Democratic Services

To: All Members of the Council

Dear Councillor,

EXTRAORDINARY COUNCIL - MONDAY, 26TH OCTOBER, 2026 , Council Chamber - Epsom Town Hall

Please find attached the following document(s) for the Extraordinary meeting of the Council to be held on Monday, 26th October, 2026.

4. **EPSOM AND EWELL LOCAL PLAN (2022-2040) PROPOSED MAIN MODIFICATIONS CONSULTATION, APPENDIX 2** (Pages 3 - 48)

This supplement provides Appendix 2 to item 4 of the agenda.

For further information, please contact democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

Yours sincerely



Chief Executive

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Epsom and Ewell Local Plan (2022-2040)

Schedule of Modifications to the Policies Map

September 2026

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Introduction

Purpose of this document

This document sets out modifications to the Policies Map that result from proposed Main Modifications, data updates or other corrections. It should be read alongside the Schedule of Main Modifications, the Proposed Submission Epsom and Ewell Local Plan Policies Map (SD03a) and the Core Strategy and Development Management Policies Map (DP2a).

A schedule of proposed changes and corrections is set out in Section 1. Maps showing the proposed changes to the Policies Map are set out at Section 2.

Changes arising from Main Modifications

Following the hearing sessions into the Local Plan, the Planning Inspector has identified Main Modifications to the Proposed Submission Epsom and Ewell Local Plan (2022-2040) (Regulation 19).

These are changes that they consider are required to make the Plan sound in the light of issues identified during the examination. This is without prejudice to the Inspector's ultimate conclusions and recommendations on the Plan. Whilst the Local Plan Policies Map is not formally examined by the Inspector, it is important that the Map is updated to align with the proposed Main Modifications.

Accordingly, this document sets out the changes that are proposed to the Policies Map that are associated with the proposed main modifications. These include:

- Proposed deletion of Site Allocations SA23 and SA29.
- Proposed addition of Site Allocations SA36 to SA51

- Proposed amendments to the Green Belt Boundary to:
    - Reflect proposed site allocations SA48 to SA51
    - Remove Epsom College currently designated as a Major Development Site in the Green Belt from the Green Belt and part of NESCOT which is previously developed land (PDL) in the Green Belt.

- Proposed amendments to reflect changes to the Racehorse Policy, including but not limited to:
    - Removal of Woodcote Stud Farm from the training zone
    - Showing movements corridors & conflict zones

Data updates and other corrections

This document also sets out an update to the Policies Map that is unrelated to the proposed modifications, but is necessary for the purposes of clarity and to ensure that the data presented is as up-to-date as possible.

The amendment is to show that an area of land to the South of Langley Vale is designated a Sites of Nature Conservation Importance (SNCI). The Proposed Submission Local Plan Policies Map (SD03a) failed to show this designation.

Section 1 - Schedule of proposed Changes

Mod Ref	Local Plan Policy No.	Policy name (as amended where applicable)	Description of modification to the Policies Map	Reason for change
PM1	SA18	Policy SA18 – Land to the rear of Rowe Hall	Amendment of site boundary to reflect planning consent.	Refer to MM26 of the Schedule of Main Modifications.
PM2	SA23	Policy SA23 – 140-142 Ruxley Lane	Deletion of site allocation from the map.	Refer to MM31 of the Schedule of Main Modifications.
PM3	SA29	Policy SA29 – 65 London Road	Deletion of site allocation from the map.	Refer to MM37 of the Schedule of Main Modifications.
PM4	Proposed allocation	SA36 - 25 Alexandra Road, Epsom	Inclusion of proposed site allocation on to the map	Refer to MM44 of the Schedule of Main Modifications.
PM5	Proposed allocation	Policy SA37 – Gainsborough Road estate, Epsom	Inclusion of proposed site allocation on to the map	Refer to MM45 of the Schedule of Main Modifications.
PM6	Proposed allocation	Policy SA38 – Parking at 54 Gainsborough Road	Inclusion of proposed site allocation on to the map	Refer to MM46 of the Schedule of Main Modifications.
PM7	Proposed allocation	Policy SA39 – 85b Hook Road, Epsom	Inclusion of proposed site allocation on to the map	Refer to MM47 of the Schedule of Main Modifications.
PM8	Proposed allocation	Policy SA40 – Land west of Ewell By-Pass	Inclusion of proposed site allocation on to the map	Refer to MM48 of the Schedule of Main Modifications.
PM9	Proposed allocation	Policy SA41 – Conservative Club, Epsom Club and Church	Inclusion of proposed site allocation on to the map	Refer to MM49 of the Schedule of Main Modifications.

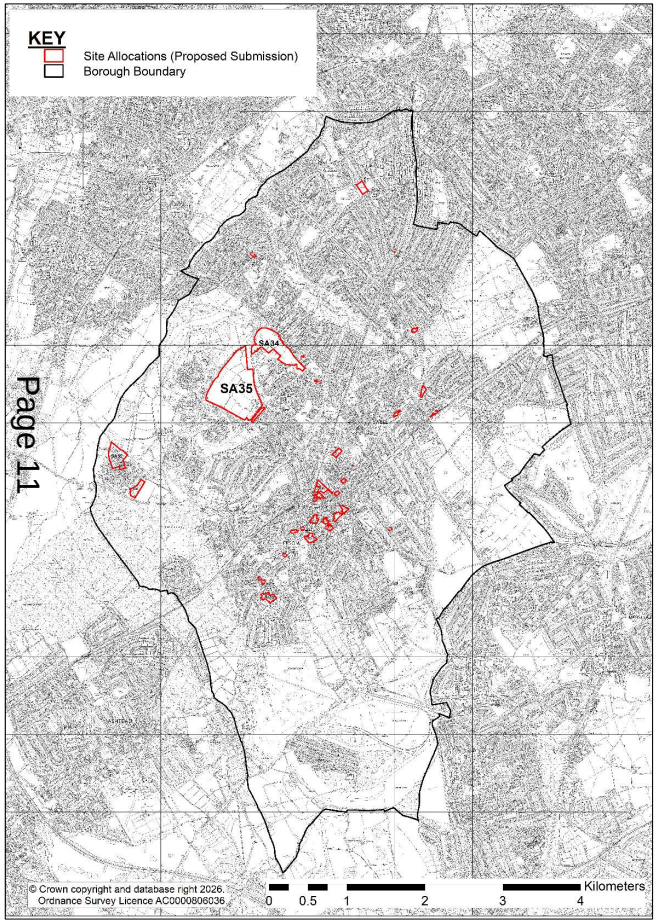
Mod Ref	Local Plan Policy No.	Policy name (as amended where applicable)	Description of modification to the Policies Map	Reason for change
PM10	Proposed allocation	Policy SA42 – TK Maxx	Inclusion of proposed site allocation on to the map	Refer to MM50 of the Schedule of Main Modifications.
PM11	Proposed allocation	Policy SA43 – Land R/O The Albion Public House (Mccaffertys Bar)	Inclusion of proposed site allocation on to the map	Refer to MM51 of the Schedule of Main Modifications.
PM12	Proposed allocation	Policy SA44 – Spread Eagle Shopping Centre	Inclusion of proposed site allocation on to the map	Refer to MM52 of the Schedule of Main Modifications.
PM13	Proposed allocation	Policy SA45 – Auction House, Depot Road	Inclusion of proposed site allocation on to the map	Refer to MM53 of the Schedule of Main Modifications.
PM14	Proposed allocation	Policy SA46 – Laine Theatre Arts	Inclusion of proposed site allocation on to the map	Refer to MM54 of the Schedule of Main Modifications.
PM15	Proposed allocation	Policy SA47 – Eclipse Business Park, West Hill	Inclusion of proposed site allocation on to the map	Refer to MM55 of the Schedule of Main Modifications.
PM16	Proposed allocation	Policy SA48 – Cuddington Glade	Inclusion of proposed site allocation on to the map	Refer to MM56 of the Schedule of Main Modifications.
PM17	Proposed allocation	Policy SA49 – Land off Cuddington Glade	Inclusion of proposed site allocation on to the map	Refer to MM57 of the Schedule of Main Modifications.
PM18	Proposed allocation	Policy SA50 – Land at Priest Hill	Inclusion of proposed site allocation on to the map	Refer to MM58 of the Schedule of Main Modifications.
PM19	Proposed allocation	Policy SA51 – Downs Farm	Inclusion of proposed site allocation on to the map	Refer to MM59 of the Schedule of Main Modifications.

Mod Ref	Local Plan Policy No.	Policy name (as amended where applicable)	Description of modification to the Policies Map	Reason for change
PM20	DM8	Epsom Downs Racecourse and the Racehorse Training Industry ~~Zone~~	Amendments to the extent of the Racehorse Area	To reflect Statement of Common Ground with Jockey Club Racecourse. Refer to MM72 of the Schedule of Main Modifications.
PM21	DM8	Epsom Downs Racecourse and the Racehorse Training Industry ~~Zone~~	Amendments to the extent of the Racehorse Training Zone including removing the land at Woodcote Stud Farm which was agreed prior to the examination.	To reflect Statement of Common Ground with Jockey Club Racecourse. Refer to MM72 of the Schedule of Main Modifications.
PM22	DM8	Epsom Downs Racecourse and the Racehorse Training Industry ~~Zone~~	Defining Racehorse Movement Corridors on the map.	To reflect Statement of Common Ground with Jockey Club Racecourse. Refer to MM72 of the Schedule of Main Modifications.
PM23	DM15	Green Belt	Various amendments including: • To show that proposed allocations SA48 – SA51 will be removed from the Green Belt • Removing the parts of Epsom College currently designated as a Major Development Site in the Green Belt from the Green Belt	To reflect amendments to Policy S1 – Spatial Strategy (Refer to MM 4), the proposed inclusion of additional site allocation (Refer to MMs 56 -59) Refer to MM82 of the Schedule of Main Modifications.

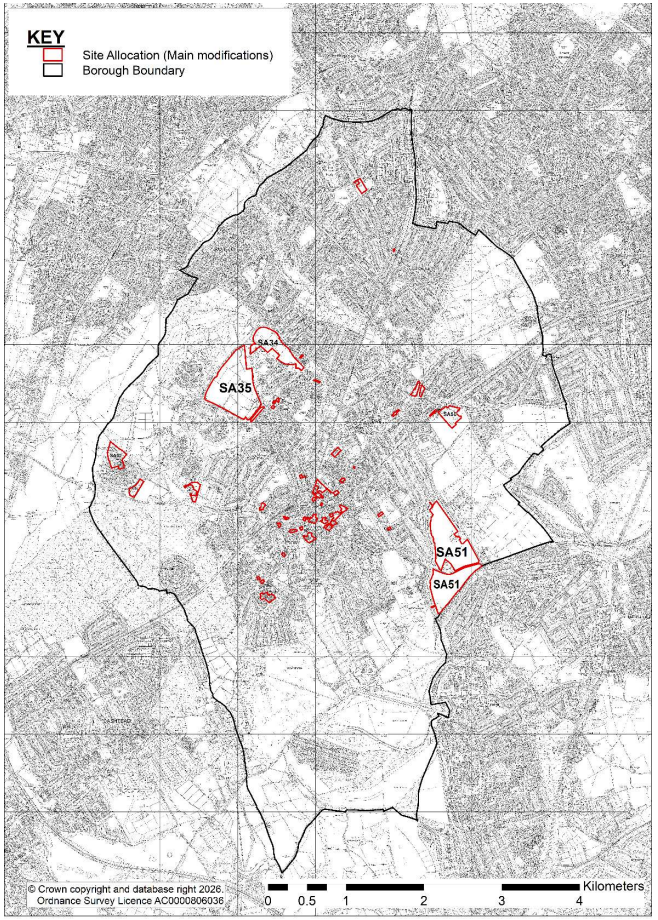
Mod Ref	Local Plan Policy No.	Policy name (as amended where applicable)	Description of modification to the Policies Map	Reason for change
			• Removing approx. 0.8ha of previously developed land that forms part of the NESCOT estate from the Green Belt	
PM24	S14	Biodiversity and Geodiversity	Inclusion of up-to-date boundaries for designated Sites of Nature Conservation Importance.	To ensure site boundaries align with data published as part of the Local Nature Recovery Strategy.
PM25	S13	S13 – Preserving identity of place with heritage	Amend key of Policies Map as follows ~~S~~DM13 - Conservation Areas	To reflect Main Modification 79 which deletes Policy S13.

