



## LICENSING AND PLANNING POLICY COMMITTEE

Thursday 3 July 2025 at 7.30 pm

**Place: Council Chamber, Epsom Town Hall**

Online access to this meeting is available on YouTube: [Link to online broadcast](#)

The members listed below are summoned to attend the Licensing and Planning Policy Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Peter O'Donovan (Chair)  
Councillor Neil Dallen (Vice-Chair)  
Councillor Steve Bridger  
Councillor Alex Coley  
Councillor Julian Freeman

Councillor Rob Geleit  
Councillor Shanice Goldman  
Councillor Phil Neale  
Councillor Humphrey Reynolds  
Councillor Clive Woodbridge

Yours sincerely

Chief Executive

For further information, please contact [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk) or tel: 01372 732000

### **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 using free YouTube software.**

A link to the online address for this meeting is provided on the first page of this agenda. A limited number of seats will be available on a first-come first-served basis in the public gallery at the Town Hall. If you wish to observe the meeting from the public gallery, please arrive at the Town Hall reception before the start of the meeting. A member of staff will show you to the seating area. For further information please contact Democratic Services, email: [democraticservices@epsom-ewell.gov.uk](mailto: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](mailto: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 Chair agree to discuss any other such matters on the grounds of urgency, the Committee may 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

Up to 30 minutes will be set aside for questions and statements from members of the public at meetings of this Committee. Any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough may ask a question or make a statement on matters within the Terms of Reference of the Committee.

All questions must consist of one question only and cannot consist of multiple parts. Questions and statements cannot relate to planning or licensing committees matters, the personal affairs of an individual, or a matter which is exempt from disclosure or confidential under the Local Government Act 1972. Questions which in the view of the Chair are defamatory, offensive, vexatious or frivolous will not be accepted. Each question or statement will be limited to 3 minutes in length.

If you wish to ask a question or make a statement at a meeting of this Committee, please contact Democratic Services at: [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk)

Questions must be received in writing by Democratic Services by noon on the third working day before the day of the meeting. For this meeting this is **Noon, Monday 30 June**.

A written copy of statements must be received by Democratic Services by noon on the working day before the day of the meeting. For this meeting this is **Noon, Wednesday 2 July**.

For more information on public speaking protocol at Committees, please see [Annex 4.2](#) of the Epsom & Ewell Borough Council Operating Framework.

## 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](mailto: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.

## **AGENDA**

### **1. QUESTIONS AND STATEMENTS FROM THE PUBLIC**

To take any questions or statements from members of the Public.

### **2. 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.

### **3. MINUTES OF THE PREVIOUS MEETING (Pages 5 - 8)**

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 11 March 2025 (attached) and to authorise the Chair to sign them.

### **4. MINUTES OF LICENSING SUB-COMMITTEE (Pages 9 - 22)**

To receive the Minutes of the Meeting of the Licensing Sub-Committee held on 22 January 2025.

### **5. PROPOSED REFORM OF PLANNING COMMITTEES: TECHNICAL CONSULTATION (Pages 23 - 38)**

The government launched a consultation on the reform of Planning Committees, which opened for comments on 28th May 2025.

The key areas the consultation is seeking views on are:

- introducing a national scheme of delegation so there is greater consistency and certainty about which decisions go to committee;
- introducing rules regarding the size and composition of planning committees; and
- introducing a requirement for mandatory training for all planning committee members so they are more informed about key planning principles.

### **6. AUTHORITY MONITORING REPORT 2024/25 (Pages 39 - 56)**

The Authority Monitoring Report (AMR) is a factual report that has two purposes; to monitor progress towards new Local Development Documents and to monitor the effectiveness of key policies set out in Local Development Documents.

**7. RESPONSE TO STONELEIGH AND AURIOL SUBMISSION  
NEIGHBOURHOOD PLAN (REGULATION 16) (Pages 57 - 242)**

This report considers the Council's proposed response to the Stoneleigh and Auriol Neighbourhood Plan that was published for consultation between 20 June 2025 and 1 August 2025 under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Plan has been prepared by the Stoneleigh and Auriol Neighbourhood Forum following consultation on a draft Neighbourhood Plan (Regulation 14) that was undertaken between 9 September 2024 and 27 October 2024.

The Council is a statutory consultee on neighbourhood plans and it is important that the council provides detailed responses on neighbourhood plans at the formal consultation stages.

Once adopted the neighbourhood plan becomes part of the boroughs statutory development plan and will therefore be used in the determination planning applications in the Stoneleigh and Auriol Neighbourhood Forum Area.



**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE  
held at the Council Chamber, Epsom Town Hall on 11 March 2025**

---

**PRESENT -**

Councillor Peter O'Donovan (Chair); Councillor Clive Woodbridge (Vice-Chair) and Councillor Lucie McIntyre (as nominated substitute for Councillor Neil Dallen); Councillors Robert Leach, Rob Geleit, Julie Morris, Phil Neale, Kieran Persand, Humphrey Reynolds and Christine Howells (as nominated substitute for Councillor Shanice Goldman)

Absent: Councillor Neil Dallen and Councillor Shanice Goldman

Officers present: Ian Mawer (Planning Policy Manager), Michelle Meskell (Developer Contributions Lead Officer) and Phoebe Batchelor (Democratic Services Officer)

---

**38 APPOINTMENT OF TEMPORARY VICE CHAIR**

The Chair proposed Councillor Clive Woodbridge sit as Vice Chair for the Meeting, in Cllr Dallen's absence.

The Committee raised no objection and agreed for Councillor Woodbridge to sit as Vice Chair for the Meeting.

**39 THANKS**

The Chair expressed thanks to the Officers for all their hard work in submitting the Local Plan.

The Chair thanked Committee Members for their time and effort throughout the Local Plan process.

**40 QUESTIONS AND STATEMENTS FROM THE PUBLIC**

No questions or statements were received from Members of the Public.

**41 DECLARATIONS OF INTEREST**

No declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests were made by Members with respect to any items to be considered at the meeting.

## 42 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on 23 January 2025 and authorised the Chair to sign them.

## 43 COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING PROTOCOL 2025

The Committee received a report seeking the approval of an updated CIL spending protocol, which will provide the framework for how the council allocates Community Infrastructure Levy funding that has been received from eligible developments in the borough to contribute towards the delivery of infrastructure.

The following matters were considered:

- a) **Urgent Decision.** A Member of the Committee asked for clarification as to why the urgent decision was taken, to amend the Terms of Reference for Licensing and Planning Policy Committee and Strategy and Resources Committee. The Planning Policy Manager informed the Committee that when the CIL spending protocol was first adopted, it was envisaged that any CIL bids over £50,000 would go to Strategy and Resources Committee to be approved, and any bids below that threshold would be approved by LPPC. The Planning Policy Manager explained that it became clear, following guidance from Finance, that it was the cumulative CIL spend that needed to be approved by S&R Committee, not just individual bids over £50,000. Therefore, the same report would go to Licensing and Planning Policy Committee and then also Strategy and Resources Committee for approval, delaying the release of CIL funding. The Planning Policy Manager explained that the collective view was that it would be more effective if the CIL Member Working Group reported directly to S&R Committee, and in order for that to happen, changes had to be made to the LPP and S&R Committees Terms of Reference in the Constitution. The Planning Policy Manager explained that the change needed to take place before the meeting of the LPP Committee and S&R Committee in March and could not wait for the next ordinary meeting of Full Council.
- b) **Flexibility.** A Member of the Committee expressed that there should be a degree of flexibility throughout the process and highlighted paragraph 2.10 which sets out that the document is intended as a framework, rather than a fixed set of rules.
- c) **Application Process.** A Member of the Committee asked for the CIL bidding process to be publicised and Communications to get involved in putting out the relevant information so everyone who wishes to submit application bids can within the timeframe set out. The Planning Policy Manager assured Members that the CIL bidding process and spending round will be promoted and publicised once the CIL spending protocol has been through LPP and S&R Committee.

- d) **Strategic Decisions.** A Member of the Committee asked if the Council will be taking any strategic decision about unallocated CIL before it no longer can. The Planning Policy Manager informed the Committee that some of that funding could be safeguarded to help deliver necessary infrastructure for the Local Plan. The Planning Policy Manager explained that no comment could be made regarding how CIL funding and spending will continue post Local Government Reorganisation as that is unknown at present.
- e) **Debt.** A Member of the Committee commented that the CIL funds could be put into a pot to pay off other Surrey Boroughs or Districts' debt following LGR. The Planning Policy Manager informed the Committee that the regulations are very clear as to what CIL can and can't be used for. Its purpose is to fund infrastructure, and it cannot be used to subsidised debt.
- f) **Spending.** A Member of the Committee asked if the Council is able to spend all CIL funds on projects to benefit residents in this spending cycle. The Chair explained that the CIL bidding process would be promoted as soon as possible, and encouraged all to submit applications bids to be considered so the Council can spend what it can.
- g) **Bid Success.** The Vice Chair suggested that a CIL workshop or briefing would be beneficial to allow all applicants to fully engage with and understand the application bidding process and give them the best chance of success.
- h) **Timetable.** The Vice Chair stated that once the Council knows what date a Section 24 notice is to be given, Members may want to bring forward or change dates on the CIL spending cycle timetable to allow CIL spending to be agreed and proceed. The Vice Chair agreed with earlier comments about emphasising the flexibility of the process and timescales given the context of LGR. A Member of the Committee suggested that the timetable was sped up as soon as possible rather than in response to a notice being given. The Planning Policy Manager explained that the CIL spending cycle process and timetable set out in the protocol worked well last year. The Planning Policy Manager explained that if a need was identified to bring a future spending round forward to take place before a deadline is imposed as part of reorganisation, it would be within the remit of the LPP Committee to amend the CIL spending protocol.
- i) **Local Plan.** A Member of the Committee asked when the Council could expect to receive a response regarding the recently submitted Local Plan. The Planning Policy Manager explained that the next step is to be assigned a Planning Inspector to examine our Local Plan and then the examination stage will commence. The Planning Policy Manager informed the Committee that it would typically take four months from submission to public hearings, but that could change, depending on the inspector's capacity. The Planning Policy Manager assured Members that they will be kept informed of any updates.

Following consideration, the Committee unanimously resolved to:

- (1) Approve the updated Epsom and Ewell Borough CIL Spending Protocol 2025 attached at Appendix 1.**
- (2) Note that spending decisions will be taken to the Strategy and Resources Committee and that the CIL MWG will report to S&R Committee.**
- (3) Recommend to the Strategy and Resources Committee the MWG TOR in Appendix 1.**

*The meeting began at 7.30 pm and ended at 7.55 pm*

COUNCILLOR PETER O'DONOVAN (CHAIR)

## MINUTES OF LICENSING SUB-COMMITTEES

|   |  |
|---|--|
| <b>Head of Service:</b>                         | Piero Ionta, Head of Legal and Monitoring Officer  |
| <b>Report Author</b>                            | Phoebe Batchelor   |
| <b>Wards affected:</b>                          | (All Wards);   |
| <b>Urgent Decision?(yes/no)</b>                 | No   |
| <b>If yes, reason urgent decision required:</b> | N/A  |
| <b>Appendices (attached):</b>                   | <b>Appendix 1</b> – Public Minutes – 22 January 2025<br><b>Appendix 2</b> – Restricted Minutes – 22 January 2025 |

### Summary

To receive the Minutes of the Meeting of the Licensing Sub-Committee held on 22 January 2025.

### Recommendation (s)

#### The Committee is asked to:

- (1) Receive the Minutes of the Meeting of the Licensing Sub-Committee held on 22<sup>nd</sup> January 2025 and authorise the Chair of the Sub-Committee meeting to sign them as a true record of that meeting.**

### 1 Reason for Recommendation

- 1.1 The Draft Minutes of meetings of the Licensing Sub-Committees are presented to the Committee for information and to authorise their signature by the Sub-Committee Chair as a true record of the meeting.

### 2 Background

- 2.1 CPR 10.4 of Appendix 5 of the Constitution (Standing Orders relating to the Conduct of Committees, Sub-Committees, and Advisory Panels) sets out a procedure for the signature of minutes should a committee, subcommittee or advisory panel not be scheduled or likely to meet again in the foreseeable future.

- 2.2 In such instances the minutes are presented to the parent committee or Full Council to authorise their signature as a true record, subject to the resolution of all questions of accuracy raised by members who were present at the meeting.
- 2.3 As meetings of the Licensing (Hearings) Sub-Committee and Licensing (General) Sub-Committee do not have an annual schedule (they are arranged as required) or static membership, it is necessary to present their Minutes to the Licensing and Planning Policy Committee (as parent Committee) for approval.
- 2.4 The below procedure is followed for Minutes of Licensing (Hearings) Sub-Committee and Licensing (General) Sub-Committees:
  - 2.4.1 Following each meeting of the Licensing (Hearings) Sub-Committee and Licensing (General) Sub-Committee the draft minutes will be provided by officers to all three sub-committee members for comment and agreement via email. Any questions of accuracy will be resolved to the agreement of all three members.
  - 2.4.2 Once all three members have expressed their agreement to the minutes, a copy will be provided to the next ordinary meeting of the Licensing and Planning Policy Committee to receive and authorise signature.
  - 2.4.3 Following receipt and authorisation by the Licensing and Planning Policy Committee, a hard copy of the Minutes will be provided to the Chair of the Sub-Committee for signature.
- 2.5 This report presents the draft Minutes from the Meeting of the Licensing Sub-Committee held on:
  - 22 January 2025
- 2.6 All members of each Sub-Committee meeting have expressed their agreement to the draft minutes, and any questions of accuracy raised by members of the Sub-Committee have been resolved to the satisfaction of all members of that meeting.

### **3 Risk Assessment**

#### Legal or other duties

- 3.1 Equality Impact Assessment
  - 3.1.1 None arising from this report.
- 3.2 Crime & Disorder
  - 3.2.1 None arising from this report.

3.3 Safeguarding

3.3.1 None arising from this report.

3.4 Dependencies

3.4.1 None arising from this report.

3.5 Other

3.5.1 None arising from this report.

**4 Financial Implications**

4.1 None for the purposes of this report.

4.2 **Section 151 Officer's comments:** None for the purposes of this report.

**5 Legal Implications**

5.1 None for the purposes of this report.

5.2 **Legal Officer's comments:** None for the purposes of this report.

**6 Policies, Plans & Partnerships**

6.1 **Council's Key Priorities:** Not relevant to this report.

6.2 **Service Plans:** Not relevant to this report.

6.3 **Climate & Environmental Impact of recommendations:** None.

6.4 **Sustainability Policy & Community Safety Implications:** None.

6.5 **Partnerships:** None.

**7 Background papers**

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

**Other papers:**

- [Appendix 5 – Standing Orders relating to the Conduct of Committees, Sub-Committees, and Advisory Panels](#)

This page is intentionally left blank



**Minutes of the Meeting of the LICENSING (GENERAL) SUB-COMMITTEE held at the Council Chamber, Epsom Town Hall on 22 January 2025**

---

**PRESENT -**

Councillor Neil Dallen (Chair); Councillors Robert Leach and Peter O'Donovan

In Attendance: Applicant

Officers present: Kate Gillman (Solicitor), Paul Holliday (Principal Licensing Officer) and Dan Clackson (Democratic Services Officer)

---

**6 APPOINTMENT OF THE CHAIR**

The Sub-Committee unanimously elected to appoint Councillor Neil Dallen to Chair the meeting.

**7 DECLARATIONS OF INTEREST**

No declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests were made by Members in respect of any items considered at the meeting.

**8 EXCLUSION OF PRESS AND PUBLIC**

The Committee resolved to exclude the press and public from the meeting for Part Two of the Agenda, in accordance with Section 100(A)(4) of the Local Government Act 1972, on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 1 and 2 of Part 1 of Schedule 12A to the Act (as amended) and that pursuant to paragraph 10 of Part 2 of the said Schedule 12A the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

**9 DETERMINATION OF PRIVATE HIRE DRIVER LICENCE APPLICATION**

The decision for this item is recorded in a separate (not for publication) restricted minute.

*The meeting began at 11:01, was adjourned between 11:57 - 12:24, and ended at 12:25*

COUNCILLOR NEIL DALLEN (CHAIR)

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

## **PROPOSED REFORM OF PLANNING COMMITTEES: TECHNICAL CONSULTATION**

|   |  |
|---|--|
| <b>Head of Service:</b>                         | Justin Turvey, Head of Place Development   |
| <b>Report Author</b>                            | Justin Turvey  |
| <b>Wards affected:</b>                          | (All Wards);   |
| <b>Urgent Decision?</b>                         | No   |
| <b>If yes, reason urgent decision required:</b> |  |
| <b>Appendices (attached):</b>                   | Appendix 1 - Analysis and recommended responses from Epsom and Ewell Borough Council |

### **Summary**

The government has launched a consultation on the reform of Planning Committees, which opened for comments on 28th May 2025.

The key areas the consultation is seeking views on are:

- introducing a national scheme of delegation so there is greater consistency and certainty about which decisions go to committee;
- introducing rules regarding the size and composition of planning committees; and
- introducing a requirement for mandatory training for all planning committee members so they are more informed about key planning principles.

### **Recommendation (s)**

**The Committee is asked to:**

- (1) **Note the contents of the consultation**
- (2) **Approve the draft response (Appendix 1) or;**
- (3) **Agree amendments and nominate and authorise the Head of Place Development, in consultation with the Chair of this Committee, to finalise and submit the response**

## **1 Reason for Recommendation**

- 1.1 The consultation on the reform of Planning Committees opened for comments on 28<sup>th</sup> May 2025 and will close on 23<sup>rd</sup> July 2025.
- 1.2 If reforms are fully, or even partly, implemented as per the consultation, the proposed changes to how Planning Committees function will have significant implications for how planning decisions are made at a local level. It is therefore important that the Council make its views known to the Government on these matters by submitting a formal response to the consultation.

## **2 Background**

- 2.1 The Government launched a consultation on changes to how Planning Committees function on 28<sup>th</sup> May 2025. It is open for responses from anyone (individuals and groups) until 23<sup>rd</sup> July 2025. The consultation follows last year's election of the new Government, who made a number of commitments around removing barriers to development, including a pledge to build 1.5 million homes during this Parliament.
- 2.2 The consultation acknowledges that planning decisions are principally made locally, and states that the government recognises that planning committees have an 'integral role in providing local democratic oversight of planning decisions'. However, the consultation says it is vital that 'planning committees operate as effectively as possible, focusing on those applications which require member input and not revisiting the same decisions'.
- 2.3 The consultation is considering three main actions to reform planning committees nationally:
  - introducing a national scheme of delegation so there is greater consistency and certainty about which decisions go to committee;
  - requiring separate, smaller committees for strategic development so there is more professional consideration of key developments as well as limiting the size of committees; and
  - introducing a requirement for mandatory training for all planning committee members so they are more informed about key planning principles.
- The consultation also considers a fourth area around the quality of decisions – changing how Councils are measured in terms of quality of decision making (the number of decisions which are subsequently overturned at appeal).

- 2.4 In terms of any implications for Epsom & Ewell Borough Council's Planning Committee, officers have reviewed the applications considered by committee over 2024-25 against the measures set out in the consultation to help guide the Council's response. 25 applications were considered by the Council's Planning Committee over that 12-month period, of which:
- 7 applications were 'Major' applications. Some of these would have been subject to a 'triage' discussion between the Chair of Planning Committee and Head of Place Development to decide if they should be considered by Planning Committee as outlined in Appendix 1.
  - 10 applications were submitted by the Council and would be unaffected by the changes.
  - 8 applications were smaller applications (generally 'Minor' applications for up to ten residential units) called in by Members. These would be affected by the changes i.e. they would have been delegated for determination by planning officers rather than determined at planning committee. Of the 8 applications, 1 was a Member overturn (i.e. officer recommendation for approval but Planning Committee refused the application) which was subsequently dismissed at appeal and 7 were items where Planning Committee agreed with the officer recommendation.
- 2.5 Although it is not yet clear which of the proposed changes the government will make, were the proposals to be implemented in full, then none of those 8 called in applications would be considered by Planning Committee, reducing the overall number of items by at least 30% and potentially resulting in the cancellation of some meetings.

### **3 Risk Assessment**

Legal or other duties

#### **3.1 Equality Impact Assessment**

3.1.1 Whilst the reforms will have a wide-ranging impact on the function of Planning Committee, there are no EIA issues in relation to this response exercise.

#### **3.2 Crime & Disorder**

3.2.1 None.

#### **3.3 Safeguarding**

3.3.1 None.

#### **3.4 Dependencies**

3.4.1 None.

3.5 Other

3.5.1 None.

#### 4 Financial Implications

4.1 Whilst any financial savings could not be quantified at this stage, the government sees these changes as a potential way of improving the efficiency and speed of decision making at a local level.

4.2 **Section 151 Officer's comments:** Currently, there is no measurable direct revenue or capital impact from this consultation. However, it is essential to monitor developments in this area and incorporate any changes into the council's financial planning.

#### 5 Legal Implications

5.1 While there are not thought to be any legal implications directly associated with this report, there would be implications – and potentially significant ones if the Government bring forward mandatory changes to how our Planning Committee and planning decision making – processes operate.

5.2 **Legal Officer's comments:** None other than as set out above.

#### 6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

5) EC4 - Improve openness, transparency and customer service

6) GV4 – Encourage high quality design which balances the built environment with new open green spaces.

6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** None.

6.4 **Sustainability Policy & Community Safety Implications:** None.

6.5 **Partnerships:** None.

6.6 **Local Government Reorganisation Implications:** None.

#### 7 Background papers

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

**Previous reports:**



- None.

**Other papers:**

- Reform of planning committees: technical consultation webpage:  
<https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/reform-of-planning-committees-technical-consultation>

This page is intentionally left blank

## Appendix 1 - Reform of Planning Committees: Technical Consultation

### Analysis and recommended responses from Epsom and Ewell Borough Council

| Question  | Implications for EEBC   | Recommended Response  |
|---|---|---|
| <p>Question 1:<br/>Do you agree with the principle of having a two tier structure for the national scheme of delegation?</p> <p>(Note: refer to Question 2 for an explanation of tiers)</p> | <p>Tier A would result in all types of applications as listed in Question 2 being delegated to officers for determination.</p> <p>Tier B applications would still be delegated to officers <u>unless</u> the chief planning officer (i.e. Head of Place Development) and Chair of Planning Committee agree that an individual application should be taken to committee.</p> <p>As the Council has an up to date scheme of delegation, it is considered that it would be preferable to use that as a basis for determining delegation, alongside Members having call in powers for larger applications similar to the existing situation, rather than creating a new Tier of applications where the Head of Place Development and Chair of Planning Committee would need to agree delegation on individual applications.</p> | <p>The two tier system does appear to create unnecessary complications – if the government is determined to press ahead with these reforms, it may be simpler to have a tier of applications which are delegated, and then the remainder of applications could be delegated/taken to committee in accordance with new schemes of delegations for each local authority.</p> <p>This approach would enable each authority to tailor delegations to their circumstances.</p> |
| <p>Question 2:<br/>Do you agree the following application types should fall within Tier A?</p> <p>applications for planning permission for:</p>   | <ul style="list-style-type: none"> <li>Householder development – currently delegated but a Member may call in a householder application; however, this is generally rare and there are only one or two householder applications per year which are considered by planning committee.</li> </ul>   | <p>AGREE.</p>   |

| Question   | Implications for EEBC   | Recommended Response  |
|--|---|---|
| <ul style="list-style-type: none"> <li>• Householder development</li> <li>• Minor commercial development</li> <li>• Minor residential development</li> <li>• applications for reserved matter approvals</li> <li>• applications for non-material amendments to planning permissions</li> <li>• applications for the approval of conditions including Schedule 5 mineral planning conditions</li> <li>• applications for approval of the BNG Plan</li> <li>• applications for approval of prior approval (for permitted development rights)</li> <li>• applications for lawful development certificates</li> <li>• applications for a Certificate of Appropriate Alternative Development</li> </ul> | <ul style="list-style-type: none"> <li>• Minor residential development – currently delegated but a Member may call in a minor (i.e. up to 10 units) residential application. A relatively high number of minor residential schemes are called in to planning committee every year, generally as a result of objections raised by residents.</li> </ul>  | <p>DISAGREE. Removal of the ability to call in applications would reduce political oversight of potentially locally important applications and disenfranchise residents who may well raise valid concerns in respect of these types of schemes. Whilst these types of application should <u>generally</u> be delegated to officers, there needs to remain the ability for individual applications to be called to Planning Committee.</p> |
|  | <ul style="list-style-type: none"> <li>• Applications for reserved matter approvals – currently under the Council’s scheme of delegation these are delegated to officers, but larger applications for reserved matters are often either called in to planning committee or brought to committee through discretion of Head of Place Development &amp; Chair of Planning Committee.</li> </ul> | <p>DISAGREE. Whilst these should be generally delegated, there should remain the ability for individual applications to be called to Planning Committee. Although the principle of development will have been established by the Outline permission, given the potential for significant issues to remain, these applications should be able to be called in where necessary.</p>   |
|  | <ul style="list-style-type: none"> <li>• Applications for non-material amendments to planning permissions – these are generally non-controversial and dealt with by officers under the Council’s scheme of delegation.</li> </ul>   | <p>AGREE.</p>   |
|  | <ul style="list-style-type: none"> <li>• applications for the approval of conditions including Schedule 5 mineral planning conditions – these are generally non-</li> </ul>   | <p>AGREE.</p>   |

| Question   | Implications for EEBC   | Recommended Response  |
|--|---|---|
|  | controversial and dealt with by officers under the Council's scheme of delegation.  |   |
|  | applications for approval of the BNG Plan – these are generally non-controversial and dealt with by officers under the Council's scheme of delegation.  | AGREE.  |
|  | <ul style="list-style-type: none"> <li>• applications for approval of prior approval (for permitted development rights) – these are generally time limited applications dealt with by officers under the Council's scheme of delegation.</li> </ul> | AGREE.  |
|  | <ul style="list-style-type: none"> <li>• applications for lawful development certificates - these relate to matters of fact and are dealt with by officers under the Council's scheme of delegation.</li> </ul>                                     | AGREE.  |
|  | <ul style="list-style-type: none"> <li>• applications for a Certificate of Appropriate Alternative Development – the Council has not received this type of application for a number of years.</li> </ul>  | AGREE.  |
| <p>Question 3:<br/>Do you think, further to the working paper on revising development thresholds, we should consider including some applications for medium residential development (10-50 dwellings) within Tier A? If so, what types of application?</p> | <p>Whilst some larger authorities regularly receive applications of 50+ units, EEBC rarely does and so a restriction on schemes of under 50 units would not severely limit the number of applications considered by Planning Committee</p>          | <p>No. 'Smaller' Major schemes (10-50 units) often raise significant issues affecting local communities and the opportunity for these locally important schemes to have appropriate democratic oversight should remain.</p> |

| Question   | Implications for EEBC   | Recommended Response   |
|--|---|--|
| Question 4:<br>Are there further types of application which should fall within Tier A?   | This would further reduce the number of applications considered by Planning Committee   | No.  |
| Question 5:<br>Do you think there should be a mechanism to bring a Tier A application to committee in exceptional circumstances? If so, what would those circumstances be and how would the mechanism operate? | Some smaller applications can raise more significant issues and interest than larger applications and therefore a mechanism to allow exceptions is considered to be a good thing, however it may undermine the governments aim of making more decisions delegated ones.   | Yes. The Council already has a provision for this arrangement in the Council's Scheme of Delegation.   |
| Question 6:<br>Do you think the gateway test which requires agreement between the chief planner and the chair of the planning committee is suitable? If not, what other mechanism would you suggest?           | <p>A gateway test would involve the Head of Place Development and Chair of Planning Committee triaging a Tier B application to decide if it should be referred to committee. The examples given of matters to consider are:</p> <ul style="list-style-type: none"> <li>- where the application raises an economic, social or environmental issue of significance to the local area</li> <li>- where the application raises a significant planning matter having regard to the development plan</li> </ul> <p>The Council's current scheme of delegation clearly sets out the application types that are considered by Planning Committee and also</p> | <p>No. It would be simpler and preferable to allow Council's to amend their existing scheme of delegations to determine the type of applications (beyond the Tier A applications) that are delegated to officers or determined by committee.</p> <p>For example:</p> <p><i>Should officers think it necessary or appropriate, they may at their discretion, refer any matter which is not classified as Tier A for consideration and / or determination by the Planning Committee, and shall inform the Chair of Planning Committee accordingly. The Chair of Planning Committee may call in</i></p> |

| Question   | Implications for EEBC  | Recommended Response  |
|--|--|---|
|  | <p>allows discretion for officers to refer matters to committee where necessary or appropriate and for the Chair/Members to call an item in.</p> <p>A modification to the current scheme of delegation would seem simpler and more appropriate than the system proposed.</p> | <p><i>a matter for determination by the Planning Committee in accordance with the procedure.....</i></p>  |
| <p>Question 7:<br/>Do you agree that the following types of application should fall within Tier B?</p> <p>a) Applications for planning permission aside from:</p> <ul style="list-style-type: none"> <li>• Householder applications</li> <li>• Minor commercial applications</li> <li>• Minor residential development applications</li> </ul> <p>b) notwithstanding a), any application for planning permission where the applicant is the local authority, a councillor or officer</p> <p>c) applications for s73 applications to vary conditions/s73B applications to vary permissions</p> | <p>See above re amendments to a Council's existing scheme of delegation being preferable as a method of setting out how locally important applications are determined by Planning Committee.</p>   | <p>A) No</p> <p>B) No. It would be appropriate where the applicant is a Councillor or is an officer who has potential influence over the decision (e.g. an officer who works within Development Management) for it to be Tier A in the interests of transparency.</p> <p>C) No</p> <p>It would be simpler and preferable to allow Council's to amend their existing scheme of delegations to determine the type of applications (beyond the Tier A applications) that are delegated to officers or determined by committee.</p> |

| Question  | Implications for EEBC  | Recommended Response  |
|---|--|---|
| Question 8:<br>Are there further types of application which should fall within Tier B?  | -  | No.   |
| Question 9:<br>Do you consider that special control applications should be included in:<br><br>Tier A or<br>Tier B?   | These are applications relating to tree preservation orders, listed building consent, advertisement control etc which are delegated to officers under the Council's scheme of delegation.  | Tier A  |
| Question 10:<br>Do you think that all section 106 decisions should follow the treatment of the associated planning applications? For section 106 decisions not linked to a planning application should they be in Tier A or Tier B, or treated in some other way? | S106 decisions made outside of the original planning application are generally delegated. There are mechanisms in place to ensure that changes to Agreements are taken to committee where they are likely to raise issues (e.g. were a developer proposing to lower the percentage of affordable housing and officers are minded to agree to the reduction). | Should generally be delegated unless they raise major issues e.g. reducing the provision of affordable housing.           |
| Question 11:<br>Do you think that enforcement decisions should be in Tier A or Tier B, or treated in some other way?  | The supporting text to the consultation recognises that the Council's enforcement decisions are almost all delegated – the question relates to large scale and high profile cases. The current scheme of delegation does allow discretion for officers to refer matters to committee where necessary or appropriate  | Enforcement matters can be dealt with under each Council's own scheme of delegation without requirement for Tier A/B etc. |



| Question   | Implications for EEBC  | Recommended Response   |
|--|--|--|
| Question 12:<br>Do you agree that the regulations should set a maximum for planning committees of 11 members?  | The Planning Committee is currently comprised of 10 members, inclusive of the Chair.<br>A maximum of 11 members would not affect EEBC.   | Yes.   |
| Question 13:<br>If you do not agree, what if any alternative size restrictions should be placed on committees?   | Not applicable.  | Not applicable.  |
| Question 14:<br>Do you think the regulations should additionally set a minimum size requirement?   | The consultation suggests that between 8 – 11 members is preferable, so unlikely that EEBC would be affected.  | No comments.   |
| Question 15:<br>Do you agree that certification of planning committee members, and of other relevant decisions makers, should be administered at a national level? | Annual training is currently administered by Democratic Services.<br><br>The proposal considers whether there could be a national certification (including online test etc), or a local based approach where the Council provides certification. | No. This appears to be creating the 'red tape' that the Government is looking to eliminate.<br><br>Whilst it is useful for Members to have an oversight of national context, the existing system of local training enables it to be tailored to local issues e.g. Green Belt, housing land supply, horse racing and training industry etc that national training wouldn't be able to focus on. |
| Question 16:<br>Do you think we should consider reviewing the thresholds for quality of decision making in the   | Currently government measures the performance of Planning Departments through speed of decision making (the number of Major, Minor and Other applications  | No.  |

| Question  | Implications for EEBC  | Recommended Response   |
|---|--|--|
| performance regime to ensure the highest standards of decision making are maintained?   | <p>determined within 8 or 13 weeks) and the quality of decision making (the proportion of overall decisions subsequently overturned at appeal).</p> <p>At present the quality measure is a maximum of 10% of decisions being overturned, with the consultation seeking views on increasing this to 5% of decisions.</p> <p>The Council would be unaffected by the changes, but given the relatively small number of Major applications received, one or two appeal overturns has a disproportionately high impact.</p> |  |
| <p>Question 17:</p> <p>For quality of decision making the current threshold is 10% for major and non-major applications. We are proposing that in the future the threshold could be lowered to 5% for both. Do you agree?</p> | <p>The Council generally receives a low number of major applications in any quarter and a decision by the Planning Inspectorate that is contrary to that made by the Planning Committee will be unduly inflated in percentage terms. Reducing the threshold from 10% to 5% would result in a greater departure from the threshold.</p>   | <p>No. There will always be different opinions on various matters within the decision making process and the current 10% threshold strikes the appropriate balance in allowing these opinions.</p> |
| <p>Question 18:</p> <p>Do you have any views on the implications of the proposals in this consultation for you, or the group or business you represent, and on</p>  | -  | No comment   |

| Question   | Implications for EEBC | Recommended Response |
|--|-----------------------|----------------------|
| anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how. |                       |                      |
| Question 19:<br>Is there anything that could be done to mitigate any impact identified?  | -                     | No comment           |
| Question 20:<br>Do you have any views on the implications of these proposals for the considerations of the 5 environmental principles identified in the Environment Act 2021?          | -                     | No comment           |

This page is intentionally left blank

## **AUTHORITY MONITORING REPORT 2024/25**

|   |  |
|---|--|
| <b>Head of Service:</b>                         | Justin Turvey, Head of Place Development                 |
| <b>Report Author</b>                            | Ian Mawer, Wai-Po Poon                                   |
| <b>Wards affected:</b>                          | (All Wards);   |
| <b>Urgent Decision?</b>                         | No   |
| <b>If yes, reason urgent decision required:</b> |  |
| <b>Appendices (attached):</b>                   | Appendix 1 – Epsom and Ewell Authority Monitoring Report |

### **Summary**

The Authority Monitoring Report (AMR) is a factual report that has two purposes; to monitor progress towards new Local Development Documents and to monitor the effectiveness of key policies set out in Local Development Documents.

### **Recommendation (s)**

#### **The Committee is asked to:**

- (1) Note the content of the Authority Monitoring Report for the 2024/25 Monitoring year and agree to it being published**

## **1 Reason for Recommendation**

- 1.1 The Authority Monitoring Report (AMR) is prepared for each financial year (April – March). The latest AMR covers the period 1 April 2024 to 31 March 2025 and is contained in Appendix 1.
- 1.2 Local planning authorities are required by law to prepare an AMR at least annually.

## **2 Background**

- 2.1 The Authority Monitoring Report contributes to the suite of documents that comprise and support the Development Plan for Epsom and Ewell Borough Council. The purpose of the AMR is to review the progress of plan-making and the effectiveness of key Local Plan policies.

- 2.2 Although the role of the AMR is to monitor adopted Local Plan policies, housing supply is a fundamental aspect of monitoring and where a Local Plan is considered out of date the national standard method for calculating housing requirements applies.
- 2.3 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has progressed its new Local Plan (2022-2040) during the monitoring year:
- Public consultation was undertaken on the proposed submission Local Plan (Regulation 19) between 20 December 2024 and 5 February 2025
  - Local plan submitted for Independent Examination on the 10 March 2025.
- 2.4 Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.
- 2.5 The AMR highlights that during the monitoring year, 112 homes were completed in the borough, of which 2 were affordable (Affordable Rented).
- 2.6 Local Authorities in England are required to report on a five-year housing land supply position in accordance with the National Planning Policy Framework in December 2024. The AMR demonstrates that the Council cannot demonstrate a five-year housing land supply as of 1st April 2025.

### **3 Risk Assessment**

#### Legal or other duties

- 3.1 Equality Impact Assessment
- 3.1.1 None arising from this report
- 3.2 Crime & Disorder
- 3.2.1 None arising from this report
- 3.3 Safeguarding
- 3.3.1 None arising from this report
- 3.4 Dependencies
- 3.4.1 None arising from this report
- 3.5 Other

3.5.1 None arising from this report

#### 4 Financial Implications

4.1 **Section 151 Officer's comments:** None arising from this report.

#### 5 Legal Implications

5.1 The publication of an authority monitoring report is a requirement of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act).

5.2 Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 sets out the requirements for the contents of an AMR. Appendix 1 meets these statutory obligations.

5.3 It should be noted that during the AMR reporting period the Council could not demonstrate a five-year housing land supply. This means that the NPPF's presumption in favour of sustainable development applied during the reporting period and continues to apply moving forward.

5.4 **Legal Officer's comments:** None other than as stated above

#### 6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- The new Local Plan (2022-2040) will contribute towards delivering the Council's Vision and priorities in its Four-Year Plan.

