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EPSOM & EWELL BOROUGH COUNCIL

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20 July 2026

SIR OR MADAM

I hereby summon you to attend an Extraordinary meeting of the Council of the Borough of Epsom and Ewell which will be held at the Council Chamber, Epsom Town Hall, Epsom on **TUESDAY, 21ST JULY, 2026 at 7.00 pm**. The business to be transacted at the Meeting is set out on the Agenda overleaf. A link to the meeting is provided above.

Prayers will be said by the Mayor's Chaplain prior to the start of the meeting.

A handwritten signature in black ink, appearing to read 'Sing', is written over a faint circular stamp.

Chief Executive

EMERGENCY EVACUATION PROCEDURE

No emergency drill is planned to take place during the meeting. If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions.

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move to the assembly point at Dullshot Green and await further instructions; and
- Do not re-enter the building until told that it is safe to do so.

Public information

Please note that this meeting will be held at the Town Hall, Epsom and will be available to observe live on the internet.

A link to the online address for this meeting is provided on the first page of this agenda and on the Council's website. A limited number of seats will also be available in the public gallery at the Town Hall. For further information please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Information about the terms of reference and membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

Agendas, reports and minutes for this Committee are also available on the free Modern.Gov app for iPad, Android and Windows devices. For further information on how to access information regarding this Committee, please email us at democraticservices@epsom-ewell.gov.uk.

Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government Act 1972 (as amended). Should any such matters arise during the course of discussion of the below items or should the Mayor agree to discuss any other such matters on the grounds of urgency, the Council will wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

Questions and statements from the Public

Questions and statements from the public are not permitted at meetings of the Council. [Annex 4.2](#) of the Epsom & Ewell Borough Council Operating Framework sets out which Committees are able to receive public questions and statements, and the procedure for doing so.

Filming and recording of meetings:

The Council allows filming, recording and photography at its public meetings. By entering the Council Chamber and using the public gallery, you are consenting to being filmed and to the possible use of those images and sound recordings.

Members of the Press who wish to film, record or photograph a public meeting should contact the Council's Communications team prior to the meeting by email at: communications@epsom-ewell.gov.uk

Filming or recording must be overt and persons filming should not move around the room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non-handheld devices, including tripods, will not be allowed.

COUNCIL (EXTRAORDINARY MEETING)

Tuesday 21 July 2026

7.00 pm

**Council Chamber - Epsom Town Hall,
<https://www.youtube.com/@epsomandewellBC/playlists>**

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

AGENDA

1. DECLARATIONS OF INTEREST

To receive declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests from Members in respect of any item to be considered at the meeting.

2. MOTION (Pages 5 - 12)

This report sets out notices of motions ruled in order.

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MOTION

Head of Service: Ian Mawer, Head of Planning Policy and Economic Development

Report Author: Ian Mawer

Wards affected: (All Wards);

Appendices (attached): Appendix 1 – Motion 1

Summary

This report sets out notices of motions rules in order and provides an update on the Local Plan Examination.

Recommendation (s)

The Council is asked to:

- (1) Consider the Motion in accordance with Standing Orders

1 Reason for Recommendation

- 1.1 The rules regarding the submission of motions to Council are set out in Part 4 of the Council's Constitution (Rules of Procedure). Motions ruled in order must be listed on the agenda.

2 Background

- 2.1 The table below sets out the Motions ruled in order:

Motion Number	Proposer & Seconder	Committee	Responding Chair
1	Cllr K Persand (proposer) Cllr J Freeman (seconder)	Licensing and Planning Policy	Cllr P O'Donovan

- 2.2 FCR 14.2 of Part 4 of the Constitution restricts motions from rescinding or altering any decision of the Council or a Committee until at least two further meetings of the Council have been held (being a period of no less than 6 months), unless the motion is recommended by a committee or notice of the motion has been given by at least seven Members of the Council acting together.
- 2.3 Motion 1 relates to the Review of Local Plan Examination Documents, which were submitted to the Planning Inspector under delegated authority granted by the Licensing and Planning Policy Committee at its meeting on 20 November 2024. In accordance with FCR 14.2, notice of Motion 1 was given to the Legal Officer by eight Members of the Council: Councillors Kieran Persand, Julian Freeman, Chris Ames; Rob Geleit; Shanice Goldman; Christine Howells; James Lawrence and Steven McCormick.