Section 2: Maps showing the proposed changes to the Policies Map

All site allocations:



Local Plan site allocations (Submission Plan)



Local Plan site allocations (Proposed modifications)

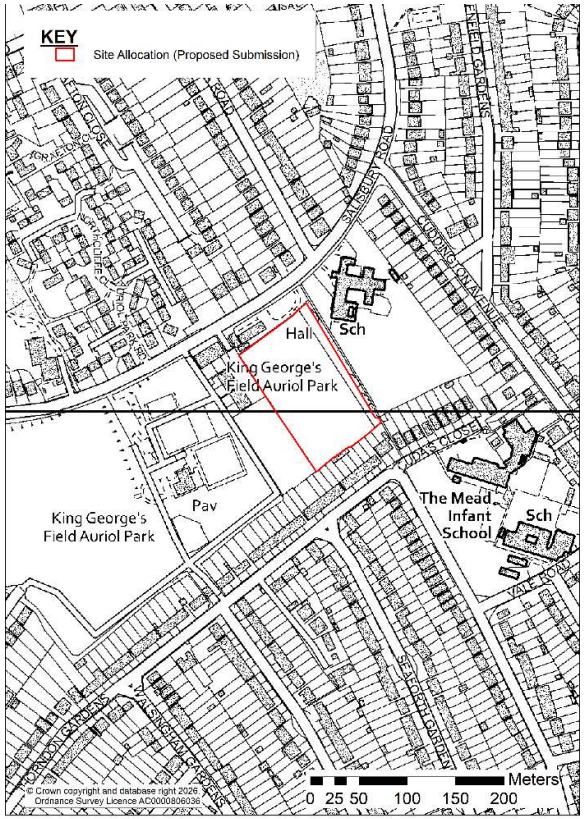
SA18 – Land to the rear of Rowe Hall (boundary change)

Modification to the Policies Map

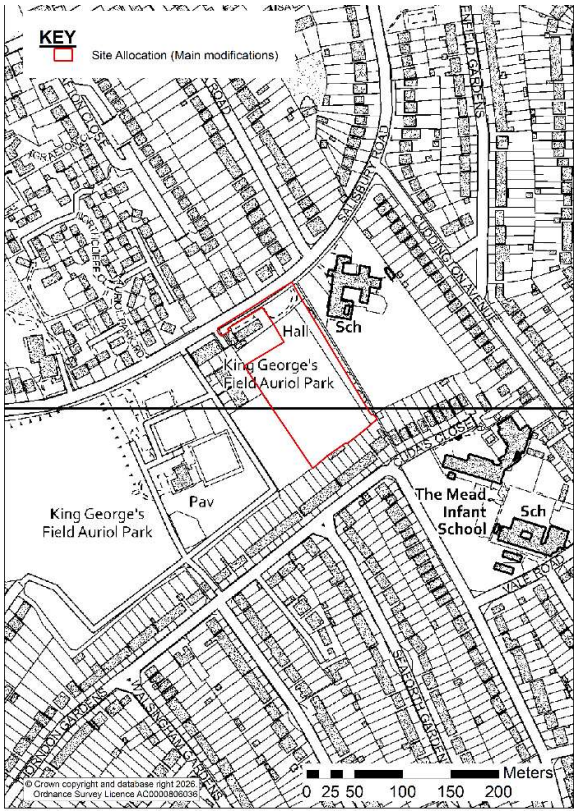
Amendment of the site allocation boundary to accurately reflect planning application and site ownership

Reason

Refer to MM26 of the Schedule of Main Modifications.



SA18 – Land to the rear of Rowe Hall (Submission Plan)



SA18 – Land to the rear of Rowe Hall (Proposed modifications)

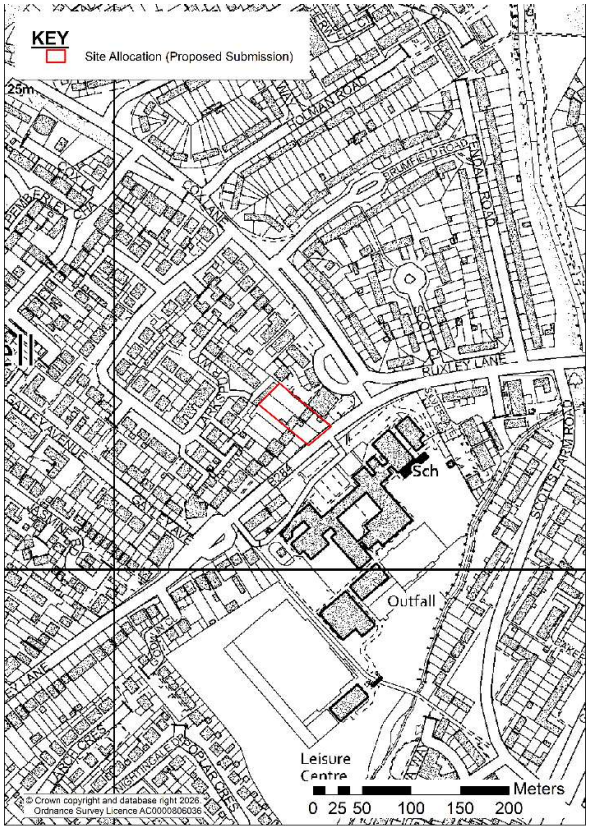
SA23 – 140-142 Ruxley Lane (deletion)

Modification to the Policies Map

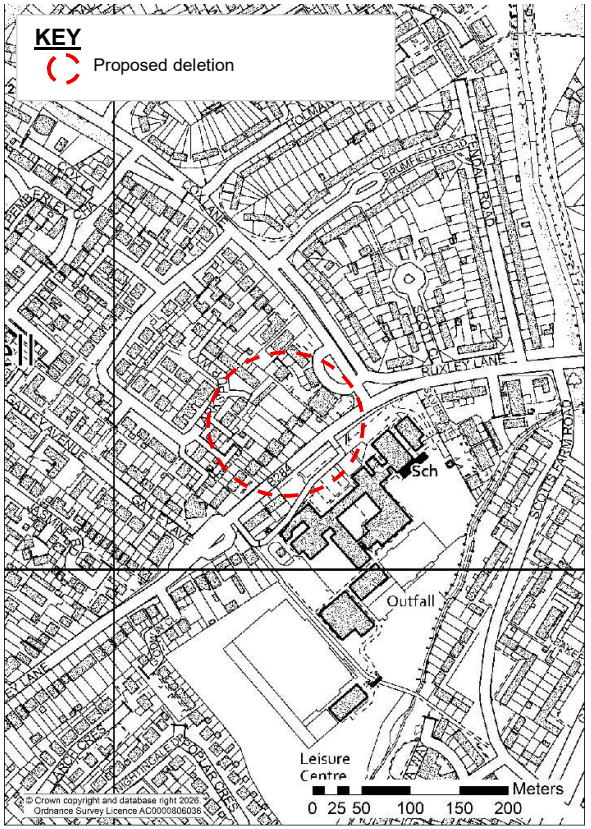
Deletion of site allocation 'SA23: 140-142 Ruxley Lane' from the policies map.

Reason

Consented scheme nearing completion. Refer to MM31 of the Schedule of Main Modifications.



SA23 – 140-142 Ruxley Lane (Submission Plan)



Local Plan (Proposed modifications)

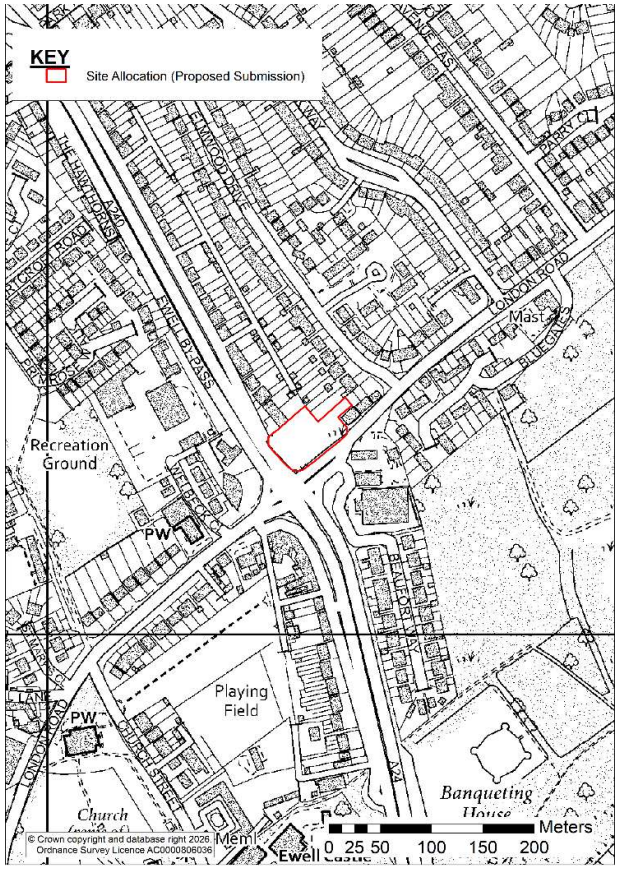
SA29 – 65 London Road (deletion)

Modification to the Policies Map

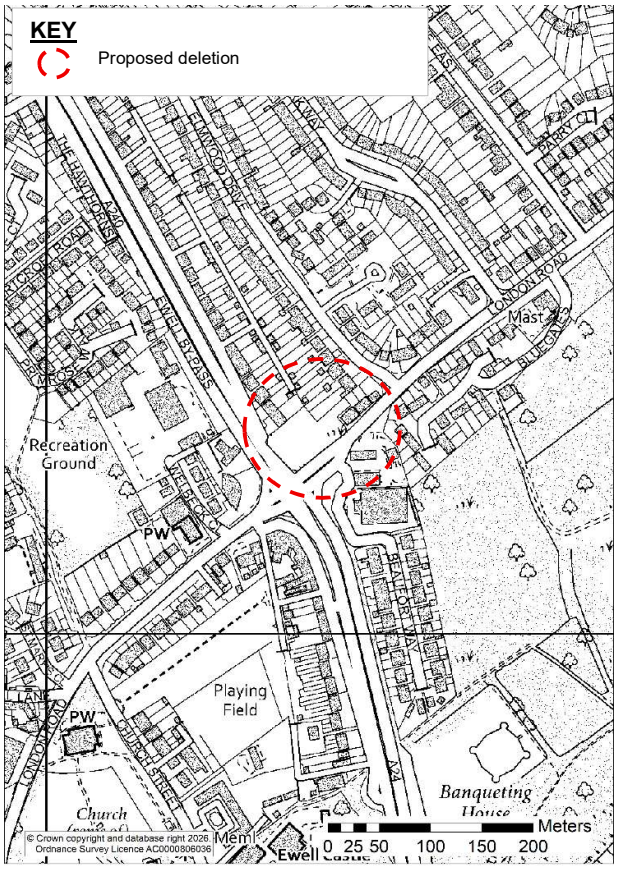
Deletion of site allocation 'SA29: 65 London Road' from the policies map.

Reason

Consented scheme nearing completion. Refer to MM37 of the Schedule of Main Modifications.



Local Plan (Proposed submission)



Local Plan (Proposed modifications)

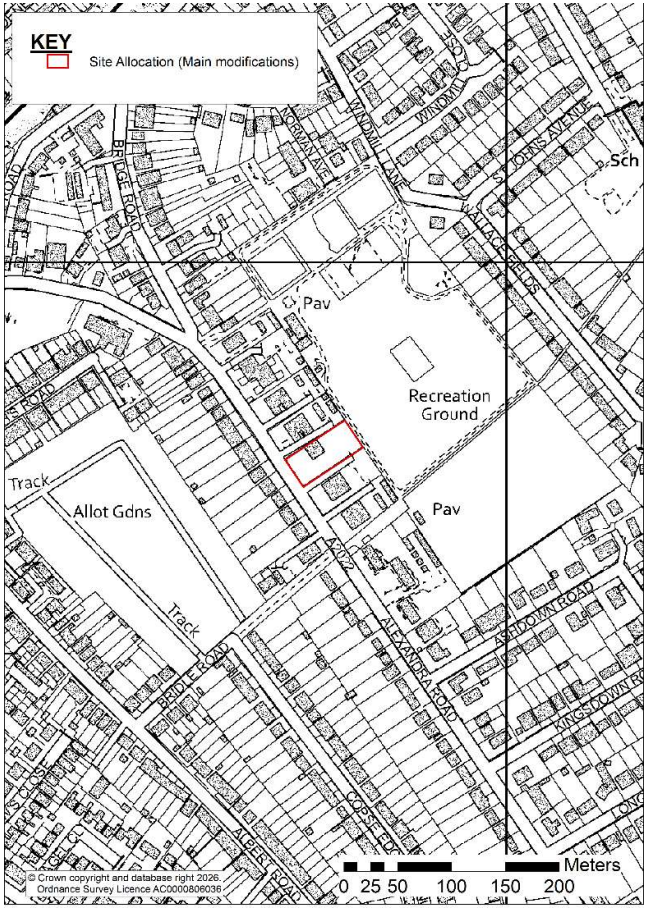
SA36 – 25 Alexandra Road, Epsom (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM44 of the Schedule of Main Modifications.



New Policy SA36 (proposed modification to the Policies Map)

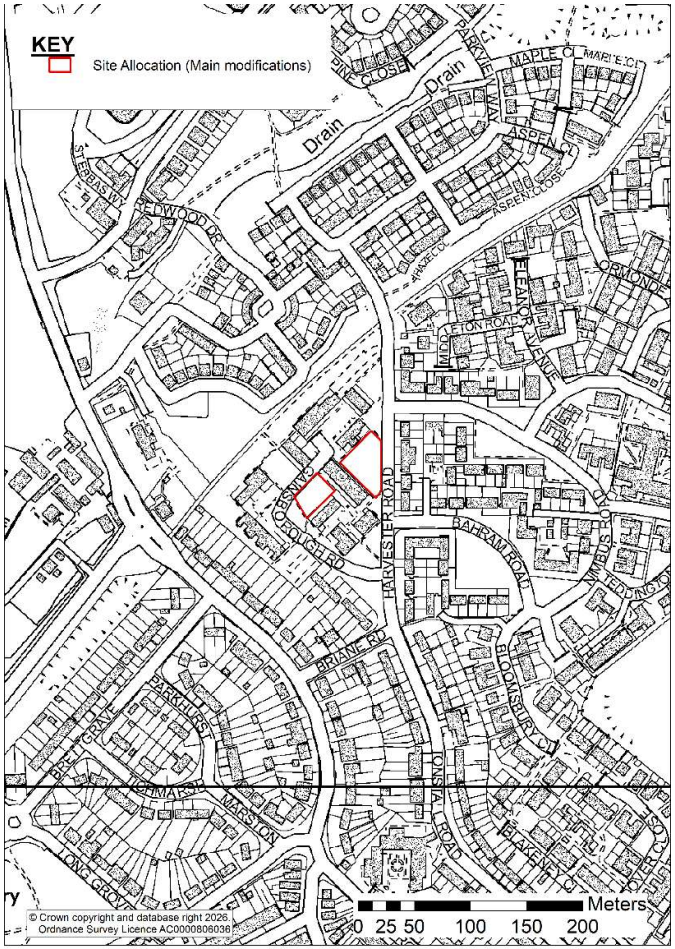
SA37 – Gainsborough Road estate, Epsom (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM45 of the Schedule of Main Modifications.