6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** There are no climate or environmental implications from this report

6.4 **Sustainability Policy & Community Safety Implications:** There are no policy and community safety implications from this report

6.5 **Partnerships:** None

6.6 **Local Government Reorganisation Implications:** None

This page is intentionally left blank





# Authority Monitoring Report

1 April 2024 - 31 March 2025

Epsom & Ewell Borough Council



Contents

1.0 Introduction.....4

2.0 Local Development Scheme.....4

Supplementary Planning Documents (SPD).....5

3.0 Implementation of policy .....5

4.0 Monitoring Performance .....6

New homes.....6

Commercial, Business and Service floorspace.....9

Employment floorspace .....10

5.0 Neighbourhood Planning .....10

6.0 Community Infrastructure Levy.....11

7.0 Duty to Co-Operate .....11

8.0 Appendix A – Five-year housing land supply as of 1<sup>st</sup> April 2025 .....13

9.0 Appendix B – Location of housing completions 2024-25 .....14

1.0 Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period 1 April 2024 to 31 March 2025 for the borough of Epsom and Ewell.
- 1.2 For the purposes of this AMR, the approach taken is to meet our statutory responsibilities which are set out in the Town and Country Planning (Local Development) (England) Regulations 2012. The reasons for taking this approach are:
- due to the age of the existing Local Plan (pre NPPF) the weight associated with the adopted policies is dependent on level of general conformity with the NPPF
  - the Council cannot demonstrate a 5 year supply of housing (see Appendix A) resulting in the NPPF’s presumption in favour of sustainable development applying.
  - the effectiveness of the adopted planning policies as a result of the above two points is restricted and therefore reporting on their effectiveness is immaterial.
- 1.3 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has already acknowledged the need for a new up to date Local Plan and a new Local Plan is being prepared and at an advanced stage (see Section 2). Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.
- 1.4 This AMR therefore focusses on assessing progress against the current Local Development Scheme (LDS) (the Local Plan timetable), and current planning policies that include annual numbers for new homes (including affordable homes) and contains headline data on changes in employment and retail floorspace. It also includes information about Neighbourhood Plans, the Community Infrastructure Levy, and the Duty to Cooperate.
- 1.5 This AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012.

2.0 Local Development Scheme

- 2.1 The timetable for which local development documents will be produced, in what order and when is set out in the Local Development Scheme (LDS).
- 2.2 The Council published an updated Local Development Scheme during the monitoring year. This was published on the 13 December 2024 following the publication of the [revised NPPF](#) on the 12 December 2024. The core changes that were made to the LDS are detailed in Table 1 below:

Table 1 – Local Development Scheme changes during the monitoring year

| Local Plan Stage                       | Current LDS (December 2024)   | Previous LDS (November 2023) |
|--|-------------------------------|------------------------------|
| Regulation 19 Consultation             | December 2024 - February 2025 | January 2025 - February 2025 |
| Submission for Independent Examination | March 2025                    | May 2025                     |

- 2.3 Table 2 overleaf shows the timetable for preparing the Local Plan. During the monitoring year the Council achieved two key milestones in relation to the Epsom and Ewell Local Plan (2022-2040) which were in accordance with the December 2024 LDS:
- Public Consultation undertaken on the Proposed Submission Local Plan (Regulation 19) between 20 December 2024 and 5 February 2025
  - Local Plan submitted for Independent Examination on the 10 March 2025.
- 2.4 Further information on the Local Plan can be found on our examination webpage: <https://www.epsom-ewell.gov.uk/localplanexamination>.

**Table 2 –Timetable for the preparation of the Local Plan and progress**

|         |    |     |  |
|---------|----|-----|--|
| 2022/23 | Q3 | Oct |  |
|         |    | Nov |  |
|         |    | Dec |  |
|         |    | Jan |  |
| 2023/24 | Q4 | Feb | Reg 18 - Public Consultation           |
|         |    | Mar |  |
|         |    | Apr |  |
|         |    | May |  |
| 2023/24 | Q1 | Jun | Local Plan Pause                       |
|         |    | Jul |  |
|         |    | Aug |  |
|         |    | Sep |  |
|         | Q2 | Oct |  |
|         |    | Nov |  |
|         |    | Dec |  |
|         |    | Jan |  |
|         | Q3 | Feb |  |
|         |    | Mar |  |
|         |    | Apr |  |
|         |    | May |  |
| 2024/25 | Q1 | Jun | Regulation 19 – Public Consultation    |
|         |    | Jul |  |
|         |    | Aug |  |
|         |    | Sep |  |
|         | Q2 | Oct |  |
|         |    | Nov |  |
|         |    | Dec |  |
|         |    | Jan |  |
|         | Q3 | Feb |  |
|         |    | Mar |  |
|         |    | Apr |  |
|         |    | May |  |
| 2025/26 | Q1 | Jun | Regulation 22 – Submission of Document |
|         |    | Jul |  |
|         |    | Aug |  |
|         |    | Sep |  |
|         | Q2 | Oct |  |
|         |    | Nov |  |
|         |    | Dec |  |
|         |    | Jan |  |
|         | Q3 | Feb |  |
|         |    | Mar |  |
|         |    | Apr |  |
|         |    | May |  |
| 2026/27 | Q1 | Jun | Examination in Public                  |
|         |    | Jul |  |
|         |    | Aug |  |
|         |    | Sep |  |
|         | Q2 | Oct |  |
|         |    | Nov |  |
|         |    | Dec |  |
|         |    | Jan |  |
| 2026/27 | Q3 | Feb | Inspectors Report<br>Adoption          |
|         |    | Mar |  |
|         |    | Apr |  |
|         |    | May |  |
|         | Q4 | Jun |  |
|         |    | Jul |  |
|         |    | Aug |  |
|         |    | Sep |  |

## Supplementary Planning Documents (SPD)

2.5 There were no plans to produce any new SPDs within the reporting year. The following SPDs have already been adopted:

- Revised Developer Contributions SPD 2014
- Parking Standards for Residential Development SPD 2015
- Revised Sustainable Design Supplementary Planning Document (SPD) 2016

## 3.0 Implementation of policy

3.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented and explain the reasons why.

3.2 There are no policies in the current Local Plan that are not being implemented. All policies remain part of the Development Plan and are accorded weight accordingly, in view of conformity with the NPPF including the presumption in favour of sustainable development due to the council being unable to demonstrate a five year supply of housing in the reporting year (Appendix 1).

4.0 Monitoring Performance

New homes

- 4.1 Where Local Plan policies specify a number over a period of time in relation to net additional dwellings or net additional affordable dwellings, the AMR must report the number achieved over the monitoring period, and since the policy was adopted.

Number of new homes

- 4.2 Core Strategy (CS) Policy CS 7 required at least 2,715 homes to be provided between 2007 and 2022, based on an average of 181 dwellings per annum.
- 4.3 During this reporting year, 2024-2025, 112 new homes (net) were completed. It is important to note that over 40% of these dwellings (45 dwellings) were delivered from the three major development sites detailed in Table 3.

Table 3 – Housing Completions from large developments (2024-25)

| Site              | Net completions |
|-------------------|-----------------|
| 57 Salisbury Road | 16              |
| 457 Kingston Road | 18              |
| 42 High Street    | 11              |

- 4.4 Table 4 shows the housing completions in this reporting period by Ward.

Table 4 – Completions by Ward (2024-25)

| Ward                    | Net completions |
|-------------------------|-----------------|
| Auriol                  | 2               |
| College                 | 8               |
| Court                   | 0               |
| Cuddington              | 26              |
| Ewell Court             | 21              |
| Ewell Village           | 5               |
| Horton                  | 0               |
| Nonsuch                 | 6               |
| Ruxley                  | 0               |
| Stamford                | 2               |
| Stoneleigh              | 3               |
| Town                    | 19              |
| West Ewell              | 9               |
| Woodcote & Langley Vale | 11              |

- 4.5 Appendix B contains a map showing the location of the housing completions.
- 4.6 91% of housing completions were on Previously Developed Land (PDL). The units built on greenfield land include those at Land Access adjacent to The Lodge, Old Malden Lane and dwellings constructed on land that was previously part of a residential garden.
- 4.7 Table 5 shows the delivery of housing completions delivered by bedroom numbers.

**Table 5 – Completions by bedroom numbers and housing type**

| Bedrooms     | Market Housing (dwellings) | Affordable Housing (dwellings) | All Housing (%) |
|--------------|----------------------------|--------------------------------|-----------------|
| 1            | 46                         | 2                              | 43              |
| 2            | 39                         | 0                              | 35              |
| 3            | 20                         | 0                              | 18              |
| 4            | 5                          | 0                              | 4               |
| 5            | 0                          | 0                              | 0               |
| <b>Total</b> | <b>110</b>                 | <b>2</b>                       |                 |

- 4.8 Table 6 shows the number of housing completions each year for the Core Strategy period (2007-2022). It demonstrates that the Core Strategy target of a minimum of 2,715 homes has been met. However, this should be understood in the context of the NPPF requirements and national housing requirements for the borough which are significantly higher.

**Table 6 - Housing Completions per year compared to Core Strategy Annual Target (2007/08 – 2021/22)**

|              | CS Target   | Total (net) | Overall Deficit/surplus |
|--------------|-------------|-------------|-------------------------|
| 2021-22      | 181         | 117         | +643                    |
| 2020-21      | 181         | 169         | +707                    |
| 2019-20      | 181         | 193         | +719                    |
| 2018-19      | 181         | 165         | +707                    |
| 2017-18      | 181         | 160         | +723                    |
| 2016-17      | 181         | 294         | +744                    |
| 2015-16      | 181         | 169         | +631                    |
| 2014-15      | 181         | 195         | +643                    |
| 2013-14      | 181         | 234         | +629                    |
| 2012-13      | 181         | 517         | +576                    |
| 2011-12      | 181         | 289         | +240                    |
| 2010-11      | 181         | 251         | +132                    |
| 2009-10      | 181         | 103         | +62                     |
| 2008-9       | 181         | 221         | +140                    |
| 2007-8       | 181         | 281         | +100                    |
| <b>Total</b> | <b>2715</b> | <b>3358</b> | <b>23.7%</b>            |

- 4.9 Table 7 shows the number of housing completions each year for the current (2024/25) and the previous two monitoring years against the housing need figure generated by the Standard method for the monitoring year. This demonstrates that against the standard method we have a cumulative deficit of 775 dwellings for the three-year period.

**Table 7 – Housing Completions per year compared to national standard method annual figure (2022/23 - 2024/25)**

|              | SM Figure*  | Total (net) | Annual Overall Deficit / Surplus |
|--------------|-------------|-------------|----------------------------------|
| 2024-25      | 867         | 112         | -755                             |
| 2023-24      | 573         | 139         | -434                             |
| 2022-23      | 576         | 317         | -259                             |
| <b>TOTAL</b> | <b>2016</b> | <b>568</b>  | <b>-1448</b>                     |

- 4.10 The standard method is calculated using the 10 year projections using the 2014-based household projections in England to set the demographic baseline from which the Housing Need Figure is calculated. On 12 December 2024, alongside updates to the National Planning Policy Framework and updated standard method were published in the [Planning Practice Guide](#) (PPG). This resulted in the boroughs' housing need increasing from 569 dwellings per annum to 817 dwellings per annum.

- 4.11 It should be noted that the remit of an AMR is to monitor Development Plan Policies. However, in the absence of an up-to-date Local Plan, the housing need for the borough is calculated using the national standard housing methodology. The [National Planning Policy Framework \(NPPF\)](#) contains several tests/measures that seek to increase housing delivery. This includes the Housing Delivery Test and its associated penalties. In the most recently published Housing Delivery Test (2023), the Council failed and as such the NPPF's presumption in favour of sustainable development applies.

### Affordable homes

- 4.12 Policy CS9 has a target that overall, 35% of new dwellings should be affordable.
- 4.13 During this reporting year there have been 2 affordable housing completions. Table 8 shows the affordable housing completions delivered by site during the monitoring year.

**Table 8 – Affordable housing delivery by development site (2024-25)**

| Affordable housing site | Tenure              |
|-------------------------|---------------------|
| 42 High Street, Epsom   | 2 Affordable Rented |

- 4.14 Table 9 below shows the open market and affordable housing completions each year since the monitoring year 2007/2008.

**Table 9 – Market Affordable housing completions per year (2007/08 – 2024/25)**

| Monitoring Year | Open Market Housing (net) | Affordable Units (net) | Total Dwellings (net) | Percentage affordable |
|-----------------|---------------------------|------------------------|-----------------------|-----------------------|
| <b>2024-25</b>  | 110                       | 2                      | 112                   | 1.7%                  |
| <b>2023-24</b>  | 117                       | 22                     | 139                   | 16%                   |
| <b>2022-23</b>  | 250                       | 67                     | 317                   | 21%                   |
| <b>2021-22</b>  | 110                       | 7                      | 117                   | 6%                    |
| <b>2020-21</b>  | 164                       | 5                      | 169                   | 3%                    |
| <b>2019-20</b>  | 165                       | 28                     | 193                   | 15%                   |
| <b>2018-19</b>  | 117                       | 48                     | 165                   | 29%                   |
| <b>2017-18</b>  | 138                       | 22                     | 160                   | 14%                   |
| <b>2016-17</b>  | 237                       | 57                     | 294                   | 19%                   |
| <b>2015-16</b>  | 97                        | 72                     | 169                   | 43%                   |
| <b>2014-15</b>  | 137                       | 58                     | 195                   | 30%                   |
| <b>2013-14</b>  | 157                       | 77                     | 234                   | 31%                   |
| <b>2012-13</b>  | 310                       | 207                    | 517                   | 40%                   |
| <b>2011-12</b>  | 216                       | 73                     | 289                   | 25%                   |
| <b>2010-11</b>  | 206                       | 45                     | 251                   | 18%                   |
| <b>2009-10</b>  | 57                        | 46                     | 103                   | 45%                   |
| <b>2008-9</b>   | 180                       | 41                     | 221                   | 19%                   |
| <b>2007-8</b>   | 203                       | 78                     | 281                   | 28%                   |
| <b>Total</b>    | <b>2494</b>               | <b>864</b>             | <b>3358</b>           | <b>25.7%</b>          |



### *New Gypsy and Traveller accommodation*

- 4.15 Policy CS10 seeks to make provision for Gypsy and Traveller accommodation in the borough in accordance with the Gypsy and Traveller Accommodation Assessment (GTAA). The most up to date assessment of need is now the Gypsy and Traveller, Accommodation Assessment, 2022.
- 4.16 During the monitoring year, no new pitches have been provided for Gypsy and Traveller accommodation in the borough. We are not aware of any Gypsy and Traveller pitches being lost.

### *Five year land supply*

- 4.17 The NPPF requires Epsom and Ewell to identify and update annually a supply of specific deliverable sites sufficient to provide a five year supply of housing against housing requirements. In the absence of an up-to-date Local Plan, for the purposes of this calculation it is the standard housing methodology output that our housing supply is assessed against.
- 4.18 The NPPG was updated and published on the 12 December 2024 to clarify how five year housing land supply should be calculated. The Council has calculated the five year supply position to reflect this guidance. The five year housing land supply is calculated as being between 1 April 2025 and 31 March 2030. The calculation is available in Appendix A.
- 4.19 There is also a requirement for five years' worth of supply for Gypsy and Traveller accommodation (albeit in reference to separate national planning policy; Planning Policy for Traveller Sites). There is no five-year supply for Gypsy and Traveller accommodation in the borough.

### **Commercial, Business and Service floorspace**

- 4.20 Use Class E (Commercial, Business and Service) was introduced in September 2020 consolidating uses previously defined in the revoked Classes A1 (retail) A2/3, B1 (offices), D1(a-b) and 'indoor sport' from D2(e). Businesses which fell within these revoked use classes are now able to change to other uses within the new Class E without the need for planning permission which means that these changes fall outside the influence of local policy.
- 4.21 Table 10 details the ten permissions granted during this reporting year that if implemented would result in the loss of Class E floor space. Seven out of the eleven applications were permitted development which fell outside the influence of local policy.

**Table 10 – Permissions resulting in the Loss of Class E Floorspace (2022/23)**

| Planning Application Reference | Site   | Description of development  |
|--------------------------------|--|---|
| <b>24/00508/FUL</b>            | GFC Wings, 9 Corner House Parade, Epsom Road, Ewell  | Change of Use from pre-existing Cafe (Class E(b) to Restaurant/Takeaway Shop (Sui Generis) (retrospective)  |
| <b>24/00627/FUL</b>            | Car Sounds Epsom Ltd, 176 East Street, Epsom         | Change of use from Class E(a) to C3, conversion of garage into habitable accommodation, hip to gable roof extension, rear dormer extension and alterations to fenestration to create two flats. |
| <b>24/01156/FUL</b>            | Former Post Office, 248 Chessington Road, West Ewell | Change of Use from a Post Office (Use Class E) to a Hot Food take Away (Use Class Sui Generis) and the installation of an extractor Fluid.  |
| <b>24/00658/FUL</b>            | Ormonde House, 2 High Street, Epsom                  | Change of use of the first and second floors from Class E (g) (i) Office to Sui Generis use to provide No.15 student accommodation units  |
| <b>24/00966/PD COU</b>         | Bunzl, Epsom Chase, 1 Hook Road, Epsom               | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 11 dwelling(s).  |
| <b>24/01208/PD COU</b>         | Bunzl, Epsom Chase, 1 Hook Road, Epsom               | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 24 dwelling(s).  |

|                            |   |  |
|----------------------------|---|--|
| <b>24/00980/PD<br/>COU</b> | Apex House, 4A - 10 West Street,<br>Epsom | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 1 dwelling.     |
| <b>24/01506/PD<br/>COU</b> | Topo Gigio, 196 Kingston Road,<br>Ewell   | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 2 dwelling(s).  |
| <b>24/01611/PD<br/>COU</b> | Page House, 20 - 40 East Street,<br>Epsom | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 27 dwelling(s). |
| <b>24/01505/PD<br/>COU</b> | Topo Gigio, 196 Kingston Road,<br>Ewell   | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 1 dwelling.     |
| <b>24/00900/PD<br/>COU</b> | 60 East Street, Epsom                     | Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 30 dwelling(s). |

Table 11 details the six planning permissions granted which would result in additional Class E floorspace in the borough.

**Table 11 – Permissions resulting in the gain of Class E Floorspace (2022/23)**

| Planning Application Reference | Site  | Description of development  |
|--------------------------------|---|---|
| <b>23/01118/FUL</b>            | 64A Worple Road, Epsom                          | Demolition and reconstruction of existing office and storage buildings  |
| <b>23/01474/FUL</b>            | United Reformed Church, Church Street,<br>Epsom | Change of use from Church Class F1(f) to Childrens Nursey Class (E(f) incorporating alterations to fenestration landscaping and car parking following part demolition of existing rear hall and single storey extension |
| <b>24/00309/FUL</b>            | 214A Chessington Road, West Ewell               | Demolition of outbuilding and erection of a single storey rear extension to accommodate ancillary facilities in association with the existing launderette   |
| <b>24/00757/FUL</b>            | Beaux Beauty, 38 High Street, Ewell             | Change of Use from Beauty Salon (Sui Generis) to General Commercial Use (Class E) incorporating alterations to the front facade and fenestration  |

## Employment floorspace

- 4.22 There were no applications granted by Epsom and Ewell Borough Council which resulted in a gain or loss in B8 floorspace. There was one application (24/01599/FUL) resulting in the loss of B2 (General Industrial) during the monitoring year. There were no planning applications resulting in a gain in B2 floorspace.

## 5.0 Neighbourhood Planning

- 5.1 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.
- 5.2 On 12 November 2020, the Councils Licensing and Planning Policy committee approved the 'designation' of the Stoneleigh and Auriol Neighbourhood Forum for the purposes of preparing a Neighbourhood Development Plan for Stoneleigh and Auriol Neighbourhood Area.
- 5.3 During the Monitoring Year, the [Stoneleigh and Auriol Neighbourhood Plan](#) was subject to public consultation (Regulation 14 Stage) between 9 September 2024 and the 27 October 2024. Epsom and Ewell Borough Council's Licencing and Planning Policy Committee approved a [formal response](#) to this consultation on the 17 October 2024 which was subsequently submitted to the Neighbourhood Forum during the consultation period.

- 5.4 The Neighbourhood Forum intend to submit the Stoneleigh and Auriol Neighbourhood Plan (Regulation 16 Stage) to the Council in Spring 2025. Subject to submitted plan being determined to meet the basic conditions, a six-week public consultation will be undertaken prior to the Neighbourhood Plan being Examined by an Independent Examiner.

## 6.0 Community Infrastructure Levy

- 6.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34(5)) require that the AMR should contain information on the annual reporting of receipts of monies received under the CIL regime. The Council adopted its CIL Charging Schedule in 2014.
- 6.2 The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to the Community Infrastructure Levy (CIL) and Section 106 Legal Agreements (S106) within the Borough of Epsom & Ewell.
- 6.3 In the monitoring period 1 April 2024 to 31 March 2025, **19** Demand notices were issued for CIL totalling: **£1,623,196.07**
- 6.4 During the monitoring period, the Council approved **£1,755,000** of Strategic CIL funding be released to fund the projects detailed in Table 12 support the following projects:

**Table 12 – Strategic CIL funding requests approved in (2024/25)**

| Project Name   | Amount awarded (£) |
|--|--------------------|
| Ewell Village public realm enhancements                          | £1,250,000.        |
| Priest Hill Football Development – Full size 3G football pitch - | £405,000.          |
| New Club House at Old Schools lane, Ewell                        | £100,000.          |
| <b>TOTAL</b>   | <b>£1,755,000</b>  |

- 6.5 During the monitoring period, the Council approved **£331,966** of Neighbourhood CIL funding be released to fund the projects detailed in Table 13 support the following projects:

**Table 13 – Neighbourhood CIL funding requests approved in (2024/25)**

| Project Name  | Amount awarded (£) |
|---|--------------------|
| Glyn Hall – Replacement Community Building          | £85,000            |
| Hogsmill Local Nature Reserve Footpath Improvements | £78,644            |
| Bourne Hall Woodland Play Area                      | £68,627            |
| Gateley Green Playground Improvements               | £49,829            |
| Gibraltar Playground Improvements                   | £44,866            |
| Waterloo Road Street Tree Planting -                | £5,000             |
| <b>TOTAL</b>  | <b>£331,966</b>    |

## 7.0 Duty to Co-Operate

- 7.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 7.2 It is a requirement of the AMR to report what actions have been taken when a local planning authority has co-operated with another local planning authority, county council, or a prescribed body. In addition, the NPPF requires strategic policy making authorities to prepare and maintain a statement of common ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.

- 7.3 The Duty to Cooperate Framework was published in January 2023 which received input from partners and neighbouring councils.
- 7.4 The [Statement of Compliance \(November 2024\)](#) provides an overview of these strategic matters/issues and documents the engagement which has taken place with the DtC partners in relation to these. The [Statement of Compliance Update \(March 2025\)](#) records the DtC activities undertaken since the publication of the November 2024 Statement of Compliance up until submission of the Proposed Submission Local Plan (12 March 2025) for the Examination in Public (EiP) stage.
- 7.5 The Council continues its close working relationship with neighbouring Councils and other Duty to Cooperate bodies demonstrated by the agreement of seven Statements of Common Ground in relation to the Proposed Submission Local Plan during the monitoring year, which are detailed in Table 14 below:

**Table 14 – Statements of Common Ground Agreed during the Monitoring Year**

| Duty to Cooperate Body                | Date Agreement Signed | Link to Statement of Common Ground   |
|---------------------------------------|-----------------------|--|
| Surrey County Council                 | 27 February 2025      | <a href="#">SCG01 SCC SoCG signed Feb 2025 Redacted.pdf</a>                |
| Mole Valley District Council          | 11 February 2025      | <a href="#">SCG02 MVDC EEBC SoCG Signed Feb 25 Redacted.pdf</a>            |
| Reigate and Banstead Borough Council  | 11 February 2025      | <a href="#">SCG03 RBBC EEBC SoCG Signed Feb 25 Redacted.pdf</a>            |
| London Borough of Sutton              | 7 March 2025          | <a href="#">SCG04 LBS EEBC SoCG signed March 25.pdf</a>                    |
| Royal Borough of Kingston Upon Thames | 5 March 2025          | <a href="#">SCG05 RBK EEBC SOCG signed March 25 Redacted.pdf</a>           |
| Elmbridge Borough Council             | 7 March 2025          | <a href="#">SCG06 EBC EEBC SoCG signed March 25 Redacted.pdf</a>           |
| Natural England                       | 27 February 2025      | <a href="#">SCG07 Natural England EEBC SoCG signed Feb 25 Redacted.pdf</a> |

- 7.6 In addition to the above, the Borough Council continues to participate in Surrey-wide initiatives that contribute, at the strategic level, to the local plan making process. This work has included work with a variety of Surrey-wide bodies that include Surrey Leaders; Surrey Chief Executives; Surrey Heads of Planning and the Surrey Planning Work Group – the latter being fully focused upon local plan making.

8.0 Appendix A – Five-year housing land supply as of 1<sup>st</sup> April 2025

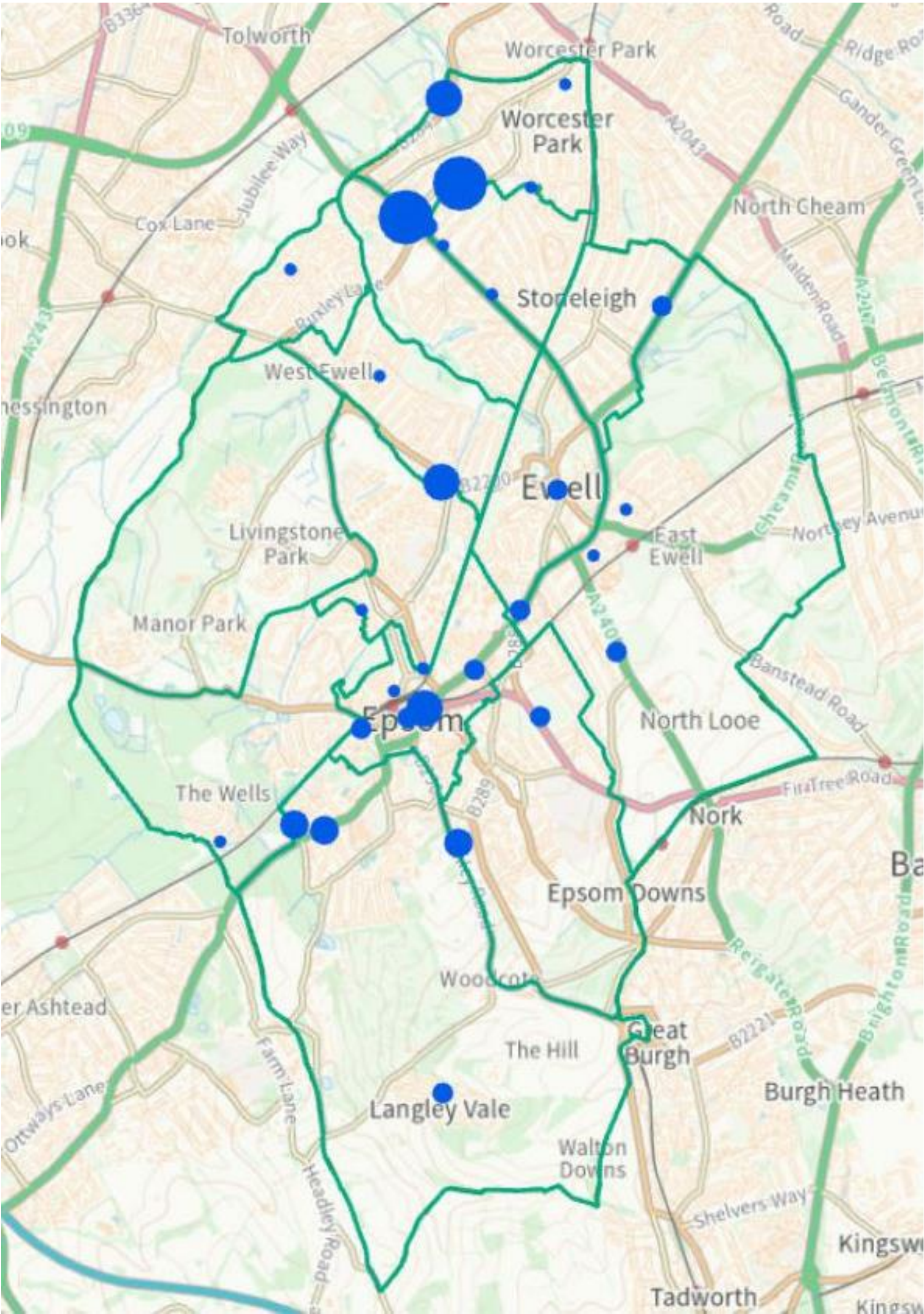
| Steps       | Formula | Workings   |
|-------------|---------|--|
| Requirement |         |  |
| A           |         | Housing Need derived from Standard Method: 867 dwellings per annum, multiplied by 18 years is 15606 dwellings for Draft Local plan period. 2022-20 (Standard Method) |
| B           |         | Annual requirement is 867  |
| C           | B x 1.2 | 2022 HDT result means 20% uplift to requirement. This works out to be 1040.4 dwellings per annum   |
| D           | C x 5   | Housing requirement for the next five years 1 April 2025- 31 March 2030 is 5202  |

|                            |              |  |
|----------------------------|--------------|--|
| Housing Supply             |              |  |
| E                          |              | Residential units under construction 470   |
| F                          |              | Outstanding residential units with permission but not started 424  |
| G                          | F x 0.95     | Outstanding residential units with permission but not started (with 5 % non-implementation applied) is 403     |
| H                          |              | Housing supply identified from 'Deliverable' sites in the LAA is 715-775                                       |
| I                          | H x 0.85     | Housing supply identified from 'Deliverable' sites in the LAA (with 15% non-implementation applied) is 608-659 |
| J                          | 35 x 2       | Windfall allowance (1-4 units) for 2027-2029 is 70   |
| K                          | E+ G + I + J | Total supply is 1551-1602  |
| L                          | (K/D) x 5    | Five Year Housing Land Supply is 1.49-1.53   |
| 5 year Housing land supply |              | 1.49 years supply – 1.53 years supply  |

When the Council adopts a new local plan and housing requirement, the adopted housing requirement would be what the housing land supply position is calculated against.



9.0 Appendix B – Location of housing completions 2024-25





## **RESPONSE TO STONELEIGH AND AURIOL SUBMISSION NEIGHBOURHOOD PLAN (REGULATION 16)**

|                               |   |
|-------------------------------|---|
| <b>Head of Service:</b>       | Justin Turvey, Head of Place Development  |
| <b>Report Author</b>          | Susie Legg, Ian Mawer   |
| <b>Wards affected:</b>        | Auriol Ward; Cuddington Ward; Stoneleigh Ward;  |
| <b>Urgent Decision</b>        | No  |
| <b>Appendices (attached):</b> | Appendix 1 – EEBC Proposed response to the Stoneleigh and Auriol Neighbourhood Plan (Regulation 16)<br>Appendix 2 - Submission Stoneleigh and Auriol Neighbourhood Plan (Regulation 16)<br>Appendix 3 – EEBC Neighbourhood Planning Guide |

### **Summary**

This report considers the Council's proposed response to the Stoneleigh and Auriol Neighbourhood Plan that was published for consultation between 20 June 2025 and 1 August 2025 under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Plan has been prepared by the Stoneleigh and Auriol Neighbourhood Forum following consultation on a draft Neighbourhood Plan (Regulation 14) that was undertaken between 9 September 2024 and 27 October 2024.

The Council is a statutory consultee on neighbourhood plans and it is important that the council provides detailed responses on neighbourhood plans at the formal consultation stages.

Once adopted the neighbourhood plan becomes part of the boroughs statutory development plan and will therefore be used in the determination planning applications in the Stoneleigh and Auriol Neighbourhood Forum Area.

### **Recommendation (s)**

**The Committee is asked to:**

- (1) Approve the Councils response to the Stoneleigh and Auriol Neighbourhood Plan (Regulation 16) set out in Appendix 1 that is currently subject to public**

**consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.**

## **1 Reason for Recommendation**

- 1.1 The Council is a Statutory Consultee on Neighbourhood Plans and this stage is our final opportunity to make formal comments on the plan. It is important that we identify potential issues with conformity with the Council's Development Plan and ensure that the policies will be effective when determining planning applications.

## **2 Background**

- 2.1 Stoneleigh and Auriol Neighbourhood Forum has been working to prepare a neighbourhood plan for several years. The Neighbourhood Forum and Neighbourhood Area were designated by the Council in November 2020.
- 2.2 Neighbourhood plans are required to be in general conformity with strategic policies in the Borough's adopted Local Plan. Once formally 'made', they become part of the statutory land use development plan with equivalent weight and legal status as the Epsom and Ewell Local Plan.
- 2.3 The Council has a statutory duty to provide advice and assistance to Neighbourhood Forums that are preparing a neighbourhood plan. Planning officers have had regular contact with Stoneleigh and Auriol Neighbourhood Forum and have provided comments and planning advice throughout the preparation of the Neighbourhood Plan, via meetings and email correspondence. In addition, the council provided a detailed response to the Draft Neighbourhood Plan (Regulation 14) consultation which was approved by this committee in October 2024.
- 2.4 There are nine key stages to producing a neighbourhood plan which are detailed below:
- Stage 1 - Designating a neighbourhood area
  - Stage 2 - Designating a neighbourhood forum
  - Stage 3 - Preparing a draft neighbourhood plan - evidence gathering and public engagement.
  - Stage 4 - Pre-Submission publicity and consultation
  - Stage 5 - Submission of a neighbourhood plan to the Council as the local planning authority
  - Stage 6 - Independent Examination
  - Stage 7 – Referendum



- Stage 8 - Bringing the neighbourhood plan into force
  - Stage 9 – Monitoring and review
- 2.5 Further information on each of the nine stages is contained within our Neighbourhood Planning Guide (Appendix 3).
- 2.6 The Neighbourhood Plan is currently at Stage 5 following the submission of the Stoneleigh and Auriol Neighbourhood Plan (Appendix 2) to EEBC on 18 May 2025 by the Stoneleigh and Auriol Neighbourhood Forum.
- 2.7 The submitted documents comprise the following:
- Stoneleigh and Auriol Neighbourhood Plan (2025-2039)
  - Basic Conditions Statement (May 2025)
  - Consultation Statement (May 2025)
  - SEA / HRA Screening Assessment (February 2025)
- 2.8 Regulation sets out what must be submitted and other legal requirements. It has been concluded that the submission of the Stoneleigh and Auriol Neighbourhood Plan meets these requirements.
- 2.9 As such, under Regulation 16 of the Regulations, we are required to publicise the Neighbourhood Plan proposal for a minimum period of 6 weeks. The consultation opened on 20 June 2025 and will run for 6 weeks, until 1 August 2025.

#### Submission of the Draft Neighbourhood Plan

- 2.10 The neighbourhood forum is congratulated for reaching this milestone stage in the neighbourhood plan making process. The Council is aware of and appreciate the time and effort which has been put in to producing this plan.
- 2.11 The Regulation 16 consultation provides our opportunity to formally comment on the proposed Stoneleigh and Auriol Neighbourhood Plan (2025-2039).
- 2.12 The Neighbourhood Plan sets out policies for the development and use of land within the Neighbourhood Forum Area (which reflects the Ward boundaries that were in effect when the Neighbourhood Area was designated) and is set around five core themes:
- Housing
  - Retail, Commercial, Hospitality & Community / Cultural Facilities
  - Green Spaces and Biodiversity

- Environmental Sustainability
  - Transport
- 2.13 The Neighbourhood Plan is required to be in general conformity with our current adopted Local Plan, comprising the Core Strategy (2007) and Development Management Policies (2015). Plan E (2011) does not apply to the Neighbourhood Plan Area.
- 2.14 The Neighbourhood Plan does not allocate any land for development and is supported by the Stoneleigh and Auriol Design Guidance and Codes (February 2023).

#### Summary of response comments

- 2.15 Officers have reviewed the Submission Draft Neighbourhood Plan and provided detailed comments and recommendations (Appendix 1) that will be considered by an Independent Examiner along with all other responses received (Stage 6).
- 2.16 The response has been produced with the aim to further improve the clarity and usability of the policies to reflect the requirements of National Planning Practice Guidance (Paragraph: 041 Reference ID: 41-041-20140306) which states that neighbourhood plan policies should be:
- clear and unambiguous and drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications
  - concise, precise and supported by appropriate evidence
  - be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.
- 2.17 Officers have also identified policies where we question whether the policy is necessary, for example in instances where the policy duplicates national policy or legislation or local existing development plan policies.

### **3 Risk Assessment**

#### Legal or other duties

#### 3.1 Equality Impact Assessment

##### 3.1.1 None

#### 3.2 Crime & Disorder

None

3.3 Safeguarding

3.3.1 None

3.4 Dependencies

3.4.1 None

3.5 Other

3.5.1 None

#### 4 Financial Implications

4.1 The Council is responsible for the current stage and later stages of the neighbourhood plan process including submitting the draft Plan for independent examination and organising a local referendum.

4.2 The Council is entitled to funding from central Government to help support the Examination and Referendum of the neighbourhood plan. This can be claimed once we issue a decision statement detailing our intention to send the plan to referendum. Budget is also set aside for neighbourhood planning.

4.3 It may be more cost effective to hold the referendum alongside a future election as this could realise some savings and reduce the impact on the Council's elections' team.

4.4 **Section 151 Officer's comments:** The financial implications are detailed within the body of the report.

#### 5 Legal Implications

5.1 The Council as local planning authority is under a duty to give such advice or assistance to qualifying bodies preparing neighbourhood plans as, in all the circumstances, they consider appropriate for the purpose of, or in connection with, facilitating the making of proposals for neighbourhood plans within their area.

5.2 The Neighbourhood Plan once formally 'made', will become part of the statutory land use development plan with equivalent weight and legal status as the Epsom and Ewell Local Plan. The Neighbourhood Plan policies, once made, will only apply in the [designated area](#).

5.3 **Legal Officer's comments:** None other than as outlined in this report.

#### 6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- Encourage high quality design which balances the built environment with new open green spaces.

6.2 **Service Plans:** The matter not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** None

6.4 **Sustainability Policy & Community Safety Implications:** None

6.5 **Partnerships:** The response to this consultation will support the independent examination of the Stoneleigh and Auriol Neighbourhood Plan.

6.6 **Local Government Reorganisation Implications:** None.

