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Stage 2 Examination of Epsom & Ewell's Local Plan opens Tuesday

28 September 2025







The Inspector appointed to examine Epsom & Ewell Borough Council's draft Local Plan, **C Masters MA (Hons) FRTPI**, will open Stage 2 hearings at **Epsom Town Hall, The Parade, KT18 5BY**, on **Tuesday 30 September 2025 at 9.30am**.

These hearings test whether the Plan is "sound" — whether it has been positively prepared, justified, effective and consistent with national planning policy. The hearings are open to the public for observation from the Council Chamber gallery. Only invited participants may speak, but all are welcome to attend and watch the process unfold.

Hearing dates:

- Tue 30 Sept (09:30 start)
- Wed 1 Oct
- Thu 2 Oct
- Fri 3 Oct (10:00 start)
- Tue 7 Oct
- Wed 8 Oct
- Thu 9 Oct
- Fri 10 Oct (reserve day)

The full hearing programme, Inspector's questions and examination library can be found on the Council's Local Plan examination page.

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Spotlight on Horton Farm (Site Allocation 35)

Among many proposed sites across the borough, **Horton Farm (SA35)** is by far the largest single allocation, earmarked for around **1,250 homes, a 7-hectare public park and 10 Gypsy & Traveller pitches**. It sits next to Horton Cemetery and near Horton Country Park.

- **Clarendon Park Residents' Association (Alex Duval)** argue that the Council has not demonstrated the "exceptional circumstances" required to release high-performing Green Belt land. They raise concerns about flooding, sewage, school places and transport, and question why alternative sites for the Traveller pitches were not properly considered.
- **CPRE Surrey (Tim Murphy)** objects to the loss of Green Belt at Horton Farm, urging a stronger focus on brownfield redevelopment and urban densities. Council for the Protection of Rural England.
- **Friends of Horton Cemetery (Lionel Blackman)** do not oppose Horton Farm outright but call for binding commitments that developer contributions restore the historic cemetery as a garden of rest.
- **The Church Commissioners**, who own Horton Farm, strongly support the allocation. Their planning consultants argue it is a sustainable and deliverable location, capable of providing affordable and family housing, community facilities and transport links. They accept surface water flooding is a constraint but say it can be managed through design. They oppose the Council's request for 20% biodiversity net gain, though they commit to meeting national standards.
- See our report on an apparent conflict of interest concerning this allocation for the Council's consultant who's employer also represents the Commissioners. Conflict on Epsom's Green Belt plans of another kind?

Other sites

The Inspector will also be examining numerous other proposed development sites across the borough. Horton Farm is singled out here because of its size and prominence, but EET will continue reporting on the full range of allocations and community responses.

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Practical note for readers

- Public seating is first-come, so arrive early for 9:30 starts.
- Proceedings are formal but led by the Inspector, not adversarial.
- Key documents, timetables and updates are on the Council’s Local Plan examination page.

Sam Jones – Reporter



Related reports:

Epsom & Ewell’s Local Plan under the Green microscope

Epsom and Ewell Local Plan Submitted for Examination

Epsom and Ewell Council response to Local Plan criticism

The Local Plan plot thickens after revised NPPF

Council minority vote Local Plan to next stage with Green Belt in

…and many more – search “local plan” in our search box.

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