New Policy SA37 (proposed modification to the Policies Map)

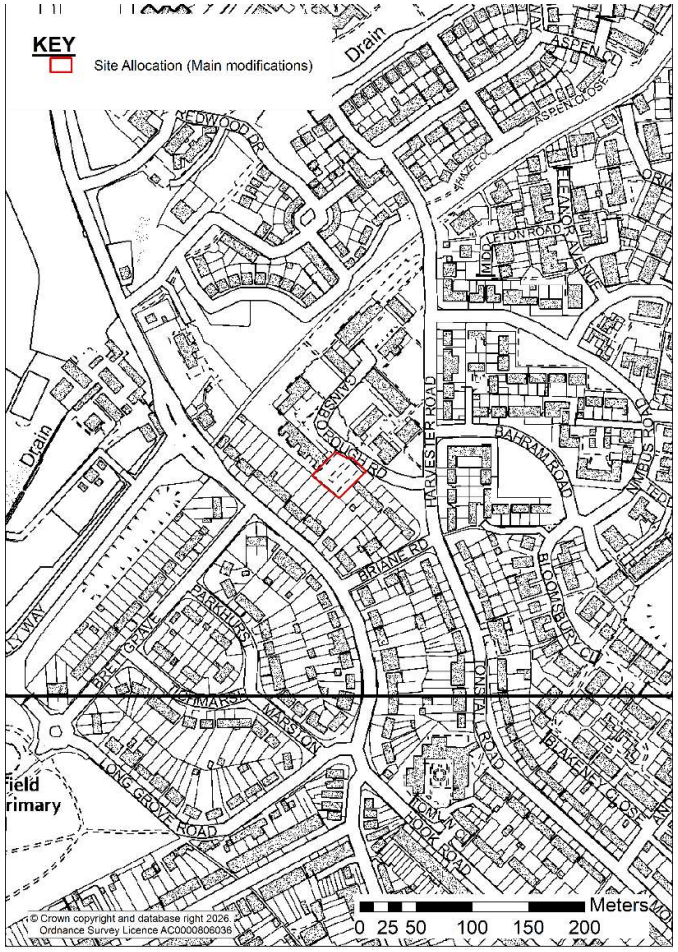
SA38 – Parking at 54 Gainsborough Road (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM46 of the Schedule of Main Modifications.



New Policy SA38 (proposed modification to the Policies Map)

SA39 – 85b Hook Road, Epsom (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM47 of the Schedule of Main Modifications.



New Policy SA39 (proposed modification to the Policies Map)

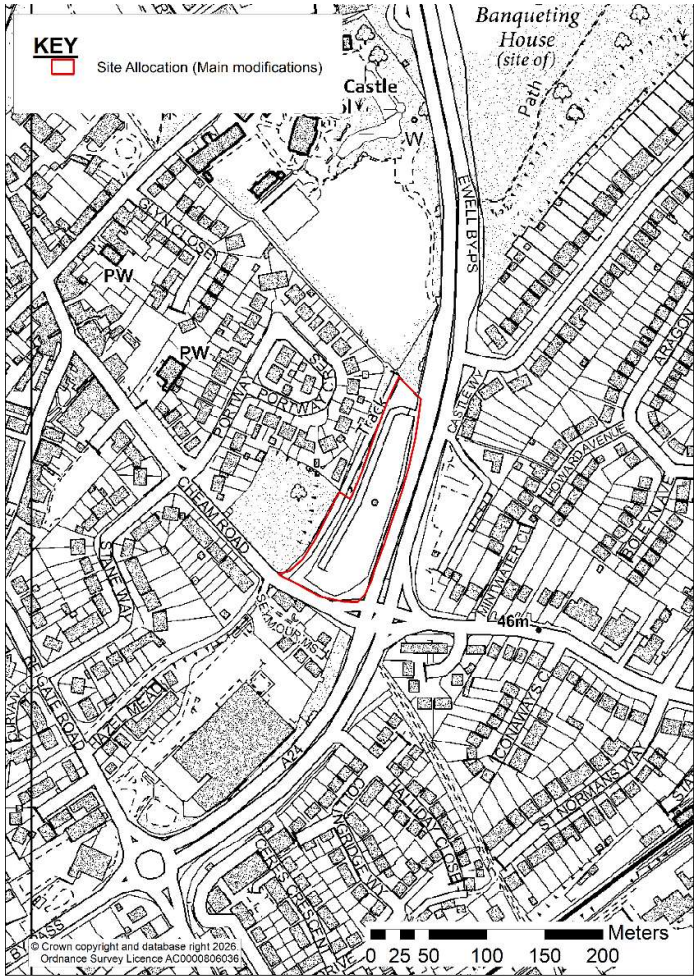
SA40 – Land West of Ewell By-Pass (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM48 of the Schedule of Main Modifications.



New Policy SA40 (proposed modification to the Policies Map)

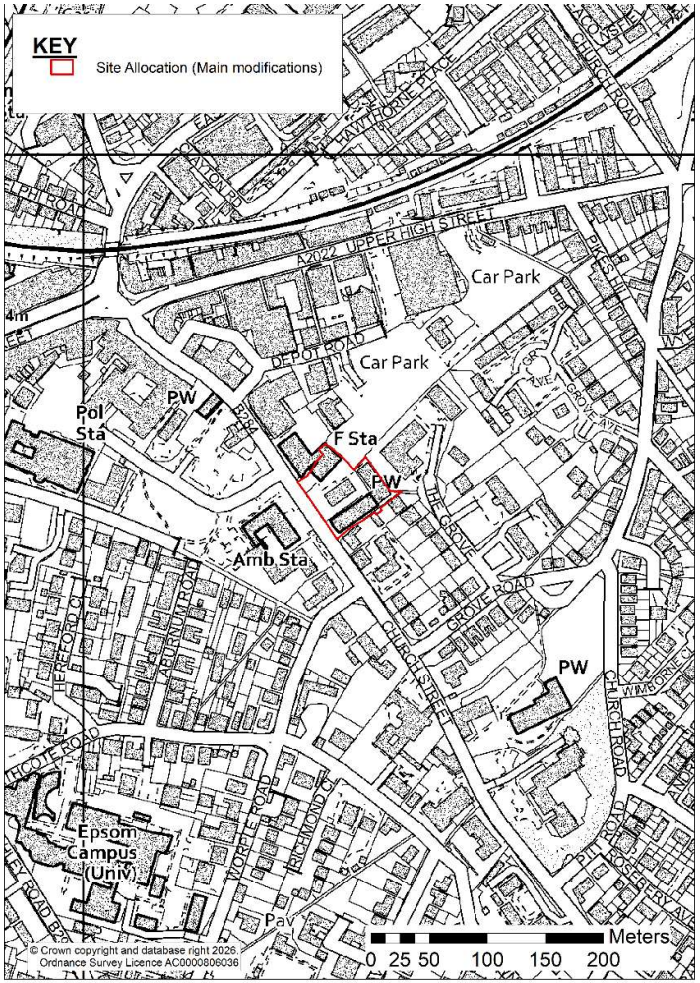
SA41 – Conservative Club, Epsom Club and Church (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM49 of the Schedule of Main Modifications.



New Policy SA41 (proposed modification to the Policies Map)

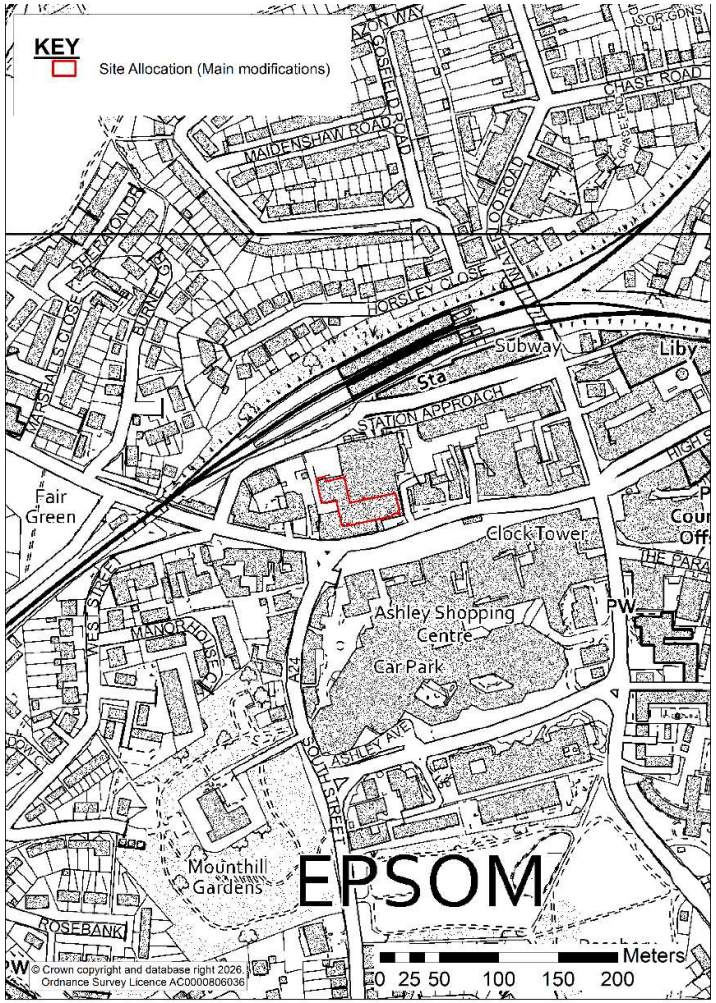
SA42 – TK Maxx (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM50 of the Schedule of Main Modifications.



New Policy SA42 (proposed modification to the Policies Map)

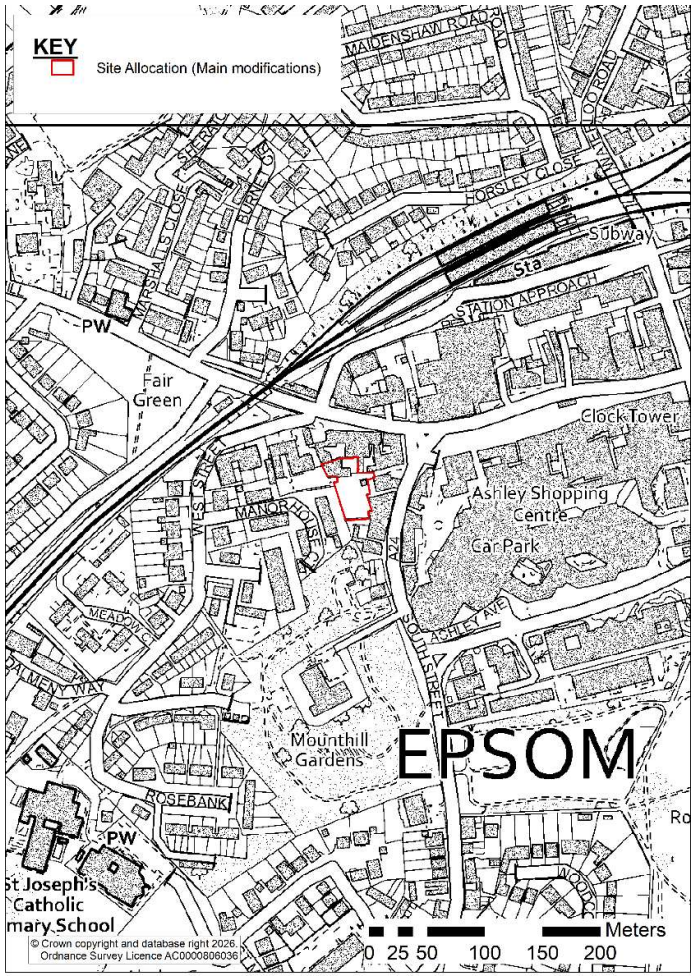
SA43 – Land R/O The Albion Public House (Mccaffertys Bar) (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM51 of the Schedule of Main Modifications.



New Policy SA43 (proposed modification to the Policies Map)

SA44 – Spread Eagle Shopping Centre (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM52 of the Schedule of Main Modifications.



New Policy SA44 (proposed modification to the Policies Map)

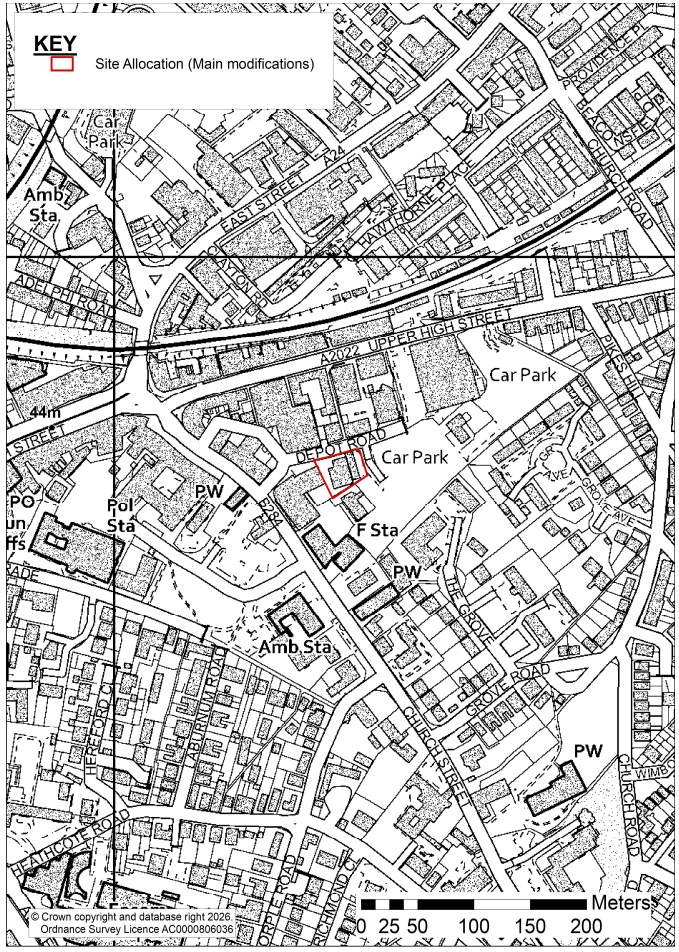
SA45 – Auction House (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM53 of the Schedule of Main Modifications.