## 7 Background papers

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

### Previous reports:

- LPPC – 17 October 2024, Response to the Stoneleigh and Auriol Neighbourhood Plan (Regulation 14) Consultation:

<https://democracy.epsom-ewell.gov.uk/documents/s33230/Response%20to%20Stoneleigh%20and%20Auriol%20Neighbourhood%20Plan%20Regulation%2014.pdf>

### Other papers:

- Stoneleigh and Auriol Design Guidance and Codes ((February 2023). The document can be accessed from the following link:

<https://sanf.org.uk/neighbourhood-plan>

## Appendix 1

Epsom and Ewell Borough Council (EEBC) response to the Stoneleigh and Auriol Regulation 16 Neighbourhood Development Plan.

| Reference   | Comment   | EEBC Recommendation to examiner   |
|---|---|---|
| <b>General Neighbourhood Development Plan (NDP)</b>   |   |   |
| General comment – Submission NDP                      | Policy numbering could benefit from being simplified.   | Consider amending policy numbering, e.g. Policy 1, Policy 2 and for all policies with criteria use consistent referencing.  |
| General comment – Submission NDP                      | Inconsistent referencing of the NPPF, with some text referring to and quoting the December 2023 version and others the December 2024 version.   | Check and amend references to the NPPF as necessary.  |
| General comment – Submission NDP                      | Inclusion of evidence within the plan (such as survey results) adds to its length and could be presented separately from the Plan.  | Include evidence contained with the plan as a standalone Appendix or Appendices (e.g. Survey results) to make the plan more concise.  |
| <b>Policy SA-P-H-01 Consistency of Building Lines</b> |   |   |
| Policy SA-P-H-01                                      | <p>The policy has been amended following the Regulation 14 consultation version, to reflect some of the language used in the Stoneleigh and Auriol Design Guidance and Codes which is a core piece of evidence base.</p> <p>Planning Practice Guidance states that NDP policies should be drafted so they are concise, precise and supported by appropriate evidence.</p> | <p>Suggest that the policy is amended to state the following:</p> <p><b>Consistency of Building Lines</b><br/> <i>Where appropriate, new development should respect the building line, having regard to the AECOM Stoneleigh and Auriol Design Guidance and Codes (2022).</i></p> |

| Reference  | Comment  | EEBC Recommendation to examiner   |
|--|--|---|
|  | We suggest amendments are made to the policy to make it more concise.  |   |
| Strategic Policy Context Table under policy (p21)            | For clarity it is suggested that references to the EEBC DM Management Policies are removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.  |
| <b>Policy SA-P-H-02 New Development Height and Character</b> |  |   |
| Policy SA-P-H-02   | <p>It is welcomed that policy SA-P-H-02 allows for variations to the suggested heights, where it can be demonstrated a proposed development would not be detrimental to the existing character of the area, however we consider that the wording can be improved for clarity.</p> <p>We suggest the title of the policy is amended to remove the word 'new' so that it becomes 'Development Height and Character'.</p> | <p>Suggest that the policy is amended to state the following:</p> <p><b>Development Height and Character</b></p> <p><i>1. New development should:</i></p> <ul style="list-style-type: none"> <li><i>a) respect the surrounding building heights, which are generally 2 to 3 storeys high. Any exceptions to this would need to demonstrate how they would maintain the existing character of the area;</i></li> <li><i>b) complement the existing form, massing and roofscape of the surrounding built form;</i></li> <li><i>c) use materials that complement the character of the area; and</i></li> <li><i>d) have regard to the AECOM Stoneleigh and Auriol Design Guidance and Codes (2022).</i></li> </ul> |

| Reference  | Comment  | EEBC Recommendation to examiner  |
|--|--|--|
|  |  |  |
| Strategic Policy Context Table under policy (p25)      | It is suggested that referenced to the EEBC DM Management Policies are removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.   |
| Para 2.4.2.2   | For clarity it is suggested that Development Management policy DM13 is not referred to as it is no longer considered to be consistent with the NPPF, paragraph 130.  | Consider removal of paragraph 2.4.22   |
| <b>Policy SA-P-H-03 Permitted Backland Development</b> |  |  |
| Policy SA-P-H-03                                       | <p>We consider that the wording can be improved for clarity and to enable the policy to be successfully implemented. We recommend that numbering is added to the criteria.</p> <p>We consider there is no need to signpost the vehicle parking standards covered in a later policy.</p> <p>We suggest the title of the policy is amended to remove the word 'permitted' so that it becomes 'Backland Development'.</p> | <p>Suggest that the policy is amended to state the following:</p> <p><b>Backland Development</b></p> <ol style="list-style-type: none"> <li>1. <i>New dwellings within one or more residential plots will be permitted, where the following criteria are satisfied:</i> <ol style="list-style-type: none"> <li>a) <i>Appropriate vehicle, pedestrian and cycle access is provided from the public highway.</i></li> <li>b) <i>Appropriate private and usable amenity space is provided.</i></li> <li>c) <i>No adverse overlooking of residential dwellings and gardens.</i></li> </ol> </li> </ol> |

| Reference   | Comment  | EEBC Recommendation to examiner  |
|---|--|--|
| Strategic Policy Context Table under policy (p30)         | It is suggested that references to the EEBC DM Management Policies and SCC Design Codes are removed.   | Consider removal of latter four rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.  |
| 2.5.2.1   | For clarity it is suggested that Development Management policy DM 16 is not referred to as it is a not a strategic policy.   | Consider removal of paragraph 2.5.2.1  |
| <b>Policy SA-P-R-01 Safeguarding of Retail Facilities</b> |  |  |
| Figure 10   | <p>Whilst the map shows the locations at a zoomed-out scale, it is difficult to determine the exact boundaries of the 'retail locations' and places of worship.</p> <p>Suggest inclusion of an insert map to show precise boundary locations.</p>  | Consider inclusion of inset maps on a scale map.   |
| 3.2.6   | For clarity it is suggested that Development Management policy DM31 is not referred to as it is a not a strategic policy and is dated following amendments to the use classes order in September 2020.   | Consider removal of paragraph 3.2.6  |
| Policy SA-P-R-01  | <p>The policy has been amended following the Regulation 14 consultation version, to reflect the introduction to the Use Class System of Use Class E and changes to permitted development rights which allow for the conversion of various commercial premises without the need for planning permission.</p> <p>Policy SA-P-R-01 refers to policy DM28: Existing Retail Centres (Outside of Epsom Town Centre), which is a policy within the adopted Development Management</p> | <p>Suggest that the policy is amended to state the following:</p> <p><b>Safeguarding of Retail Facilities</b></p> <p>1. <i>Within the retail centres as shown in figure 10:</i></p> <p>a) <i>Proposals that would improve and enhance local facilities and services by</i></p> |



| Reference | Comment   | EEBC Recommendation to examiner  |
|-----------|---|--|
|           | <p>Policies document (DMPD) that forms part of the Council's current Local Plan. Policy DM28 has been superseded by the introduction of Use Class E, which encompasses a far broader range of uses in comparison to the previous Class A uses referred to in DM28.</p> <p>Policy SA-P-R-01 has been re-written to re-provide "the protection formerly afforded by DM28". However, the policy is considered ineffective due to the lack of specific primary retail frontage boundaries and the broad scope of Use Class E.</p> <p>The policy references "existing shopping frontages in the Shopping Centres (as identified in Figure 10)", and "Along identified Primary Retail Frontages", although only the boundaries of the Shopping Centres are identified, rather than the specific frontages.</p> <p>The policy appears to contain conflicting statement stating in Paragraph a) that "Proposals for changes of use that threaten the predominance of class E uses will be resisted", and in the penultimate paragraph of the policy it is stated that "the percentage of Class E units will not fall below 66%." However, it is then stated that "Uses other than class E will not be permitted in Primary Retail Frontages."</p> <p>We consider that the wording can be improved for clarity, to enable the policy to be successfully implemented.</p> | <p><i>addressing the daily requirements of the community will be supported.</i></p> <p><i>b) Proposals for changes of use that threaten the predominance of class E uses will be resisted.</i></p> |

| Reference   | Comment   | EEBC Recommendation to examiner  |
|---|---|--|
| <b>Policy SA-P-R-02 Safeguarding of Public Houses</b> |   |  |
| Policy SA-P-R-02                                      | We welcome the intention of the policy however consider that the wording can be improved for clarity and to enable the policy to be successfully implemented.                               | <p>Suggest that the policy is amended to state the following:</p> <p><b>Safeguarding of Public Houses</b><br/> <i>The existing public houses, as shown in Figure 13 are regarded as valued community facilities. Proposals which would result in the loss of public houses would be supported only if:</i></p> <ul style="list-style-type: none"> <li><i>a) The proposal is supported by clear and robust evidence that demonstrates that the public house is no longer economically viable to retain in the existing use; and</i></li> <li><i>b) it has been vacant and actively marketed for a use as a public house without success for at least 12 months</i></li> </ul> |
| Strategic Policy Context Table under policy (p43)     | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.   |
| Figure 13   | Whilst the map shows the approximate locations at a zoomed-out scale, it is difficult to determine the exact locations and the public houses and the buildings to which the policy applies. | Consider inclusion of inset maps on a scale map.   |

| Reference  | Comment   | EEBC Recommendation to examiner   |
|--|---|---|
| <b>Policy SA-P-R-03 Parking at Retail, Commercial, Hospitality &amp; Community/Cultural Facilities</b> |   |   |
| SA-P-R-03  | <p>This policy has not been amended from the Regulation 14 version. Given that the policy is directed towards uses which are likely to fall within Use Class E, the effectiveness of the policy is questioned. Additionally, as previously raised at the Regulation 14 consultation, parking standards should be in line with those identified by <a href="#">Surrey County Council</a> (the Highways Authority) for the various use classes unless justified.</p> <p>In line with <a href="#">NPPF para 117</a>, requiring a transport statement or transport assessment from applications which are expected to generate large number of vehicles will assist in the assessment of the potential impact of such applications and how they may be appropriately managed/mitigated. This is broadly covered by DM35: Transport and Development which requires Transport Assessments for major developments, the definition of which is provided by the development <a href="#">Management Procedure (England) Order 2015</a> and Transport Statements for smaller developments.</p> | Consider whether this policy is necessary and if it is distinct and reflects and responds to the unique characteristics and planning context of the Neighbourhood Area. |
| Strategic Policy Context Table under policy (p48)  | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.                    |
| <b>Policy SA-P-G-01 Protection of Local Green Spaces</b>   |   |   |

| Reference   | Comment   | EEBC Recommendation to examiner   |
|---|---|---|
| Policy SA-P-G-01                                  | <p>EEBC supports the inclusion of the Auriol Park, a section of Nonsuch Park (the Cherry Orchard Nursery site) and the recreation ground (Park Avenue West).</p> <p>Our Regulation 14 response suggested that for the allotment sites: Park Avenue West and Barn Elms, to be designated as LGS, further justification was needed.</p> <p>The policy has retained the inclusion of the Old School Field, Salisbury Road as LGS, which was not supported by the Council, due to the site having recently received planning permission for development (Outline Planning Application Granted June 2024. Reference: EP23/00633/CMA). It is recommended this site is not designated as LGS.</p> <p>We welcome the intention of the policy however consider that the wording can be improved for clarity and to enable the policy to be successfully implemented.</p> | <p>Suggest that the policy is amended to state the following:</p> <p><b>Protection of Local Green Spaces</b></p> <p><i>Proposals which affect the following green spaces will only be supported in very special circumstances:</i></p> <ul style="list-style-type: none"> <li>• <i>Auriol Park,</i></li> <li>• <i>Cherry Orchard Nursery site within Nonsuch Park,</i></li> <li>• <i>Recreation Ground (Park Avenue West),</i></li> <li>• <i>Allotments at Park Avenue West,</i></li> <li>• <i>Allotments at Barn Elms by Auriol Park.</i></li> </ul> |
| Strategic Policy Context Table under policy (p53) | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.  |
| 4.3.2.2   | The justification for designation of Local Green Spaces set out in para 4.3.2.2 does not need to be in the main Neighbourhood Plan document; the supporting Local Green Space Evidence Base should be referred to which assesses the sites against the criteria set out in the NPPF.  | Refer to the Local Green Spaces Evidence Base and consider moving the Local Green Space assessment table to an appendix.  |
| 4.3.2.2 (site 6) – p56                            | Site 6 Old School Field (Salisbury Road) is not publicly accessible and recently received planning permission for   | Consider removing the supporting text relating to site 6 – Old School Field (Salisbury Road).   |

| Reference   | Comment   | EEBC Recommendation to examiner   |
|---|---|---|
|   | development (Outline Planning Application Granted June 2024. Reference: EP23/00633/CMA).  |   |
| <b>Policy SA-P-G-02 Protection of Notable Green Spaces</b>  |   |   |
| Policy SA-P-G-02  | <p>This policy seeks to protect 'notable green spaces' which are listed in figure 18 with the locations shown in figures 19 to 21. The number of sites appears to have increased significantly from Regulation 14 stage, although we welcome the inclusion of location maps which we requested in our response at this stage.</p> <p>Having viewed the location maps, we note that many of these areas of amenity land, are unlikely to be subject to development proposals due to their size and location. In addition, we expect that the vast majority of land parcels are owned by the Highway Authority who have extensive permitted development rights to enable them to undertake works.</p> | Consider whether this policy is necessary and if it is distinct and reflects and responds to the unique characteristics and planning context of the Neighbourhood Area. |
| Strategic Policy Context Table under policy (p62)           | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.                    |
| <b>Policy SA-P-G-03 Managing the Impact on Biodiversity</b> |   |   |
| Policy SA-P-G-03 –  | We note that the policy has been amended since Regulation 14 stage, where in our response we supported the object of policy SA-P but considered it added little to the national requirement(s).   | Consider whether this policy is necessary and if it is distinct and reflects and responds to the unique characteristics and planning context of the Neighbourhood Area. |

| Reference  | Comment   | EEBC Recommendation to examiner   |
|--|---|---|
|  | Biodiversity Net Gain (BNG) is a requirement under a statutory framework, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for BNG, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. The objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. Additionally, the NPPF (2024) makes multiple references to providing net gains for biodiversity and Core Strategy policy CS3 states that “development that is detrimental to the Borough’s biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough’s biodiversity”. |   |
| Strategic Policy Context Table under policy (p67)                    | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.                    |
| <b>Policy SA-P-G-04 Protection of Trees, Woodlands and Hedgerows</b> |   |   |
| Policy SA-P-G-04   | In our response at Regulation 14 stage, we stated that we consider that this policy is largely repetitive of Development Management Policies Policy DM5 and that where works are likely to affect mature trees on or adjacent to development sites (including street trees, TPO and conservation area protected trees and veteran trees,  | Consider whether this policy is necessary and if it is distinct and reflects and responds to the unique characteristics and planning context of the Neighbourhood Area. |

| Reference   | Comment   | EEBC Recommendation to examiner  |
|---|---|--|
|   | hedges, or orchards) or where the site has a sylvan character an Arboriculturally Impact Assessment would be required to support a planning application. The requirement for this is set out in the Council's Local Validation Requirements List.   |  |
| Strategic Policy Context Table under policy (p67)                         | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.   |
| <b>Policy SA-P-S-01 Certainty of Water Supply and Foul Water Drainage</b> |   |  |
| Policy SA-P-S-01  | <p>This policy has not been amended from the Regulation 14 version and addresses an issue which outside the remit of the planning system, being dealt with via building control regulations.</p> <p>In terms of water supply, Development Management policy DM12 Housing Standards requires new development to comply with the higher water efficiency standards G2 as set out in building regulations.</p> | Consider whether this policy is necessary and if it is distinct and reflects and responds to the unique characteristics and planning context of the Neighbourhood Area.                              |
| Strategic Policy Context Table under policy (p74)                         | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.   |
| <b>Policy SA-P-S-02 Minimising Flood Risks</b>                            |   |  |
| Policy SA-P-S-02  | The policy has been amended to provide flexibility and policy CS6 is identified as a strategic policy, which is welcomed.   | <p>Suggest that the policy is amended to state the following:</p> <p><b>Minimising Flood Risks</b><br/> <i>Developments of any size should mitigate surface water run off through the use of</i></p> |

| Reference   | Comment   | EEBC Recommendation to examiner   |
|---|---|---|
|   | We welcome the intention of the policy however consider that the wording can be improved for clarity and to enable the policy to be successfully implemented.   | <i>appropriate Sustainable Urban Drainage (SuDS).</i><br><br><i>Development should include rainwater storage/harvesting for garden and general outdoor use.</i>   |
| 5.4.3.1   | The SFRA referred to in paragraph 5.4.3.1 has been superseded by the 2024 SFRA (detailed in para 5.4.3.2) which included the most up to date flood zone data / best practice available at the time of preparation as recommended by the Environment Agency<br><br>Following revisions to flood zone modelling in 2023 by the Environment Agency which removed some upstream areas of the River Hogsmill. Because of these changes the neighbourhood plan area does not contain any land that falls within Flood Zones 3 or 2 ( <a href="#">See 2024, SFRA, L1 – Appendix 2 – Figure 1</a> ) | Consider whether this supporting text is necessary given that the document referred to has been superseded by more recent evidence base.  |
| 5.4.3.2   | The SFRA (2024) is a strategic level document that has been prepared with the Environment Agency and Lead Local Flood Authority. The document does not provide a detailed analysis of flood risk in each ward, however the <a href="#">SFRA Appendices (maps)</a> enable flood risk to be identified across the borough.  | Consider extensive amendments to the wording so that it reflects that the 2024 SFRA is the most up to date evidence base. The supporting text as written adds little to the policy and could be seen to signpost developers to old evidence base that does not reflect the latest flood zone modelling / best practice. |
| Strategic Policy Context Table under policy (p76) | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.  |



| Reference  | Comment   | EEBC Recommendation to examiner  |
|--|---|--|
| <b>Policy SA-P-S-03 – Renewable Energy and Energy Efficiency</b> |   |  |
|  | <p>The policy has been amended to provide flexibility, which is welcomed.</p> <p>We suggest modifications to the policy to ensure that is concise and precise. As written, we consider that this criteria could be difficult to apply consistently.</p> | <p>Suggest that the policy is amended to state the following:</p> <p><b>Renewable Energy and Energy Efficiency</b></p> <ol style="list-style-type: none"> <li>1) <i>Any new developments are encouraged to incorporate renewable and low-carbon energy and heating schemes, appropriate to the size of the development.</i></li> <li>2) <i>To assist in maximising the thermal efficiency of a building, developers are encouraged to take the opportunity to integrate passive design principles, including orientation, glazing and shading with regard to the winter and summer sun and natural ventilation.</i></li> </ol> |
| Strategic Policy Context Table under policy (p81)                | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.   |
| 5.6.2.2  | Consider remove references to Surrey Solar Together scheme to future proof the plan, should the scheme cease or be renamed.   | <p>Suggest that the supporting text is amended to state the following:</p> <p><i>At the time of their design and build, most of the dwellings in Stoneleigh and Auriol relied on fossil fuels for their heating with fireplaces in downstairs rooms and chimneys that heated the upstairs rooms as the smoke rose up the</i></p>   |

| Reference  | Comment   | EEBC Recommendation to examiner  |
|--|---|--|
|  |   | <p>chimneys. Most have since installed either gas or electric central heating.</p> <p>However, residents are becoming increasingly aware of the need for sustainable energy and the number of homes with solar panels is increasing rapidly. <del>(which should be fuelled further by the EEBC Solar Together scheme which is now underway in the area).</del></p> |
| <b>Policy SA-P-T-01 – Assessment of Transport Impact</b> |   |  |
| 6.2.1  | Whilst we note that a PTAL has been undertaken for the Neighbourhood Forum area, which as the wording states is a London based metric, we consider that the Neighbourhood forum area (in the local context) benefits from good public transport, with a mainline train station being located in the Forum area in addition to frequent bus services along the A240 Kingston Road. | Consider whether the supporting text should be retained given the Neighbourhood Forum is not located within Greater London.  |
| Paragraphs 6.2.3 – 6.2.3.5                               | It is considered that most of this information could be moved to an Appendix or published as a stand-alone piece of evidence. The information on rail services / bus services is likely to date.  | Consider moving most of this information to an Appendix.   |
| Policy SA-P-T-01   | <p>This policy has been amended from the Regulation 14 version as suggested by EEBC.</p> <p>We welcome the intention of the policy however consider that the wording can be improved for clarity and to enable the policy to be successfully implemented.</p>   | <p>Suggest that the policy is amended to state the following:</p> <p><b>Assessment of Transport Impact</b><br/> <i>Developments will be required to mitigate transport and parking impacts and be supported by a Transport Assessment and / or Travel Plan in</i></p>  |

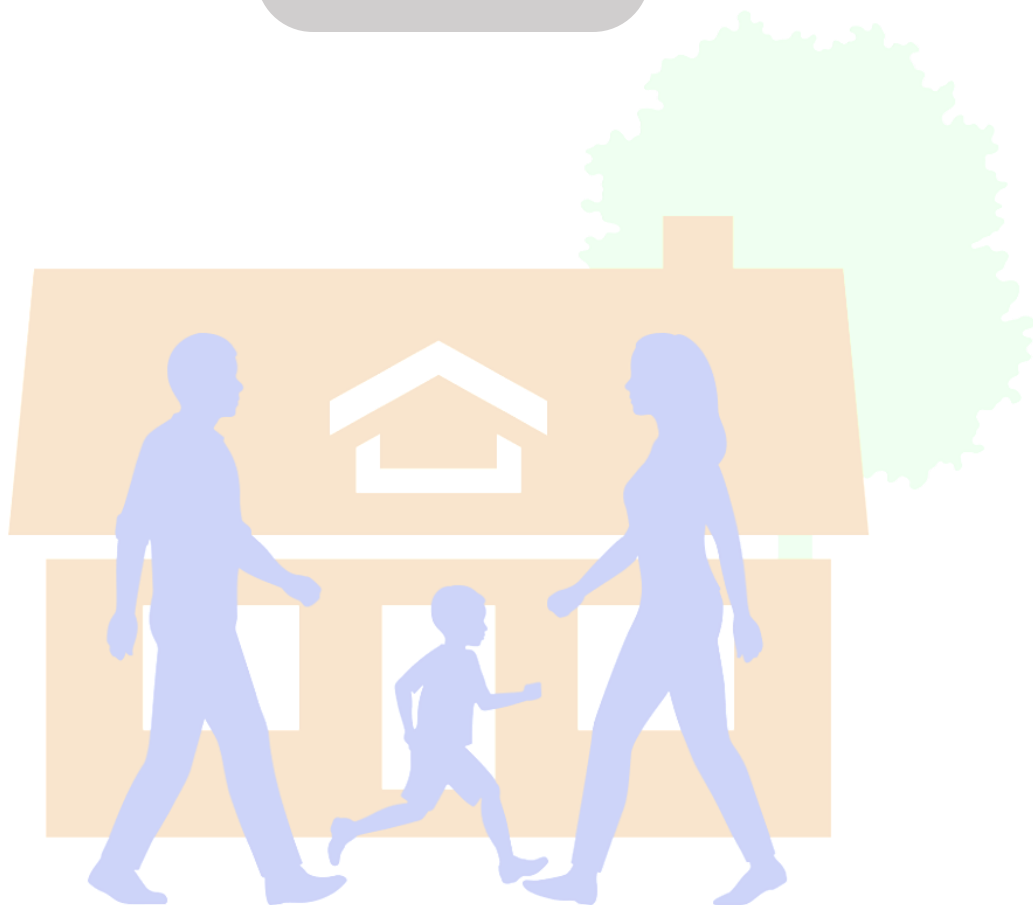
| Reference   | Comment   | EEBC Recommendation to examiner   |
|---|---|---|
|   |   | <i>accordance with SCC good practice guidance (as amended).</i>   |
| Strategic Policy Context Table under policy (p88)               | For clarity it is suggested that the part of the table that references EEBC DM Management Policies is removed.  | Consider removal of latter two rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy.                    |
| <b>Policy SA-P-T-02 – Residential Parking and Cycle Storage</b> |   |   |
| Policy SA-P-T-02  | <p>It is considered that greater flexibility needs to be provided for developments that may come forward in highly accessible locations (for example developments near to train stations and / or frequent bus services) but that cannot satisfy the parking standards. This would support making efficient use of land in accordance with the NPPF and Strategic Policy CS5 of the Core Strategy.</p> <p>In addition, para 112 of the NPPF is clear that when setting local parking standards for residential and non-residential development, policies should take into account:</p> <ul style="list-style-type: none"> <li>a) the accessibility of the development;</li> <li>b) the type, mix and use of development;</li> <li>c) the availability of and opportunities for public transport;</li> <li>d) local car ownership levels; and</li> <li>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</li> </ul> <p>The council considers that 'reduced or even nil provision can be appropriate in support of the most efficient use of land particularly where there is a good level of access to public transport and amenities.</p> | Consider whether this policy is necessary and if it is distinct and reflects and responds to the unique characteristics and planning context of the Neighbourhood Area. |

| Reference   | Comment   | EEBC Recommendation to examiner   |
|---|---|---|
|   | The policy as written implies that under criteria 1 no vehicle parking standards will apply for single dwelling schemes. The same issue applies to criteria 2 which does not set any requirements for cycle storage (i.e. the number of bike parking spaces). |   |
| Strategic Policy Context Table under policy (p90) | It is suggested that the part of the table that reference the EEBC DM Management Policies and SCC Healthy Streets design code is removed.   | Consider removal of latter four rows of table so that it focuses on the strategic policies of the EEBC development plan and national planning policy. |



## Stoneleigh and Auriol Neighbourhood Plan

2025 - 2039



**Revision:** 1.01

**Released:** 12<sup>th</sup> May 2025

This page is intentionally left blank

## Foreword

Welcome to the Neighbourhood Plan for Stoneleigh and Auriol.

This Plan has taken over five years of work by the local community to complete. We saw it as an opportunity to help shape the areas of Stoneleigh and Auriol. To outline what we – the local residents – felt would be deemed good planning – and as an opportunity to say what we would like to see in the area; rather than just reacting to standalone planning proposals by developers.

The policies in this plan will be used to determine whether or not planning permission should be granted for development in our area. It will sit alongside the developing Local Plan for Epsom & Ewell and the statutory policies from central Government. A Neighbourhood plan gives local residents a say in the changing nature of the area. This is ever more important whilst Epsom and Ewell's local plan continues to undergo consultation, as many of the existing policies are deemed out of date and carry little weight in planning appeals.

Once 'made' (adopted) by the local authority, this Neighbourhood Plan will become part of the statutory development plan and form the basis for decisions on individual planning applications.

There are areas which some people in the community wanted to go further on. It is important to note that a Neighbourhood Plan can't directly contradict the existing Local Plan for the area, or national Government policies in the NPPF. That said we have conducted significant local engagement, through events, leaflet drops and on-line surveys to try and ensure the voice of the community is across every aspect of this plan. We hope you feel the same.

We live in a great local area, a physically compact neighbourhood largely reminiscent of the 1930's housing estate first developed over ninety years ago. It retains that community feel, most recently so evident as we all wrestled with the Pandemic challenge. It has good local shops, beautiful open spaces and places of historical note. We have successful local schools, welcoming cafes and pubs and thriving clubs and community groups that work to benefit the local community. It's these wonderful elements we wish to maintain.

The team that has produced this plan has changed somewhat through its five-year lifespan; and we're really grateful to every single individual who has played a part – from drafting the SANP, providing technical input into the policies, putting up signs



advertising local events to filling in a survey – you have all helped ensure the voice of the Stoneleigh and Auriol community comes across.

Special thanks should go to those who have been involved in the committee; a small team of local volunteers who have really seen this as an opportunity to help shape the future of our area. The committee has included the following individuals during its lifetime: -

- Maurice Bacon
- Shannon Cramer
- Anthony Froud
- Richard Harris
- Amanda Heaton
- Sue Hibbs
- Diana Kay
- Dave Major
- Keith Roberts
- Natalie Rogers
- Nikki Rovagna
- Keith Tutton
- Peter Webb

This has been ably supported by the work of other local organisations including SARA (Stoneleigh and Auriol Residents Association), Stoneleigh Traders, Friends of Auriol Park, Stoneleigh Community Library and a number of the churches within the local area.

Most important of all, this Plan would not have been produced without the contributions made by many local residents including the c.150 Stoneleigh & Auriol Neighbourhood Forum members – thank you to everyone. Through sensitive development that respects the local area of Stoneleigh and Auriol, we can move forward as a thriving community. Our Neighbourhood Plan has tried to capture what we have and look for sensible ways for the community to evolve and prosper. Now the challenge will be to implement it.

This page is intentionally left blank

## Contents

## Chapters

|  |           |
|--|-----------|
| <b>Foreword</b> .....  | <b>i</b>  |
| <b>Contents</b> .....  | <b>v</b>  |
| Chapters .....   | vi        |
| SANP Policies .....  | ix        |
| SANP Community Recommendations .....   | ix        |
| Table of Figures .....   | x         |
| <b>1 Introduction</b> .....  | <b>1</b>  |
| 1.1 Purpose and Scope of the Neighbourhood Plan .....  | 2         |
| 1.2 Vision .....   | 3         |
| 1.3 What is a Neighbourhood Plan? .....  | 3         |
| 1.4 Overview of Strategic Policy Context for the Stoneleigh & Auriol Neighbourhood Plan .....  | 4         |
| 1.5 How to use this Neighbourhood Plan .....   | 5         |
| 1.6 History of SANF .....  | 6         |
| 1.6.2 Drivers in the Creation of SANF .....  | 7         |
| 1.7 Area Overview .....  | 9         |
| 1.8 History and Heritage .....   | 14        |
| 1.9 Acronyms .....   | 18        |
| <b>2 Housing</b> .....   | <b>19</b> |
| 2.1 High Level Objectives .....  | 20        |
| 2.2 Overview .....   | 20        |
| 2.3 Policy SA-P-H-01 – Consistency of Building Lines .....                                     | 21        |
| 2.3.1 Policy Survey Results .....  | 21        |
| 2.3.2 Context .....  | 22        |
| 2.3.1 Rationale and Justification .....  | 23        |
| 2.4 Policy SA-P-H-02 – New Development Height and Character .....                              | 25        |
| 2.4.1 Policy Survey Results .....  | 26        |
| 2.4.2 Context .....  | 26        |
| 2.4.3 Rationale and Justification .....  | 27        |
| Community Recommendation SA-CR-H-01 – Support for Sympathetic Higher Density Development ..... | 29        |
| 2.4.4 Context .....  | 29        |
| 2.5 Policy SA-P-H-03 – Permitted Backland Development .....                                    | 30        |
| 2.5.1 Policy Survey Results .....  | 30        |
| 2.5.2 Context .....  | 31        |
| 2.5.3 Rationale and Justification .....  | 32        |
| <b>3 Retail, Commercial, Hospitality &amp; Community / Cultural Facilities</b> .....           | <b>33</b> |
| 3.1 High Level Objectives .....  | 34        |
| 3.2 Overview .....   | 34        |
| 3.2.2 Stoneleigh Broadway .....  | 37        |
| 3.2.3 Station Approach .....   | 38        |

|          |  |           |
|----------|--|-----------|
| 3.2.4    | Vale Road .....  | 39        |
| 3.2.5    | Stoneleigh Park Road / Kingston Road.....  | 39        |
| 3.2.6    | London Road (Organ and Dragon Junction) .....  | 39        |
| 3.3      | Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities .....                             | 40        |
| 3.3.1    | Policy Survey Results .....  | 41        |
| 3.3.2    | Context .....  | 41        |
| 3.3.3    | Rationale and Justification .....  | 41        |
| 3.4      | Policy SA-P-R-02 – Safeguarding of Public Houses .....   | 43        |
| 3.4.1    | Policy Survey Results .....  | 43        |
| 3.4.2    | Context .....  | 44        |
| 3.4.3    | Rationale and Justification .....  | 46        |
| 3.5      | Community Recommendation SA-CR-R-01 – Support for retail diversity.....                            | 47        |
| 3.5.1    | Context .....  | 47        |
| 3.5.2    | Rationale and Justification .....  | 47        |
| 3.6      | Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities..... | 48        |
| 3.6.1    | Policy Survey Results .....  | 48        |
| 3.6.2    | Context .....  | 49        |
| 3.6.3    | Rationale and Justification .....  | 49        |
| <b>4</b> | <b>Green Spaces and Biodiversity.....</b>  | <b>51</b> |
| 4.1      | High Level Objectives .....  | 52        |
| 4.2      | Overview .....   | 52        |
| 4.3      | Policy SA-P-G-01 – Protection of Local Green Spaces .....  | 53        |
| 4.3.1    | Policy Survey Results .....  | 53        |
| 4.3.2    | Context .....  | 54        |
| 4.3.3    | Rationale and Justification .....  | 58        |
| 4.4      | Policy SA-P-G-02 – Protection of Notable Green Spaces .....  | 62        |
| 4.4.1    | Policy Survey Results .....  | 62        |
| 4.4.2    | Context .....  | 63        |
| 4.4.3    | Rationale and Justification .....  | 66        |
| 4.5      | Policy SA-P-G-03 – Managing the Impact on Biodiversity .....                                       | 67        |
| 4.5.1    | Policy Survey Results .....  | 67        |
| 4.5.2    | Context .....  | 67        |
| 4.5.3    | Rationale and Justification .....  | 68        |
| 4.6      | Policy SA-P-G-04 – Protection of Trees, woodlands and Hedgerows. ....                              | 68        |
| 4.6.1    | Policy Survey Results .....  | 68        |
| 4.6.2    | Context .....  | 69        |
| 4.6.3    | Rationale and Justification .....  | 69        |
| <b>5</b> | <b>Environmental Sustainability .....</b>  | <b>71</b> |
| 5.1      | High Level Objectives .....  | 72        |
| 5.2      | Overview .....   | 72        |
| 5.3      | Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage ....                          | 74        |
| 5.3.1    | Policy Survey Results .....  | 74        |
| 5.3.2    | Context .....  | 75        |

|          |   |           |
|----------|---|-----------|
| 5.3.3    | Rationale and Justification .....   | 75        |
| 5.4      | Policy SA-P-S-02 – Minimising Flood Risks .....                                     | 76        |
| 5.4.1    | Policy Survey Results – Minimising Flood Risks.....                                 | 76        |
| 5.4.2    | Policy Survey Results – Sustainable Drainage .....                                  | 77        |
| 5.4.3    | Context .....   | 77        |
| 5.4.4    | Rationale and Justification .....   | 80        |
| 5.5      | Community Recommendation SA-CR-S-01 – Drainage Improvement .....                    | 81        |
| 5.6      | Policy SA-P-S-03 – Renewable Energy and Energy Efficiency .....                     | 81        |
| 5.6.1    | Policy Survey Results .....   | 81        |
| 5.6.2    | Context .....   | 82        |
| 5.6.3    | Rationale and Justification .....   | 82        |
| <b>6</b> | <b>Transport.....</b>   | <b>83</b> |
| 6.1      | High Level Objectives.....  | 84        |
| 6.2      | Overview .....  | 84        |
| 6.2.2    | Roads, Cycle Paths and Footpaths.....   | 85        |
| 6.2.3    | Rail and Buses.....   | 87        |
| 6.3      | Policy SA-P-T-01 – Assessment of Transport Impact.....                              | 88        |
| 6.3.1    | Policy Survey Results .....   | 89        |
| 6.3.2    | Context .....   | 89        |
| 6.3.3    | Rationale and Justification .....   | 89        |
| 6.4      | Policy SA-P-T-02 – Residential Parking and Cycle Storage.....                       | 90        |
| 6.4.1    | Policy Survey Results .....   | 90        |
| 6.4.2    | Context .....   | 90        |
| 6.4.3    | Rationale and Justification .....   | 91        |
| 6.5      | Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure..... | 92        |
| 6.5.1    | Rationale and Justification .....   | 92        |
|          | <b>Reference List.....</b>  | <b>93</b> |
|          | <b>Appendices .....</b>   | <b>99</b> |
|          | Appendix 1 – SANF Map: Auriol Designated Area.....                                  | 100       |
|          | Appendix 2 – SANF Map: Stoneleigh Designated Area .....                             | 101       |
|          | Appendix 3 – PTAL Calculation .....   | 102       |
|          | Appendix 4 – Bus Services in Stoneleigh and Auriol .....                            | 105       |
|          | E16 – Falcon Bus Service. ....  | 105       |
|          | 293 – TFL Bus Service.....  | 106       |
|          | 406 – TFL Bus Service.....  | 106       |
|          | 668 – Go Ahead Bus Service .....  | 106       |
|          | Appendix 5 – Transport Survey Results (May 22 <sup>nd</sup> 2023) .....             | 107       |
|          | Appendix 6 – SANF Key Dates and Engagement History.....                             | 112       |
|          | Appendix 7 - Population Statistics and Demographics.....                            | 113       |
|          | High Level Overview .....   | 113       |
|          | Population Density .....  | 114       |
|          | Households by Accommodation Type .....  | 115       |

|  |     |
|--|-----|
| Household Composition .....                          | 116 |
| Household Size .....                                 | 118 |
| Property Tenure .....                                | 119 |
| Appendix 8 – Monitoring and Reviewing the SANP ..... | 120 |
| The role of the Forum.....                           | 120 |
| Functions of the Forum:.....                         | 120 |
| Reviewing the SANP .....                             | 121 |

## SANP Policies

|  |    |
|--|----|
| Policy SA-P-H-01 – Consistency of Building Lines .....   | 21 |
| Policy SA-P-H-02 – New Development Height and Character.....   | 25 |
| Policy SA-P-H-03 – Permitted Backland Development.....   | 30 |
| Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities.....  | 40 |
| Policy SA-P-R-02 – Safeguarding of Public Houses.....  | 43 |
| Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities.....   | 48 |
| Policy SA-P-G-01 – Protection of Local Green Spaces .....  | 53 |
| Policy SA-P-G-02 – Protection of Notable Green Spaces .....  | 62 |
| To preserve the character of the area, new developments should not encroach onto the notable green spaces listed in paragraph 0 .....                            | 62 |
| This includes converting any of these areas into parking bays or removing all or some part of any of these green spaces to increase a development footprint..... | 62 |
| Policy SA-P-G-03 – Managing the Impact on Biodiversity. ....   | 67 |
| Policy SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.....   | 68 |
| Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage .....   | 74 |
| Policy SA-P-S-02 – Minimising Flood Risks. ....  | 76 |
| Policy SA-P-S-03 – Renewable Energy and Energy Efficiency .....  | 81 |
| Policy SA-P-T-01 – Assessment of Transport Impact .....  | 88 |
| Policy SA-P-T-02 – Residential Parking and Cycle Storage .....   | 90 |

## SANP Community Recommendations

|   |    |
|---|----|
| Community Recommendation SA-CR-H-01 – Support for sympathetic higher density development..... | 29 |
| Community Recommendation SA-CR-R-01 – Support for retail diversity. ....                      | 47 |

|  |    |
|--|----|
| Community Recommendation SA-CR-S-01 – Drainage Improvement .....                     | 81 |
| Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure ..... | 92 |

## Table of Figures

|  |    |
|--|----|
| Figure 1 – The SANP Designated Area .....  | 9  |
| Figure 2 – Stoneleigh and Auriol Location .....  | 11 |
| Figure 3 – Outline map showing the Great and Little Parks (Epsom & Ewell History Explorer, 2019) .....         | 14 |
| Figure 4 – Photograph of John Jefferies Stone (H. A. Antrobus, 1948) .....                                     | 15 |
| Figure 5 – The Stoneleigh Chalet, as shown in the brochure from Messrs. Atkinson & Marler, Estate Agents ..... | 16 |
| Figure 6 – Responses to the Building Line and Roofscape on-line Survey Questions .....                         | 23 |
| Figure 7 – Roof Lines following the natural incline on Newbury Gardens down to Stoneleigh Park Road.....       | 24 |
| Figure 8 – Response to the Maximum Building Height on-line Survey Question.....                                | 27 |
| Figure 9 – Responses to the back garden development on-line survey question.....                               | 32 |
| Figure 10 – Location of Retail and Places of Worship in the designated area.....                               | 36 |
| Figure 11 – Shortest Route from Stoneleigh Broadway to Station Approach by Car                                 | 38 |
| Figure 12 – Responses to the Retail on-line survey questions.....  | 42 |
| Figure 13 – Map of Public House Locations .....  | 44 |
| Figure 14 – Responses to the Transport to Retail on-line survey question.....                                  | 50 |
| Figure 15 – Local Green Spaces in the SANP designated area. ....   | 54 |
| Figure 16 – School Fields in the Designated Area.....  | 57 |
| Figure 17 – Area of High Archaeological Potential as identified by SCC .....                                   | 60 |
| Figure 18 – Table of Notable Green Spaces in the Designated Area.....  | 63 |
| Figure 19 – Notable Green spaces in the North Western section of the Designated Area.....                      | 64 |
| Figure 20 – Notable Green spaces in the North Eastern Section of the Designated Area .....                     | 65 |
| Figure 21 – Notable Green spaces in the Southern Section of the Designated Area                                | 66 |



|  |     |
|--|-----|
| Figure 22 – Flood Zone 3a recommendations .....  | 78  |
| Figure 23 – Closest Proximity of the Hogsmill River to Stoneleigh and Auriol .....           | 79  |
| Figure 24 – Distribution of Cars per Property .....  | 85  |
| Figure 25 – Example of Alleyways linking roads (blue lines) .....                            | 86  |
| Figure 26 – Stoneleigh Station Footfall.....   | 87  |
| Figure 27 – Responses to the Household Mode of Transport Usage on-line survey question. .... | 91  |
| Figure 28 – Auriol Designated Area, also showing Public Transport Stops .....                | 100 |
| Figure 29 – Stoneleigh Designated Area, also showing Public Transport Stops.....             | 101 |
| Figure 30 – E16 Bus Route through Stoneleigh and Auriol .....                                | 105 |
| Figure 31 – Table of Population Density Comparisons within Epsom & Ewell .....               | 114 |
| Figure 32 – Table of Accommodation Types .....   | 115 |
| Figure 33 – Table of Household Compositions .....  | 116 |
| Figure 34 – Chart Comparing High Level Household Compositions.....                           | 117 |
| Figure 35 – Table of Household Size Comparisons .....  | 118 |
| Figure 36 – Chart of Household Size Profiles.....  | 118 |
| Figure 37 – Table of Comparisons of Property Tenure.....                                     | 119 |

This page is intentionally left blank

**1**

## **Introduction**

**1.1 Purpose and Scope of the Neighbourhood Plan**

- 1.1.1 The overarching purpose of the Stoneleigh and Auriol Neighbourhood Plan (thereafter referred to as the SANP) is to enable the community of Stoneleigh and Auriol to have a say in deciding the future development of Stoneleigh and Auriol in a way that maintains the unique character and sense of community of the area, whilst growing to meet future needs.
- 1.1.2 The Neighbourhood Plan has been created to supplement and build on existing strategic and local policies in the Epsom and Ewell Local Plan which are relevant to key issues in the area of Stoneleigh and Auriol. It should be noted, that at the time of development, Epsom and Ewell Borough Council (EEBC) are in the process of developing a new Local Plan, with the aim of consulting with residents late 2024/2025.
- 1.1.3 The Neighbourhood Plan enables planning issues which are of particular importance to Stoneleigh and Auriol, to be assessed in detail and relevant policies to be set out. It is intended to cover a period of 15 years from the date of adoption in 2025 until the end of 2039.
- 1.1.4 The Neighbourhood Plan does not cover all planning issues in Stoneleigh and Auriol as many of these are adequately covered in the NPPF together with the existing Epsom and Ewell Local Plan. The Neighbourhood Plan seeks to limit itself to local planning issues in Stoneleigh and Auriol which require specific additional guidance.
- 1.1.5 The Neighbourhood Plan process has been the subject of extensive public consultation. This process has been iterative and has included:
- Questionnaires (online and in-person using the same questions)
  - Public meetings, presentations and question and answer sessions.
  - Simple yes/no feedback on whether the residents agree with the proposed policies along with collecting comments regarding each policy proposal to refine the policy's objective.