3 Motion to be considered

- 3.1 The motion consists of two elements which are detailed below:
 - 1. Instruct the Licensing and Planning Policy Committee to consider and review all Local Plan documents submitted to the inspector post the 2025 examination hearing, and to consider approval for public consultation.
 - 2. Make no submission of the consultation results to the Inspector, unless approval for the consultation is given by the Licensing and Planning Policy Committee.

4 Local Plan Examination Update

- 4.1 A comprehensive update was provided to the [Licensing and Planning Policy Committee on the 19 May 2026](#).
- 4.2 It is important to reiterate a few key points that were discussed at this committee meeting, notably that it was the government appointed planning Inspector that requested that additional work be undertaken to address soundness issues with the Submitted Local Plan. In addition, it was the inspector that approved the publication of the documents on the Examination Library and the commencement of a non-statutory public consultation on specific documents (additional work) undertaken by the Council since 9 October 2025.
- 4.3 Since this committee meeting was held which related to a separate Motion, things have moved on with the Local Plan Examination which are summarised below.

Non-Statutory Public Consultation

- 4.4 The Inspector approved the publication of the documents submitted since 9 October 2025 as part of the Examination Library and for a non-statutory public consultation to be undertaken on these documents to be undertaken between 11 May and 15 June 2026.
- 4.5 During the consultation period 346 responses were received which were subsequently sent to the Inspector (via the independent programme officer).
- 4.6 The Council produced a [summary of the consultation responses](#) which was approved for publication (document reference COUD_035) by the Inspector on the Examination Library.

Local Plan Examination Hearing

- 4.7 Following the close of the non-statutory consultation, a Local Plan Examination Hearing was held on the 2 July 2026 to enable the Inspector to ask questions of the Council and hearing participants. The Inspector produced an agenda for the hearing to guide discussions on the documents that were subject to consultation.
- 4.8 During the hearing officers and the Council's Sustainability Appraisal consultant (AECOM) responded to questions from the Inspector concerning the consultation documents.
- 4.9 In addition, and of relevance to part 1 of the motion, detailed in 3.1 above, during the Examination Hearing the Inspector was asked by a participant if the Council could withdraw or amend documents that had previously been submitted and approved for publication by the Inspector. The Inspector's response to this question was that the Council could only do this if directed to do so by her.
- 4.10 At the close of the hearing the Inspector stated that she would notify the Council of her decision on how the examination is to proceed. On the 9 July 2026 the Programme Officer provided an update which was published on our Examination webpage and is repeated below:

"The hearing in relation to the additional green belt sites concluded on Thursday 2 July 2026. The Inspector is considering the evidence submitted both as a result of the consultation and at the hearing itself and will be in touch with the Council in terms of the next steps and the preparation of any main modifications necessary to make the plan sound. The examination webpage will be kept up to date with any further updates".

Next Steps

- 4.11 At the invitation of the Inspector, officers, assisted by the Programme Officer, will work proactively with the Inspector to prepare a schedule of main modifications.
- 4.12 Once finalised, the Inspector's proposed main modifications along with a supporting Sustainability Appraisal and Habitats Regulations Assessment will be subject to 6 weeks statutory consultation and all responses received will be sent to the Inspector for her consideration.
- 4.13 The Inspector will then issue her binding report which will contain a schedule of main modifications.
- 4.14 Councillors will then be invited to offer a view and make a decision at a future meeting of Full Council where they will then be asked to vote on whether to approve the modified Local Plan or not.

5 Meeting Procedure

- 5.1 Once a motion as been put at the meeting, the Mayor will invite Members to decide how the motion should be dealt with. The Mayor will ask for a vote without debate, on whether the motion should be referred to an appropriate Committee for consideration (FCR 16.5). This will be on the basis of a simple majority.
- 5.2 All amendments must be proposed, seconded and provided to the Mayor in writing prior to debate. The mover of the original motion will be asked if they wish to accept the proposed amendments. Those which are accepted in full or in part will result in the original motion being amended accordingly. If they are not accepted, then the amendments will be debated in accordance with Standing Orders (FCR 17).
- 5.3 FCR 14.1 sets 90 minutes to deal with all motions including amendments.