New Policy SA45 (proposed modification to the Policies Map)

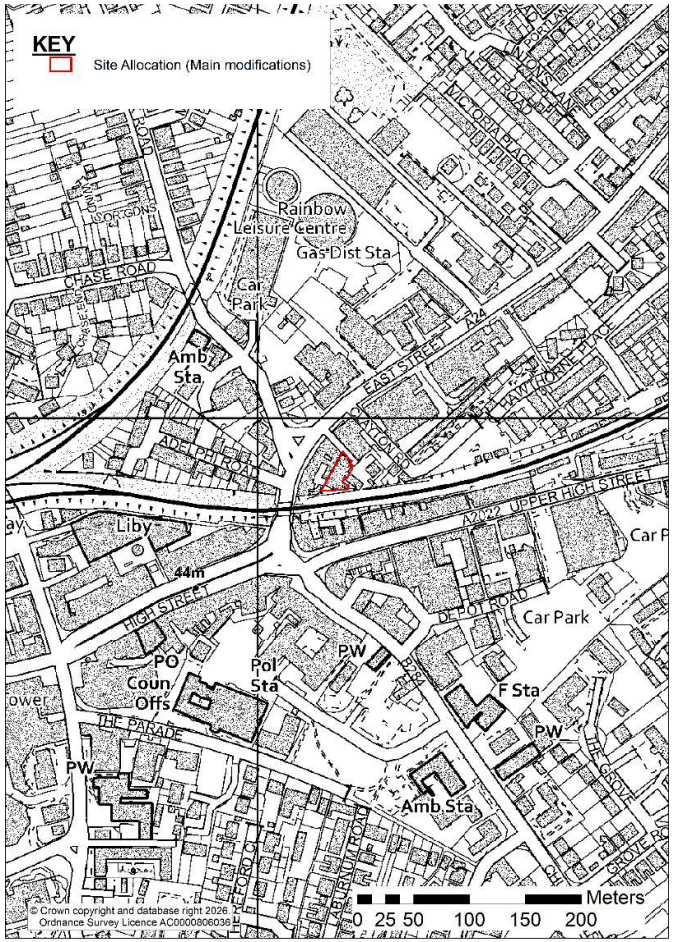
SA46 – Laine Theatre Arts (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM54 of the Schedule of Main Modifications.



New Policy SA46 (proposed modification to the Policies Map)

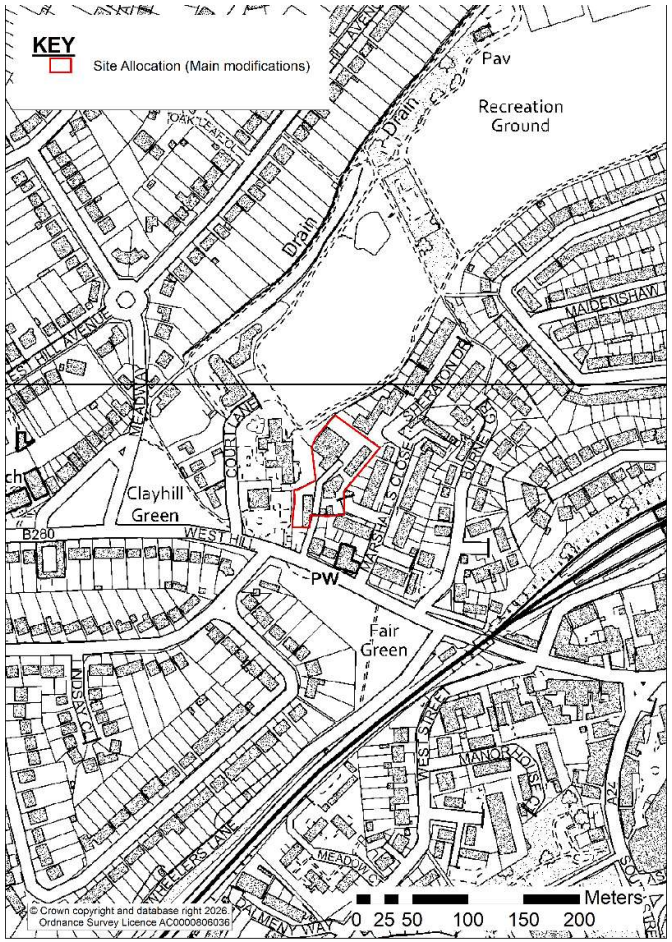
SA47 – Eclipse Business Park, West Hill (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM55 of the Schedule of Main Modifications.



New Policy SA47 (proposed modification to the Policies Map)

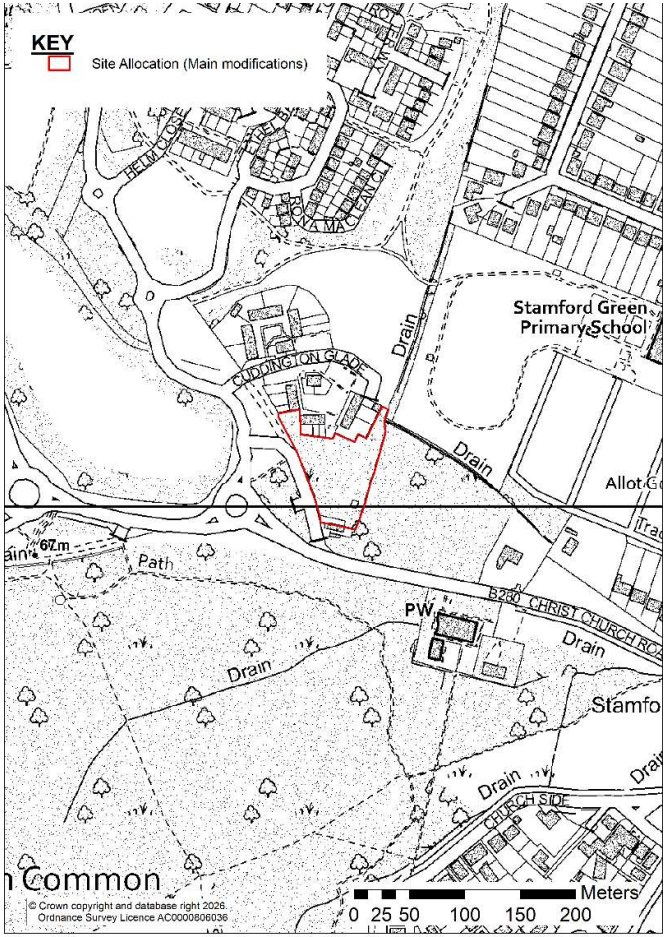
SA48 – Cuddington Glade (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM56 of the Schedule of Main Modifications.



New Policy SA48 (proposed modification to the Policies Map)

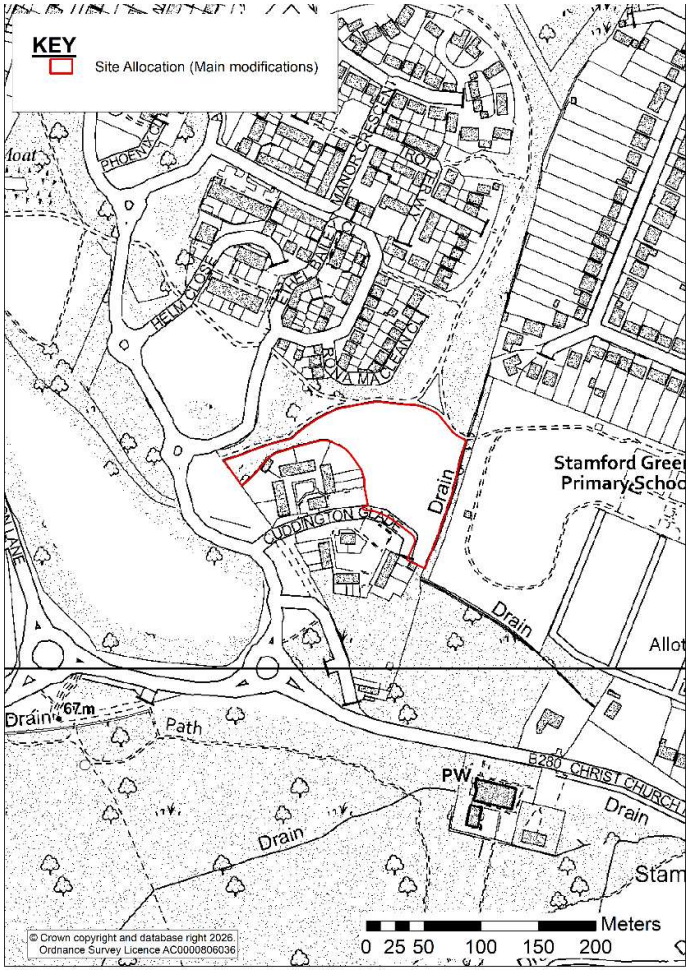
SA49 – Land off Cuddington Glade (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM57 of the Schedule of Main Modifications.



New Policy SA49 (proposed modification to the Policies Map)

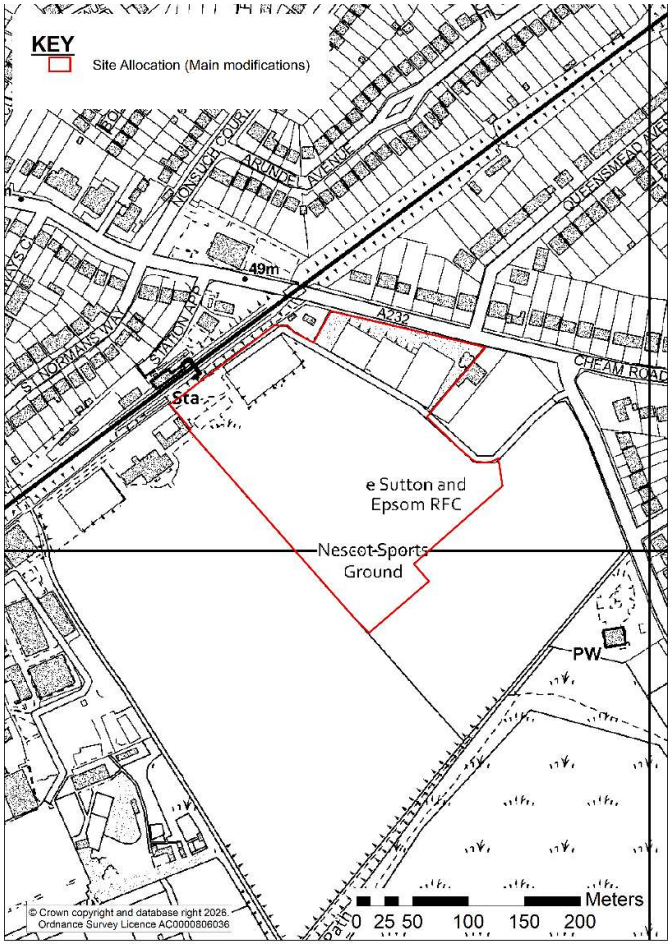
SA50 – Land at Priest Hill (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM58 of the Schedule of Main Modifications.



New Policy SA50 (proposed modification to the Policies Map)

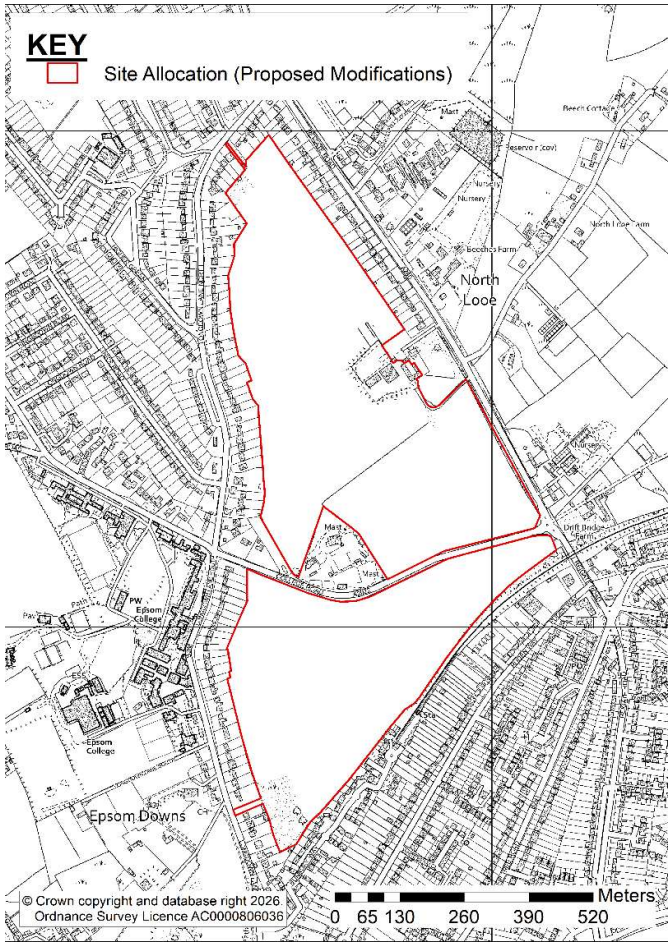
SA51 – Downs Farm (proposed allocation)

Modification to the Policies Map

Inclusion of proposed site allocation on to the map

Reason

Refer to MM59 of the Schedule of Main Modifications.