- 1.1.6 This process has enabled a coherent vision of how residents and businesses want the area to be protected and improved. This is captured in the Vision and Objectives of the Neighbourhood Plan. The detailed policies in the Neighbourhood Plan stem from the Vision and Objectives.
- 1.1.7 The forum and this plan recognise the requirements and limitations relating to the designation of a neighbourhood forum contained in the Town and Country Planning Act 1990 (as amended), Section 61F, particularly the limitation on its lifespan (5 years) contained in subsection (8).

## 1.2 Vision

**To ensure that the Stoneleigh and Auriol wards retain their original, unique character and strong sense of community by promoting and improving the economic, social and environmental well-being of those living and working in Stoneleigh and Auriol, whilst growing to meet future needs.**

## 1.3 What is a Neighbourhood Plan?

- 1.3.1 The UK government (gov.uk, undated) describes Neighbourhood Planning as:

*“...a new way for communities to have a say in the future of the places where they live and work. It gives you the power to produce a plan with real legal weight that directs development in your local area. It helps you:*

- choose where you want new homes, shops and offices to be built*
- have your say on what those new buildings should look like*
- grant planning permission for the new buildings you want to see go ahead”*

## **1.4 Overview of Strategic Policy Context for the Stoneleigh & Auriol Neighbourhood Plan**

- 1.4.1 In writing the Stoneleigh & Auriol Neighbourhood Plan (SANP), careful consideration was given to the evolving framework of planning policies, particularly the Epsom and Ewell Local Plan, which remained in draft during the SANP NP formulation. As a result, the SANP relied on the existing adopted Epsom and Ewell Local Plan (EELP), the emerging Draft Local Plan, and the National Planning Policy Framework (NPPF) to ensure alignment with statutory requirements and strategic objectives.
- 1.4.2 The NPPF sets out the Government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system". Updated in 2021, the NPPF outlines the Government's planning policies for England and how these are to be applied in local and neighbourhood plans. Critically, the NPPF must be taken into account in the preparation of all new development plans, including this NDP. The NPPF policies which are particularly relevant to this NDP are:
- The presumption in favour of sustainable development
  - Delivering a wide choice of high-quality homes
  - Building a strong, competitive economy
  - Making effective use of land
  - Achieving well-designed places
  - Promoting healthy and safe communities
  - Meeting the challenge of climate change
  - Conserving and enhancing the natural and historic environment.
- 1.4.3 By adhering to these key NPPF policies, the Stoneleigh & Auriol Neighbourhood Plan not only reflects local aspirations but also contributes to the broader national agenda of sustainable development and effective land use planning.

**1.5 How to use this Neighbourhood Plan**

- 1.5.1 The Neighbourhood Plan sets out policies for development in the Stoneleigh and Auriol area. Policies are clearly identified using a green background and are indexed at the beginning of this document. Each policy has a distinct section, title and policy number. These policies must be addressed by any development proposals coming forward in the area.
- 1.5.2 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.5.3 For the Stoneleigh and Auriol Neighbourhood Area the development plan is made up of the NPPF, the Local Plan for Epsom and Ewell, and when it is made and if adopted, the Neighbourhood Plan. The Neighbourhood Plan has been prepared in conjunction with the development of the updated Epsom and Ewell Local Plan.
- 1.5.4 Where policies within the SANP differ from policies in other development plan documents, the most up-to-date and specific policy takes precedence. However, where this Neighbourhood Plan does not include a relevant policy, policies in the other development plan documents should be used to determine planning applications. The Neighbourhood Plan only includes policies where a local approach is needed.
- 1.5.5 In addition to policies for development, the Neighbourhood Plan includes proposals to achieve the objectives of the SANP. The Planning Practice Guidance is clear that such community aspirations can be included within neighbourhood plans, but that they should be clearly distinguished from the SANP's policies. As such, these are referred to in the text of the SANP as 'Community Proposals' and are clearly identified with a yellow background and each proposal has its own recommendation number. Whilst these recommendations might not carry any weight when it comes to making planning decisions, they reflect the views and wishes of the residents when it comes to options available to developers.

- 1.5.6 Implementation of the Neighbourhood Plan will be monitored by the Forum Committee through quarterly reports and an annual Progress Report to the Stoneleigh and Auriol Neighbourhood Forum AGM.

## 1.6 History of SANF

- 1.6.1 SANF was born out a series of unpopular planning applications made within the Stoneleigh and Auriol wards in Epsom and Ewell.
- 1.6.2 The formation of SANF was conceived by local residents as an opportunity to influence proactively developments, with the aim of retaining the distinctive local character of the area.
- 1.6.3 The Stoneleigh and Auriol Neighbourhood Forum was designated by the Licensing and Planning Committee of Epsom and Ewell Borough Council, on November 12<sup>th</sup> 2020 under the Localism Act 2011. It is the formally recognised 'qualifying body' for the area, comprising a large group of active residents, business representatives and representatives of local community services and voluntary groups. The Neighbourhood Forum was established with a view to bringing forward a Neighbourhood Plan for the area.
- 1.6.4 EEBC agreed on the 12<sup>th</sup> of November 2020, to designate the Stoneleigh and Auriol Neighbourhood Area for the purposes of preparing a Neighbourhood Development Plan by Stoneleigh and Auriol Neighbourhood Forum, under Section 61G (1) of the Town and Country Planning Act 1990.
- 1.6.5 EEBC also agreed on the 12<sup>th</sup> of November 2020, to designate the Stoneleigh and Auriol Neighbourhood Forum for the purposes of preparing a Neighbourhood Development Plan for Stoneleigh and Auriol Neighbourhood Area under 61F of the Town and Country Planning Act 1990. The SANF designation expires on the 12<sup>th</sup> of November 2025.

Full details of these agreements can be found on the EEBC Website via:  
<https://www.epsom-ewell.gov.uk/residents/planning/planning-policy/neighbourhood-planning/stoneleigh-and-auriol-neighbourhood-forum>

A full history of SANF engagements can be found in: Appendix 6 – SANF Key Dates and Engagement History.



### 1.6.2 Drivers in the Creation of SANF

1.6.2.1 An eight-storey tower block was proposed for Station Approach in Auriol, which culminated in the creation of Stop Stoneleigh Tower Block Action Group (SSTBAG). This group successfully campaigned against this application, but it became apparent that a longer-term solution to the unpopular planning applications within Stoneleigh and Auriol needed to be found. Many of those involved with SSTBAG went on to form SANF.

1.6.2.2 The COVID-19 pandemic has also changed the priorities of those looking to purchase a property. The House Buyer Bureau (2024) states:

*A major impact of the COVID-19 pandemic that is still being seen today is the shift in buyer priorities when choosing a new home. Homes are now having to meet a different set of requirements for owners and the checklist for many has changed. There is more of an emphasis on additional living areas and outdoor space and replacing some buyers' need for short commutes or local amenities. Additional office space is a must for home workers, whether within the property or in an outdoor summer house. Moving to a suburb with private outdoor space has become important for those living in the middle of large cities.*

1.6.2.3 The housing stock and amenities within Stoneleigh and Auriol already meets or exceeds the post-pandemic requirements listed above, and the pre-pandemic planning philosophy of building higher, denser, smaller properties near transport hubs (or in the case of Stoneleigh a single route station and two major bus routes that skirt the wards) specifically aimed at city-based commuters is now out of date with regards to the type of housing in demand.

- 1.6.2.4 The NPPF (December 2023) states that it seeks to uplift the average density of residential development in town centres and other locations that are well served by public transport (para 129). This is also in accordance with Core Strategy (EEBC 2007) policy CS8 which seeks to direct “higher density development to central locations, such as Epsom town centre and other local centres, close to existing services and facilities and accessible by public transport, walking and cycling. However, Stoneleigh and Auriol is a suburban housing area that is not well served by public transport (see the overview in Chapter 6: Transport for more details).
- 1.6.2.5 The planning application for Station Approach, if it had gone ahead would have set a precedent for higher, denser, unsympathetic development within the area which was another driver in the creation of SANF.



- 1.7.2 Stoneleigh and Auriol is a neighbourhood located in close proximity to Nonsuch Park (a Grade II Registered Park and Gardens) where the scheduled monument of Nonsuch Palace is located. There are more two parks within the area: the recreation ground in Park Avenue West and Auriol Park. Cuddington Recreation Ground is located close to the northern border of Stoneleigh.
- 1.7.3 The neighbourhood area mostly comprises of suburban residential streets laid out in a linear and grid pattern. According to the 2021 census there are 8,571 residents in Stoneleigh and Auriol with 1,895 under 18yrs and approximately the same number over 65 years. 90.5% of residents live in houses or bungalows with the remainder in flats or apartments.
- 1.7.4 The area is accessible via the A240 (Kingston Road/ Ewell By-pass) running along the western border of the neighbourhood, and the A24 which is along the area's southern border. The northern border of Stoneleigh is also the boundary of Greater London. There are no main roads running through the area.
- 1.7.5 Stoneleigh and Auriol lies between three major town centres: Epsom (3 miles), Sutton (3 miles) and Kingston upon Thames (5 miles). It shares a long northern border with Cuddington Ward and with the London borough of Sutton. The villages of Ewell and Cheam are less than a mile away.

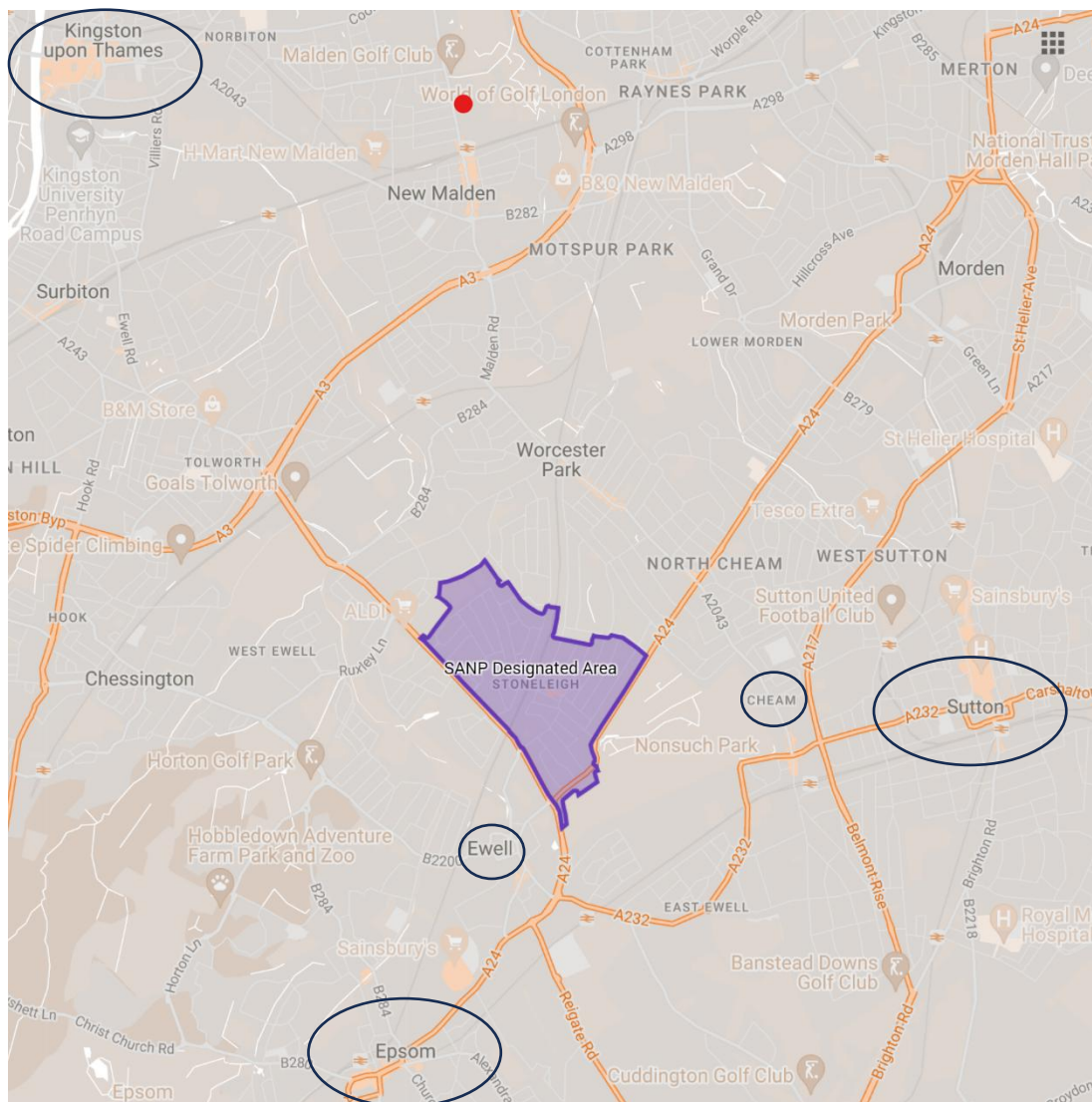


Figure 2 – Stoneleigh and Auriol Location

- 1.7.6 Stoneleigh Station and Stoneleigh Broadway are in the centre of the neighbourhood. The station is serviced by South Western Railway, which provides direct trains towards London Waterloo, Guildford and Dorking. There are also several bus routes that connect Stoneleigh and Auriol with nearby centres – such as Epsom and Morden. Most buses run along the main roads that form the boundaries of the area, but there is currently a “hopper” bus which circulates through the neighbourhood area to connect with Worcester Park and Epsom.
- 1.7.7 Stoneleigh Broadway is the principal retail hub of the community with a variety of shops, cafes/restaurants, offices and a public house. Other, smaller retail areas can be found along the A240 (Kingston Road / Ewell Bypass) and on the border of Auriol and Cuddington.

- 1.7.8 There are a number of other community facilities within Stoneleigh and Auriol. These include a community library, a Hindu temple, three local churches and two scout halls, which can be hired by groups and individuals for parties and community events.
- 1.7.9 There are two public houses within Stoneleigh and Auriol: The Station (formerly The Stoneleigh) and The Queen Adelaide. The Station public house is located on Stoneleigh Broadway and is a grade II listed building. The Queen Adelaide is located on the A240 Another public house: The Willow Tree is located on the border of Auriol and Cuddington. Recently, many public houses within Epsom and Ewell have been either demolished or converted to flats.
- 1.7.10 There are four schools within the neighbourhood, two in each ward.
- The Mead Infant and nursery school for children aged 2 ½ -7yrs and Auriol Junior School for children 7-11yrs are in Auriol ward. The schools are in adjacent buildings and have a shared playing field.
- In Stoneleigh there are 2 primary schools Meadow Primary School and Nonsuch Primary School which have attached nursery provision providing education from 2 ½ - 11 yrs. The school halls are used by community groups such as dance and fitness classes and for holiday and drama clubs. The schools provide around 1470 school places for children aged 4-11 in the designated area. While there are no secondary schools within the neighbourhood, there are four within in Epsom and Ewell (two single sex and two mixed) Given the close proximity the London boroughs of Sutton and Kingston some children travel outside the borough for secondary education.
- Recently, there have been cases of schools within Epsom and Ewell selling their playing fields for housing developments.
- 1.7.11 Public Rights of Way weave through the area, connecting residential roads and cul-de-sacs with nearby open spaces, providing connections between the neighbourhood and surrounding built-up areas. The area is noted for its tree-lined streets, grassy verges, front gardens and lozenge-shaped grassy roundabouts which were part of the original design for the area



- 1.7.12 Auriol Park is the key amenity open space serving the Auriol ward. Auriol Park comprises of a playground, playing fields, a café, tennis courts, a basketball court and a bowling club. The playing fields are also used by people and groups from outside the area for example. The area is also in close proximity to Nonsuch Park to the south, Hogsmill Riverside to the west, and Cuddington Recreation Ground to the northeast.
- 1.7.13 Nonsuch Park has key historical significance for Stoneleigh and Auriol once formed part of the Great Park. Now only the part known as Little Park remains. This is a valuable local green space and is the English Heritage Register of Historic Parks and is A Site of Nature Conservation Importance (SNCI) Nonsuch Park is used extensively by residents of Stoneleigh for leisure, and recreation including running, walking, bike riding, and dog walking.

## 1.8 History and Heritage

- 1.8.1 The designated area of Stoneleigh and Auriol is distinct entity within the borough of Epsom and Ewell due to both the geographical location and its historical significance. The term Stoneleigh is generally used to describe both the Stoneleigh and Auriol wards, as historically, this was the name for the entire area.
- 1.8.2 Stoneleigh is located within the original Great Park of Henry VIII's Nonsuch Palace.



Figure 3 – Outline map showing the Great and Little Parks (Epsom & Ewell History Explorer, 2019)

- 1.8.3 In 1858 part of the land was purchased by the London and South Western Railway to complete the build the Wimbledon to Epsom section of the Waterloo to Epsom railway line. This line now forms the boundary between Stoneleigh and Auriol wards. The two cattle arches constructed as part of the railway line are still the only way for pedestrians to cross directly between Stoneleigh and Auriol other than the station footbridge. Cars and other vehicles cannot cross directly and need to go to the boundary roads.



- 1.8.4 In 1860 John Jefferies Stone bought a parcel of land from the original Great Park which comprised of 220 acres of arable land and woods with four farms. This land includes the present-day Stoneleigh and Auriol wards plus some additional land stretching towards Worcester Park which is now part of the London Borough of Sutton.



Figure 4 – Photograph of John Jefferies Stone (H. A. Antrobus, 1948)

- 1.8.5 In July 1879, one month before he died, John Jefferies Stone wrote his will regarding his Surrey Estate.

*“It is my earnest desire that the said land should be sold as building land rather than agricultural land in so far as it is possible....”*

- 1.8.6 JJ Stones’ executors, Edward Mulready Stone and Frederick Stone worked together with the local council to develop a comprehensive town plan for the area. This could be said to be an early example of a Neighbourhood plan. It took around 50 years for the plan to come to fruition. The protracted negotiations began to move forward in 1929 when the Southern Railway agreed to build a station to serve the new estate
- 1.8.7 In 1930 it was announced that an Interim Development Order had be made to build 3000 homes, including 24 acres of recreational land, a shopping centre and a railway station on the Stoneleigh Estate, named after JJ Stone and his house: “Stoneleigh”, which had been built on the site of one of the farms.

- 1.8.8 The executors formed the Stoneleigh Trust, to organise the sale of the land to various developers. They had a clear vision of the type of housing that they wanted in the area so design codes were developed. The requirements included building lines frontages and the height of buildings. It even went in to the height of garden walls and boundary fences and in the residential streets it included verges and grassy roundabouts. The town plan included a shopping centre now known as Stoneleigh Broadway and designated green spaces for recreation.
- 1.8.9 The station was completed in 1932 and building began soon afterwards. with rapid development between 1932-1937 when the estate was essentially finished in the form it is today. The original town plan included spaces for schools on either side of the railway line and these were opened in 1936/37.
- 1.8.10 Many of the properties built at the time were of a style which became widely known as the Stoneleigh Chalet and this style is still referenced by EEBC for areas outside of Stoneleigh in their Character Area Summary (EEBC, undated, p26).



*Figure 5 – The Stoneleigh Chalet, as shown in the brochure from Messrs. Atkinson & Marler, Estate Agents*

- 1.8.11 By the beginning of the second world war the estate was essentially complete. Most of the building work since that time has been extensions on the existing houses. The original house called Stoneleigh and its immediate grounds was kept intact until the 1970s when the house was demolished and the land developed as a mix of private housing and housing association units.

- 1.8.12 There was also a plot of land adjacent to the station which had originally been earmarked for a cinema. It remained as wasteland until the early 1960s when a block with retail and residential units was constructed. The first of these became the library in Stoneleigh in 1966.

Another post-war development was land opposite the site of the Stoneleigh House which was part of the original grounds. This has been developed as the Bluegates estate, scout hall and nature reserve.

- 1.8.13 More detailed information on the history of Stoneleigh can be found at: [eehe.org.uk/?p=29875](http://eehe.org.uk/?p=29875) and [en.wikipedia.org/wiki/Stoneleigh,\\_Surrey](http://en.wikipedia.org/wiki/Stoneleigh,_Surrey)

## 1.9 Acronyms

The following acronyms are used within this document.

| Acronym | Description  |
|---------|--|
| AECOM   | A multinational consulting company used to create the Stoneleigh and Auriol Design Guidance and Codes document.<br>The name of the company is derived from: <b>A</b> rchitecture, <b>E</b> ngineering, <b>C</b> onstruction, <b>O</b> perations, and <b>M</b> anagement  |
| AHAP    | <b>A</b> rea(s) of <b>H</b> igh <b>A</b> rchaeological <b>P</b> otential   |
| BNG     | <b>B</b> iodiversity <b>N</b> et <b>G</b> ain.   |
| CIL     | <b>C</b> ommunity <b>I</b> nfrastructure <b>L</b> evy  |
| EEBC    | <b>E</b> psom and <b>E</b> well <b>B</b> orough <b>C</b> ouncil  |
| EETAB   | <b>E</b> psom and <b>E</b> well <b>T</b> ree <b>A</b> dvisory <b>B</b> oard  |
| LCWIP   | Epsom and Ewell <b>L</b> ocal <b>C</b> ycling and <b>W</b> alking <b>I</b> nfrastructure <b>P</b> lan  |
| LGS     | <b>L</b> ocal <b>G</b> reen <b>S</b> pace  |
| NDP     | <b>N</b> ew <b>D</b> evelopment <b>P</b> lans. Term used by the Government that refers to newly created development plans that are lower in the planning hierarchy than the NPPF.  |
| NPPF    | <b>N</b> ational <b>P</b> lanning <b>P</b> olicy <b>F</b> ramework. This sets out the Government's economic, environmental and social planning policies for England (not Scotland, Wales or Northern Ireland). The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications. |
| RCHC    | <b>R</b> etail, <b>C</b> ommercial, <b>H</b> ospitality and <b>C</b> ommunity/Cultural facilities  |
| SANF    | <b>S</b> toneleigh and <b>A</b> uriol <b>N</b> eighbourhood <b>F</b> orum  |
| SANP    | <b>S</b> toneleigh and <b>A</b> uriol <b>N</b> eighbourhood <b>P</b> lan   |
| SCC     | <b>S</b> urrey <b>C</b> ounty <b>C</b> ouncil  |
| SSTBAG  | <b>S</b> top <b>S</b> toneleigh <b>T</b> ower <b>B</b> lock <b>A</b> ction <b>G</b> roup   |
| SuDS    | <b>S</b> ustainable <b>D</b> rainage <b>S</b> ystems   |
| TFL     | <b>T</b> ransport for <b>L</b> ondon   |

**2**

## **Housing**

## 2.1 High Level Objectives

| Objectives  | Policy / Community Recommendation                                       |
|---|---|
| i. To ensure that the unique character of Stoneleigh and Auriol is maintained or improved, and that any new or modified buildings are appropriate with this character and sympathetic with the existing building lines. | <b>SA-P-H-01</b><br>Consistency of Building Lines                       |
|   | <b>SA-P-H-02</b><br>New Development Height and character                |
|   | <b>SA-CR-H-01</b><br>Support for Sympathetic Higher Density Development |
| ii. To ensure that any backland developments do not have an adverse impact to the local character of the Designated Area.   | <b>SA-P-H-03</b><br>Permitted Backland Development                      |

## 2.2 Overview

- 2.2.1 As part of the production of this plan, the Neighbourhood Forum produced the “Stoneleigh and Auriol Design Guidance and Code” document with the assistance of AECOM, which depicts the design and nature of the designated area, outlining how good design should be the cornerstone of any future development. A copy of this document is available on the SANF website
- 2.2.2 This section outlines key points and policies the Neighbourhood Forum wishes to adopt. The design principles within the “Stoneleigh and Auriol Design Guidance and Code” document form much of the basis of this section of the Neighbourhood Plan and should be considered as a valuable design reference for any proposed development within the Designated Area.

### 2.3 Policy SA-P-H-01 – Consistency of Building Lines

#### Policy SA-P-H-01 – Consistency of Building Lines

New developments and property modifications, should maintain a consistent building line, complementing the existing form, massing and roofscape of the existing properties on the same vicinity and incorporating the sloping nature of the area where appropriate as described in the AECOMM Stoneleigh and Auriol Design Guidance and Codes (2022).

#### Strategic Policy Context

##### EEBC Core Strategy (2007):

CS 5: reinforce local distinctiveness and complement the attractive characteristics of the Borough;

##### NPPF (2024):

11. Making Effective Use of Land: Paragraphs 125, 129 - 130, Pages 36 - 38  
12. Achieving well-designed and beautiful places: Paragraphs 132, 134 - 135, 137 & 139, Pages 39 - 41

#### EEBC Development Management Policy Context

##### EEBC DM Policies (2015):

DM10 Design Requirements for New Developments - Page 22  
DM13 Building Heights - Page 25 (Please note that according to EEBC, DM13 may contradict recent changes to the NPPF)

#### 2.3.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |  | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |  |
|----------------|-------------------------------|--|----------------------------|--|------------------------------|--|
| <b>For</b>     | 20 (100%)                     |  | 11 (100%)                  |  | 16 (100%)                    |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 0 (0%)                       |  |

### 2.3.2 Context

- 2.3.2.1 The majority of housing in Stoneleigh and Auriol is made up of three-bedroom semi-detached housing, with front gardens and off-street parking. The houses maintain a consistent building line at the front, along long, sweeping roads in both Stoneleigh and Auriol. In Stoneleigh, the roads widen and provide a gateway towards Stoneleigh Broadway and the Designated Area Boundary roads of London Road (A24) and Kingston Road (A240). In Auriol, feeder roads lead typically towards Stoneleigh Park Road and the Kingston Road (A24).
- 2.3.2.2 The ONS statistics for 2021 show that the housing in Stoneleigh and Auriol is made up predominately of semi-detached housing at over 75%, followed by detached housing at around 13%. See Appendix 7 - Population Statistics and Demographics for more details.
- 2.3.2.3 Over many years, an increasing number of the homes have been extended – into the roof space, to the back and to the side as applicable. However limited change is visible at the street, other than side extensions and increased paving for more off-street parking. The area therefore retains the original character of the estate as built within the 1930s, with long roads made up of mainly 1930s semi-detached housing.
- 2.3.2.4 The AECOMM Stoneleigh and Auriol Design Guidance and Codes (2022) is used as part of the evidence base for this policy, along with the following policy (Policy SA-P-H-02 – New Development Height and Character)



## 2.3.1 Rationale and Justification

2.3.1.1 One of the aims of the SANP, as stated in section 1.1 is to maintain “the unique character of the area”. Maintaining this character - the building lines and the look and feel of the area is a key consideration for local residents, as demonstrated by the below data from an on-line Housing Survey commissioned on May 27<sup>th</sup> 2022, following the initial draft production of the Local Neighbourhood Design Guide:

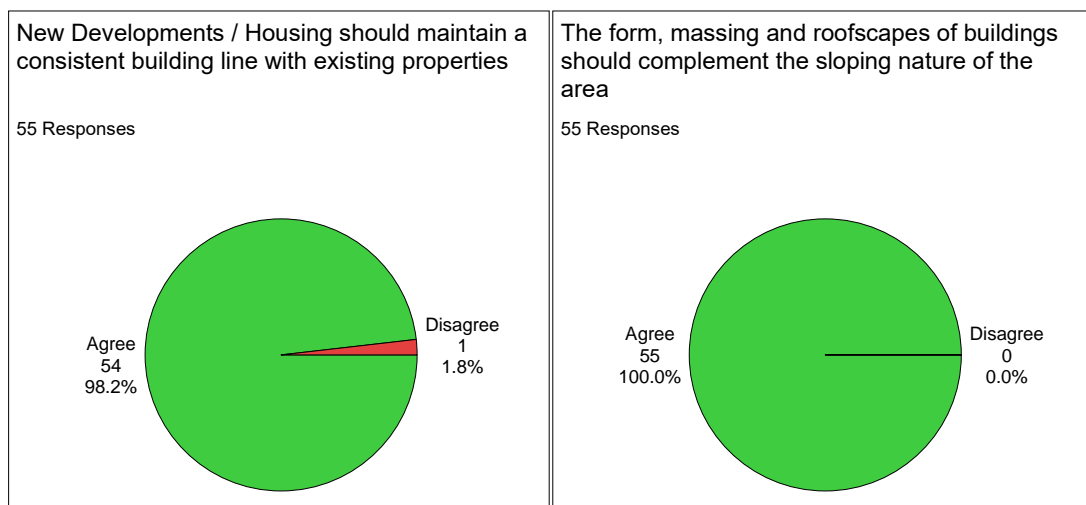


Figure 6 – Responses to the Building Line and Roofscape on-line Survey Questions

2.3.1.2 The AECOMM Stoneleigh and Auriol Design Guidance and Codes (2022) states that there is a need to “Retain the long straight and sweeping streets.”. It also states that "The form, massing and roofscapes of buildings should complements *[sic]* the sloping topography". As such, Policy SA-H-01 is introduced to maintain the Building Line and the planned flow of the Designated Area.

2.3.1.3 The SANP Designated Area is also defined by a number of natural inclines and declines – a sloping nature. An example of this can be seen at the bottom of Stoneleigh Park Road, whereby a natural building line is retained despite an incline and changes in property type as you progress up the road.



Figure 7 – Roof Lines following the natural incline on Newbury Gardens down to Stoneleigh Park Road

2.3.1.4 The individual houses on streets vary in style. Whilst there are a number of designs they remain largely as originally built, with the differing character adding to the local street scene and environment. Whilst they differ slightly, many of their properties are consistent, including Building Lines, Mass of buildings and a sloping roof to the street side of the property. This similarly is seen as a key characteristic of the area, as demonstrated in the same Housing survey referenced above.

2.3.1.5 This policy compliments EEBC Core Policy (EEBC 2007, p23) which states:

*Development should...:*

- ***reinforce local distinctiveness and complement the attractive characteristics of the Borough;***

**2.4 Policy SA-P-H-02 – New Development Height and Character****Policy SA-P-H-02 – New Development Height and Character**

New Developments should be in line with the surrounding building heights which are generally 2 to 3 storeys high. Any planned variations to this would need to show how they would maintain the existing character of the area within said proposal.

Materials used for new and existing developments should complement the character of the area as described in the AECOMM Stoneleigh and Auriol Design Guidance and Codes (2022).

**Strategic Policy Context****EEBC Core Strategy (2007):**

N/A

**NPPF (2023):**

11. Making Effective Use of Land: Paragraphs 125, 129 - 130, Pages 36 - 38  
12. Achieving well-designed and beautiful places: Paragraphs 132, 134 - 135, 137 & 139, Pages 39 - 41


**EEBC Development Management Policy Context****EEBC DM Policies (2015):**

DM10 Design Requirements for New Developments - Page 22  
DM13 Building Heights - Page 25 (Please note that according to EEBC, DM13 may contradict recent changes to the NPPF)


## 2.4.1 Policy Survey Results

2.4.1.1 This policy was originally two policies that were then merged into one.



## Survey Results - Policy SA-P-H-02 – Complementary Rooflines

| 21 <sup>st</sup> January 2024 |           |   |
|-------------------------------|-----------|---|
| For                           | 17 (100%) |  |
| Against                       | 0 (0%)    |   |

## Survey Results - Policy SA-P-H-03 – New Development Height and character

| 21 <sup>st</sup> January 2024 |           |   |
|-------------------------------|-----------|---|
| For                           | 21 (100%) |  |
| Against                       | 0 (0%)    |   |

## Survey Results - Policy SA-P-H-02 – New Development Height and Character

| 20 <sup>th</sup> June 2024 |           |  | 3 <sup>rd</sup> October 2024 |   |  |
|----------------------------|-----------|--|------------------------------|---|--|
| For                        | 11 (100%) |  | 18 (100%)                    |  |  |
| Against                    | 0 (0%)    |  | 0 (0%)                       |   |  |

## 2.4.2 Context

2.4.2.1 The Housing profile in Stoneleigh and Auriol is made up largely of 2 or 3 storey housing, with a few recent developments of flats adding a 4th storey in very specific locations - for example on Dell Lane, Stoneleigh. The Broadway and Shopping areas on London Road are similarly 3 storey dwellings, naturally supportive and considerate of the surrounding area.

2.4.2.2 The consistent building height in residential areas is referenced in the existing Epsom and Ewell Development Management Policy of 2015, which states that Buildings higher than 12m will be inappropriate in all areas of the Borough except those identified within the Epsom Town Centre Boundary. In the Licensing and Planning meeting of the 8<sup>th</sup> of May 2018 (EEBC, 2018), it was agreed to relax this policy in the interim period, with the aim of a new Local Plan - yet to be finalised - aiming to add clarification on this principle.

2.4.2.3 A Proposal for the development of a seven or eight-story flat development, and subsequently a four-storey building, at Station Approach in Stoneleigh tested this principle. These plans received over 1000 complaints, with over half of these referencing the building height as excessive.

#### 2.4.3 Rationale and Justification

2.4.3.1 This was further reviewed in the commission of the AECOM Stoneleigh and Auriol Design Guides and Code (2022), which states that Buildings should be generally of 2 to 3 storeys high and within this guidance as defined by the Development Management Policies.

