increase housing delivery. It says all comments will be passed to the Inspector and published on the council's website, with a further one-day hearing to follow after the consultation closes.

Council documents sent to residents state that the Local Plan was submitted to the Planning Inspectorate on 10 March 2025, with public hearings held in September and October 2025. Following those hearings, the Inspector required further work, resulting in the submission of additional documents identifying extra potential sites for allocation. Responses are being invited on those additional documents only.

Councillor **Peter O'Donovan**, (RA Ewell Court) chair of the Licensing and Planning Policy Committee, said the submitted Local Plan "provides less than 50% of the identified housing need within the borough", which the council had considered to be a balance between meeting development needs and protecting green spaces, heritage and character. He said the additional work had been required to progress the plan towards adoption and urged residents to review the documents and respond.

However, Cllr **Kieran Persand**, Conservative councillor for Horton Ward, has written to senior councillors and officers raising what he describes as a "significant governance and constitutional concern". In emails dated 9 and 11 May, he said the additional sites were "put forward by the Council itself" and were not requested or identified by the Inspector. He also said the documents had been submitted, and the consultation launched, without prior scrutiny or approval by the Licensing and Planning Policy Committee.

Cllr Persand cited the committee's terms of reference, saying it is responsible for considering and approving Local Plan documents for public consultation. He asked why the consultation had started without the committee first considering it, what legal advice had been taken, and whether the chair and officers regarded the process as compliant with the council's constitution. He also asked whether the consultation should be postponed until the committee meets on 19 May, not to stop the process, but to allow member oversight.

The issue now places two questions before residents: what they think of the additional potential development sites, and whether the route by which those documents reached consultation has followed the council's own democratic procedures. For a Local Plan already politically sensitive because it falls well short of assessed housing need while seeking to protect parts of the borough from development, the latest consultation may prove as much about governance as about planning policy.

Residents wishing to examine the latest documents or submit comments can do so through the council's consultation portal at EEBC Local Plan consultation platform. Background examination papers, inspector correspondence and post-hearing documents are also available via the council's Local Plan Examination webpage, including the Post Hearing Documents library and Documents from the Inspector. Responses can be submitted on a form available through the consultation portal, by email to localplan@epsom-ewell.gov.uk, or by post to Planning Policy, Epsom & Ewell Borough Council, Town Hall, The Parade, Epsom, KT18 5BY.

Comments can be submitted by email to localplan@epsom-ewell.gov.uk or by post to Planning Policy, Epsom & Ewell Borough Council, Town Hall, The Parade, Epsom, Surrey, KT18 5BY. The deadline is 15 June 2026.

Sam Jones - Reporter



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