New Policy SA51 (proposed modification to the Policies Map)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry

Modification to the Policies Map

Amendments to the extent of the Racecourse.

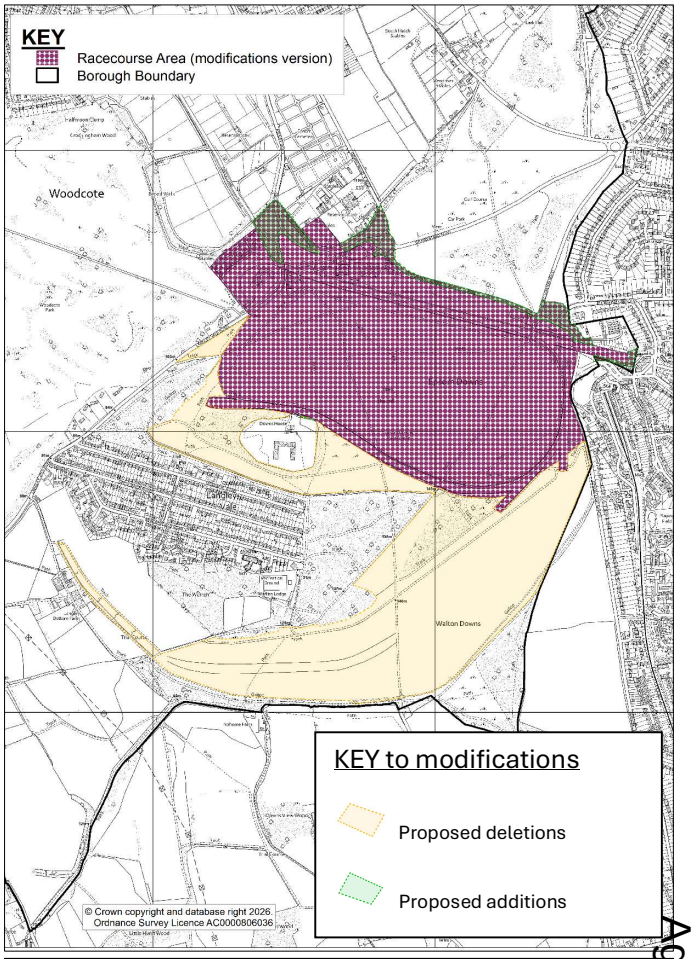
Reason

To reflect Statement of Common Ground with Jockey Club Racecourse.

Refer to MM72 of the Schedule of Main Modifications.



DM8 – Racecourse Area (Submission Plan)



DM8 – Racecourse Area (proposed modification)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry

Modification to the Policies Map

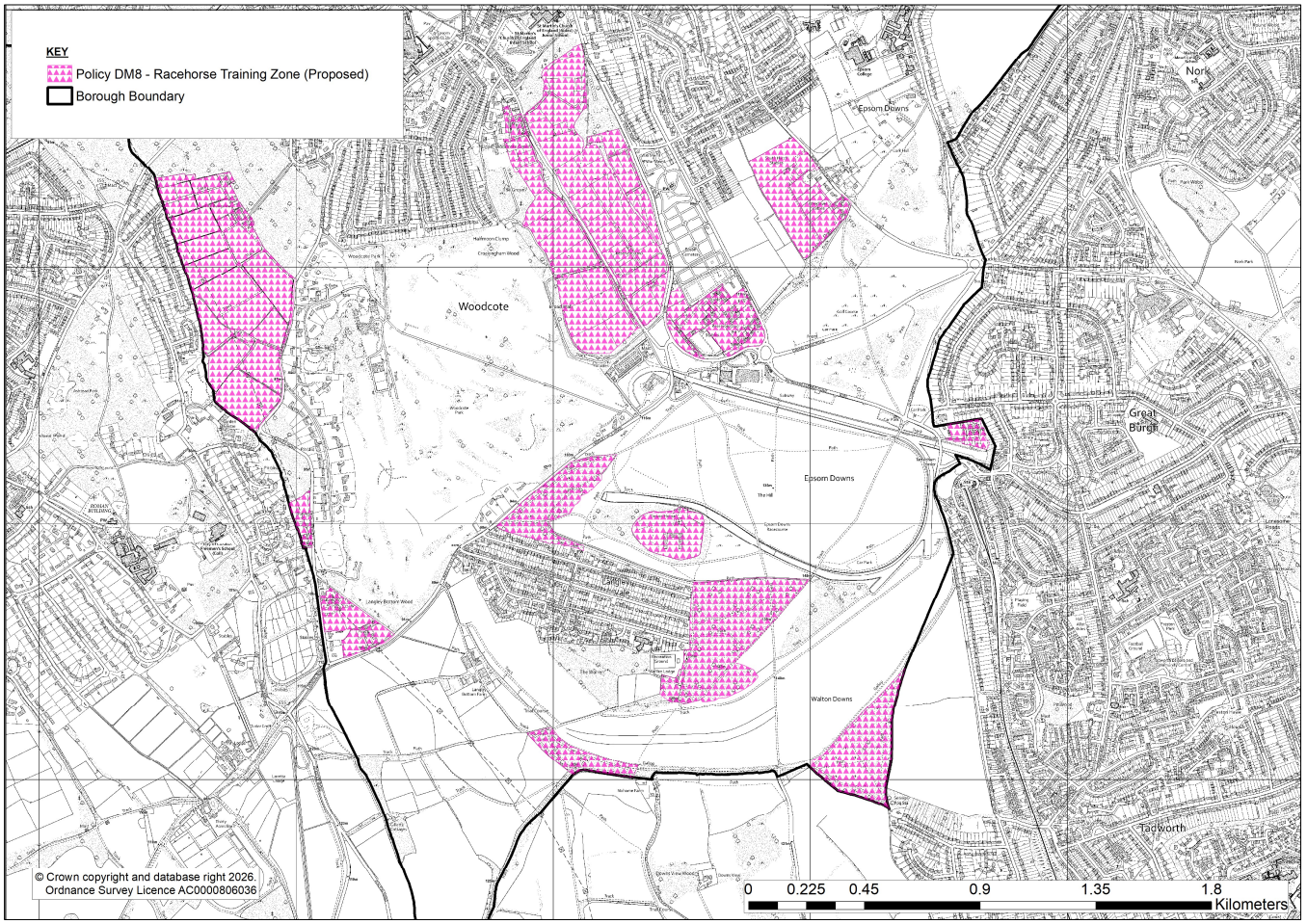
Amendments to the extent of the Racehorse Training Zone including removing the land at Woodcote Stud Farm which was agreed prior to the examination.

Note, amendments have been made to South Hatch Stables (see Inset 3) which do not align with the SoCG with the Jockey Club Racecourse (see reason below).

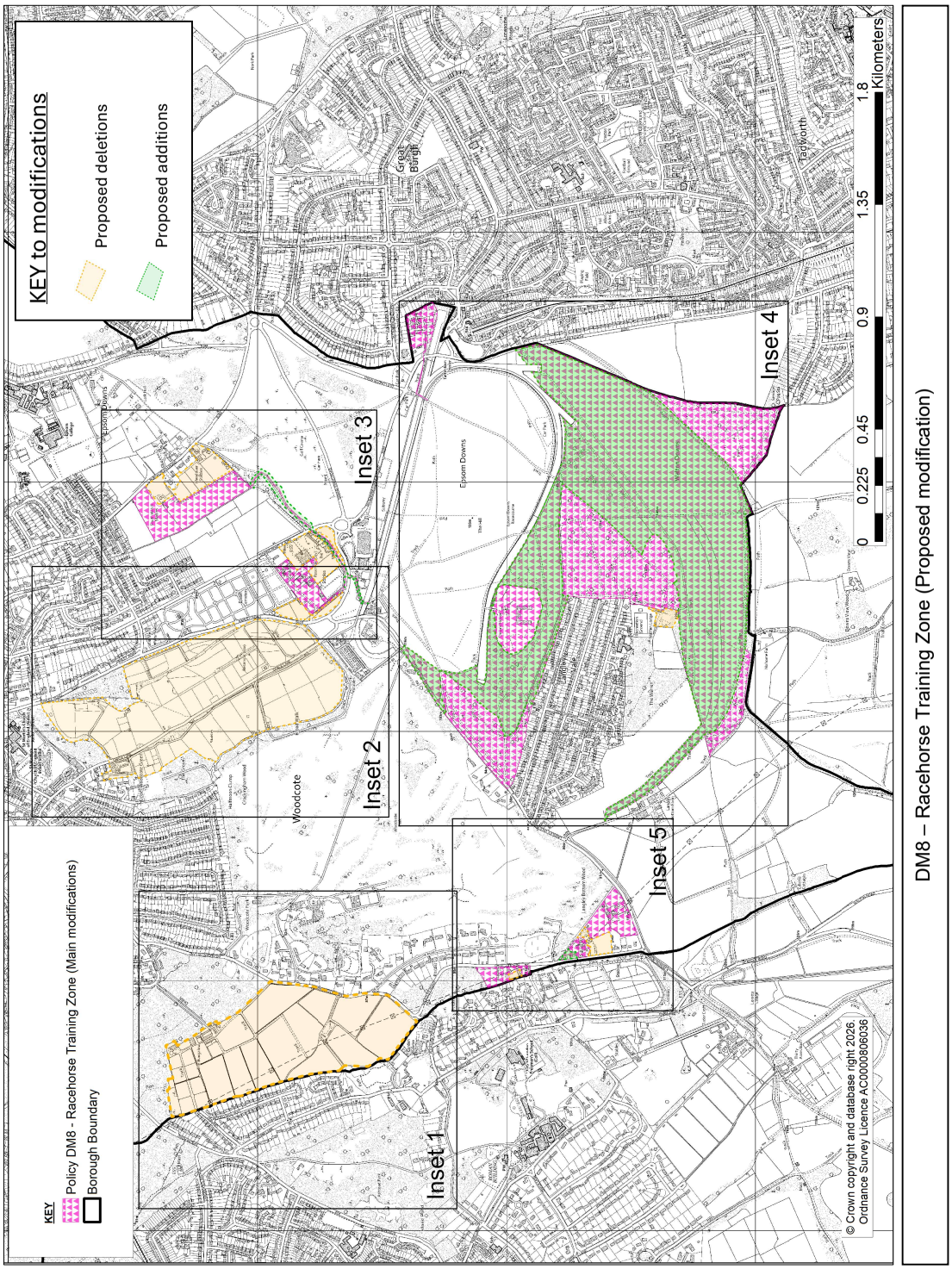
Reason

To reflect Statement of Common Ground with Jockey Club Racecourse.

The reason for the divergence from the SoCG at South Hatch Stables is to better reflect the commenced development, based on planning permission 18/00308/FUL (link to scheme's masterplan)

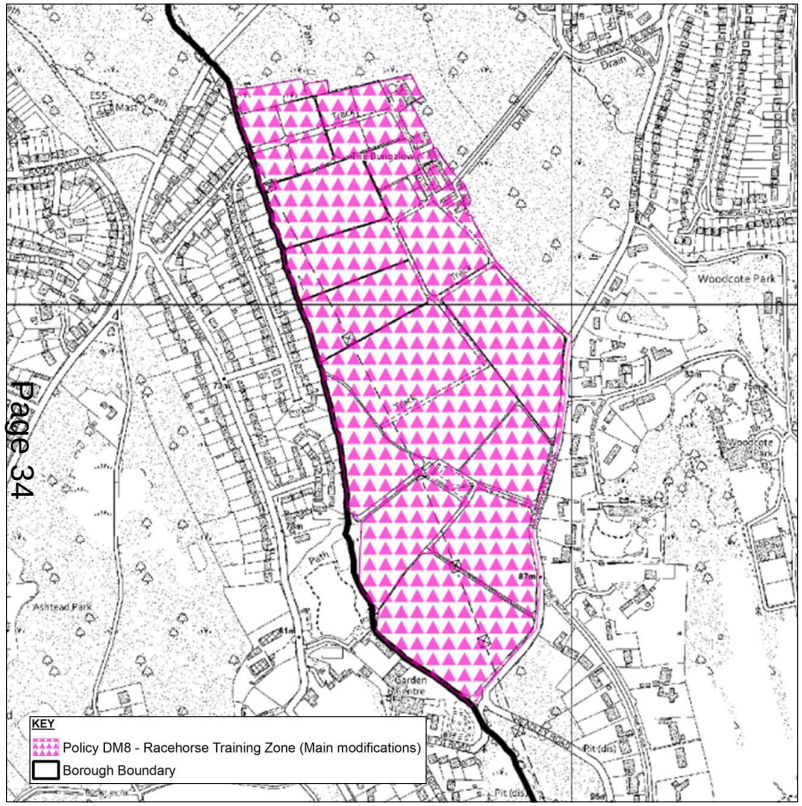


DM8 – Racehorse Training Zone (Submission Plan)