This similarly was tested with local residents (May 17<sup>th</sup> 2022), the results of which are shown below: -

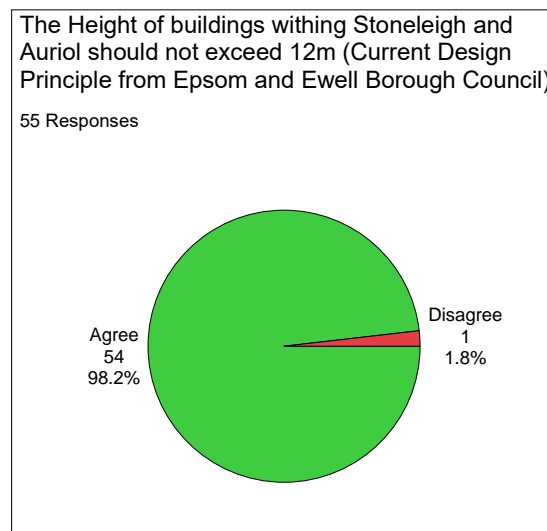


Figure 8 – Response to the Maximum Building Height on-line Survey Question

2.4.3.2 Whilst Epsom and Ewell Borough Council has in recent times agreed to relax their policy on design height, it is a characteristic of the surrounding area that the vast majority of all residential buildings are two to three storeys, and consistent in appearance.

2.4.3.3 As such Policy SA-P-H-02 looks to state that Building Height be specifically considered as part of the Proposal; and that any development blends in with the surrounding area – in both height and character. This would include the edge of the designated area including London Road and A240 Kingston Road; and Stoneleigh Broadway – the main shopping area of the designated area.

2.4.3.4 The materials used in the construction of new and existing developments should complement the area and colour palette as described in the Stoneleigh and Auriol Design Guides and Code, (AECOM, 2022, LB07, page 38).

2.4.3.5 The NPPF (NPOPF, 2023 Paragraph 130) states:

*In applying paragraphs 129a and b above to existing urban areas, significant uplifts in the average density of residential development may be inappropriate if the resulting built form would be wholly out of character with the existing area. Such circumstances should be evidenced through an authority-wide design code which is adopted or will be adopted as part of the development plan.”*

## Community Recommendation SA-CR-H-01 – Support for Sympathetic Higher Density Development

### Community Recommendation SA-CR-H-01 – Support for sympathetic higher density development

The Neighbourhood Forum fully supports the above caveat within policy DM11, with its aim of sympathetic higher density development, and would note that the policies stated within this document would need to be met, in the cases where a higher density development is proposed, to ensure that any higher density proposals do not adversely affect the character of the area.

#### 2.4.4 Context

2.4.4.1 As previously mentioned, the majority of housing stock within the Designated Area is made up of Semi-detached housing. Many of these houses have been extended to the side/rear of the property. Current Epsom and Ewell Development Management Policies (EEBC, 2020) require properties to have approximately 1 metre between the properties, which the Neighbourhood Forum would support retaining.

2.4.4.2 Epsom and Ewell's Housing Density Policy - DM11 - states that the majority of developments should not exceed 40 dwellings per hectare. The Neighbourhood Forum supports this position for any development of semi-detached / detached or attached houses, however recognises that for proposed developments of flats, a higher density is appropriate. Policy DM11 also states that: -

*Proposals for new housing must demonstrate how the density of development would contribute towards maintaining and enhancing the visual character and appearance of the wider townscape and lead to no net loss of biodiversity.*

## 2.5 Policy SA-P-H-03 – Permitted Backland Development

### Policy SA-P-H-03 – Permitted Backland Development

New Private Dwellings shall be permitted within one or more Residential Plots only if they meet the following criteria, as well as the other policies contained within the SANP.

- An appropriately maintained and sufficient access road to all proposed residential units within the plan;
- Details of how parking will be provided within the confines of the available plot within the Proposal; and in line with the parking standards outlined separately within this plan;
- Appropriate and proportionate Green Spaces to be retained within the plot;
- No adverse overlooking of other Residences, Gardens and/or Amenities spaces.

#### Strategic Policy Context

EEBC Core Strategy (2007):

N/A

NPPF (2024):

11. Making Effective Use of Land: Paragraphs 124, 126 - 130, Pages 36-38

#### EEBC Development Management Policy Context

EEBC DM Policies (2015):




DM10 Design Requirements for New Developments - Page 20  
DM16: Backland Development - Page 28

#### SCC Healthy Streets for Surrey

SCC Design Codes (2023)

4. General layout principles

### 2.5.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |   | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|-------------------------------|---|----------------------------|--|------------------------------|---|
| <b>For</b>     | 12 (80%)                      |  | 9 (100%)                   |  | 11 (73.3%)                   |  |
| <b>Against</b> | 3 (20%)                       |   | 0 (0%)                     |  | 4 (26.7%)                    |   |



### 2.5.2 Context

2.5.2.1 The existing Epsom and Ewell Policy DM16 on “Backland” Development states there

*Will be a presumption against the loss of rear domestic gardens due to the need to maintain local character, amenity space, green infrastructure and biodiversity.*

2.5.2.2 Whilst Permitted Development allows for the extension of properties up to 6m to the rear, or build Summer Houses/Garages/Outbuildings within the Permitted Development areas of the NPPF, the character of the area is partly defined by the long back gardens available to the residential streets within the Designated Area; and the biodiversity and wildlife that these environments provide and encourage.

2.5.2.3 SCC has a set of design codes/principles for “Healthy Streets” and for backland development, the layout should meet the standards as defined in Chapter 4 – General Layout Principles (SCC, 2023)

### 2.5.3 Rationale and Justification

2.5.3.1 In a design codes follow-up on-line survey, conducted in September 2022, 75% of respondents disagreed with development in back gardens, beyond that permitted within the existing NPPF. The remaining 25% stated that it was dependent upon the proposal submitted. Given the demands for housing expected over this plan's lifetime, it is not appropriate to say that any housing cannot be built in existing Back Garden spaces. However, this policy is provisioned to ensure that any such development does not have an adverse impact to the local character of the Designated Area.

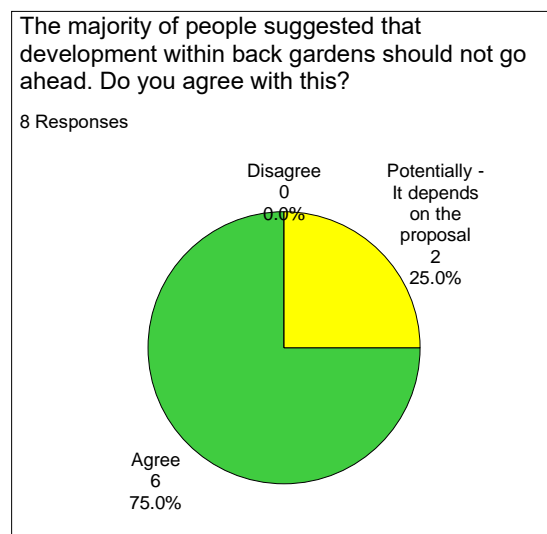


Figure 9 – Responses to the back garden development on-line survey question.

**3**

**Retail, Commercial, Hospitality &  
Community / Cultural Facilities**

## 3.1 High Level Objectives

| Objectives  | Policy / Community Recommendation  |
|---|--|
| i. To protect and enhance existing Retail, Commercial, Hospitality & Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents. | <b>SA-P-R-01</b><br>Safeguarding Retail, Commercial, Hospitality & Community/Cultural Facilities |
|   | <b>SA-P-R-02</b><br>Safeguarding of Public Houses  |
|   | <b>SA-CR-R-01</b><br>Support for Retail Diversity.   |
| ii. To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development is compatible with the available parking in the immediate area.                                       | <b>SA-P-R-03</b><br>Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities   |

## 3.2 Overview

- 3.2.1 RCHC refers to Retail, Commercial, Hospitality and Community/Cultural facilities within this section.
- 3.2.2 RCHC has an important role within Stoneleigh and Auriol, providing local services and, employment whilst adding a unique character to the local area. Any proposed development in this area should include appropriate provision or substitution of such facilities, which at the time of writing are close to 100% occupancy, providing a sustainable local centre with shops, cafes and local community facilities including, for example: Stoneleigh Library.

## Retail, Commercial, Hospitality & Community Cultural Facilities

3.2.3 There are six areas within the SANP designated area containing premises. These are:

- Stoneleigh Broadway (including the service roads behind each side of Stoneleigh Broadway) (SB on the map below).
- Station Approach (SA on the map below).
- Vale Road (VR on the map below).
- Stoneleigh Park Road) / Kingston Road Junction AKA Stoneleigh Parade (SP on the map below).
- Kingston Road (KR on the map below)
- London Road (Organ and Dragon Junction) (OD on the map below).

3.2.4 There are 4 places of worship within the SANP designated area. These are (Name, Denomination/Affiliation, Location. (Map ID above)):

- Sri Raja Rajeswari Amman Temple. Hindu. Dell Lane. (SRT).
- St John the Baptist's Church, Anglican, Station Approach. (SJC).
- Stoneleigh Baptist Church, Baptist. Chadacre Road. (SBC).
- Stoneleigh Methodist Church, Methodist. Stoneleigh Crescent. (SMC).

Each of these places of worship above also have community facilities, such as community halls, cafés etc.

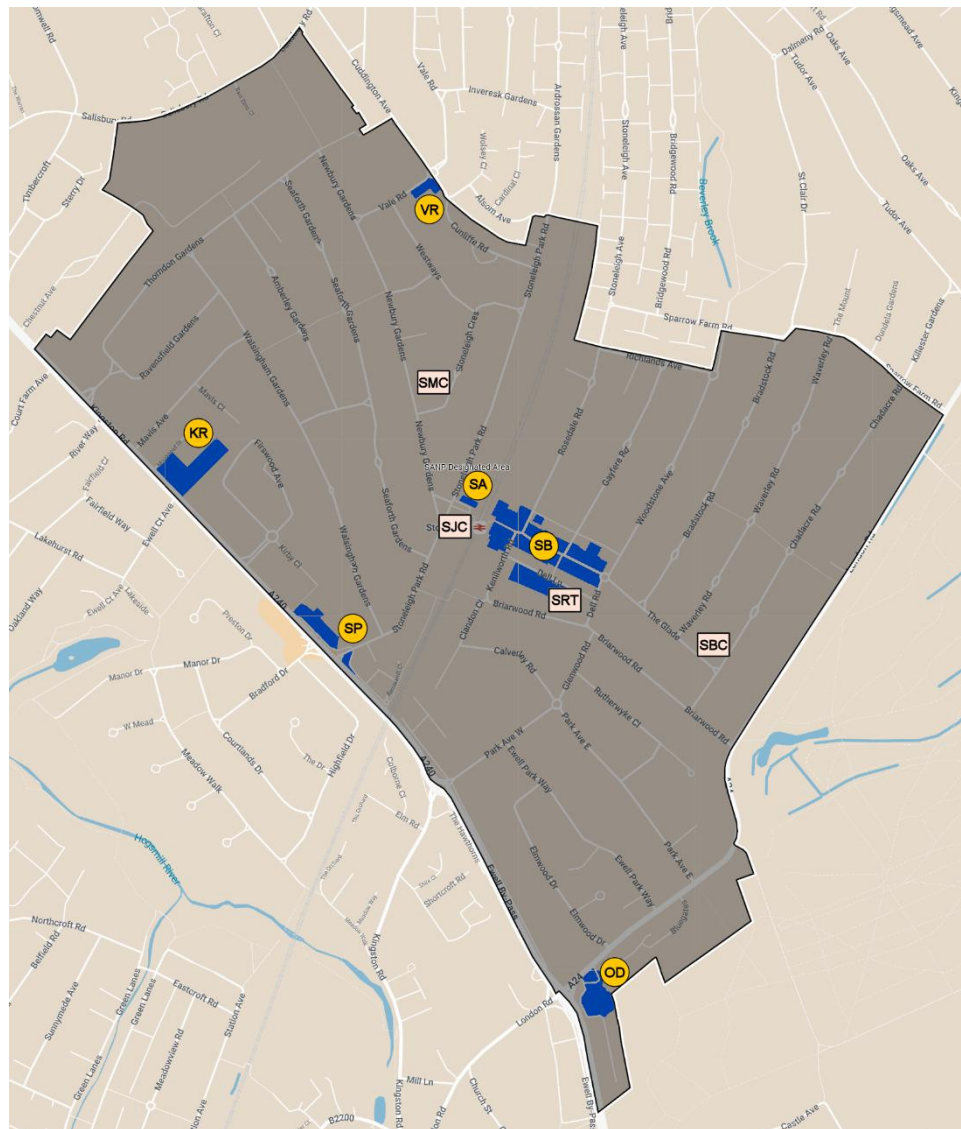


Figure 10 – Location of Retail and Places of Worship in the designated area

- 3.2.5 The retail areas above typically comprise shop units, with residential accommodation above. There is free on-street parking available for durations ranging from 30 minutes to 3 hours (depending on the retail location). private garages, pay and display car parks (Stoneleigh Public House and Stoneleigh Parade car park), Any redevelopment of these areas should take into account policy: SA-P-R-01 – Safeguarding of Retail and Service Facilities.

## Retail, Commercial, Hospitality & Community Cultural Facilities

- 3.2.6 The Development Management plan DM31 of EEBC 2017 seeks to support and safeguard isolated shops and groups of shops that serve local areas such as The Broadway, Station Approach, Stoneleigh Park Road and Vale Road. It will need to be demonstrated to the council under this DM that any change of use away from a retail outlet will provide a community service or function. SANF supports and commends the current plan DM31, along with any strengthening of the current scope and purpose of this DM plan, within the New Local Plan as it proceeds through council, as it is intended to preserve valued retail sites such as those in the SANP Designated Area.
- 3.2.7 Each of the RCHC areas within the SANP designated area have different characteristics and provide different kinds of retail services to the local residents.

### 3.2.2 Stoneleigh Broadway

- 3.2.2.1 Stoneleigh Broadway is a retail area situated outside Epsom Town centre within the Borough of Epsom and Ewell comprising 55 units. The larger retail outlets on The Broadway consist of multiple units.
- The percentage of currently vacant units (5.5%) is below the national high street average of 13.9% for Q2 of 2023 as reported by the British Retail Consortium (2023), with currently only three units empty since 2019 (pre Covid). This indicates that The Broadway remains a vibrant and commercially successful shopping area.
- 3.2.2.2 Stoneleigh Broadway offers a diverse range of shops within the current mix of retail outlets including large multiples used by national retailers. The majority of retailers on Stoneleigh Broadway are independent.
- 3.2.2.3 Alongside shops, Stoneleigh Broadway has a number of restaurants, take-aways, cafes, dry cleaners, a library, a medical centre and a grade 2 listed public house (The Station)

3

## Retail, Commercial, Hospitality & Community Cultural Facilities

3.2.2.4 Behind both sides of the Broadway there commercial and community facilities that include warehousing, car sales, a museum, a Hindu temple, a scout hall and nursery, along with parking spaces for the shops and flats on the Broadway.

### 3.2.3 Station Approach

3.2.3.1 Station Approach currently contains six retail units, one of which is vacant.

3.2.3.2 There are some small commercial units behind station approach.

3.2.3.3 Station Approach is located in close proximity to Stoneleigh Broadway, but is separated by the railway line running through Stoneleigh and Auriol. The shortest route to get from Stoneleigh Broadway (A) to Station Approach (B) by car involves a 1.1-mile journey.

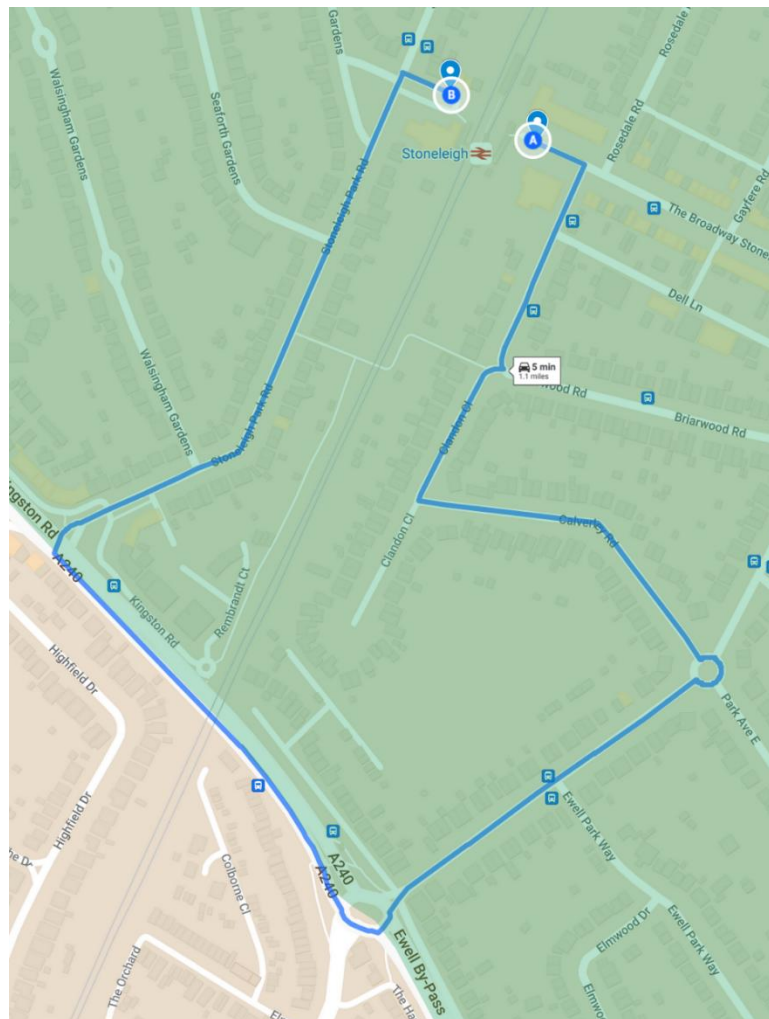


Figure 11 – Shortest Route from Stoneleigh Broadway to Station Approach by Car



## Retail, Commercial, Hospitality & Community Cultural Facilities

3.2.3.4 SANF notes that one retail outlet on Station Approach has been converted with planning permission into a residential property, with changed frontage. Whilst recognising this has gone through the appropriate council planning, SANF wishes it to be noted that it is a loss of a much-needed retail site on Station Approach.

### 3.2.4 Vale Road

3.2.4.1 Vale Road offers a limited but diverse range of shops and services, providing a very important local resource for those without car access to The Broadway or Epsom town Centre. Footfall is very local, many visit by car with parking available on Vale Road. Most shops have self-contained flats above.

3.2.4.2 Not all of the retail units on Vale Road are part of the SANP designated area, with some being part of Cuddington Ward. There is also a public house (The Willow Tree) in the vicinity, which also draws visitors to the area and is also just outside of the SANP designated area.

### 3.2.5 Stoneleigh Park Road / Kingston Road

3.2.5.1 Stoneleigh Park Road / Kingston Road offers a diverse range of small shops, eateries and services, with residential flats located above. Further retail units are available on the other side of the Kingston Road, which whilst not included within the SANP designated area, does influence the number of people visiting.

3.2.5.2 There is a public house (Queen Adelaide) which has an attached hotel and a petrol station/retail outlet located on the Kingston Road, that both fall within the SANP designated area.

### 3.2.6 London Road (Organ and Dragon Junction)

3.2.6.1 The London Road (Organ and Dragon Junction) is one of the busiest non-motorway junctions in Surrey. The section of this junction within the SANP designated area has a 24-hour petrol station and retail outlet. There is also a large and distinctive self-storage retail unit. The junction was named after the former public house that stood on the corner of the junction.

## 3.3 Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities

### Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities

The established purpose and role of the Retail Centres, shown above in Figure 10, will be preserved for the Stoneleigh and Auriol area. We will support proposals aimed at enriching and strengthening the vitality and sustainability of the shops and services within these Retail locations. Proposals that would improve and enhance local facilities and services by addressing the daily requirements of the community will be particularly supported. The protection formerly afforded by DM28 should be applied to all retail and service areas within the SANF designated area. This protection being:

- a) retaining existing shopping frontages in the Shopping Centres (as identified in Figure 10) predominantly for retail use, so that they continue to provide locally accessible goods and services and employment opportunities of a suitable scale for the size of the centre and or catchment area. Proposals for changes of use that threaten the predominance of class E uses will be resisted; and
- b) supporting local shops and resisting their loss (particularly convenience shops) in Local Centres.







Unless exceptional circumstances can be demonstrated, development at ground floor level should not lead to an over proliferation of non-retail use.

Along identified Primary Retail Frontages, the percentage of class E units will not fall below 66%. The Council will actively encourage a higher proportion of class E retail uses along these frontages. Uses other than class E will not be permitted in Primary Retail Frontages.

Where it has been demonstrated that environmental or amenity impacts prevent residential use, class E and other non-commercial uses may be acceptable at first floor level or above.

| Strategic Policy Context                   |   |
|--|---|
| <b>EEBC Core Strategy (2007):</b>          | CS 15: Measures to protect the role, function and needs of the local centre, page 44  |
| <b>NPPF (2024):</b>                        | 7. Ensuring the vitality of town centres, paragraph 90, page 26   |
| EEBC Development Management Policy Context |   |
| <b>EEBC DM Policies (2015):</b>            | DM28: Existing Retail Centres (Outside of Epsom Town Centre). Page 47<br>DM31: Safeguarding Small-Scale Retail Provision. Page 51 |

## 3.3.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |   | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|-------------------------------|---|----------------------------|--|------------------------------|---|
| <b>For</b>     | 17 (100%)                     |  | 12 (100%)                  |  | 12 (75%)                     |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 4 (25%)                      |  |

## 3.3.2 Context

3.3.2.1 Stoneleigh and Auriol has multiple retail facilities as outlined in overview for this section. These facilities have changed over time, but have always been diverse and met the needs of local residents.

## 3.3.3 Rationale and Justification

3.3.3.1 There is a slow but discernible trend for change of use from Retail Class A1 retail to class B1 office spaces in these local retail centres. The south side of The Broadway was, until recently, protected by Article 4 Directions from Epsom and Ewell Borough Council, which placed a restriction on primary retail frontages in Epsom Town Centre and Stoneleigh Broadway converting from what was A1 (retail) to A2 (professional services). The re-classification of retail premises (A1, A2 etc) has moved on and the new Class E classification for Commercial, Business and Service renders the Article 4 Direction obsolete.

3.3.3.2 In general, local residents believe that the shopping provision of the two main retail areas for the area are sufficient and less than 10% of the respondents to an on-line survey held in November 2022 used them less than once per week.

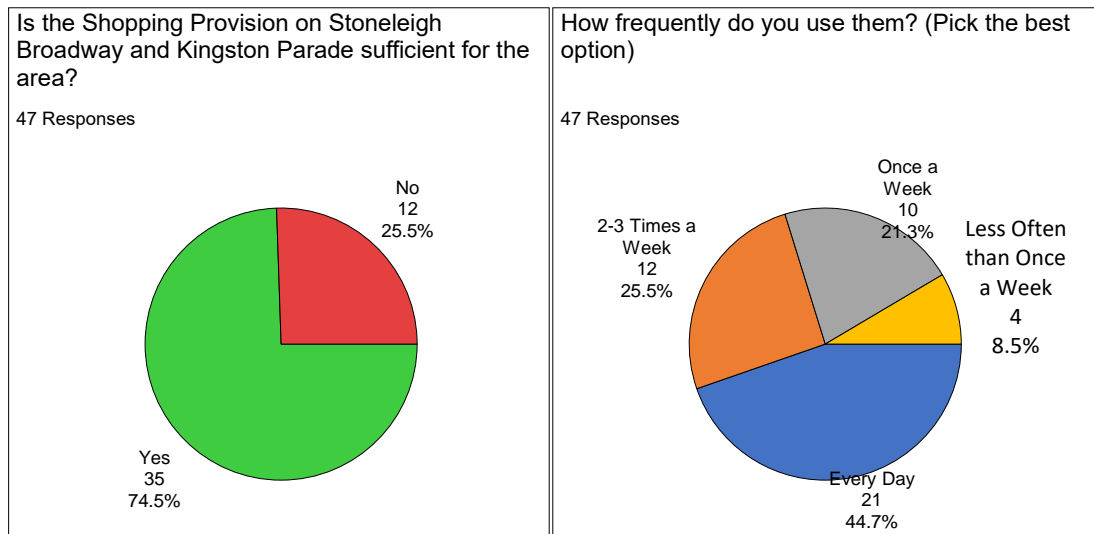


Figure 12 – Responses to the Retail on-line survey questions.

## 3.4 Policy SA-P-R-02 – Safeguarding of Public Houses

### Policy SA-P-R-02 – Safeguarding of Public Houses

The Station Pub (The Broadway, Stoneleigh), and The Queen Adelaide (272 Kingston Road), as shown in Figure 13, should be regarded as valued community facilities and proposals which would result in the loss of any of these existing public houses, whilst they remain viable as a Public House, will not be supported.

#### Strategic Policy Context





|                                   |  |
|-----------------------------------|--|
| <b>EEBC Core Strategy (2007):</b> | CS13: The loss of community, cultural and built sports facilities  |
| <b>NPPF (2024):</b>               | 7. Ensuring the vitality of town centres, paragraph 90, page 26<br>8. Promoting healthy and safe communities, paragraph 96, page 28. |

#### EEBC Development Management Policy Context

|                                 |     |
|---------------------------------|-----|
| <b>EEBC DM Policies (2015):</b> | N/A |
|---------------------------------|-----|

### 3.4.1 Policy Survey Results

3.4.1.1 From June 2024, this policy replaced the previous Policy SA-P-R-02 – Redevelopment of Retail Sites in June 2024, which was replicating existing policies.

|                | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|----------------------------|--|------------------------------|---|
| <b>For</b>     | 10 (100%)                  |  | 13 (92.9%)                   |  |
| <b>Against</b> | 0 (0%)                     |  | 1 (7.1%)                     |  |

## Retail, Commercial, Hospitality & Community Cultural Facilities

### 3.4.2 Context

#### 3.4.2.1 Stoneleigh and Auriol has two remaining public houses.

- The Station Pub (The Broadway, Stoneleigh) (SP on the map below)
- The Queen Adelaide (272 Kingston Road, Auriol) (QA on the map below)

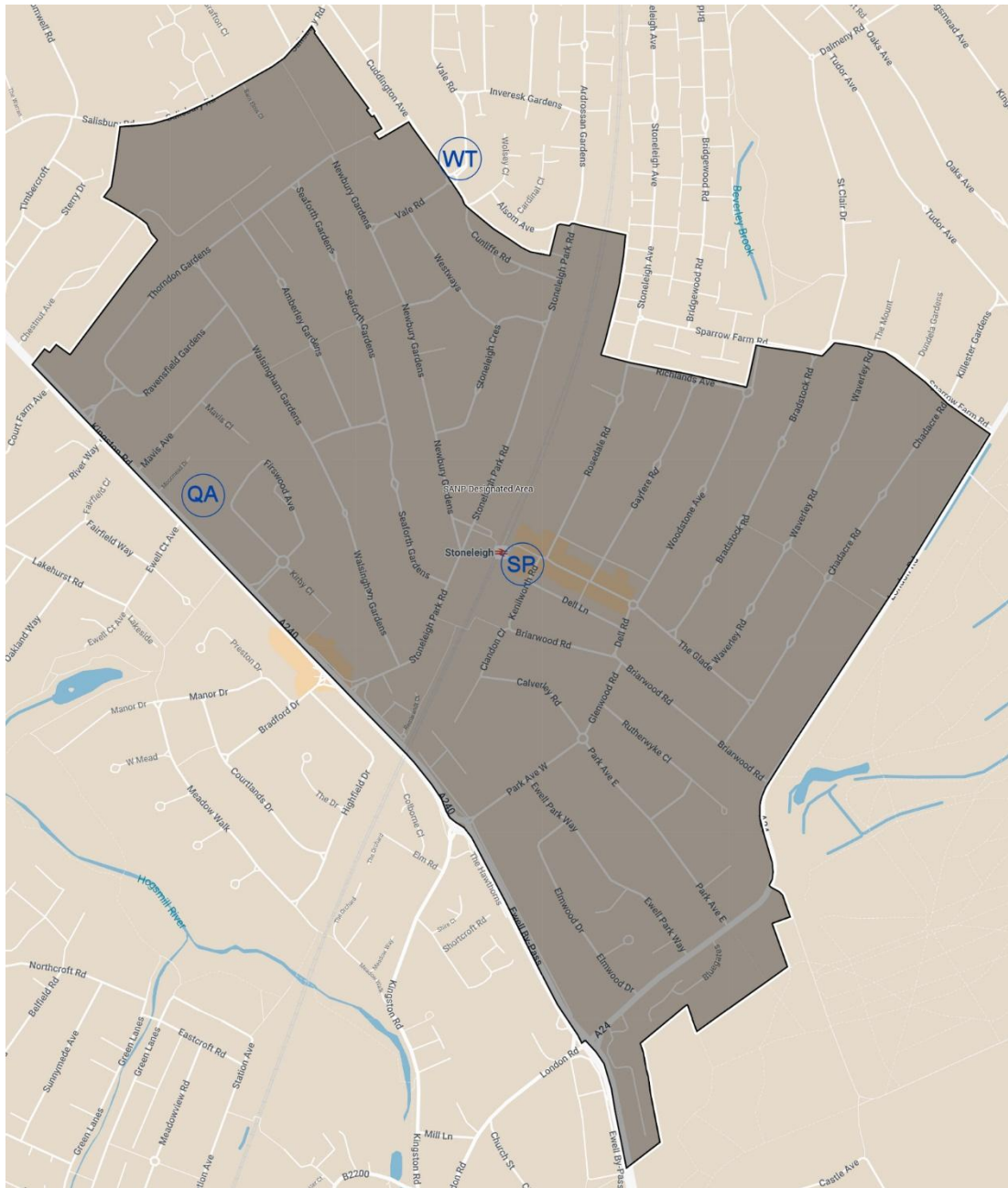


Figure 13 – Map of Public House Locations

## Retail, Commercial, Hospitality & Community Cultural Facilities

- 3.4.2.2 There is another public house used by many residents of Auriol, named The Willow Tree (Marked as WT on the map above), that has been raised by residents as being missing from this policy. This public house is on the border of Cuddington and Auriol, and falls into the Cuddington ward and is therefore outside of the SANF designated area.
- 3.4.2.3 A public house called “The Organ and Dragon” located on the London Road junction of the A24 and A240 in Stoneleigh closed in 2012 and was demolished in 2014. Numerous planning applications have been made for the site, including a supermarket and fast-food restaurant. It’s likely that the site will become a complex of flats or care homes. Planning permission for the site was granted in 2022 for up to 45 flats, but the site was immediately put up for sale once planning permission was obtained. As of February 2024, the site remains derelict since the demolition of the public house.
- 3.4.2.4 The Station Pub was Grade II listed on the 24<sup>th</sup> of August 2015. The Organ and Dragon pub was in the process of becoming Grade II listed prior to its demolition in 2014. The Queen Adelaide public house currently has no protection as a listed building.

### 3.4.3 Rationale and Justification

#### 3.4.3.1 According to CompanyDebt, 2024

*Since 2000, a quarter of pubs have closed in the UK, totalling more than 13,000 locations. Four out of five people have seen a pub close down within five miles of their home. During 2023, more than 500 freehold pubs were sold, 34% of which will no longer operate as pubs in the future.*

...

*One lesser known theory for why pubs close attributes the trend to high property prices. With many pubs occupying older buildings right in the centre of communities, their bricks and mortar value tempts publicans to sell to developers, or convert for another use.*



## Retail, Commercial, Hospitality & Community Cultural Facilities

### 3.5 Community Recommendation SA-CR-R-01 – Support for retail diversity.

#### Community Recommendation SA-CR-R-01 – Support for retail diversity.

Applications to maintain or enhance the diverse range of retail outlets in all shopping locations covered by this plan will be given full support, as long as the applications are for outlets in keeping with the area. Any plans that diminish the diversity of retail outlets in the area will not be supported.

#### 3.5.1 Context

3.5.1.1 The retail outlets in Stoneleigh and Auriol are diverse with healthy competition where duplication of facilities exist. For example, Stoneleigh Broadway can accommodate multiple supermarket chains, but there is not an excess of any one type of retailer.

#### 3.5.2 Rationale and Justification

3.5.2.1 The trend for a large number of multiple similar outlets, such as barbers, charity shops, American Candy stores and vaping outlets all within a small local area can have a detrimental effect on the high street.

## 3.6 Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities

### Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities

Any new, expansion of, or change of use of, “Retail, Commercial, Hospitality & Community/Cultural Facility” sites, especially those expected to attract large numbers of vehicles should provide adequate on-site parking for the predicted volume of attendees and should not rely on utilizing existing on street parking in the local vicinity. Parking at these facilities should also not adversely impact the general traffic flow in the local area.

#### Strategic Policy Context

##### EEBC Core Strategy (2007):

CS 16:

- provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements;
- ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, nor materially increase other traffic problems, taking account of any contributions that have been secured to the provision of off-site works.;

##### NPPF (2024):







9. Promoting sustainable transport: Paragraph 116 & 118, Page 33

#### EEBC Development Management Policy Context

##### EEBC DM Policies (2015):

N/A

### 3.6.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |   | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|-------------------------------|---|----------------------------|--|------------------------------|---|
| <b>For</b>     | 17 (100%)                     |  | 12 (100%)                  |  | 12 (75%)                     |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 4 (25%)                      |  |

## Retail, Commercial, Hospitality & Community Cultural Facilities

### 3.6.2 Context

- 3.6.2.1 The land behind one of the service roads on Stoneleigh Broadway has had planning applications in the past, which would have had a major impact on the parking in the local area.
- 3.6.2.2 Parking is identified an issue in Stoneleigh and Auriol, especially in the vicinity of the railway station. Issues with access for emergency services, bus services (E16) and refuse collection etc. led to many roads now operating restrictions via yellow lines to prevent commuter parking. However, there is still an issue at weekends where restrictions are not in place. Many roads in the area can only accommodate parking on one side of the road.

### 3.6.3 Rationale and Justification

- 3.6.3.1 The addition or expansion of any facility in the area should not have a major negative impact on the existing businesses and the residents in the vicinity of the development. For example, the service road (Dell Lane) had a rejected application: 15/01379/FUL (EEBC, 2016) to build a hall with a capacity for over 800 people with no additional parking facilities in the immediate area.
- 3.6.3.2 Whilst the above is a real-life example, the same argument would apply to any new development or change of use, for example one of the larger retail units changing use to a popular national fast-food chain would cause issues in the area if no additional parking was provided for the new facility.

## Retail, Commercial, Hospitality & Community Cultural Facilities

3.6.3.3 In an on-line survey carried out in November 2022, the majority of responders said that they walked to their local retailers, with only 15% saying they usually drive to them.

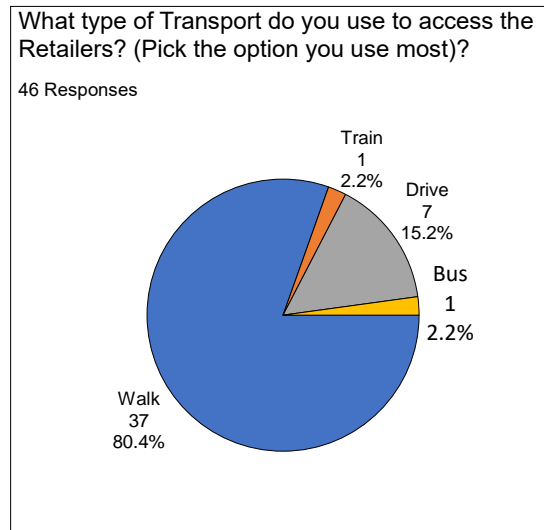


Figure 14 – Responses to the Transport to Retail on-line survey question.

It should be noted that the demographic of those who answered the on-line survey may not include groups such as the elderly who would utilize the parking facilities at the retail sites more than others.

**4**

**Green Spaces and Biodiversity**

## 4.1 High Level Objectives

| Objectives   | Policy / Community Recommendation                                |
|--|--|
| <p>To protect and enhance existing green spaces, sites of environmental significance, the semi-rural/leafy suburb character of the area and to ensure that they remain to the benefit of the community.</p> <p>To protect the roles green spaces, trees and hedgerows play in community health and well-being, biodiversity, carbon capture, air quality and flood prevention.</p> | <b>SA-P-G-01</b><br>Protection of Local Spaces                   |
|  | <b>SA-P-G-02</b><br>Protection of Notable Green Spaces           |
|  | <b>SA-P-G-03</b><br>Managing the Impact on Biodiversity.         |
|  | <b>SA-P-G-04</b><br>Protection of Trees, woodlands and Hedgerows |

## 4.2 Overview

- 4.2.1 The green spaces in Stoneleigh and Auriol, together with the parks lying just outside the area, make an essential contribution to the area's character and identity.
- 4.2.2 The many trees, hedgerows and lawns in the streets and gardens together with views of Epsom Downs also add to the semi-rural atmosphere. The trees along the railway embankments also add to this impression.
- 4.2.3 Bordering the eastern edge of Stoneleigh is the historic Nonsuch Park (250 acres / 101 hectares) and to the north is the grassy Cuddington Recreation Ground (25 acres / 10.1 hectares).
- 4.2.4 The Epsom and Ewell Tree Advisory Board (EETAB), promotes the preservation and care of local trees, reported that nine new trees have recently been planted in Stoneleigh and Auriol, plus thirteen fruit trees in Auriol Park.

## 4.3 Policy SA-P-G-01 – Protection of Local Green Spaces

**Policy SA-P-G-01 – Protection of Local Green Spaces**

The value of the Stoneleigh and Auriol six Local Green Spaces (as identified in paragraphs 0 and 4.3.2.2 will be conserved and protected from development in line with national policies. Inappropriate forms of development within any area of the Local Green Spaces listed in paragraph 4.3.2.2, will not be permitted unless justified by very exceptional circumstances.

**Strategic Policy Context**

EEBC Core Strategy (2007): N/A

NPPF (2024): 8. Promoting healthy and safe communities: Paragraphs 106 - 107, Page 30

**EEBC Development Management Policy Context**

EEBC DM Policies (2015): N/A

## 4.3.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |  | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |  |
|----------------|-------------------------------|--|----------------------------|--|------------------------------|--|
| <b>For</b>     | 17 (100%)                     |  | 11 (100%)                  |  | 13 (100%)                    |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 0 (0%)                       |  |

## 4.3.2 Context

4.3.2.1 There are nine large green spaces contained within Stoneleigh and Auriol, as shown below and detailed in paragraph 4.3.2.2.