6 Risk Assessment

Legal or other duties

- 6.1 Equality Impact Assessment
 - 6.1.1 No comments are provided on Motions.
- 6.2 Crime & Disorder
 - 6.2.1 No comments are provided on Motions.
- 6.3 Safeguarding
 - 6.3.1 No comments are provided on Motions.

6.4 Dependencies

6.4.1 No comments are provided on Motions.

6.5 Other

6.5.1 No comments are provided on Motions.

7 Financial Implications

7.1 No comments are provided on Motions.

7.2 **Section 24 considerations:** No comments are provided on Motions.

7.3 **Section 151 Officer's comments:** No comments are provided on Motions.

8 Legal Implications

8.1 No comments are provided on Motions.

8.2 **Legal Officer's comments:** No comments are provided on Motions.

9 Policies, Plans & Partnerships

9.1 **Council's Key Priorities:** No comments are provided on Motions.

9.2 **Service Plans:** No comments are provided on Motions.

9.3 **Climate & Environmental Impact of recommendations:** No comments are provided on Motions.

9.4 **Sustainability Policy & Community Safety Implications:** No comments are provided on Motions.

9.5 **Partnerships:** No comments are provided on Motions.

9.6 **Local Government Reorganisation Implications:** No comments are provided on Motions.

10 Background papers

10.1 The documents referred to in compiling this report are as follows:

Previous reports:

- Licencing and Planning Policy Committee: 19 May 2026 – Local Plan Update:

<https://democracy.epsom-ewell.gov.uk/documents/s40862/MOTION.pdf>

- Licencing and Planning Policy Committee 20 November 2024 – Proposed Submission Epsom and Ewell Local Plan (2022-2040):

<https://democracy.epsom-ewell.gov.uk/documents/s33634/Proposed%20Submission%20Epsom%20and%20Ewell%20Local%20Plan%20Regulation%2019.pdf>

Other papers:

- [Epsom and Ewell Borough Councils Constitution](#)

Motion on the Review of Local Plan Examination Documents

Proposer: Cllr Kieran Persand

Seconder: Cllr Julian Freeman

Motion:

Summary: All Local Plan documents, including Supplementary Planning Documents submitted to the Inspector post the 2025 public hearing are to be reviewed transparently by the Licensing and Planning Policy Committee

This Council notes that:

- a) This council is responsible for the Local Plan currently undergoing examination by the Secretary of State appointed Planning Inspector.
- b) Between January and April 2026 seven local plan and supplementary planning documents were submitted to the Inspector without prior consideration by Full Council, or any committee:
 - i. COUD_020: further assessment of urban sites
 - ii. COUD_021: revised topic paper on Green Belt sites, reaching different conclusions to the previous topic paper
 - iii. COUD_029: lists additional urban and Green Belt sites proposed for allocation in the Local Plan
 - iv. COUD_030: impact assessment of changing the conclusions on Green Belt and allocating further sites to the Sustainability Appraisal Report
 - v. COUD_031: assessment of the impact of allocating further sites on the Habitats Regulations Assessment
 - vi. COUD_032: assessment of the impact of allocating further sites on the Infrastructure Delivery Plan, showing creation and exacerbation of issues across multiple infrastructure components
 - vii. COUD_033a: assessment of the detrimental impacts of allocating further sites on the Transport Assessment
- c) The Sustainability Appraisal was brought as an appendix to both the November 2024 Licensing and Planning Policy Committee (LPPC) and the December 2024 Full Council meeting.
- d) The Terms of Reference of the LPPC require the committee to review all Local Plan documents, including Supplementary Planning Documents, and consider and approve these documents prior to public consultation commencing.

- e) As of this motion's submission, the seven documents submitted to the Inspector in January and April 2026 remain unreviewed and unapproved by councillors.

This Council therefore resolves to:

1. Instruct the Licensing and Planning Policy Committee to consider and review all Local Plan documents submitted to the inspector post the 2025 examination hearing, and to consider approval for public consultation.
2. Make no submission of the consultation results, to the Inspector, unless approval for the consultation is given by the Licensing and Planning Policy Committee.

Relevant Committee: Licensing and Planning Policy

Chair: Peter O'Donovan