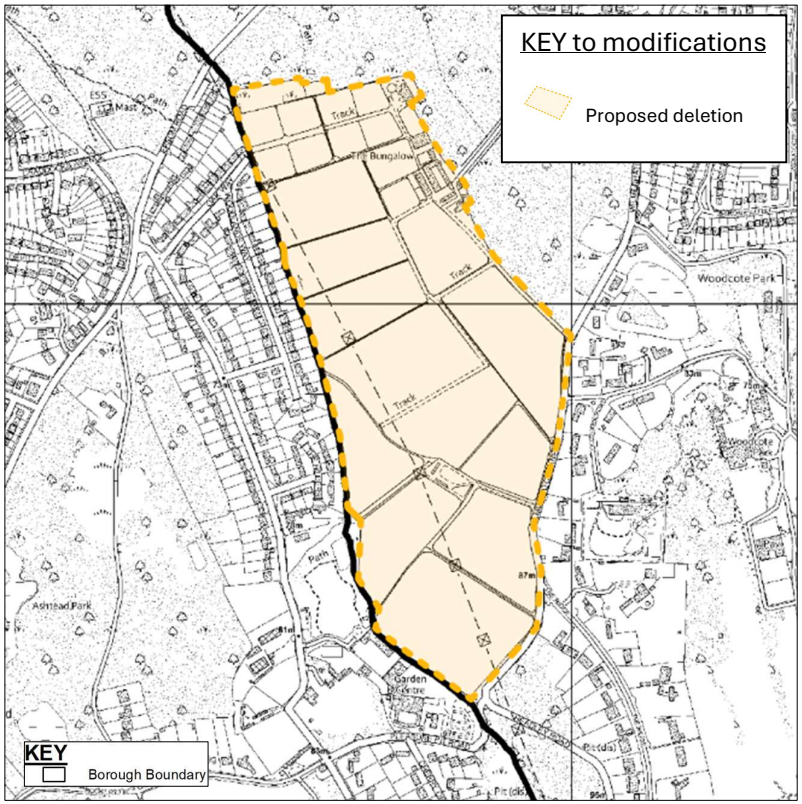


DM8 – Racehorse Training Zone (Proposed modification)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry – INSET 1

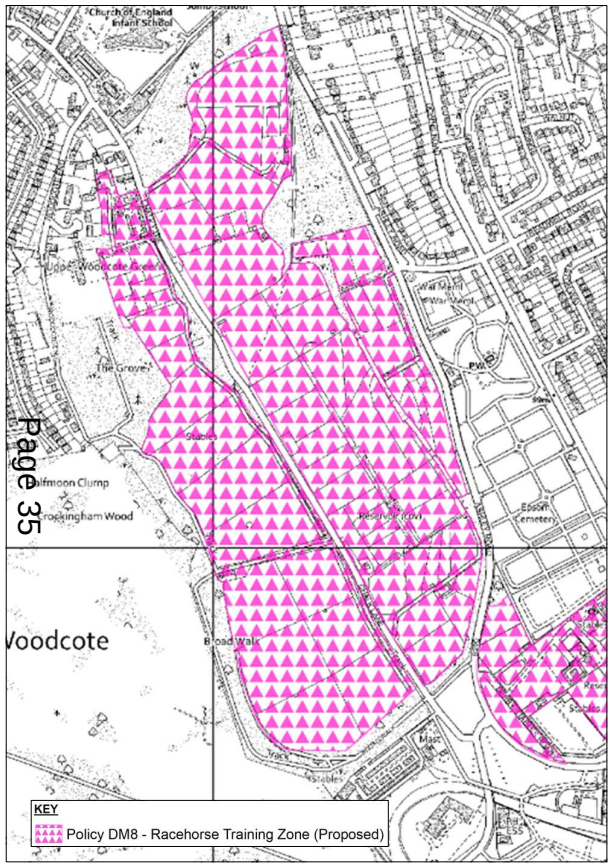


DM8 – Racehorse Training Zone (Submission Plan)

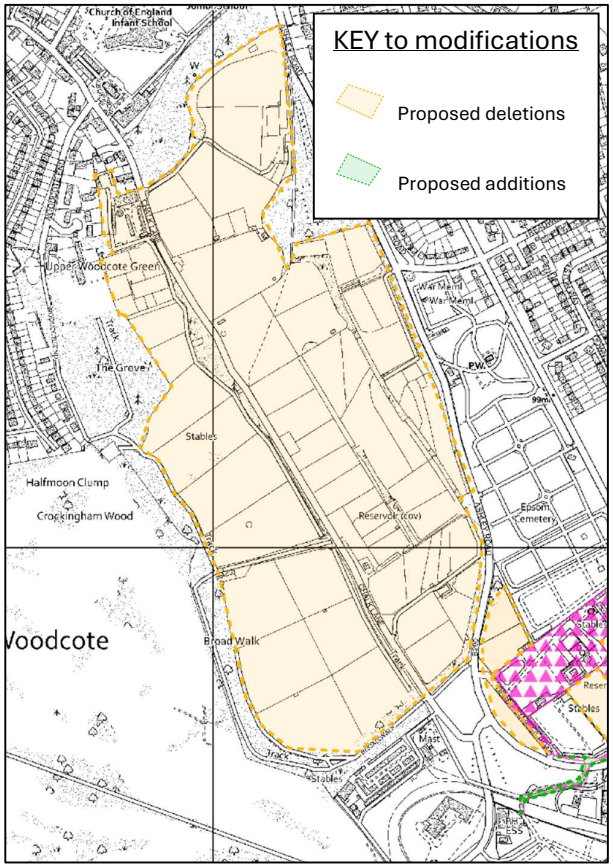


DM8 – Racehorse Training Zone (Proposed modification)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry – INSET 2

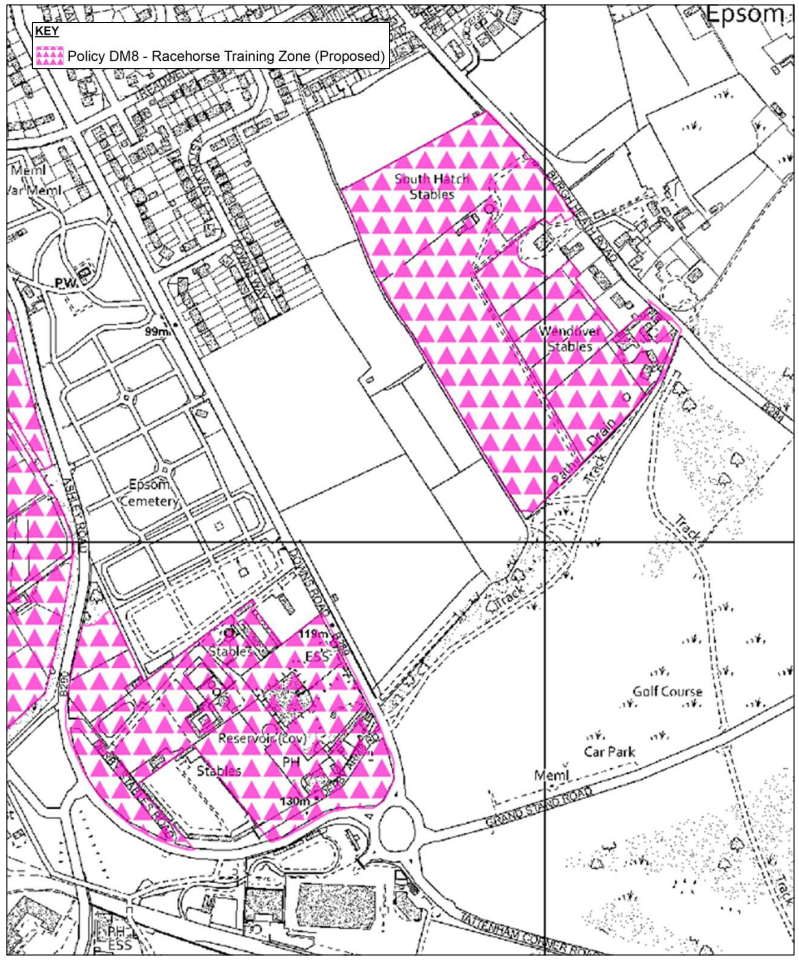


DM8 – Racehorse Training Zone (Submission Plan)

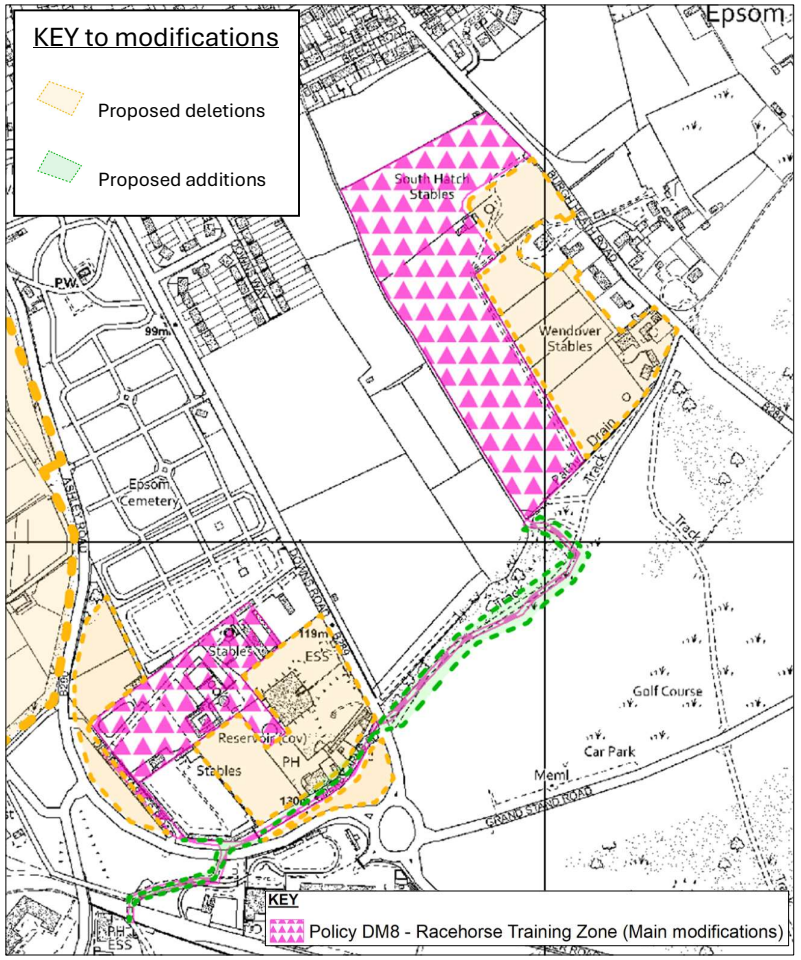


DM8 – Racehorse Training Zone (Proposed modification)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry – INSET 3

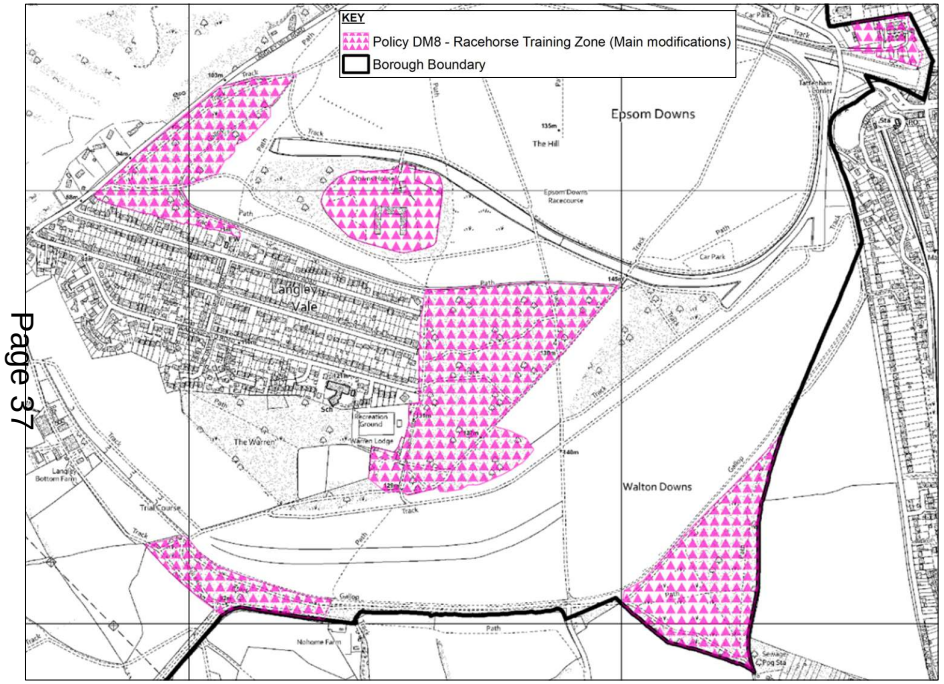


DM8 – Racehorse Training Zone (Submission Plan)