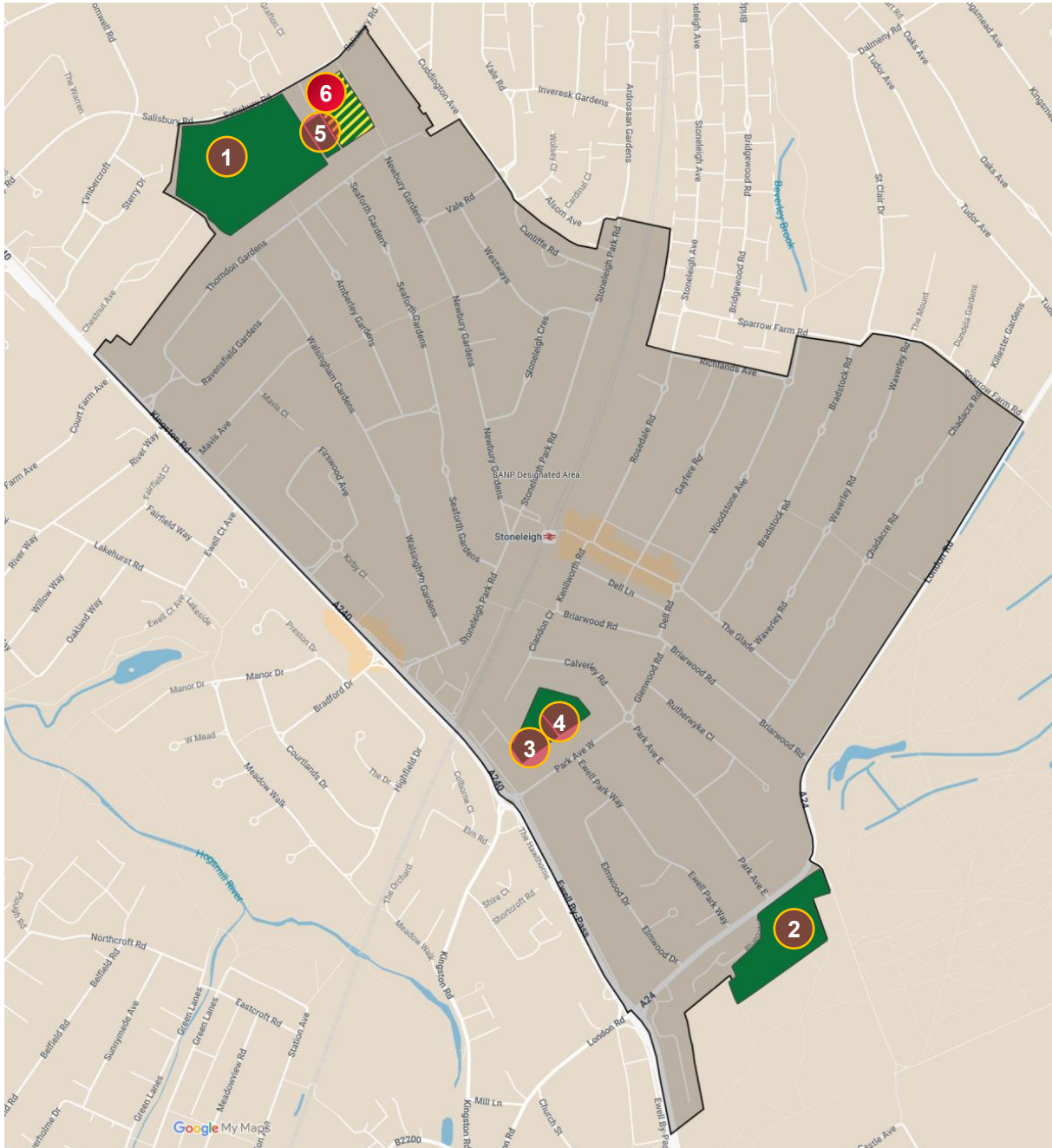


Figure 15 – Local Green Spaces in the SANP designated area.



4.3.2.2 Within the area are we designate the following six Local Green Spaces numbered 1 to 6 Inclusive (also shown on the map above)

Each of these meets the NPPF criteria of being:

- Close to the community
- Not extensive tracts of land
- Special, as described below

#### **1) Auriol Park (14.5 acres / 5.9 hectares)**

An area of grass and trees containing sports/football pitches, bowling green, tennis courts, an under 12's playground, a fenced multi-use play area and a café. It is used by hundreds of people each week (based on a snap survey taken on Saturday 17<sup>th</sup> February 2024 at approximately 11am). It is widely acknowledged that the park is used for sporting activities, dog walking, general leisure activities including the children's play area.

#### **2) A section of Nonsuch Park**

The Cherry Orchard Nursery site, which is the part of Nonsuch Park that included within the Stoneleigh ward.

Approximately 6 acres / 2.4 hectares of dense woodland where there is "an exceptional population of slow worms". (EEBC, Nonsuch Park Management Plan, 2023, Ch 1.5). Members of the community walk through its winding pathways daily.

The whole of Nonsuch Park, along with the adjoining Warren Farm has been designated as a Site of Nature Conservation Importance (SNCI). It has been selected as a SNCI, as indicated on the EEBC Local Plan, for its mosaic of habitats and important wildlife (EEBC 2023, Nonsuch Park Habitat Management Plan, Chapter 1.5)

#### **3) Recreation Ground (Park Ave West) (1.6 acres / 0.3 hectares)**

A grassy area with trees, which members of the community walk through daily.

#### **4) Allotments (Park Ave West)**

Self-managed allotments run by their own associations with council support (EEBC, 2023). Located next to the Recreation Ground. A high percentage of plots (near 100%) are tenanted, with a waiting list.

**5) Allotments (Barn Elms, by Auriol Park)**

Council managed allotments (EEBC, 2023). A high percentage of plots (near 100%) are tenanted, with a waiting list.

**6) Old School Field (Salisbury Road) – owned by SCC (not currently officially publicly accessible).**

*This site has been potentially lost since the initial creation of the plan due to a planning approval being granted to Surrey County Council, subject to appeals. Please note that this Green Space is also identified as part of the AHAP area by SCC (see paragraph: 4.3.3.9)*

This site forms part of a contiguous green corridor, along with Auriol Park, Barn Elm Allotments and Cuddington School Field. The Biodiversity Net Gain survey carried out by Surrey Wildlife Trust (2023, P3) indicates the adverse impact that the proposed development of the field would have. Even with mitigation measures the BNG Survey states:

*“The implementation of the measures will not meet a measurable gain for hedgerow units or habitat units. Furthermore, the project proposals will not satisfy trading rules.”*

A substantial loss of biodiversity would occur.

Prior to SCC removing access to the playing field, it was used by the school and groups such as the Scouts for camping and other outdoor activities.

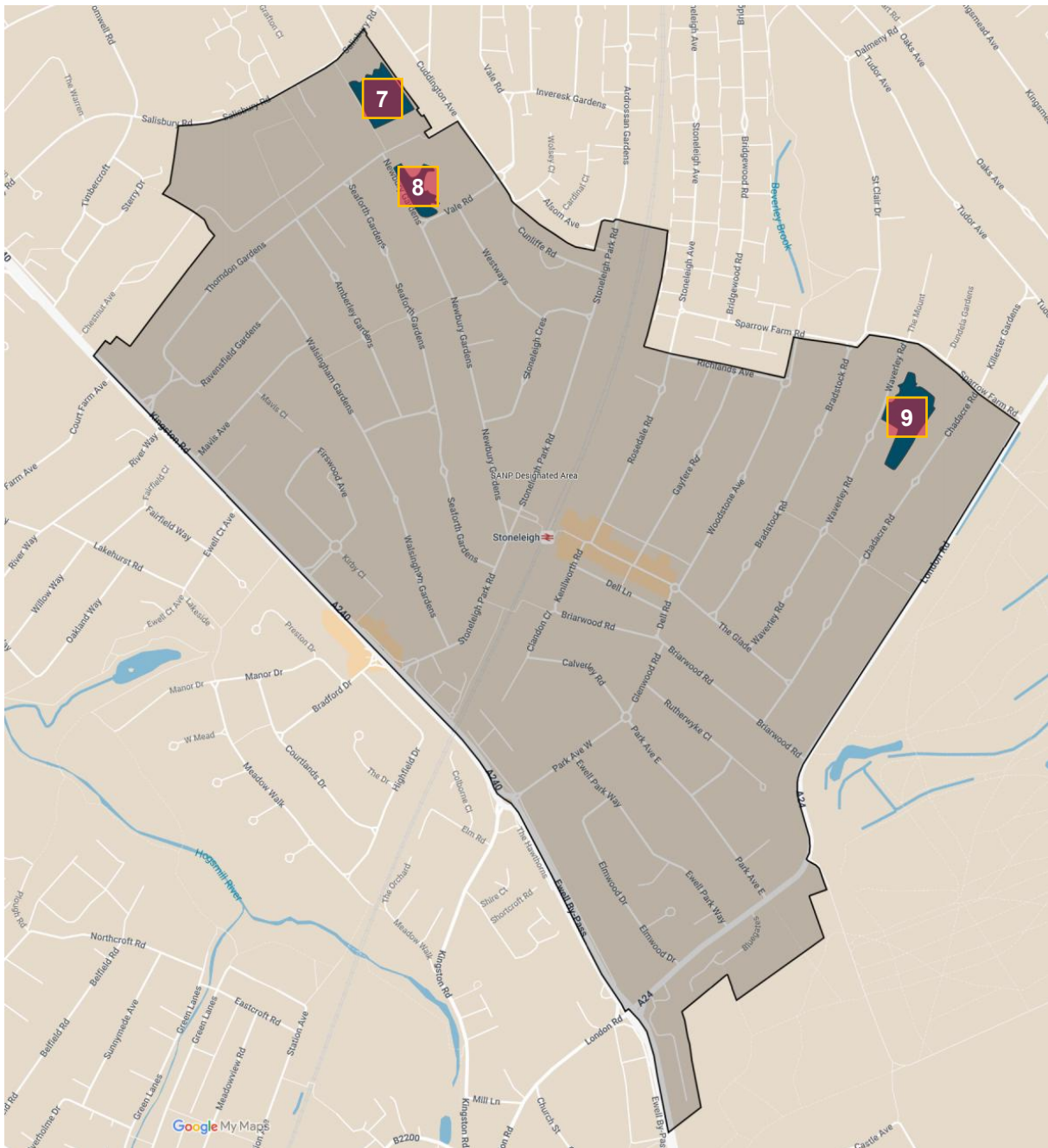


Figure 16 – School Fields in the Designated Area.

#### 4.3.2.3 Other Large Spaces, numbered 7 – 9 (see map above):

##### 7) Cuddington Community School field

This field is part of a contiguous band of green spaces across the Northern part of Auriol.

##### 8) Auriol and the Mead School field

##### 9) Meadow and Nonsuch Primary School fields

4.3.2.4 These playing fields are already protected by NPPF policies and are therefore not designated as Local Green Spaces in this plan, but are included for reference.

#### 4.3.3 Rationale and Justification

4.3.3.1 Paragraph 106 of the NPPF sets out the criteria which would justify LGS designation:

*The Local Green Space designation should only be used where the green space is*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

4.3.3.2 Opinions recorded at Forum engagement events show that parks, green spaces, trees, and Council flowerbeds are highly valued by residents, who consider them to be an important part of the local environment.

4.3.3.3 The park, recreation ground and playing fields all together make up less than 8% of the whole area and are therefore very precious to the community. They contribute hugely to the tranquillity, happiness and well-being of the residents.

4.3.3.4 The Nonsuch Park Habitat Management Plan states that there are over 80 species of birds and 400 plant species (EEBC, 2023).

4.3.3.5 Many of the birds also visit the Stoneleigh and Auriol area, including the crow, magpie, blackbird, song thrush, jay, starling, wood pigeon, collared dove, pied wagtail, robin, blue tit, great tit, house sparrow, dunnock, greater spotted woodpecker, green woodpecker, grey heron and gold finch.

- 4.3.3.6 Various small mammals also live in or visit the area, including nine species of bat that have been identified in the Protected Species Survey of the Salisbury Road area (Surrey Wildlife Trust, 2023) as part of an ongoing planning application for the former Auriol Junior School playing field (EEBC, 2023: Planning Reference: 23/00633/CMA).
- 4.3.3.7 Green spaces soak away rainwater, decreasing “run-off” and therefore decreasing stress to the drainage system as described further in the Sustainability chapter.
- 4.3.3.8 Allotments provide a habitat for a multitude of insect species and provides food and potential nesting sites for bird such as robins, wrens, song thrushes and blackbirds. They are also recognised as a place where local residents can get healthy exercise and socialise which is also beneficial for mental health. (Natural England, 2007). Any member of the community can apply to the council for a plot, although there are waiting lists which implies that they are popular and used within the community. Both of the allotment sites within the SANP designated area adjoin other local green spaces making a significant contribution to local biodiversity.
- 4.3.3.9 Surrey County Council has identified an area that covers large areas of designated spaces numbered 1, 5, 6 & 7 as an Area of High Archaeological Potential (AHAP).





Figure 17 – Area of High Archaeological Potential as identified by SCC

If you use the interactive map (SCC, 2023), select Heritage – Areas of High Archaeological Potential (AHAP) and zoom into the SANP designated area, you can click on the area and see the description which is currently states:

**Name:** Iron Age, Roman and Medieval activity, near Cuddington Community Primary School, Worcester Park

**Local Authority:** Epsom and Ewell Borough Council

**Summary Description:** A significant number of linear and curved features were identified during evaluation works along with ceramic finds of Iron Age, Roman and Medieval date. Probable multiperiod occupation site.

**Curator Notes:** AHAP created on recent archaeological work and interim reporting. Recommend reviewing boundaries on publication of work.

**Significance:** Very High; Iron Age finds and features, Roman finds and features, Medieval finds and features.

**Source:** SCAU. 2022 Interim report of findings at former playing field west of Cuddington Community Primary School

**Boundary Reasoning:** c - Current topography indicates a sensible and reasonable edge based upon the modern landscape.

**Date assigned:** 01/08/2023

**Last amended:** August 1 2023

#### 4.4 Policy SA-P-G-02 – Protection of Notable Green Spaces

##### Policy SA-P-G-02 – Protection of Notable Green Spaces

To preserve the character of the area, new developments should not encroach onto the notable green spaces listed in paragraph 0

This includes converting any of these areas into parking bays or removing all or some part of any of these green spaces to increase a development footprint.

##### Strategic Policy Context


|                                   |  |
|-----------------------------------|--|
| <b>EEBC Core Strategy (2007):</b> | N/A  |
| <b>NPPF (2024):</b>               | 8. Promoting healthy and safe communities: Paragraphs 106 - 107, Page 30 |

##### EEBC Development Management Policy Context

|                                 |     |
|---------------------------------|-----|
| <b>EEBC DM Policies (2015):</b> | N/A |
|---------------------------------|-----|

#### 4.4.1 Policy Survey Results

4.4.1.1 After June 2024, this policy was split from the Local Green Spaces policy as the designated green spaces in that policy are treated differently to notable green spaces.

| 3 <sup>rd</sup> October 2024 |           |   |
|------------------------------|-----------|---|
| <b>For</b>                   | 14 (100%) |  |
| <b>Against</b>               | 0 (0%)    |   |



## 4.4.2 Context


4.4.2.1 Notable Green Spaces within the SANP designated area are:


| Larger Green Areas found at:   |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Beaufort Way</li> <li>• Bluegates</li> <li>• Cunliffe Road</li> <li>• Ewell Bypass (x2)</li> <li>• Firswood Avenue</li> </ul>   | <ul style="list-style-type: none"> <li>• Newbury Gardens / Stoneleigh Park Road</li> <li>• Railway Embankment</li> <li>• Ravensfield Gardens / Thorndon Gardens</li> <li>• Vale Road,</li> </ul>   |
| Raised Flowerbeds found at:  |  |
| <ul style="list-style-type: none"> <li>• Briarwood Road / Chadacre Road (x2)</li> <li>• Elmwood Drive / London Road (x2)</li> <li>• Ewell Park Way / London Road (x2)</li> <li>• Kingston Road (shops)</li> </ul>  | <ul style="list-style-type: none"> <li>• Station Approach</li> <li>• Stoneleigh Park Road,</li> <li>• The Broadway (x8)</li> </ul>   |
| Planted/Grass Covered Roundabouts and Road Dividers found at:  |  |
| <ul style="list-style-type: none"> <li>• Amberley Gardens (x2)</li> <li>• Bradstock Road (x3)</li> <li>• Bradstock Road / The Glade</li> <li>• Calverley Road / Glenwood Road / Park Avenue East / Park Avenue West</li> <li>• Chadacre Road (x3)</li> <li>• Dell Road / The Broadway / The Glade / Woodstone Avenue</li> <li>• Elmwood Close</li> <li>• Elmwood Drive</li> <li>• Elmwood Drive / Ewell Park Way</li> <li>• Ewell Park Way</li> <li>• Firswood Avenue / Kirby Close</li> <li>• Gayfere Road</li> </ul> | <ul style="list-style-type: none"> <li>• Gayfere Road / Richlands Avenue</li> <li>• Lymington Gardens / Seaforth Gardens</li> <li>• Newbury Gardens / Vale Road</li> <li>• Rosedale Road</li> <li>• Rutherwyke Close</li> <li>• Seaforth Gardens (x3)</li> <li>• Seaforth Gardens / Thorndon Gardens</li> <li>• Stoneleigh Crescent</li> <li>• Thorndon Gardens / Walsingham Gardens</li> <li>• Walsingham Gardens (x2)</li> <li>• Waverly Road (x3)</li> <li>• Woodstone Avenue (x2)</li> </ul> |
| Grass Verges   |  |
| <ul style="list-style-type: none"> <li>• common throughout the designated area.</li> </ul>   |  |

Figure 18 – Table of Notable Green Spaces in the Designated Area

4.4.2.2 The following maps show the locations of these green spaces.

Larger Green Areas are shown with a dark blue background. 

Raised Flowerbeds are shown as gold with a red border. Please note that these may be shown as a  to denote the location of the flowerbed where the actual size would make it difficult to see on the maps.

Planted/Grass Covered Roundabouts and Road Dividers are shown with a purple background. 

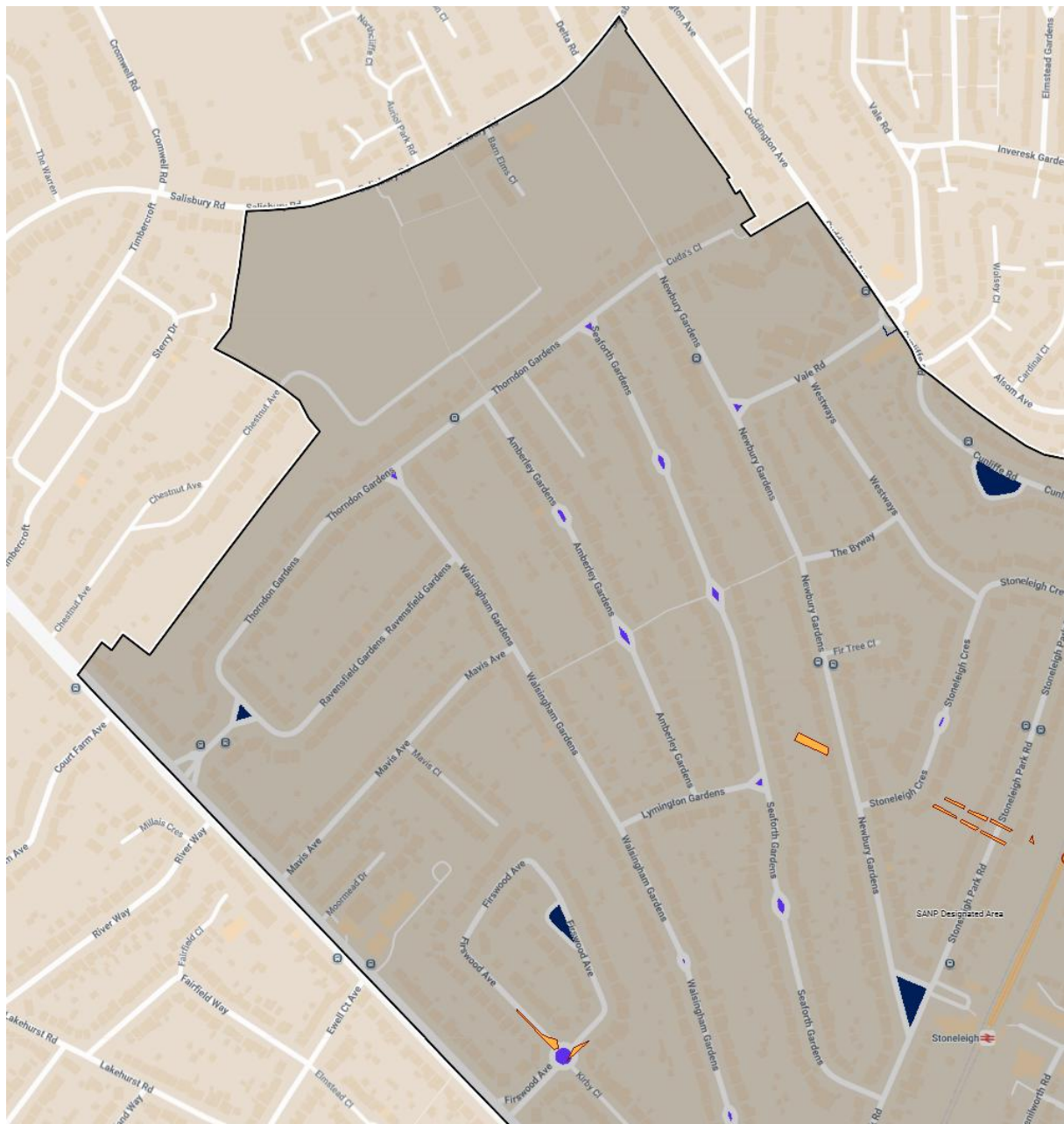


Figure 19 – Notable Green spaces in the North Western section of the Designated Area



*Figure 20 – Notable Green spaces in the North Eastern Section of the Designated Area*



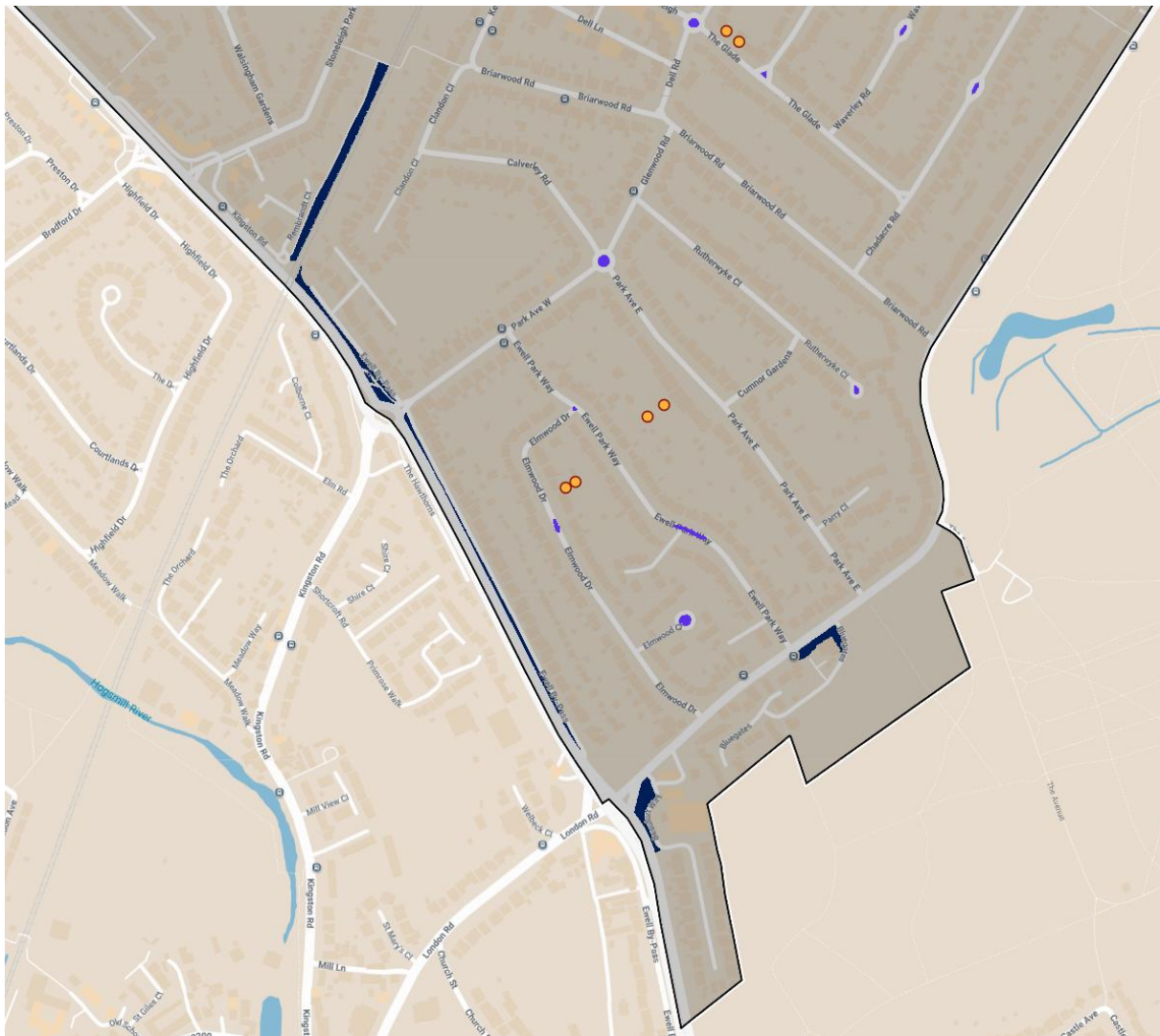


Figure 21 – Notable Green spaces in the Southern Section of the Designated Area

#### 4.4.3 Rationale and Justification

4.4.3.1 As mentioned previously, opinions recorded at Forum engagement events show that parks, green spaces, trees, and Council flowerbeds are highly valued by residents, who consider them to be an important part of the local environment.

4.4.3.2 The larger of these spaces are used for community events, for example the recent Platinum Jubilee celebrations.

## 4.5 Policy SA-P-G-03 – Managing the Impact on Biodiversity.

**Policy SA-P-G-03 – Managing the Impact on Biodiversity.**

All applications for development should consider the impact on the biodiversity within the area. This includes the problems associated with infill developments that impact on the green lanes that were created as part of the original design for the Stoneleigh and Auriol developments.

In accordance with NPPF policies, planning applications, (other than those that are exempt in accordance with the regulations), will be permitted, provided they can demonstrate that at least a 10% biodiversity net gain can be achieved, whilst conforming with all other relevant planning regulations/policies.

**Strategic Policy Context**







**EEBC Core Strategy (2007):** N/A

**NPPF (2024):** 15. Conserving and enhancing the natural environment: Paragraphs 192 - 193, Pages 55 - 56

**EEBC Development Management Policy Context**

**EEBC DM Policies (2015):** N/A

## 4.5.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |   | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|-------------------------------|---|----------------------------|--|------------------------------|---|
| <b>For</b>     | 16 (100%)                     |  | 11 (100%)                  |  | 10 (90.9%)                   |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 1 (9.1%)                     |  |

## 4.5.2 Context

4.5.2.1 All the grassed areas including the residents' gardens and the railway embankments provide suitable environments for many insects and pollinators. Recorded species in the area include Red Admiral, Speckled Wood, Gatekeeper and Meadow Brown, Large White, Comma and Peacock butterflies.

## 4.5.3 Rationale and Justification

4.5.3.1 Green spaces, covered elsewhere in the SANP, and green areas between streets and gardens were built into the development. This is very similar to the draft Local Plan planning for a network of accessible and integrated green infrastructure across the borough (P254 8.12). P226 states that:

*planning policies should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.*

## 4.6 Policy SA-P-G-04 – Protection of Trees, woodlands and Hedgerows.

### Policy SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.

All applications for development should minimise the destruction of trees, woodlands and hedgerows which contribute so significantly to the character of the area. However, where this is unavoidable, the plans should include the planting of at least as many trees and shrubs as have been destroyed by the development. All plans should include an explanation of how existing trees will be protected during the development.

#### Strategic Policy Context

EEBC Core Strategy (2007):

N/A

NPPF (2024):

15. Conserving and enhancing the natural environment: Paragraphs 192 & 193, Page 56

#### EEBC Development Management Policy Context

EEBC DM Policies (2015):

DM5 Trees and Landscape - Page 11

## 4.6.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |  | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |  |
|----------------|-------------------------------|--|----------------------------|--|------------------------------|--|
| <b>For</b>     | 19 (100%)                     |  | 12 (100%)                  |  | 14 (100%)                    |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 0 (0%)                       |  |

## 4.6.2 Context

4.6.2.1 When the two estates were developed, the overall design required significant planting of trees/bushes to improve the look of the area and to soften the lines of sight. Since then, general consensus has been reached regarding the benefits of greenery (especially trees) for reducing pollution and moderating extremes of temperature especially heat waves by providing shade. SANF welcome the EEBC initiative to increase the planting of trees in the Borough and would encourage all residents of Stoneleigh and Auriol to be involved and to look at whether trees and bushes can be re-planted in at the edge of driveways to restore some of the original ideas for the area. New developments must also take responsibility for improving the air quality and general look of the area by including green spaces in their plans.

## 4.6.3 Rationale and Justification

4.6.3.1 Green spaces including trees, hedgerows and gardens contribute significantly to biodiversity, carbon capture and therefore to the lessening of global warming.

4.6.3.2 The draft Local Plan (EEBC, 2023) (P230 7.72) states:

*Not only do trees help us commune with nature but they provide enormous benefits for health and wellbeing, biodiversity, air purification and carbon capture. Trees provide a significant environmental, aesthetic, cultural and economic benefit for our residents.*

The original developers of Stoneleigh and Auriol already understood this, as can be seen by the trees planted along all of the residential roads in the Designated Area and the green spaces within the retail areas.

4.6.3.3 SANF is concerned about the impact of infill and redevelopment in our residential area. It is important that the destruction of trees for infill and redevelopment is avoided when planning permission is granted and monitored closely by EEBC during development.

4.6.3.4

This page is intentionally left blank



**5**

## **Environmental Sustainability**

## 5.1 High Level Objectives

| Objectives   | Policy / Community Recommendation                                     |
|--|---|
| i. To protect the water supply and foul water drainage for new and existing residents. | <b>SA-P-S-01</b><br>Certainty of Water Supply and Foul Water Drainage |
| ii. To protect residents from flooding.  | <b>SA-P-S-02</b><br>Minimising Flood Risks                            |
|  | <b>SA-CR-S-01</b><br>Drainage Improvement                             |
| iii. To encourage the use of renewable energy in the home                              | <b>SA-P-S-03</b><br>Renewable Energy and Energy Efficiency            |

## 5.2 Overview

5.2.1 The UN Commission on Environment and Development defines sustainable development as:

*development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Within the Neighbourhood plan we are looking at long term sustainability including topics such as Global Warming, Carbon neutrality as well as short term issues such as increased flood risks, air quality and extreme weather conditions. The objective is to set policies for development which address both the long- and short-term issues.*

5.2.2 Water neutrality, is defined by the Environment Agency (2009, P1) as:

*‘...total demand for water should be the same after new development is built, as it was before. That is, the new demand for water should be offset in the existing community by making existing homes and buildings in the area more water efficient’ (Therival et al., undated).*

5.2.3 The impact of climate change in the short-term will affect residents differently depending on their location within the designated area, but the way in which developments are carried out can have a significant impact on other areas of the designated area.

5.2.4 An on-line survey for Environment & Sustainability was carried out in June 2023, but there were only 4 respondents. We have not included the results in this section as whilst informative, we do not believe them to be a significant size to represent the views of the community

### 5.3 Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage

#### Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage

For any new developments, the developers should document and minimise the implications for the water supply and foul water drainage for third party properties. This should provide certainty of water supply/quality, along with minimising the impact on foul water drainage through which any shared drains run, in line with NPPF strategic policy.

#### Strategic Policy Context

EEBC Core Strategy (2007):

N/A

NPPF (2024):

3. Plan-making: Paragraph 20b, Page 9

#### EEBC Development Management Policy Context


EEBC DM Policies (2015):

N/A


#### 5.3.1 Policy Survey Results

- 5.3.1.1 Before June 2024, this policy as originally split into separate policies for incoming water supply and outgoing drainage, but were combined as they had very similar objectives.



**Survey Results - Policy SA-P-S-01 – Guarantee of Adequate Water Supply**

| 21 <sup>st</sup> January 2024 |           |   |
|-------------------------------|-----------|---|
| <b>For</b>                    | 18 (100%) |  |
| <b>Against</b>                | 0 (0%)    |   |

**Survey Results - Policy SA-P-S-02 – Guarantee of Foul Water Drainage**

| 21 <sup>st</sup> January 2024 |           |   |
|-------------------------------|-----------|---|
| <b>For</b>                    | 16 (100%) |  |
| <b>Against</b>                | 0 (0%)    |   |

**Survey Results - SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage**

|         | 20 <sup>th</sup> June 2024 |   | 3 <sup>rd</sup> October 2024 |  |
|---------|----------------------------|---|------------------------------|--|
| For     | 11 (100%)                  |  | 14 (100%)                    |  |
| Against | 0 (0%)                     |   | 0 (0%)                       |  |

**5.3.2 Context**

5.3.2.1 Water to most of the Area is supplied by SES which primarily uses underground aquifers. Climate change is already having an impact, and could have an even greater impact on the volume of ground water that is collected in the aquifers as the levels of rainfall change. There is clearly a limit to the amount of water that is available within the SES catchment area.

5.3.2.2 Drainage within the area falls into two distinct types: foul water which is the responsibility of Thames water and rain run-off, much of which flows into the lake at Ewell Court and hence into the Hogsmill river.

**5.3.3 Rationale and Justification**

5.3.3.1 No resident will ever want their water supply, including water quality, pressure and taste to be adversely affected by any new developments.

5.3.3.2 The foul water drainage system was installed in the 1930s when the estate was built. Houses 'share' the foul drainage systems which link into major under street drains. Blockages within the shared drainage system can affect properties which may not be responsible for cause, resulting in foul water rising through manhole covers in front or back gardens. Adding new properties to the system could exacerbate the situation and cause further inconvenience to 'innocent' households.

## 5.4 Policy SA-P-S-02 – Minimising Flood Risks

### Policy SA-P-S-02 – Minimising Flood Risks.

Any new developments, of any size, including extensions requiring planning permission, will minimise the amount of excess surface water run-off into the street from the site through the use of measures such as soak-aways, ponds or other or other Sustainable Drainage Systems (SuDS) at a level appropriate to the scale and type of development. They should retain as much green space as possible and soakaways should be utilised as the primary means of surface water disposal where ground conditions are suitable.

All new developments should where possible, capture water in butts for garden and general outdoor use, with the additional benefit of enhancing water neutrality.

#### Strategic Policy Context

##### EEBC Core Strategy (2007):

CS 6: ... avoids increasing the risk of, or from, flooding;  
Potentially: Draft Local Plan (2023), Policy S15: Flood Risk and Sustainable Drainage Page 234

##### NPPF (2024):

3. Plan Making, Paragraph 20 b, page 9  
14. Meeting the challenge of climate change, flooding and coastal change, Paragraph 164 a, page 48,

#### EEBC Development Management Policy Context

##### EEBC DM Policies (2015):

DM19: Development & Flood Risk, Page 32

### 5.4.1 Policy Survey Results – Minimising Flood Risks

|         | 21 <sup>st</sup> January 2024 |        |  | 20 <sup>th</sup> June 2024 |        |  | 3 <sup>rd</sup> October 2024 |        |  |
|---------|-------------------------------|--------|--|----------------------------|--------|--|------------------------------|--------|--|
| For     | 22                            | (100%) |  | 10                         | (100%) |  | 14                           | (100%) |  |
| Against | 0                             | (0%)   |  | 0                          | (0%)   |  | 0                            | (0%)   |  |

## 5.4.2 Policy Survey Results – Sustainable Drainage

|                | 21 <sup>st</sup> January 2024 |  | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |  |
|----------------|-------------------------------|--|----------------------------|--|------------------------------|--|
| <b>For</b>     | 18 (100%)                     |  | 11 (100%)                  |  | 10 (100%)                    |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 0 (0%)                       |  |

5.4.2.1 The SuDS component of this policy was also part of a stand-alone policy before being merged into this policy at the request of EEBC.

## 5.4.3 Context

5.4.3.1 Within the designated area and following a report commission by EEBC (Jacobs, 2008) and later updated in 2018, it was confirmed that certain roads fall within the floodplain of the Hogsmill River. According to the flood modelling, an area known locally as the Hogsmill Open Space largely lies within a buffer-strip of green space that has been created either side of the watercourse. As stated in section 6.7.2, paragraph 184 of the 2008 SFRA document and in section 5.4.2 of the 2018 update:

*The Flood Zone 3a impacts extensively on properties in Briarwood Road, Stoneleigh Park Road, Preston Drive and Manor Drive following the path of the stream from Nonsuch Park to the Hogsmill.*

Flood Zone 3a has the following recommendations:

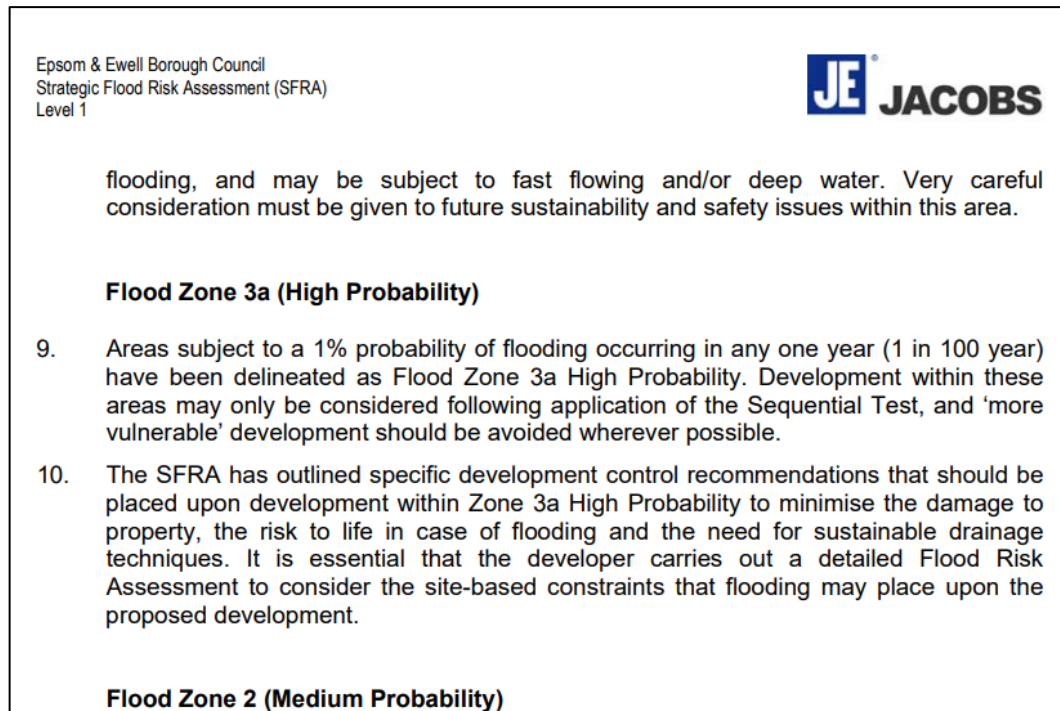


Figure 22 – Flood Zone 3a recommendations

5.4.3.2 A more recent Strategic Flood Risk Assessment has been commissioned by EEBC (METIS 2024). This assessment is at a much lower granularity than the previous assessments referenced above, and makes little direct reference to the flood risks in either Stoneleigh (3 mentions in the entire document) or Auriol (0 mentions). There is no mention of the culverts feeding the Hogsmill from Nonsuch Park, through Stoneleigh and no mention of the specific location of the solid clay geology in the north western part of the borough, which includes Stoneleigh and Auriol.