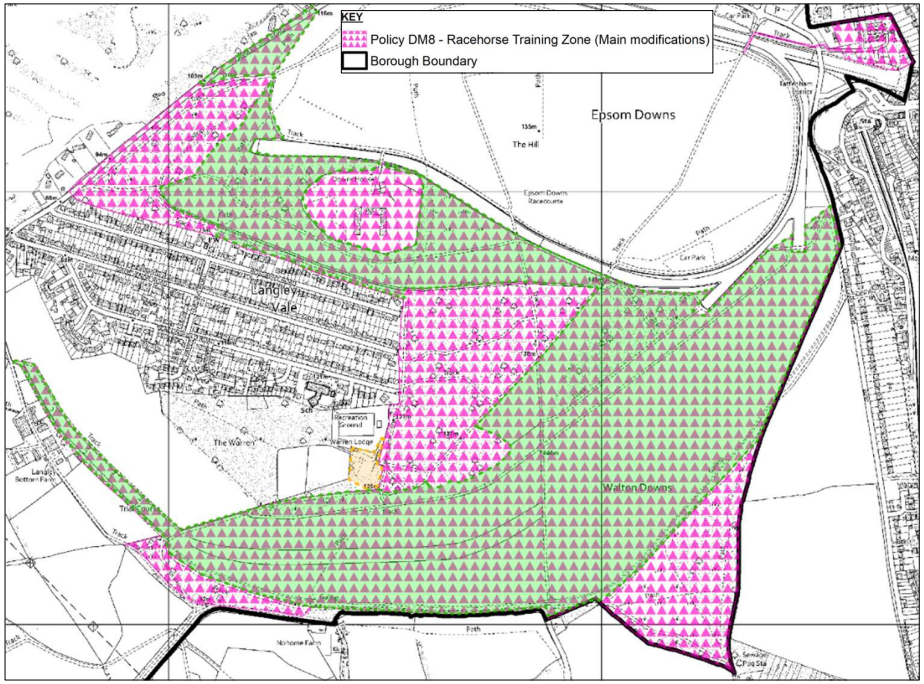


DM8 – Racehorse Training Zone (Proposed modification)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry – INSET 4



DM8 – Racehorse Training Zone (Submission Plan)



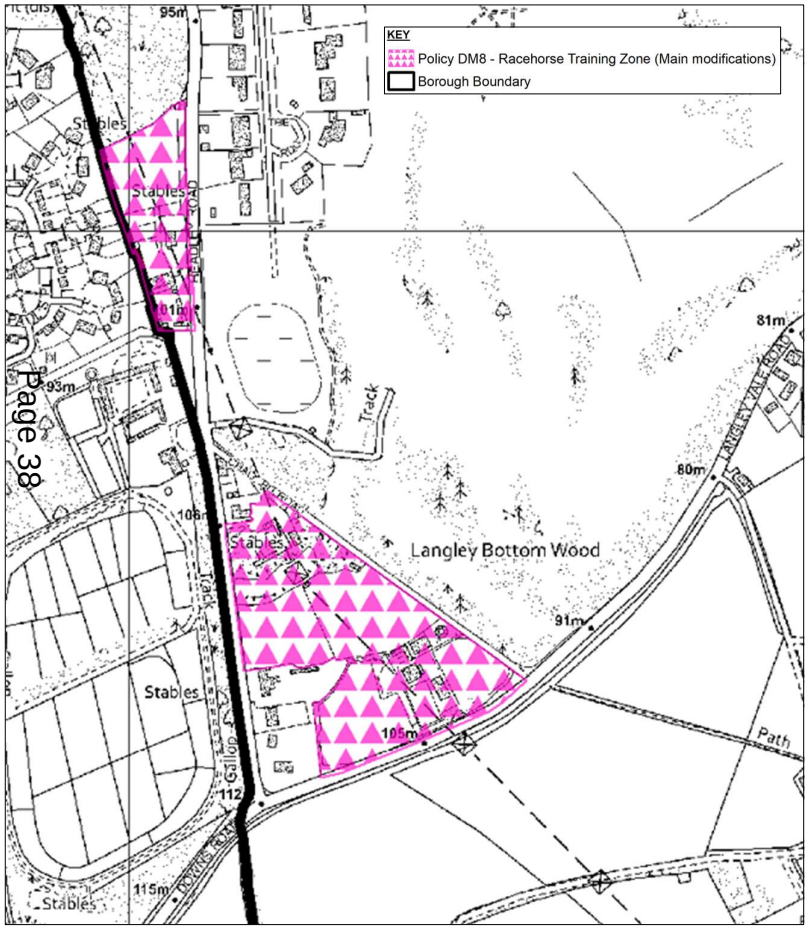
DM8 – Racehorse Training Zone (Proposed

KEY to modifications

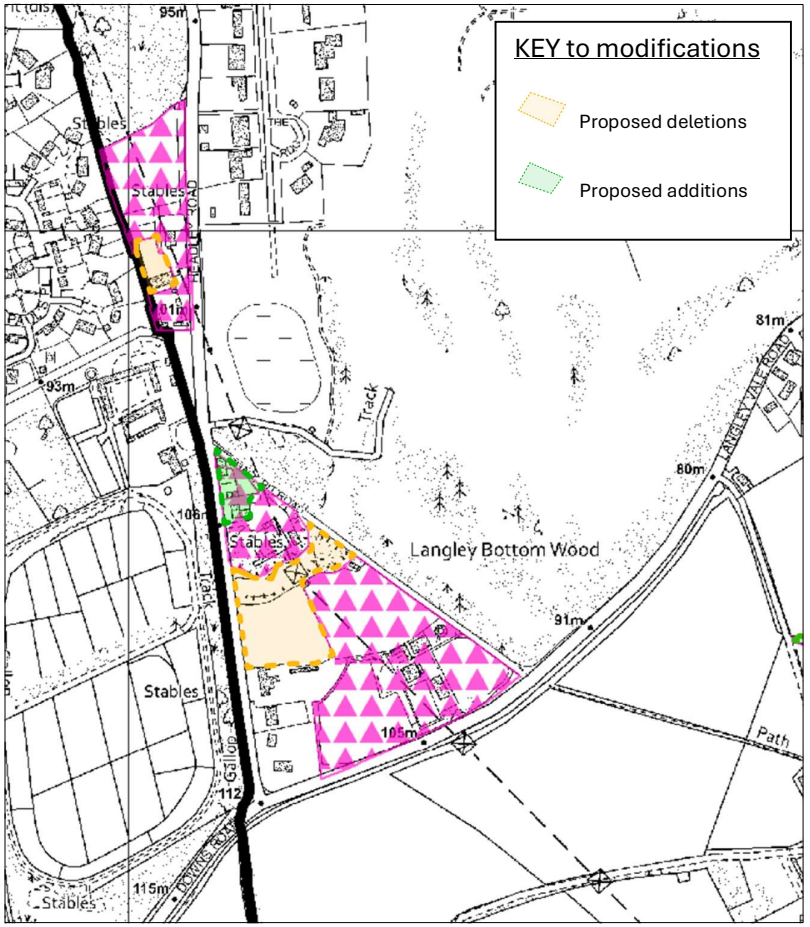
Proposed deletions

Proposed additions

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry – INSET 5



DM8 – Racehorse Training Zone (Submission Plan)



DM8 – Racehorse Training Zone (Proposed modification)

DM8 – Epsom Downs Racecourse and the Racehorse Training Industry

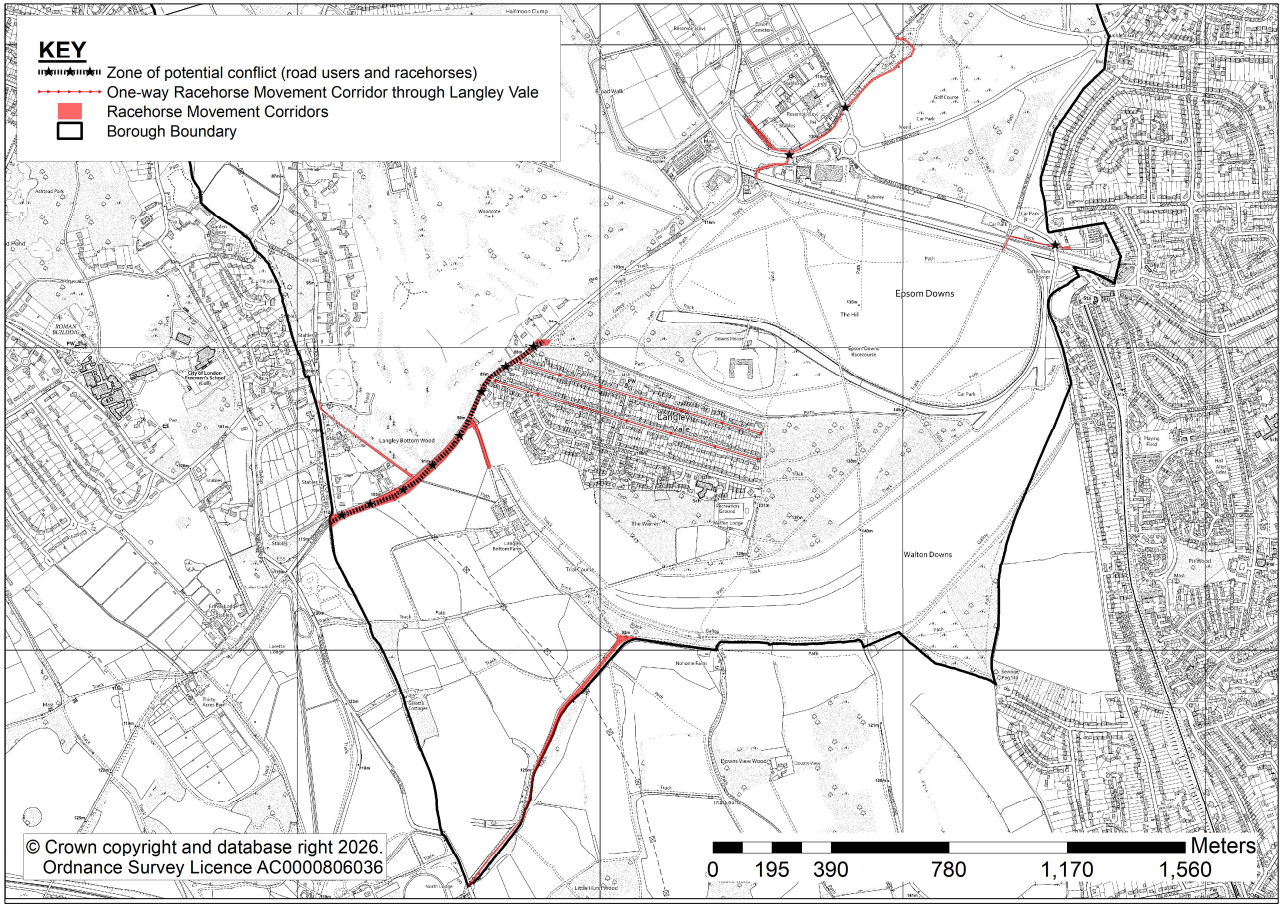
Modification to the Policies Map

Defining Racehorse Movement Corridors on the map.

Reason

To reflect Statement of Common Ground with Jockey Club Racecourse.

Refer to MM72 of the Schedule of Main Modifications.



DM8 – Racehorse Movement Corridors (Proposed modification)

DM15 – Green Belt (additional site allocations)

SA48 – Cuddington Glade & SA49 – Land off Cuddington Glade

Modification to the Policies Map

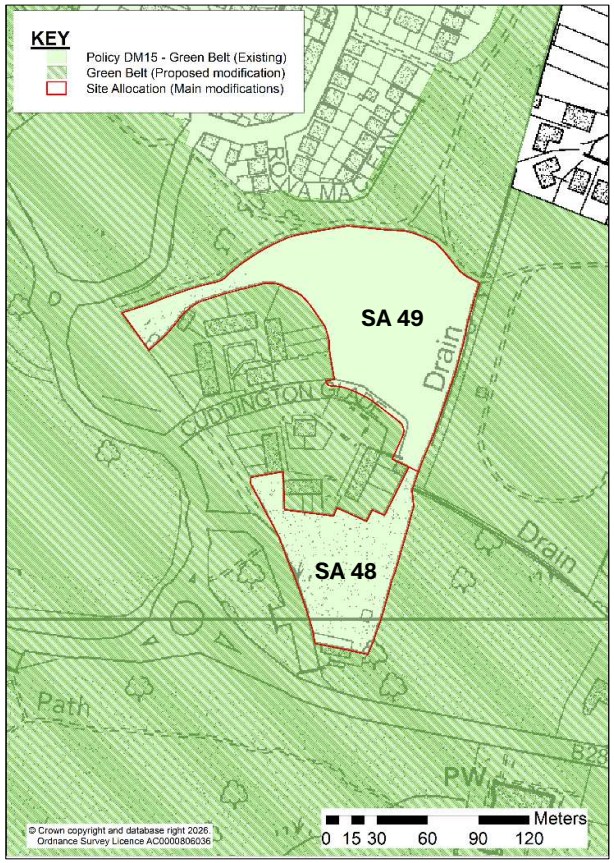
To show that proposed allocations SA48 – SA51 will be removed from the Green Belt

Reason

To reflect amendments to Policy S1 – Spatial Strategy (Refer to MM4), the proposed inclusion of additional site allocation (Refer to MMs 56 -59)



Policy DM15 – Green Belt (Submission plan)

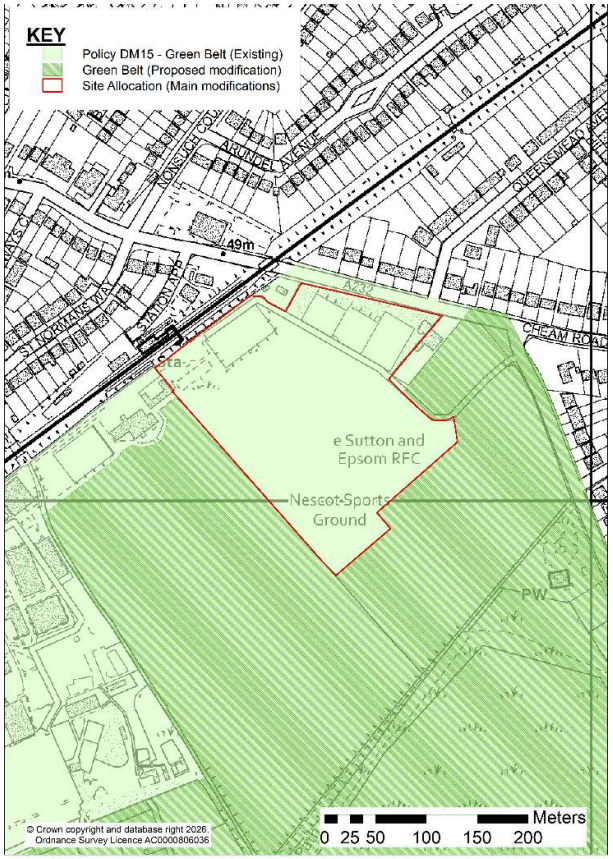


Policy DM15 – Green Belt (Proposed modification)