5.4.3.3 The latest SFRA states in one of the three mentions of Stoneleigh that:

*The Hogsmill River flows through the north-western areas of the borough between [SIC] East/West Ewell and Stoneleigh and exerts the largest flood risk on the area*

Even at its closest, the river is over 300m from the border of Stoneleigh.

5.4.3.4 Due to the lack of granularity and the fact that the local waterways and drainage system have not changed significantly since 2018, SANF is reluctant to use the latest 2024 SFRA and feels that the 2018 SFRA is far more relevant to the designated area.



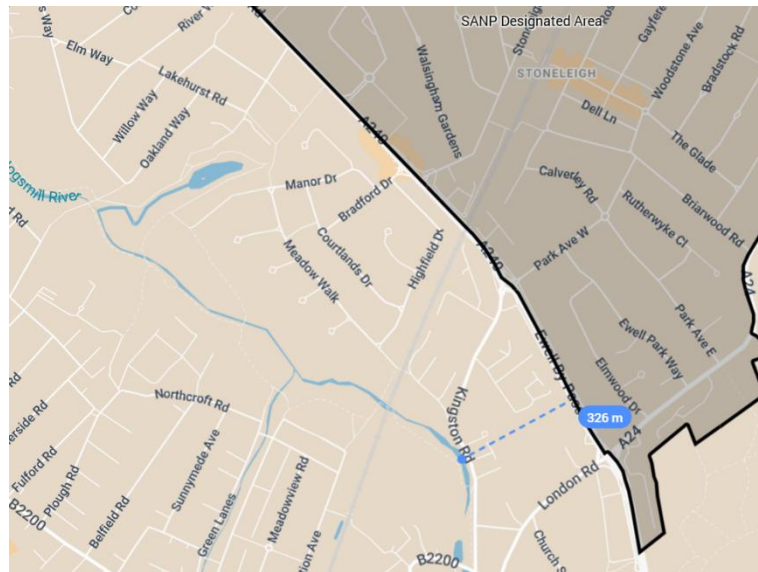


Figure 23 – Closest Proximity of the Hogsmill River to Stoneleigh and Auriol

5.4.3.5 In terms of surface water flooding, one out of four principal surface water flow paths within the designated area is along Walsingham Gardens, continuing until it flows into King George's Auriol Park

5.4.3.6 SuDS forms part of the ongoing defence against surface water flooding, lowering the risk of overwhelming foul sewers existing drainage infrastructure as identified in the context for Policy SA-P-S-02 – Minimising Flood Risks.

5.4.3.7 According to the susdrain community website (c, 2024)

*SuDS are more sustainable than traditional drainage methods because they:*

- *Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding*
- *Provide opportunities for using runoff where it falls*
- *Protect or enhance water quality (reducing pollution from runoff)*
- *Protect natural flow regimes in watercourses*
- *Are sympathetic to the environment and the needs of the local community*
- *Provide an attractive habitat for wildlife in urban watercourses*

- *Provide opportunities for evapotranspiration from vegetation and surface water*
- *Encourage natural groundwater/aquifer recharge (where appropriate)*
- *Create better places to live, work and play.*

#### 5.4.4 Rationale and Justification

5.4.4.1 Surface water causes most of the flooding in the designated area during periods of heavy rain. When the Stoneleigh and Auriol estates were built, all properties had front and back gardens intrinsic to the design. In recent years, a significant amount of ground which previously absorbed rainwater, has been covered over by concrete and other non-porous materials, especially in front gardens, but also for extensions and patios in back gardens. Recent changes to legislation have required any new driveways which face on the road to include drainage and soak aways. However, this has only been installed in a small number of the total drives that have been paved over.

5.4.4.2 All of the respondents to our survey carried out on the 25<sup>th</sup> of January 2024 agreed (most strongly) that new developments should utilise Sustainable Drainage Systems to help reduce flooding.

### 5.5 Community Recommendation SA-CR-S-01 – Drainage Improvement

#### Community Recommendation SA-CR-S-01 – Drainage Improvement

- 1) The relevant Drainage Authorities will be encouraged to include drainage improvement schemes in their development plans.
- 2) A proportion of NCIL could be made available to service providers by the appropriate community body to encourage prioritisation of the delivery of these schemes.

### 5.6 Policy SA-P-S-03 – Renewable Energy and Energy Efficiency

#### Policy SA-P-S-03 – Renewable Energy and Energy Efficiency

- 1) Any new developments are encouraged to incorporate renewable and low-carbon energy and heating schemes, appropriate to the size of the development. (NPPF para.165)
- 2) The construction materials and design should maximise heat retention during cold months but also minimise the heat transmission to the property during hot weather. Developers are encouraged to take the opportunity to integrate passive design principles, including orientation, glazing and shading with regard to the winter and summer sun and natural venting.

#### Strategic Policy Context





EEBC Core Strategy (2007): N/A

NPPF (2024): 14. Meeting the challenge of climate change, flooding and coastal change: Paragraphs 165 & 167, pages 48 & 49

#### EEBC Development Management Policy Context

EEBC DM Policies (2015): N/A

#### 5.6.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |   | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|-------------------------------|---|----------------------------|--|------------------------------|---|
| <b>For</b>     | 16 (100%)                     |  | 12 (100%)                  |  | 7 (63.6%)                    |  |
| <b>Against</b> | 0 (0%)                        |   | 0 (0%)                     |  | 4 (36.4%)                    |  |

### 5.6.2 Context

5.6.2.1 Climate Change impacts us all and all the respondents to our survey carried out on the 25<sup>th</sup> of January 2025, on sustainability felt that the local plan and hence the neighbourhood plan should address the issue of climate change even further. This was particularly relevant to energy efficiency and carbon neutrality.

5.6.2.2 At the time of their design and build, most of the dwellings in Stoneleigh and Auriol relied on fossil fuels for their heating with fireplaces in downstairs rooms and chimneys that heated the upstairs rooms as the smoke rose up the chimneys. Most have since installed either gas or electric central heating. However, residents are becoming increasingly aware of the need for sustainable energy and the number of homes with solar panels is increasing rapidly (which should be fuelled further by the EEBC Solar Together scheme which is now underway in the area).

### 5.6.3 Rationale and Justification

5.6.3.1 The need for new developments to be energy efficient had an almost 100% approval in our survey results.

**6**

**Transport**

## 6.1 High Level Objectives

| Objectives   | Policy / Community Recommendation                             |
|--|---|
| i. To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area. | <b>SA-P-T-01</b><br>Assessment of Transport Impact            |
|  | <b>SA-P-T-02</b><br>Motor Vehicle and Cycle Storage           |
|  | <b>SA-CR-T-01</b><br>Improvements to Transport Infrastructure |

## 6.2 Overview

- 6.2.1 The Public Transport Accessibility Level (PTAL) (TFL 2023) for the SANP designated area is rated as: **1b. (very poor)**, as shown in the attached analysis contained in: Appendix 3 – PTAL Calculation. Whilst PTAL is a London based metric, the proximity of Stoneleigh and Auriol to the border of Greater London, coupled with Transport for London (TFL) providing the majority of transport options in the SANP designated area makes the PTAL calculation more suited to the area than the standard ones used by Surrey County Council for the rest of Surrey, or the Regulation 18 Transport Assessment (EEBC, 2024).
- 6.2.2 It is widely agreed that sustainable travel options should be explored and implemented. Less driving and greater use of public transport, footpaths and cycle routes is beneficial for the health and well-being of residents.
- 6.2.3 Our survey carried out on May 22<sup>nd</sup> 2023 indicates that most local residents walk to the Broadway shops, but drive to the larger supermarkets such as those at North Cheam and Epsom.

- 6.2.4 A small survey, carried out on the 28<sup>th</sup> August 2023, of three typical roads in the designated area revealed an average car ownership of 1.55 vehicles per household and a distribution as shown below:

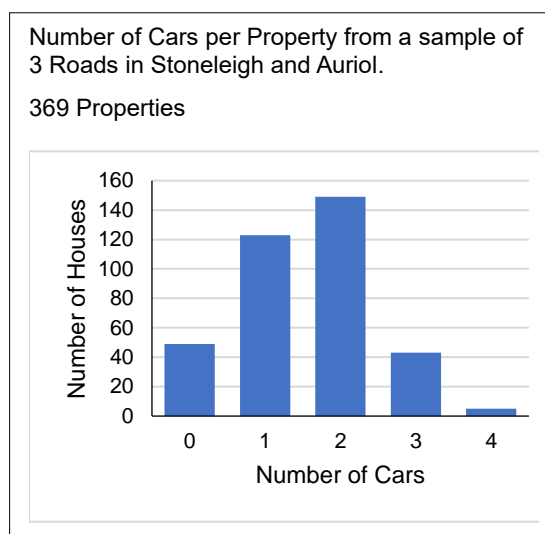


Figure 24 – Distribution of Cars per Property

## 6.2.2 Roads, Cycle Paths and Footpaths

- 6.2.2.1 Stoneleigh and Auriol are bordered by two main roads: The A24 London Road in the south east and the A240 Kingston Road in the south west. Residential roads mark the other edges of the area: Salisbury Road in the west and in the north, Sparrow Farm Road, Cunliffe Road and Cuddington Avenue.
- 6.2.2.2 A considerable amount of traffic passes through on roads such as Stoneleigh Park Road, Woodstone Avenue and Thorndon Gardens, which are “cut-throughs” to Worcester Park, and there is often traffic congestion in Park Avenue West.
- 6.2.2.3 Large amounts of traffic also pass through Park Avenue West, Glenwood Road and Briarwood Road to avoid congestion at the Organ and Dragon crossroads of the A240 / A24, which is one of the busiest non-motorway junctions in the whole of Surrey.
- 6.2.2.4 Speed platforms reduce the traffic speed in the Park Avenue/Briarwood Road area and also around the schools. Traffic islands also calm the traffic in some roads.

- 6.2.2.5 The roads within the designated area are, bar the major roads referenced earlier, 6 metres wide, meaning that car parking can only be provided on one side of the road without impacting traffic flow. Further, parking restrictions exist on the majority of the roads surrounding Stoneleigh Station and Stoneleigh Broadway, restricting on-street parking, typically Monday to Friday 08:00-18:00.
- 6.2.2.6 The uneven surfaces of some footpaths are a major hazard to pedestrians, especially the frail and elderly, and uneven road surfaces are a hazard to cyclists. This is of great concern to some residents, as recorded in our engagement events.
- 6.2.2.7 There are currently no marked cycle lanes in the residential roads, however there is an emerging cycle and walking route proposals from EEBC (Epsom and Ewell Local Cycling and Walking Infrastructure Plan (LCWIP)) & SCC. As mentioned previously, most roads are too narrow allow such an introduction. There are some specified cycle routes in Auriol Park and shared pedestrian cycle paths along the A24 and A240.
- 6.2.2.8 There are many alleyways joining local roads throughout the area which helpfully reduces walking distances. Most of these alleyways currently prohibit cycling.

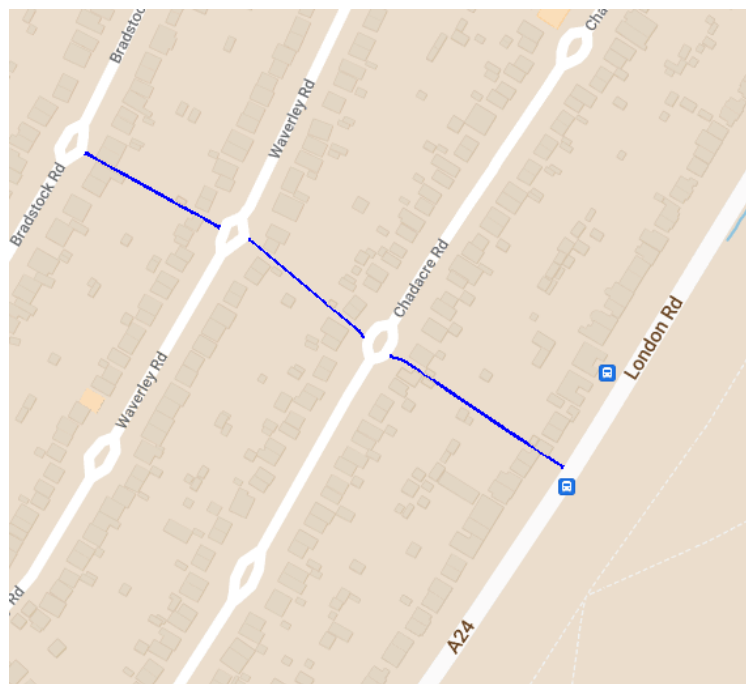


Figure 25 – Example of Alleyways linking roads (blue lines)



## 6.2.3 Rail and Buses

- 6.2.3.1 The Waterloo to Epsom (and beyond) railway line runs through the centre of the neighbourhood, which may be crossed on foot via the steps at the Railway Station (step free access is currently under construction), or through the alleyway “cattle-arch” under the railway embankment.
- 6.2.3.2 Trains to London are generally four per hour during peak times and only two per hour during off-peak and at weekends. Recent changes to the timetable on the line serving Stoneleigh have resulted in two peak time services per hour being cut to and from Epsom to Waterloo, resulting in more crowding on trains before they arrive at Stoneleigh. Saturday services have also been cut from four to two trains per hour.
- 6.2.3.3 During peak time, there are two trains continuing from Epsom to Dorking per hour and two trains continuing on to Guildford per hour. Off peak this service is halved. Residents do not think this is a good service (see Appendix 5 – Transport Survey Results). There are no other long-distance train services at any time.
- 6.2.3.4 Over 600 people take the train on a week-day morning between 6.00-8.30am, as this survey shows:

| <b>Stoneleigh Station Passengers Embarking (Fri 3<sup>rd</sup> November 2023<sup>1</sup>)</b> |                         |                           |              |
|---|-------------------------|---------------------------|--------------|
| <b>Time Interval (am)<sup>2</sup></b>   | <b>Number of Adults</b> | <b>Number of Children</b> | <b>Total</b> |
| 06:10 - 06:25   | 42                      | 0                         | 42           |
| 06:25 - 06:55   | 86                      | 0                         | 86           |
| 06:55 - 07:25   | 68                      | 4                         | 72           |
| 07:25 - 07:40   | 69                      | 20                        | 89           |
| 07:40 - 07:55   | 66                      | 81                        | 147          |
| 07:55 - 08:10   | 59                      | 12                        | 71           |
| 08:10 - 08:25   | 55                      | 70                        | 125          |
| <b>Totals</b>   | <b>445</b>              | <b>187</b>                | <b>632</b>   |

Figure 26 – Stoneleigh Station Footfall

<sup>1</sup> It has been noted that this spot survey was carried out on a Friday when commuter numbers may be lower than mid-week due to recent changes in working from home patterns since the Covid19 epidemic.

<sup>2</sup> Timings are split to coincide with the arrival of the trains, rather than having fixed time intervals. Trains both from and to London Waterloo generally arrive at Stoneleigh within 2 to 3 minutes of each other.

- 6.2.3.5 There are currently four bus routes servicing the residents of Stoneleigh and Auriol. The location of the stops for these services can be seen on the maps in: Appendix 1 – SANF Map: Auriol Designated Area and *Appendix 2 – SANF Map: Stoneleigh Designated Area*.

### 6.3 Policy SA-P-T-01 – Assessment of Transport Impact

#### Policy SA-P-T-01 – Assessment of Transport Impact

- 1) Multiple dwelling developments will be required to demonstrate how the proposals will mitigate any transport and parking impacts, taking account of the high volume of traffic that already exists, the shortage of parking spaces, and the limited public transport services, including, a Travel Plan in accordance with the SCC good practice guide.
- 2) Major developments should not exacerbate congestion on the local road network by constricting or stopping the flow of traffic, for example, no right turn across traffic, into the new development where the traffic flow could back up into a junction. These developments should be accompanied by a Transport Assessment and a Travel Plan setting out how transport requirements generated by the development will be addressed in a sustainable way. These assessments should be recent and implemented in a transparent and open<sup>3</sup> manner.

#### Strategic Policy Context

EEBC Core Strategy (2007): N/A







NPPF (2024): 9. Promoting sustainable transport: Paragraph 115-118, Page 33

#### EEBC Development Management Policy Context

EEBC DM Policies (2015): DM36: Sustainable Transport for New Development, Page 57

<sup>3</sup> For example, an impact assessment on parking near Stoneleigh Station carried out during a rail strike or on a weekend, where there are no commuters parking in the local area would give an unrealistic view of the actual parking situation in the area.

## 6.3.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |   | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |   |
|----------------|-------------------------------|---|----------------------------|--|------------------------------|---|
| <b>For</b>     | 16 (100%)                     |  | 15 (88.2%)                 |  | 16 (100%)                    |  |
| <b>Against</b> | 0 (0%)                        |  | 2 (11.8%)                  |  | 0 (0%)                       |  |

## 6.3.2 Context

6.3.2.1 Most vehicles are kept on residents' driveways as there is very little long-term on-road parking available. Residents have reported difficulty in finding parking spaces at peak shopping times and when there are community events at the Parish Church, the Baptist Church and the Hindu Temple.

6.3.2.2 Parking has been restricted by the use of single yellow lines in the roads in the vicinity of Stoneleigh Broadway / Stoneleigh railway station to counter inconsiderate parking by mainly commuters and shoppers, which in many cases prevented emergency vehicles and refuse collection crews from accessing the roads. Multiple examples can be found in the Epsom and Ewell Local Committee Agenda (SurreyCC, 2019, P19-22).

## 6.3.3 Rationale and Justification

6.3.3.1 In a survey conducted by the Neighbourhood Forum, 83% of residents highlighted a reliance upon cars for shopping; whilst only 29% stated a reliance for work. Further, in a recent failed planning development which proposed 14 dwellings with no allowance for off-site parking, over 600 of the 1000 objections specifically referenced a lack of parking and the impact on surrounding roads as a point of concern.

## 6.4 Policy SA-P-T-02 – Residential Parking and Cycle Storage

### Policy SA-P-T-02 – Residential Parking and Cycle Storage

- 1) All new developments involving more than one dwelling, will include motor parking spaces of at least one per dwelling<sup>4</sup> and charging points for electric vehicles ideally, combined with solar energy panels and batteries to provide charge overnight.
- 2) All new multiple residential developments will include cycle storage, which will be secure, easy to use and conveniently located.

#### Strategic Policy Context

**EEBC Core Strategy (2007):** N/A

**NPPF (2024):** 9. Promoting sustainable transport: Paragraph 109 b & e, Page 31

#### EEBC Development Management Policy Context

**EEBC DM Policies (2015):** DM37: Parking Standards, Page 58

#### SCC Healthy Streets for Surrey

**SCC Design Codes (2023)**  
10. Vehicle parking  
11. Cycling (11.8 Cycling Storage)

### 6.4.1 Policy Survey Results

|                | 21 <sup>st</sup> January 2024 |  | 20 <sup>th</sup> June 2024 |  | 3 <sup>rd</sup> October 2024 |  |
|----------------|-------------------------------|--|----------------------------|--|------------------------------|--|
| <b>For</b>     | 13 (100%)                     |  | 10 (100%)                  |  | 9 (100%)                     |  |
| <b>Against</b> | 0 (0%)                        |  | 0 (0%)                     |  | 0 (0%)                       |  |

### 6.4.2 Context

6.4.2.1 The overview of this section describes the state of the current road infrastructure, parking and lack of “good” public transport services.

6.4.2.2 SCC has a set of design codes/principles for Vehicle Parking (SCC, 2023)

<sup>4</sup> It should be noted that the existing Surrey Vehicular, Electric Vehicle and Cycle Parking Guidance for New Developments, published in 2021, does in some cases dictate a higher number of parking spaces for Residential Dwellings of over 2 bedrooms. Where such policies exist and dictate a higher number of minimum car parking spaces per dwelling, those would take precedence over this policy.

## 6.4.3 Rationale and Justification

- 6.4.3.1 Due to the limited capacity of the road network any new development will need to mitigate its impact on the operation, safety and accessibility of the network, by providing ample off-road parking spaces and bicycle storage.
- 6.4.3.2 The “very poor” rating of the Public Transport Accessibility Level (PTAL) in Stoneleigh and Auriol suggests that private car ownership is unlikely to fall until the public transport situation improves in quantity, frequency and in the number of destinations. Encouraging cycle usage by providing safe storage will help improve the situation.
- 6.4.3.3 Most of the residents surveyed in January 2024 were in favour of providing services for electric vehicles to minimise the impact on the environment and to reduce the impacts of climate change.
- 6.4.3.4 Providing electric car charging on new developments will encourage new residents to move away from more polluting alternatives.
- 6.4.3.5 In an on-line survey carried out in May 2023 (See Appendix 5), Personal car usage was still used for work, travel to school, shopping elsewhere and other reasons.

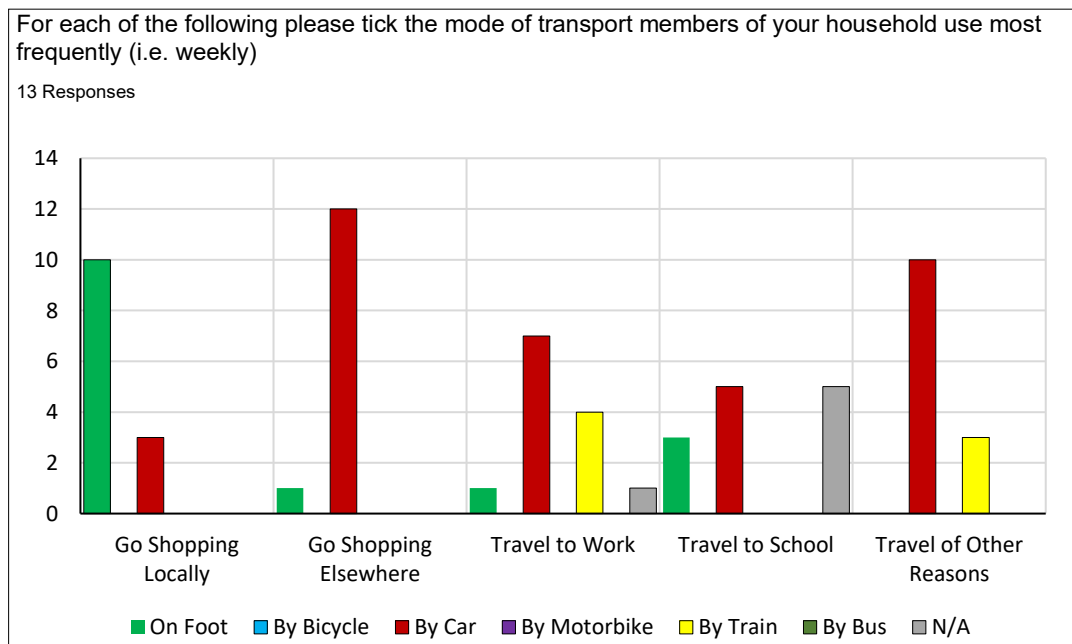


Figure 27 – Responses to the Household Mode of Transport Usage on-line survey question.

## 6.5 Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure

### Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure

Measures to be prioritized or supported:

- 1) Improvements to footpaths, alleyways and roads, ensuring surfaces are smooth and hazard free.
- 2) Mirrors at the exits from Dell Lane and other blind corners.
- 3) Improvements to walking and cycling routes linking the neighbourhood to nearby parks, villages and town centres.
- 4) The creation of new dedicated cycle lanes and routes, where appropriate.
- 5) Improvements to public transport with more frequent buses to Worcester Park and Epsom and more frequent trains, returning the service to at least the pre-covid (2021) levels.

#### 6.5.1 Rationale and Justification

6.5.1.1 The above measures reflect the wishes of the residents in Stoneleigh and Auriol and would considerably improve the safety of pedestrians and drivers in the area, over which there is much public concern.

6.5.1.2 Better public transport and improved cycling routes should reduce the use of private cars and pollution of the atmosphere. New developments should positively impact on pedestrian and cycle networks or users.

6.5.1.3 CIL funding could be used to meet some of the above recommendations

## Reference List

AECOM (2022) *Stoneleigh and Auriol Design Guidance and Codes* Available at: <https://img1.wsimg.com/blobby/go/54c721dd-b990-4098-837f-652d2000c283/downloads/Design%20Guidance%20and%20Codes.pdf> (Accessed 31 August 2024)

Antrobus, H A. (1948) *A History of the Jorehaut Tea Company*. The Tea and Rubber Mail.

British Retail Consortium (2023) *Britain Loses 6,000 Storefronts in Five Years* Available at: <https://brc.org.uk/news-and-events/news/corporate-affairs/2024/britain-loses-6-000-storefronts-in-five-years/> (Accessed 28 November 2023)

CompanyDebt (2024), *Pub Closures: What's Behind the Decline of British Pubs?* Available at: <https://www.companydebt.com/articles/pub-closures-in-the-uk/> (Accessed 07 June 2024)

EEBC (2004) *Householder Applications Design Guidance* Available at: [https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Householder Applications Design Guidance January 2004.pdf](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Householder%20Applications%20Design%20Guidance%20January%202004.pdf) (Accessed 16 January 2024)

EEBC (2007) *Core Strategy 2007* Available at: <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Core%20Strategy%202007.pdf> (Accessed 12 November 2024)

EEBC (2015) *Development Management Policies Document* Available at: [https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Development Management Policies Document Final Version.pdf](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Development%20Management%20Policies%20Document%20Final%20Version.pdf) (Accessed 31 May 2024)

EEBC (2016) *Planning Application 15/01379/FUL* Available at: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?keyVal=NZPIPXYJZV00&activeTab=summary> (Accessed 26 November 2024)



EEBC (2018) *Making Efficient Use of Land - Optimising Housing Delivery* Available at: [https://democracy.epsom-ewell.gov.uk/documents/s9108/New policy approach towards higher housing densities and taller residential buildings.pdf](https://democracy.epsom-ewell.gov.uk/documents/s9108/New%20policy%20approach%20towards%20higher%20housing%20densities%20and%20taller%20residential%20buildings.pdf) (Accessed 16 January 2024)

EEBC (2023) *Allotments* Available at: <https://www.epsom-ewell.gov.uk/residents/venues-sport-and-leisure-facilities/allotments> (Accessed 19 December 2023)

EEBC (2023) *Draft Local Plan 2022-2040* Available at: [https://epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/epsom-and-ewell-local-plan/EPSON AND EWELL DRAFT LOCAL PLAN V2.pdf](https://epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/epsom-and-ewell-local-plan/EPSON%20AND%20EWELL%20DRAFT%20LOCAL%20PLAN%20V2.pdf) (Accessed 13 December 2023)

EEBC (2023) *Nonsuch Park Management Plan* Available at: [https://democracy.epsom-ewell.gov.uk/documents/s26005/Nonsuch Park Habitat Management Plan 2023-2028 Appendix 1.pdf](https://democracy.epsom-ewell.gov.uk/documents/s26005/Nonsuch%20Park%20Habitat%20Management%20Plan%202023-2028%20Appendix%201.pdf) (Accessed 22 December 2023)

EEBC (2023) *Planning Application 23/00633/CMA* Available at: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV96H9GY0BY00> (Accessed 22 December 2023)

EEBC (2024) *Regulation 18 Transport Assessment* Available at: <https://storymaps.arcgis.com/stories/20935e1fcb1f47b3ba0ff6cacd063e8f> (Accessed 12 November 2024)

EETAB (2023) *Young trees of Epsom and Ewell need your help* Available at: <https://eetab.org.uk/index.php/young-trees/> (Accessed 22 December 2023)

EEBC (Undated) *EEBC Environmental Character Study* Available at: <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/CharacterAreaSummarySheets.pdf> (Accessed 27 April 2024)

Environmental Agency (2009) *Water Neutrality: An improved and expanded water resources management definition* Available at:

<https://assets.publishing.service.gov.uk/media/5a7c3ceeed915d76e2ebc01d/scho1009bqzr-e-e.pdf> (Accessed 12-Feb-2024)

Falcon Buses (2021) *E16 Timetable as of 06 April 2021*

Available at: [https://www.falconbuses.co.uk/media/1411/e16\\_06apr2021.pdf](https://www.falconbuses.co.uk/media/1411/e16_06apr2021.pdf)  
(Accessed 30 November 2023)

Falcon Buses (2024) *E16 Timetable as of 26 October 2024*

Available at: [https://www.falconbuses.co.uk/media/1411/e16\\_06apr2021.pdf](https://www.falconbuses.co.uk/media/1411/e16_06apr2021.pdf)  
(Accessed 13 March 2025)

Go Ahead (2023) *Surrey School Routes*

Available at: <https://bustimes.org/services/668-north-cheam-st-andrews-school/>  
(Accessed 30 November 2023)

Gov.uk (Undated) *Make a Neighbourhood Plan* Available at:

<https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan>  
(accessed 29 May 2024)

House Buyer Bureau (2024) *How have property buying trends changed since*

*COVID-19?* Available at: <https://www.housebuyerbureau.co.uk/blog/how-have-property-buying-trends-changed-since-covid-19/> (Accessed 27-April-2024)

Jacobs (2008) *Strategic Flood Risk Assessment* Available at: [https://www.epsom-](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/SFRA)

[ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/SFRA](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/SFRA)  
2008.pdf (Accessed 13-December 2023)

Jacobs (2018) *Strategic Flood Risk Assessment – SFRA Update* Available at:

[https://www.epsom-ewell.gov.uk/sites/default/files/Final SFRA Update June 2018.pdf](https://www.epsom-ewell.gov.uk/sites/default/files/Final%20SFRA%20Update%20June%202018.pdf)  
(Accessed 13 December 2023)

METIS (2024) *Strategic Flood Risk Assessment – Level 1* Available at:

[https://www.epsom-](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/epsom-and-ewell-local-plan/draft-local-plan-2022-2040/evidence-base/SFRA%20Report%20-%20Level%201%20-%20September%202024.pdf)

[ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/epsom-and-ewell-local-plan/draft-local-plan-2022-2040/evidence-base/SFRA Report - Level 1 - September 2024.pdf](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/epsom-and-ewell-local-plan/draft-local-plan-2022-2040/evidence-base/SFRA Report - Level 1 - September 2024.pdf) (Accessed 10 May 2025)

Natural England (2007) *Wildlife on allotments*, available at:

[https://www.wlhf.org/ne20wildlife\\_on\\_allotments\[1\].pdf](https://www.wlhf.org/ne20wildlife_on_allotments[1].pdf) (Accessed 14 November 2024)

NPPF (2024) *National Planning Policy Framework* Available at:

[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2024.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2024.pdf) (Accessed 12 March 2025)

Office for National Statistics (2023) *Ward data, England and Wales: Census 2021*

Available at: <https://www.ons.gov.uk/releases/warddataenglandandwalescensus2021> (Accessed 04 March 2025)

SCC (2019) *Epsom and Ewell Local Committee Agenda* Available at:

[https://mycouncil.surreycc.gov.uk/documents/g6993/Public reports pack Monday 16-Sep-2019 19.00 Epsom and Ewell Local Committee.pdf](https://mycouncil.surreycc.gov.uk/documents/g6993/Public%20reports%20pack%20Monday%2016-Sep-2019%2019.00%20Epsom%20and%20Ewell%20Local%20Committee.pdf) (Accessed 29 May 2024)

SCC (2023) *Healthy Streets for Surrey* Available at:

<https://healthystreets.surreycc.gov.uk/> (Accessed 3 December 2024)

SCC (2023) *Surrey Interactive Map* Available at:

<https://surreycc.maps.arcgis.com/apps/webappviewer/index.html?id=3d9bbb5e659b4078bb1cae0112ccbead&> (Accessed 3 December 2024)

Surrey Wildlife Trust (2023) *BNG Assessment* Available via: [https://eplanning.epsom-](https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV96H9GY0BY00)

[ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV96H9GY0BY00](https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV96H9GY0BY00) then [https://eplanning.epsom-ewell.gov.uk/online-](https://eplanning.epsom-ewell.gov.uk/online-applications/files/F75B05D52903CC973F918745FC00E800/pdf/23_00633_CMA-BNG_ASSESSMENT-1293151.pdf)

[applications/files/F75B05D52903CC973F918745FC00E800/pdf/23\\_00633\\_CMA-BNG\\_ASSESSMENT-1293151.pdf](https://eplanning.epsom-ewell.gov.uk/online-applications/files/F75B05D52903CC973F918745FC00E800/pdf/23_00633_CMA-BNG_ASSESSMENT-1293151.pdf) (URL cannot be accessed directly) (Accessed 22 February 2024)

Surrey Wildlife Trust (2023) *Protected Species Survey* Available via:  
<https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV96H9GY0BY00>  
 then [https://eplanning.epsom-ewell.gov.uk/online-applications/files/CEE57AF7986D36BE7EA84438106C59C4/pdf/23\\_00633\\_CMA-PROTECTED\\_SPECIES\\_SURVEY-1293181.pdf](https://eplanning.epsom-ewell.gov.uk/online-applications/files/CEE57AF7986D36BE7EA84438106C59C4/pdf/23_00633_CMA-PROTECTED_SPECIES_SURVEY-1293181.pdf) (URL cannot be accessed directly)  
 (Accessed 22 December 2023)

Susdrain Community (2024) *Sustainable drainage* Available at:  
<https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html> (Accessed 31 May 2024)

Transport For London (2023) *293 Bus Timetable*  
 Available at: <https://tfl.gov.uk/bus/route/293/> (Accessed 30 November 2023)

Transport For London (2023) *406 Bus Timetable*  
 Available at: <https://tfl.gov.uk/bus/route/406/> (Accessed 30 November 2023)

Transport For London (2023) *Assessing transport connectivity in London, Chapter 2 – Public Transport Access Level (PTAL) (pages 6 – 22)*. Available at:  
<https://content.tfl.gov.uk/connectivity-assessment-guide.pdf> (Accessed 13 December 2023)

UK Government (1990) *Town and Country Planning Act 1990 – Section 61F*.  
 Available at: <https://www.legislation.gov.uk/ukpga/1990/8/section/61F> (Accessed 29 April 2024)

UK Government (1990) *Town and Country Planning Act 1990 – Section 61G*.  
 Available at: <https://www.legislation.gov.uk/ukpga/1990/8/section/61G> (Accessed 29 April 2024)

## Appendices

## Appendix 1 – SANF Map: Auriol Designated Area

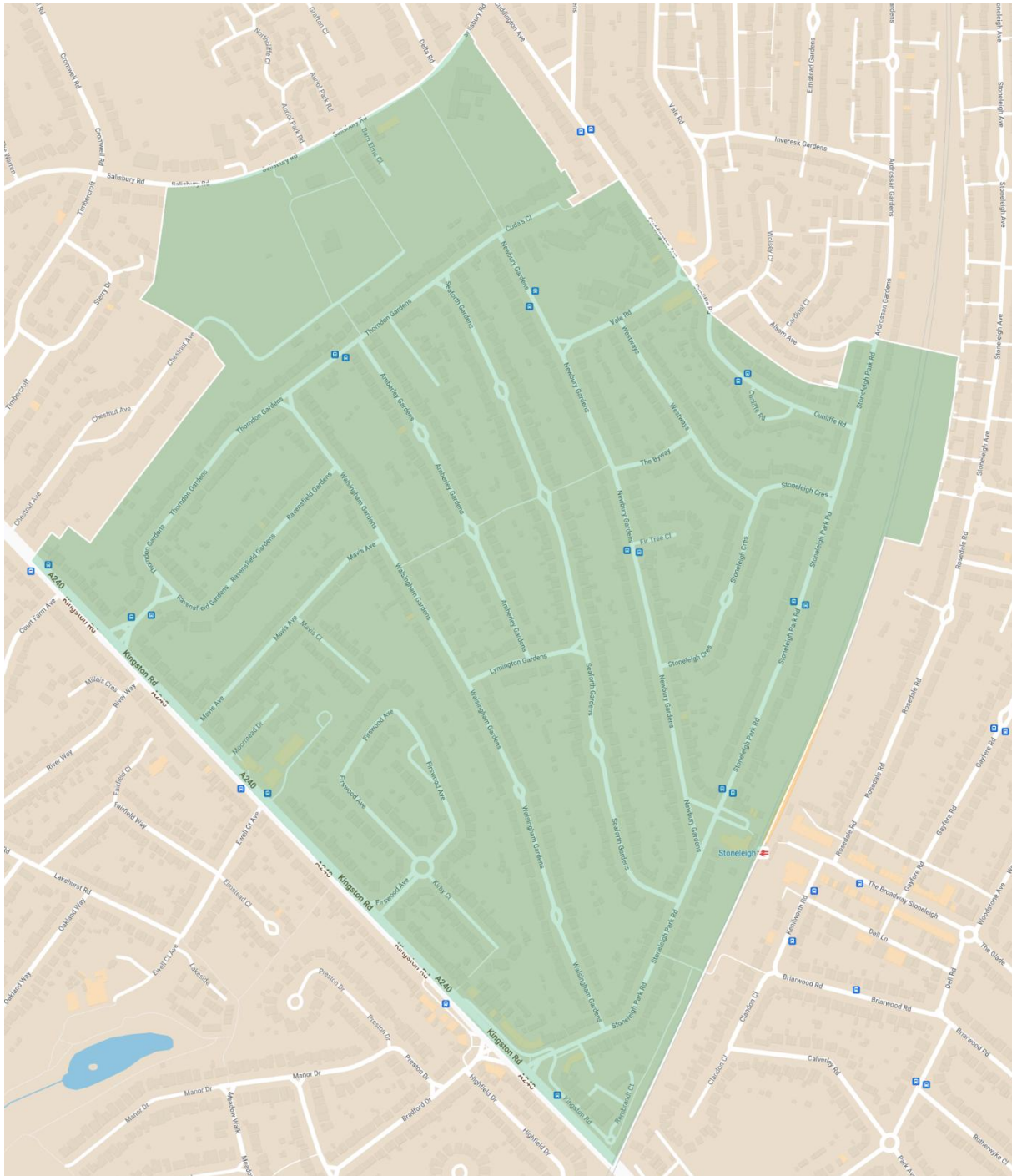


Figure 28 – Auriol Designated Area, also showing Public Transport Stops



Page 193

## Appendix 3 – PTAL Calculation

### PTAL Calculations for 7 Station Approach Stoneleigh

Updated 01<sup>st</sup> Sep 2020.

| Valid Routes              | Distance    | 08:15 – 09:15 Services     |
|---------------------------|-------------|----------------------------|
| E16 -> Epsom              | 25.03m      | None                       |
| E16 -> Worcester Park     | 23.1 m      | None                       |
| <b>406 -&gt; Epsom</b>    | <b>466m</b> | <b>8:32 8:51 9:11</b>      |
| 406 -> Kingston           | 602m        | 8:34 8:56 9:16             |
| 293 -> Epsom              | >640m       | -                          |
| 293 -> Morden             | >640m       | -                          |
| <b>Train -&gt; London</b> | <b>103m</b> | <b>8:27 8:40 8:53 9:10</b> |
| Train -> Epsom            | 103m        | 8:22 8:37 8:52 9:07        |

#### Notes

Calculations are based on rush hour frequencies between 8:15am and 9:15am, using SAPs (Service Access Points) not more than 640m (Bus) or 960m (Rail) from the POI (Point of Interest). Hence E16 route is not used as there are no services in that rush hour period, and the 293 route is further than 640m. We use the "best" direction of the remaining routes. i.e. 406 to Epsom and Train to London.