SA50 – Land at Priest Hill

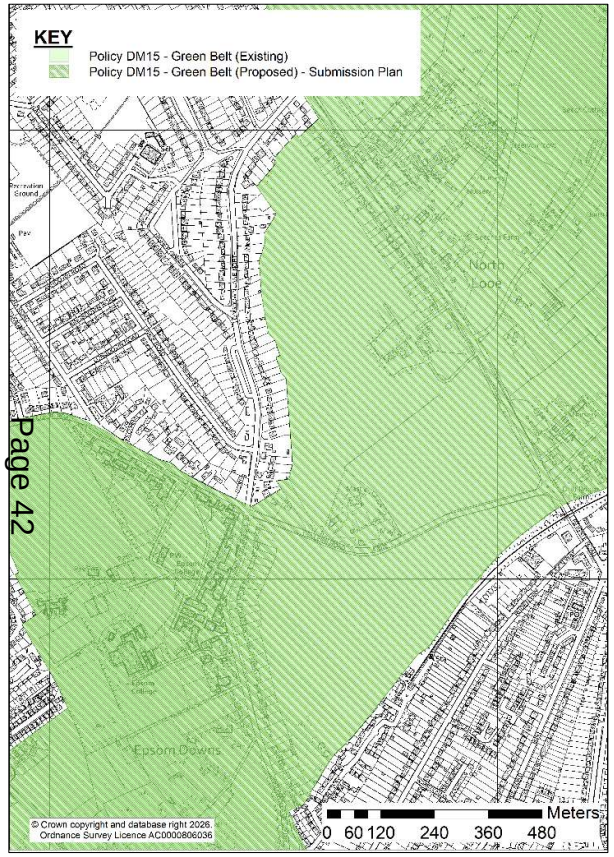


Policy DM15 – Green Belt (Submission plan)



Policy DM15 – Green Belt (Proposed modification)

SA51 – Downs Farm



Policy DM15 – Green Belt (Submission plan)



Policy DM15 – Green Belt (Proposed modification)

DM15 – Green Belt (additional amendments to Green Belt boundary)

Epsom College

Modification to the Policies Map

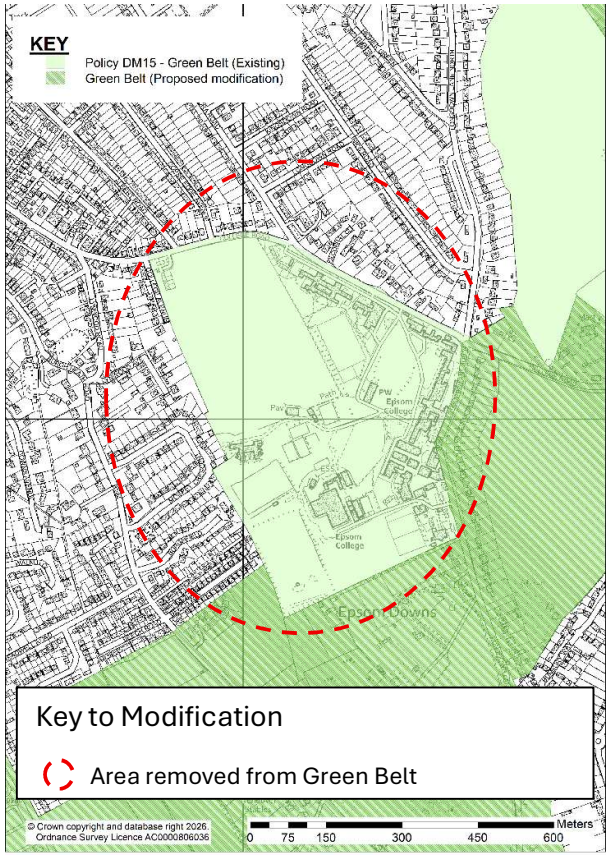
Removing the parts of Epsom College currently designated as a Major Development Site in the Green Belt from the Green Belt.

Reason

Amendment to reflect new Green Belt boundary.



Policy DM15 – Green Belt (Submission plan)



Policy DM15 – Green Belt (Proposed modification)

Modification to the Policies Map

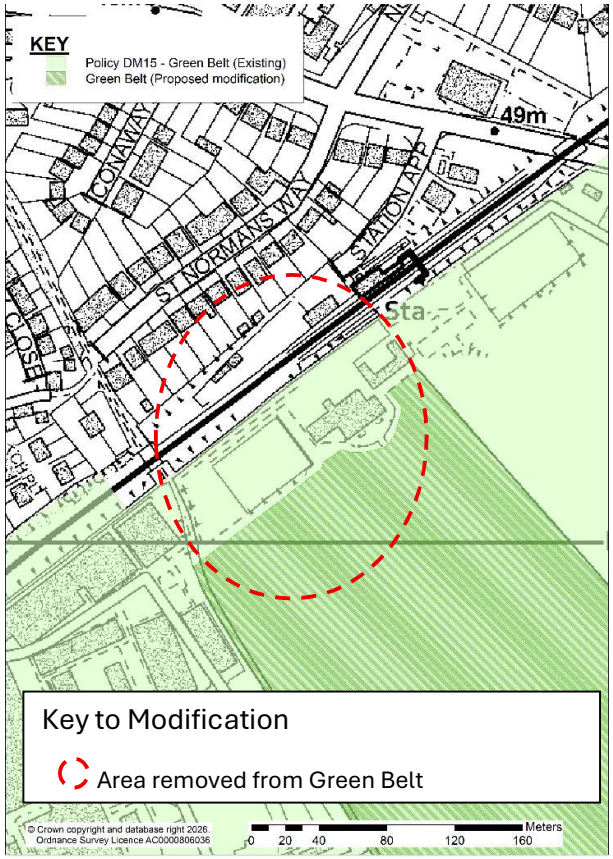
Removing the part of NESCOT campus adjoining the railway land that contains previously development land including structures and hardstanding.

Reason

Amendment to reflect new Green Belt boundary.



Policy DM15 – Green Belt (Submission plan)



Policy DM15 – Green Belt (Proposed modification)

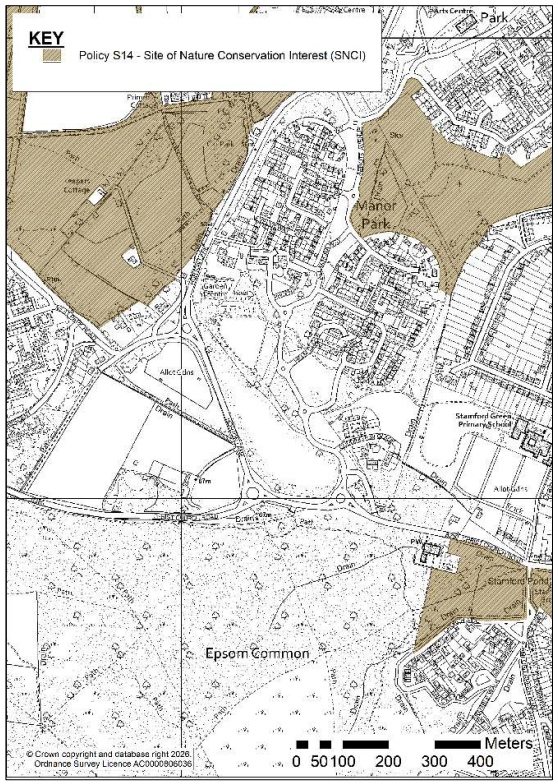
Policy S14 – Biodiversity and Geodiversity

Modification to the Policies Map

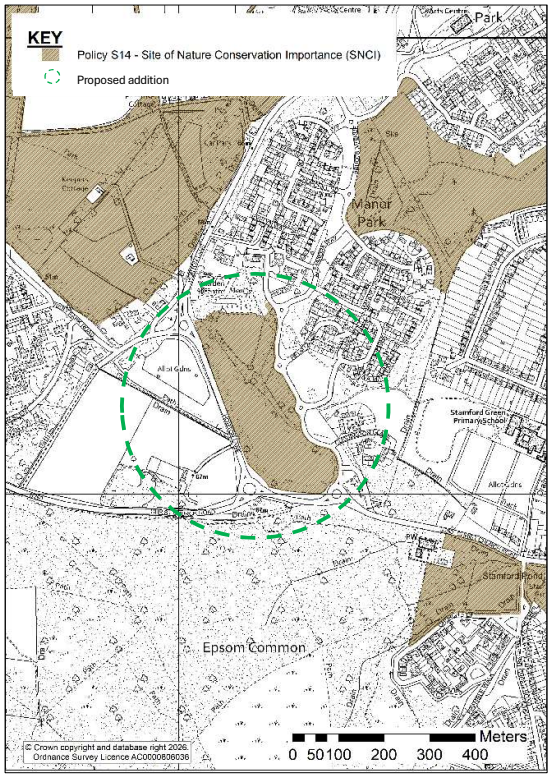
Inclusion of up-to-date boundaries for designated Sites of Nature Conservation Importance. The change affects an area of land at Manor Park, which is a new area for designation; as well as land to the South of Langley Vale, which is a correction to the existing Policies Map.

Reason

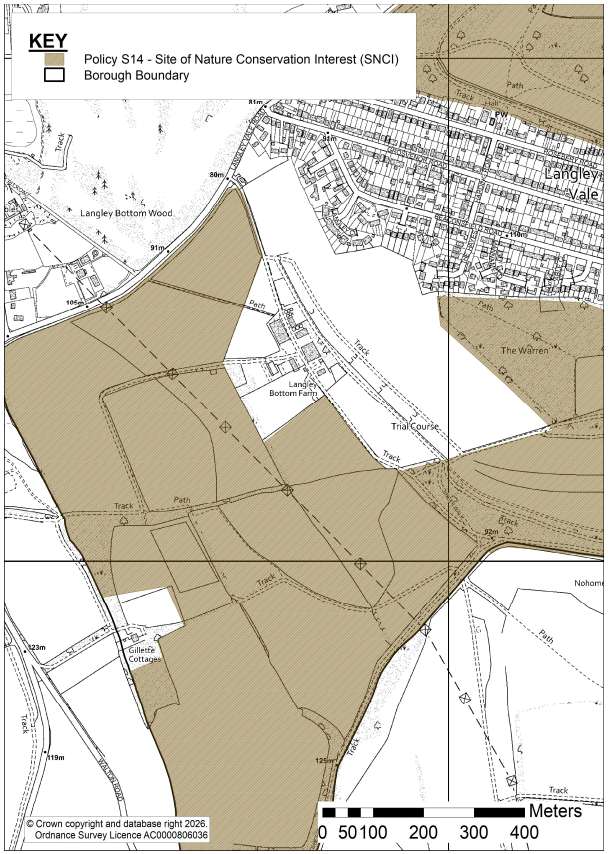
To ensure site boundaries align with data published as part of the Local Nature Recovery Strategy.



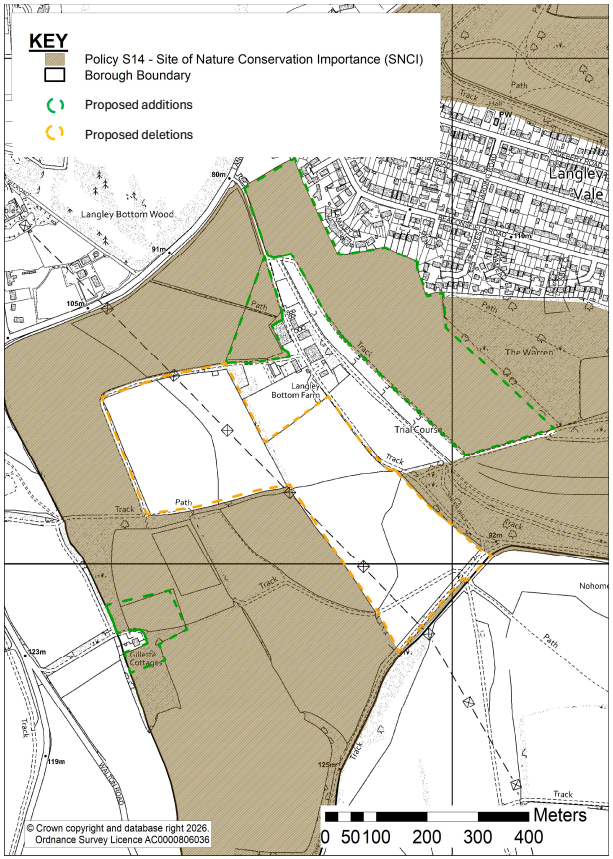
Policy S14– Site of Nature Conservation Interest



Policy S14– Site of Nature Conservation ~~Interest~~ Importance (Proposed modification)



Policy S14 – Site of Nature Conservation Interest



Policy S14 – Site of Nature Conservation ~~Interest~~ Importance (Proposed modification)

Amendments to the Key to Policies Map

Submission Policies Map Wording	Proposed Wording
S13 - Conservation Areas	DM13 - Conservation Areas
S14 – Site of Nature Conservation Interest	S14 – Site of Nature Conservation Importance

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