### 406 -> Epsom

Walking distance 466m Service Frequency 3/hr

Walking Time = 5.83mins (at a speed of 80m per min)

Scheduled Waiting Time (SWT) =  $0.5 * (60 / \text{Frequency}) = 10\text{mins}$

Total Access Time

= Walk Time + Average Waiting Time + Bus Delay

= 10min + 5.83min + 2.00min = 17.83min

EDF =  $30 / 17.83 = 1.68$

$AI_{\text{BUS}} = (1.68 * 1) + (0 * 0.5) = 1.68$

### Train to London

Walking distance 103m Service Frequency 3/hr

Walking Time = 1.29mins (at a speed of 80m per min)

Scheduled Waiting Time (SWT) =  $0.5 * (60 / \text{Frequency}) = 10\text{mins}$

+ 0.75mins (train delay)

Access Time = 12.04mins

Total Access Time = Walk Time + Average Waiting Time + Train Delay

= 10min + 1.29min + 0.75min = 12.04mins

EDF =  $30 / 12.04 = 2.49$

$AI_{\text{TRAIN}} = (2.49 * 1) + (0 * 0.5) = 2.49$

$PTAL = AI_{\text{BUS}} + AI_{\text{TRAIN}} = 1.68 + 2.49 = 4.17$

### PTAL Result:

A **PTAL of 4.17** puts the location in band 1b with a **very poor Public Transport Accessibility Level**. This makes rather a mockery of the E&EBC statement that Stoneleigh is a transport hub which would usually have PTALs of 5 or 6.

### **Notes:**

Motspur Park has a PTAL of around 2 but has a higher level of services. Worcester Park is about 3 but has trains that don't stop at Stoneleigh and more bus routes.

In Calculating the accessibility index (AI) factor for each transport mode the most favourable routes EDF is multiplied by 1 and all other routes by 0.5. The route AIs are summed to obtain the transport mode AI. In this case we only have a single route for each transport mode.

Strictly speaking the three train services might have to be split into separate routes.<sup>o</sup> If this were the case it might actually lower the overall PTAL!

- o i.e. Guildford - Epsom - Stoneleigh - Waterloo / Epsom - Stoneleigh - Waterloo / etc

## Appendix 4 – Bus Services in Stoneleigh and Auriol

### E16 – Falcon Bus Service.

- A loop service running in both directions between Epsom and Worcester Park, running approximately hourly (or longer) Monday to Saturday between 7:20am (8am Saturdays) and 6:40pm (Falcon Buses 2021 & 2024). This service skirts around the edge of Auriol and winds its way through Stoneleigh. There has been very little change in the service between 2021 and 2024 timetables.



Figure 30 – E16 Bus Route through Stoneleigh and Auriol

### 293 – TFL Bus Service

- 293 – TFL (2023) service between Epsom Hospital and Morden, running frequent services seven days a week. This service runs along the A24 and is a considerable distance from many of the inner roads within Stoneleigh and Auriol.

### 406 – TFL Bus Service

- 406 – TFL (2023) service from Epsom to Kingston, running frequent services seven days a week. This service runs along the A240 and is also a considerable distance from many of the inner roads within Stoneleigh and Auriol.

### 668 – Go Ahead Bus Service

- 668 – Go Ahead (2023) service from Ashted to North Cheam. A school service, running only on active school days, once in the morning and once in the afternoon.

### Appendix 5 – Transport Survey Results (May 22<sup>nd</sup> 2023)

#### 1) What type of Transport do you Use?

| Activity               | On Foot | By Bicycle | By Car | By Motorbike | By Bus | By Train | N/A |
|------------------------|---------|------------|--------|--------------|--------|----------|-----|
| Go Shopping Locally    | 20      | 0          | 7      | 0            | 1      | 0        | 0   |
| Go Shopping Elsewhere  | 1       | 0          | 16     | 0            | 3      | 0        | 0   |
| Travel to Work         | 2       | 0          | 7      | 0            | 0      | 4        | 4   |
| Travel to School       | 3       | 0          | 5      | 0            | 0      | 0        | 9   |
| Travel - Other Reasons | 0       | 0          | 15     | 0            | 1      | 4        | 0   |

#### 2) Please Rate the Following Transport Services

| Service     | Good | Adequate | Poor |
|-------------|------|----------|------|
| Train       | 4    | 9        | 9    |
| Bus         | 4    | 10       | 7    |
| Cycle Paths | 0    | 9        | 9    |

#### 3) Are there any Improvements to Public Transport You would like to See?

Comments received:

- Restore Trains to 4 times per Hour
- Cycle Rails/Grooves on the new steps to the Station
- More than 2 trains per hour
- A wider choice of destinations on the trains, especially in the southern direction.
- Another bus route - heading toward London without having to change. (i.e. at Tolworth)
- It would be good if the 406 bus service from the north side of Stoneleigh went all the way to Epsom hospital. At present the residents of Morden get a door-to-door service with the 293 bus service, but those more likely to use Epsom hospital do not.
- More Peak time trains
- More destinations offered by train service.
- More trains & a station car park with reasonable rates

- Quite ok

### 4) Pavements, Footpaths and Alleyways - Please Tell us what you like/dislike about these

Comments received:

- Need better maintenance
- Better Lighting
- Some pavements very uneven
- Poor, Increased Lighting needed in alleys
- Alley was uneven resulting in pooling of water, muddy to the sides
- Very Uneven! A safety hazard.
- Remove Paving Blocks in the Broadway and relay with Something sustainable longer term
- Footpaths and alleyways are not very well maintained
- I like the grass verges and trees. Do not like the verge grass being still uncut.
- Pavements are quite poorly maintained but the street trees cause most damage and I would not like to see these removed! I would like to see fewer vehicles parked on verges
- In Stoneleigh, pavements are often uneven and have trip hazards. Alleyways are sometimes overgrown and the nuisance of dog mess is well known.
- In Epsom, the footpath along East Street past the Rainbow Centre has no designated area for pedestrians. It seems to be all for cyclists and I haven't seen many cyclists use it whereas there are lots of pedestrians.
- Lighting on footpaths and alleyways. Consistent paving - some recently done, some like Newbury Gardens remain a trip hazard for old/young residents
- Like the surroundings - trees, verges, gardens.
- Many pavements are uneven with multiple trip hazards. These need to be re-laid properly.
- Alleyways are dark and not well lit, which could be improved.
- Newly paved alleyways have no drainage so now flood every time it rains
- All ok
- When the council re-tarmac's the alleys leading to Nonsuch Pk they left about 8" of dirt either side. I asked workmen why because weeds will soon grow and



ruin all their work and that's exactly what's happened. They are full of weeds; some people are putting down weed killer & others hacking at it plus there's now non visible broken glass which dogs can walk on. Plus, because of the dirt edges they fill up with really big puddles every time it rains. Ordinary folk can see what will happen, why can't the council!

## 5) Roads - Traffic Flow, Speed and Layout

### 5a) - What Changes are needed to Improve Traffic Safety?

Comments received:

- Slow Traffic speeds where there is no existing traffic calming.
- Ensure speed limit is 20 mph.
- 20Mph in all of the area other than the boundary roads.
- Traffic seemed to have increased in residential roads and I would welcome a 20-mile speed limits.
- More traffic warden patrols.
- 20 mph limit in the Broadway and the approach roads.
- Reduced or controlled speed limits / especially on Stoneleigh Park Road.
- The speed along the A240 Kingston Road should be reduced to 30 miles per hour. Mending the potholes in the road would improve traffic safety. Whilst I agree in principle with "no mow May" the vegetation at some junctions and roundabouts cuts visibility.
- 20 mph zones.
- 20 mph speed limits for approaches to the Broadway.
- Along the Broadway, there are often cars speeding along it/racing at night. Perhaps the installation of a speed camera.
- More appropriate parking
- Not enough parking
- No parking for the residents
- Need to reduce speed on A24 down to 30mph, seen near misses with children trying to cross, someone is going to get killed, they go about 60 some eves. In Stoneleigh Broadway, they need a crossing for the elderly or those with mobility issues and reduce speed to 20 or even 10mph. Too many speeding there. Could do with an extra disabled bay.

### *5b - Pedestrian Safety*

Comments received:

- Pavements are as bad as roads - my neighbour had tripped twice in the Broadway
- Some more speed restrictions (sleeping policemen)
- There are some locations where double yellow lines would be useful to give better visibility for pedestrians crossing the road. For example, crossing Thorndon Gardens opposite the entrance to Auriol Park and also in Newbury Gardens crossing from the Alleyway to The Byway.
- Speed limit as above and also mirrors at the exits from Dell Lane.
- See above re cycle lane along East Street. The Council emphasis seems to be on cyclists but not everyone can or wants to cycle. How much use is actually made of the cycle lanes? If cyclists were to dismount before passing pedestrians or ring a bell in advance to warn them of their approach then the pavements could be shared more amicably.
- Generally good
- Mirrors on blind corners.
- It can be difficult to cross the Broadway due to the volume of traffic, drivers don't seem to take any notice of pedestrians and don't allow them to cross.
- Its fine
- Ok
- Have large visible (not too small like silly Sutton council) signs saying SLOW as you enter the Broadway. Renew some of the dangerous slabs on Stoneleigh Broadway, why don't they ever get seen to? Need a pedestrian crossing, seen many near misses. Myself & friends have tried parking in pub car park but it is only pay by phone and you can never get the internet connection to do it. Need a cash machine there!






















### *5c - Cyclist Safety*

---

Comments received:

- More Cycle lanes
- More Cycle lanes throughout the area
- Cycle lanes and paths through to the area

### Appendix 6 – SANF Key Dates and Engagement History

| Date   | Type   | Description   |
|--|--|---|
| 23 October 2019  |  Public     | Public Meeting explaining forums and asking for volunteers. |
| 13 November 2019   |  Private    | A small group meeting of interested people.                 |
| 20 November 2019   |  Private    | First committee meeting.                                    |
| 22 January 2020  |  Public     | Meeting for sharing information to local traders.           |
| 27 January 2020  |  Private    | Application to Council                                      |
| 24 February 2020   |  Public     | Public Engagement Event - Updating                          |
| <b>2020 Much internal activity, but no public/private meetings due to Covid Lockdowns.</b> |  |   |
| 12 November 2020   |  Key Date   | Forum Designated  |
| 02 December 2020   |  Private    | Meeting with AECOM  |
| 28 March 2021  |  Key Date   | Acquired CIC Status   |
| 06 May 2021  |  Private   | Meeting with the Council                                    |
| 29 July 2021   |  Public   | Inaugural AGM   |
| 17 November 2021   |  Public   | Engagement Event (Library) – gauging opinions               |
| 05 February 2022   |  Public   | Engagement Event (Auriol Park)                              |
| 09 June 2022   |  Public   | AGM and update  |
| 14 August 2022   |  Key Date | Received AECOM Survey/design codes                          |
| 23 February 2023   |  Public   | Engagement Event - recording opinions (Library)             |
| 28 June 2023   |  Public   | AGM and Engagement Event                                    |
| 25 January 2024  |  Public   | Engagement Event – displaying policies                      |
| 20 June 2024   |  Public   | AGM and Engagement Event                                    |

**Appendix 7 - Population Statistics and Demographics****High Level Overview**

According to the ONS 2021 census (Office for National Statistics, 2023) there are 8,571 residents in Stoneleigh and Auriol with 1,895 under 18yrs and approximately the same number over 65 years.

Around 90.5% of residents live in houses or bungalows with the remainder in flats or apartments.

There is a high proportion of family households and long-term residents.

There is a significant elderly population in Stoneleigh and Auriol.

### Population Density

Stoneleigh and Auriol both have a significantly higher population density than Epsom and Ewell as whole.

Stoneleigh is the 3<sup>rd</sup> and Auriol the 4<sup>th</sup> most densely populated wards in Epsom and Ewell.

| Rank                     | Electoral wards and divisions | Residents Per km2 |
|--------------------------|-------------------------------|-------------------|
| 1                        | Town                          | 6098.4            |
| 2                        | West Ewell                    | 5187.7            |
| 3                        | <b>Stoneleigh</b>             | <b>4711.7</b>     |
| 4                        | <b>Auriol</b>                 | <b>4468.1</b>     |
| 5                        | Cuddington                    | 4376.5            |
| 6                        | Ewell                         | 3863.3            |
| 7                        | Ewell Court                   | 3778.2            |
| 8                        | Court                         | 3602.7            |
| 9                        | Ruxley                        | 2720.6            |
| 10                       | College                       | 1904.4            |
| 11                       | Stamford                      | 1727.4            |
| 12                       | Nonsuch                       | 1011.4            |
| 13                       | Woodcote                      | 852.9             |
| <b>Epsom &amp; Ewell</b> |                               | <b>2375.4</b>     |

Figure 31 – Table of Population Density Comparisons within Epsom & Ewell

### Households by Accommodation Type

| Accommodation Type  | Auriol       |       | Stoneleigh   |       | Epsom & Ewell |       |
|---|--------------|-------|--------------|-------|---------------|-------|
| Detached  | 178          | 11.7% | 233          | 13.1% | 8,273         | 26.4% |
| Semi-detached   | 1,170        | 76.8% | 1,347        | 75.8% | 10,935        | 34.9% |
| Terraced  | 45           | 3.0%  | 30           | 1.7%  | 4,144         | 13.2% |
| In a purpose-built block of flats or tenement                                       | 85           | 5.6%  | 111          | 6.2%  | 6,546         | 20.9% |
| Part of a converted or shared house, including bedsits                              | 4            | 0.3%  | 9            | 0.5%  | 643           | 2.1%  |
| Part of another converted building, for example, former school, church or warehouse | 8            | 0.5%  | 4            | 0.2%  | 386           | 1.2%  |
| In a commercial building, for example, in an office building, hotel or over a shop  | 32           | 2.1%  | 43           | 2.4%  | 374           | 1.2%  |
| A caravan or other mobile or temporary structure                                    | 1            | 0.1%  | 0            | 0.0%  | 20            | 0.1%  |
| <b>Total</b>  | <b>1,523</b> |       | <b>1,777</b> |       | <b>31,321</b> |       |

Figure 32 – Table of Accommodation Types

Around  $\frac{3}{4}$  of Stoneleigh and Auriol's housing profile is made up of mainly semi-detached houses. This is significantly higher than the rest of Epsom and Ewell. This type of housing defines the character of the area.

As a result, there are fewer types of housing, such as terraced and flats than in the rest of Epsom and Ewell.

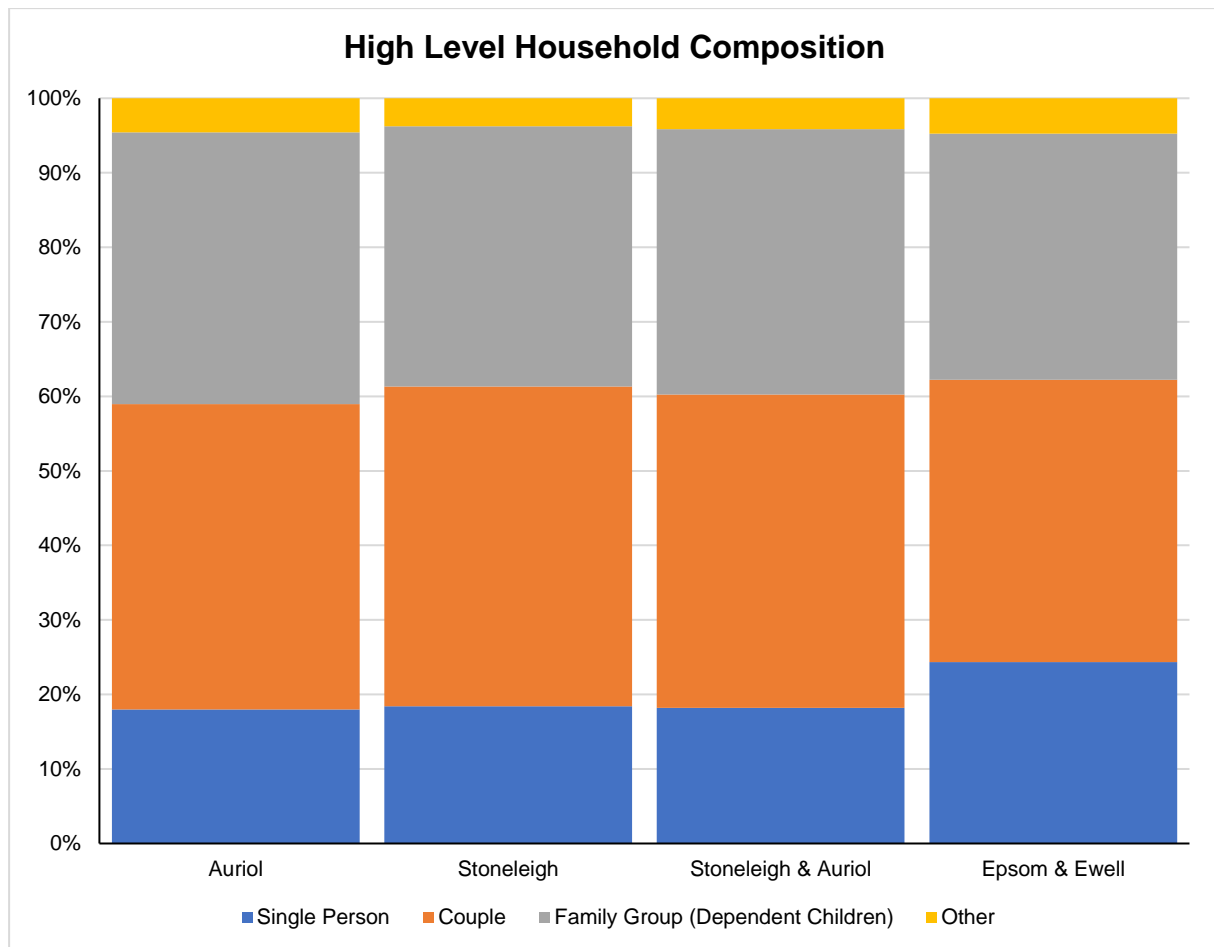
## Household Composition

| Household Composition   | Auriol       |       | Stoneleigh   |       | Epsom & Ewell |       |
|---|--------------|-------|--------------|-------|---------------|-------|
| One-person household: Aged 66 years and over  | 184          | 12.0% | 216          | 12.2% | 3,958         | 12.6% |
| One-person household: Other   | 91           | 6.0%  | 111          | 6.2%  | 3,667         | 11.7% |
| Single family household: All aged 66 years and over   | 216          | 14.1% | 256          | 14.4% | 3,062         | 9.8%  |
| Single family household: Married or civil partnership couple: No children                     | 162          | 10.6% | 202          | 11.4% | 3,125         | 10.0% |
| Single family household: Married or civil partnership couple: Dependent children              | 378          | 24.7% | 457          | 25.7% | 6,959         | 22.2% |
| Single family household: Married or civil partnership couple: All children non-dependent      | 141          | 9.2%  | 183          | 10.3% | 2,272         | 7.3%  |
| Single family household: Cohabiting couple family: No children                                | 61           | 4.0%  | 56           | 3.2%  | 1,551         | 5.0%  |
| Single family household: Cohabiting couple family: With dependent children                    | 61           | 4.0%  | 44           | 2.5%  | 1,206         | 3.9%  |
| Single family household: Cohabiting couple family: All children non-dependent                 | 12           | 0.8%  | 18           | 1.0%  | 210           | 0.7%  |
| Single family household: Lone parent family: With dependent children                          | 34           | 2.2%  | 48           | 2.7%  | 1,651         | 5.3%  |
| Single family household: Lone parent family: All children non-dependent                       | 71           | 4.6%  | 72           | 4.1%  | 1,307         | 4.2%  |
| Other household types: Other related household: Other family composition                      | 11           | 0.7%  | 4            | 0.2%  | 180           | 0.6%  |
| Other household types: With dependent children  | 47           | 3.1%  | 47           | 2.6%  | 871           | 2.8%  |
| Other household types: Other, including all full-time students and all aged 66 years and over | 59           | 3.9%  | 63           | 3.5%  | 1,302         | 4.2%  |
| <b>Total</b>  | <b>1,526</b> |       | <b>1,778</b> |       | <b>31,321</b> |       |

Figure 33 – Table of Household Compositions

Around a quarter of all households in Stoneleigh and Auriol comprise of couples with children.

The second highest group is families all aged over 66 years old, and these percentages are higher than the average for the whole of Epsom & Ewell.



*Figure 34 – Chart Comparing High Level Household Compositions*

There are more families and couples in Stoneleigh and Auriol than on average in Epsom and Ewell. This is not unexpected based on that the housing stock in the area was originally designed for families living at a commutable distance from central London.

## Household Size

| Household Size (People in Household) | Auriol       |       | Stoneleigh   |       | Epsom & Ewell |       |
|--------------------------------------|--------------|-------|--------------|-------|---------------|-------|
| 0                                    | 0            | 0.0%  | 0            | 0.0%  | 0             | 0.0%  |
| 1                                    | 276          | 18.0% | 327          | 18.4% | 7,625         | 24.3% |
| 2                                    | 532          | 34.8% | 599          | 33.7% | 9,961         | 31.8% |
| 3                                    | 288          | 18.8% | 344          | 19.3% | 5,705         | 18.2% |
| 4                                    | 302          | 19.7% | 382          | 21.5% | 5,782         | 18.5% |
| 5                                    | 93           | 6.1%  | 91           | 5.1%  | 1,616         | 5.2%  |
| 6                                    | 24           | 1.6%  | 27           | 1.5%  | 415           | 1.3%  |
| 7                                    | 9            | 0.6%  | 7            | 0.4%  | 135           | 0.4%  |
| 8 or more                            | 6            | 0.4%  | 2            | 0.1%  | 81            | 0.3%  |
| <b>Total</b>                         | <b>1,530</b> |       | <b>1,779</b> |       | <b>31,320</b> |       |

Figure 35 – Table of Household Size Comparisons

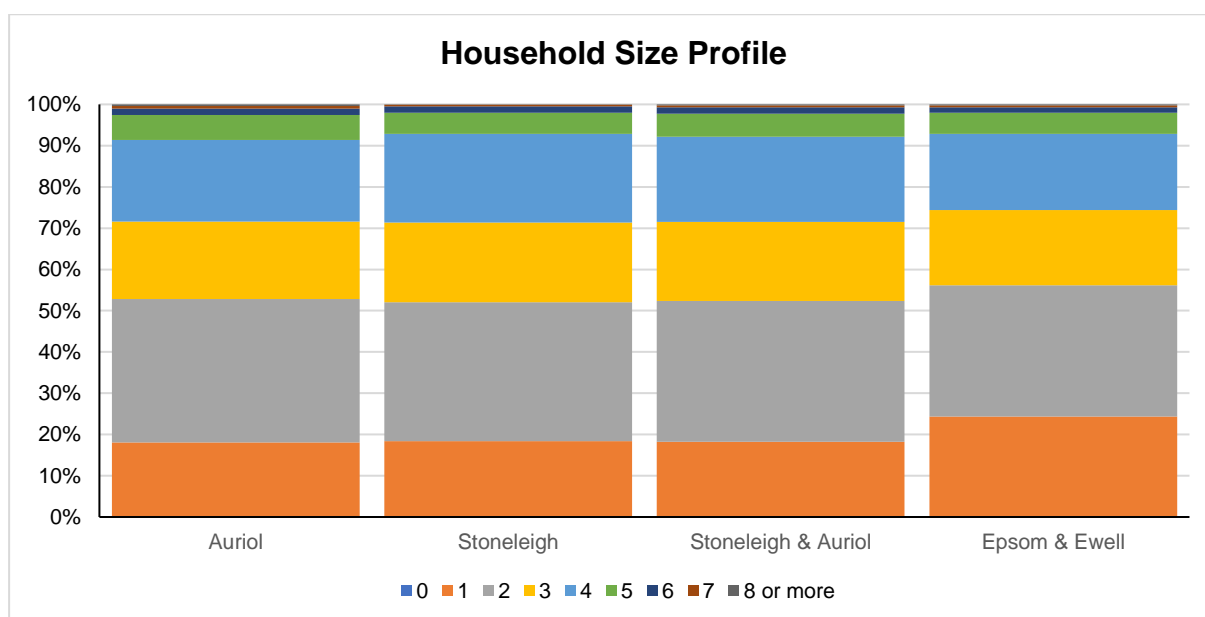


Figure 36 – Chart of Household Size Profiles

Stoneleigh & Auriol have very similar household sizes, which tend to be slightly larger than the rest of Epsom & Ewell. This is probably down to the housing stock, which has fewer flats and smaller houses than other areas of the borough.

It should be noted the zero sized households' figure could be misleading as there would be no Census data returned from an empty house. This should be treated as unknown.



### Property Tenure

| Tenure of household                                  | Auriol       |              | Stoneleigh   |              | Epsom & Ewell |              |
|--|--------------|--------------|--------------|--------------|---------------|--------------|
| Owned: Owns outright                                 | 676          | 44.3%        | 820          | 46.1%        | 11,364        | 36.3%        |
| Owned: Owns with a mortgage or loan                  | 669          | 43.8%        | 751          | 42.3%        | 11,803        | 37.7%        |
| Shared ownership: Shared ownership                   | 2            | 0.1%         | 4            | 0.2%         | 358           | 1.1%         |
| <b>Owned Total</b>                                   | <b>1,347</b> | <b>88.2%</b> | <b>1,575</b> | <b>88.6%</b> | <b>23,525</b> | <b>75.1%</b> |
| Social rented: Rents from council or Local Authority | 3            | 0.2%         | 3            | 0.2%         | 193           | 0.6%         |
| Social rented: Other social rented                   | 15           | 1.0%         | 36           | 2.0%         | 2,550         | 8.1%         |
| <b>Social Housing Total</b>                          | <b>18</b>    | <b>1.2%</b>  | <b>39</b>    | <b>2.2%</b>  | <b>2,743</b>  | <b>8.8%</b>  |
| Private rented: Private landlord or letting agency   | 139          | 9.1%         | 150          | 8.4%         | 4,561         | 14.6%        |
| Private rented: Other private rented                 | 23           | 1.5%         | 13           | 0.7%         | 487           | 1.6%         |
| <b>Private Rented Total</b>                          | <b>162</b>   | <b>10.6%</b> | <b>163</b>   | <b>9.2%</b>  | <b>5,048</b>  | <b>16.1%</b> |
| Lives rent free                                      | 0            | 0.0%         | 0            | 0.0%         | 5             | 0.0%         |
| <b>Total</b>   | <b>1,527</b> |              | <b>1,777</b> |              | <b>31,321</b> |              |

Figure 37 – Table of Comparisons of Property Tenure

Property ownership is higher in Stoneleigh and Auriol than the average for the whole of Epsom & Ewell. As a result, the number of privately rented properties is lower in Stoneleigh and Auriol.

There is also significantly less social housing in Stoneleigh and Auriol. This is likely to be caused by the estate being built in the 1930's whereas social housing tends to be newer builds and is generally included as a condition for any agreement to build significant volumes of homes

**Appendix 8 – Monitoring and Reviewing the SANP****The role of the Forum**

The Forum will continue beyond this Plan being made. Whilst the main focus of the Forum to date has been on the production of the SANP, there are other functions such as:

- Promoting local events and community engagement.
- Commenting on planning applications of note in the area, including at committee.
- Being a sounding board for other local community groups.
- Discussing issues of importance to membership about the way the designated area is changing.
- Lobbying Epsom and Ewell Borough Council, Surrey County Council and other organisations on planning, transport, environmental and heritage issues.
- Advising the Council on the best use of CIL and other resources.
- Liaising with other forums in Epsom and Ewell and the wider Surrey area on matters of common interest.

**Functions of the Forum:**

These functions will continue after the SANP has been approved. In addition, the Forum will monitor implementation of the policies in this plan, particularly:

- To ensure funding is being applied correctly.
- To assess whether policies are being applied consistently and interpreted correctly in response to applications.
- To review the policies and to propose revisions and updating where appropriate and in line with current legislation/guidance and the emerging Local Plan for Epsom and Ewell.

**Reviewing the SANP**

The life of the SANP is 20 years. We anticipate that revisions and updates will be required at least every 3-5 years in response to changes in the environment, infrastructure being delivered, and the evolving priorities of the residential and business communities. Updates may be required in response to the emerging Local Plan for Epsom and Ewell, once that has been finalised. These will require separate consultation and adoption processes, which will be managed by SANF and EEBC.

A further referendum is not required if the Examiner decides that the modifications would not change the nature of the SANP and would meet the basic conditions. If this is the case, the LPA must make the SANP within five weeks of receiving the Examiner's report.

The Neighbourhood Planning Act 2017 amended the legislation governing neighbourhood planning, including clarifying:

- The status of draft plans in planning decision making.
- The process for making minor amendments to adopted plans.
- The effect of further borough council boundary changes on designated neighbourhood areas.
- How local planning authorities will provide assistance to neighbourhood forums during the process of drafting, consultation and making of neighbourhood plans.

This page is intentionally left blank

# **Epsom and Ewell Neighbourhood Plan Guide (including list of Strategic Policies for Neighbourhood Plan purposes)**



This document has been produced to provide an informal locally specific guide to neighbourhood planning. Its main purpose is to provide answers to questions that the Council has been asked about preparing neighbourhood plans and to signpost to other available sources of information.

Official [planning guidance on neighbourhood plans](#)<sup>1</sup> is available in the Government's Planning practice guidance (regularly updated). In addition, the Government's agent for Neighbourhood Planning [Locality](#), has extensive information on its website, including but not limited to:

- Toolkits and guidance
- Funding and technical support

A number of pieces of formal legislation guide and determine the preparation of Neighbourhood Plans and statutory processes that must be followed, primarily [the Neighbourhood Planning \(General\) Regulations 2012](#) (as amended) sets out the key requirements.

## **What is neighbourhood planning?**

Neighbourhood planning is a way for communities to prepare a shared vision for their neighbourhood and shape the development and growth of their local area.

A neighbourhood plan is prepared by a neighbourhood forum for a designated neighbourhood area. Once 'made', Neighbourhood plans form part of the Development Plan for the Borough and thus carry weight in planning decisions, with the extent of weight depending on how up to date the plans are.

A neighbourhood plan or a neighbourhood development order (which also encompasses another type of development order, namely community right to build orders) can be prepared, or both.

---

<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

This Guidance document focuses on neighbourhood plans and does not provide additional detail on neighbourhood development orders.

## **What should a neighbourhood plan include?**

A neighbourhood plan should support and compliment the strategic development needs set out in the Local Plan and plan positively to support local development, in accordance with National Planning Policy. A neighbourhood plan includes development and land use policies (which can include site allocations) that guide development in the neighbourhood area. Any actions dealing with non-land use matters can be included but should be clearly identifiable and will not be examined these are often referred to as Community Aspirations or Actions.

By allocating sites and producing housing policies in neighbourhood plans, it demonstrates that the plan is planning positively for new homes and provides greater certainty for developers, infrastructure providers and the community. It also contributes to the local authorities' housing land supply, ensuring that the right homes are delivered in the right places.

Neighbourhood plans can be simple and short; they do not need to be overly complex or technical, making them easier to review and keep up to date, they do not need to repeat either National or Local planning policies. Their purpose is to add local detail.

The specific planning topics that a neighbourhood plan covers is for the neighbourhood forum to determine through community engagement and local research. Policies must be within the parameters of national and local development plan policies and EU obligations and human rights requirements.

## **How should a neighbourhood plan relate to the Local Plan?**

Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan which covers their area. The current Development Plan in Epsom and Ewell borough consists of:

- [The Core Strategy](#) (2007)
- [Plan Epsom](#) (2011)
- [Development Management Policies](#) DPD (2015)

The Council has prepared a Strategic Policies Assessment (Appendix 1) which clarifies the strategic policies in the borough for the purposes of neighbourhood planning.

It should support the delivery of strategic policies set out in the Local Authority's local plan or spatial development strategy. It should shape and

direct development that is outside of those strategic policies (as outlined in paragraph 13 of the [National Planning Policy Framework](#)).

Neighbourhood Plans do not need to be reviewed every five years, however, if not updated, they risk no longer being in conformity with strategic policies in the development plan, if the development plan is updated. If there is conflict between plans, the most recently adopted plan takes precedence.


However, in the reverse situation where a Local Plan is out of date and the presumption in favour of sustainable development is being applied, potentially threatening to undermine a recently made Neighbourhood Plan, provisions are made in the NPPF (paragraph 14) to provide a limited level (not blanket) of protection to Neighbourhood Plan policies, but only where the Neighbourhood plan was made within five years or less and the Neighbourhood Plan allocates sites for housing.


## What is the role of Epsom and Ewell Borough Council in neighbourhood planning?

The Council, as the local planning authority, has a duty to support and provide technical advice to any emerging neighbourhood plan, and a responsibility to make timely decisions.

The Council:

- Will confirm and designate the proposed
  - neighbourhood area to be covered by the neighbourhood plan
  - neighbourhood forum
- Provides information and advice at appropriate times
- Undertakes the Regulation 16 consultation
- Organises and submits the proposed neighbourhood plan to independent examination
- Organises and holds the referendum
- 'Makes' the neighbourhood plan (if it is successful at referendum)

|   |   |
|---|---|
|  <p><b>What <u>can</u> the Local Authority help neighbourhood forums with?</b></p> | <ul style="list-style-type: none"> <li>✓ Advising on the neighbourhood planning process</li> <li>✓ Providing advice on the national and local policy framework</li> <li>✓ Attending certain meetings arranged by the Neighbourhood Planning Group (subject to officer availability)</li> <li>✓ Providing informal advice on plan preparation</li> <li>✓ Providing existing evidence base to support plan preparation</li> </ul> |
|---|---|

|   |  |
|---|--|
|   | <ul style="list-style-type: none"> <li>✓ Providing advice on satisfying legislative requirements</li> <li>✓ Providing advice on how to collate/redact consultation responses</li> <li>✓ Providing a formal response to consultations at both Regulation 14 and 16 stages</li> <li>✓ Providing advice on promoting the neighbourhood plan</li> <li>✓ Funding examination and the referendum of the plan</li> <li>✓ Adding information to the Local Authority's website</li> </ul>   |
|  <p><b>What <u>can't</u> the Local Authority help neighbourhood forums with?</b></p> | <ul style="list-style-type: none"> <li>○ Attending all meetings arranged by the Neighbourhood Planning Group</li> <li>○ Leading on plan preparation</li> <li>○ Producing specific evidence base documents to support neighbourhood plan preparation</li> <li>○ Providing ongoing training.</li> <li>○ Create or print flyers, posters, maps and/or documentation outside of the regulation 16 consultation</li> <li>○ Providing or funding formal legal advice</li> <li>○ Assisting in collating/processing consultation responses</li> <li>○ Making comments at every stage of the plan making process</li> <li>○ Promoting the neighbourhood plan</li> <li>○ Providing financial assistance</li> <li>○ Setting up or supporting an external webpage for the neighbourhood plan</li> <li>○ Providing advice about pending or live planning applications within the borough</li> </ul> |



## **General Neighbourhood Planning FAQs**

### **Is neighbourhood planning compulsory?**

No, neighbourhood planning is optional, not compulsory. Any group considering preparing a neighbourhood plan should discuss the process, opportunities and risks with the Council and the community. The group is also advised to carry out their own research and discuss with other groups about their experiences.

### **Can neighbourhood planning stop development in an area?**

No. Neighbourhood plans cannot be used to stop development. Planning should be positive and promote sustainable development.

### **Does a neighbourhood plan affect who makes planning decisions?**

No, planning decisions will continue to be made by the local planning authority.

### **How are planning decisions made? (Planning balance and weight)**

Planning is about comparing the benefits of a proposed development with the harm it would cause. Very rarely are developments entirely without harm, or entirely without benefit. The more important an impact, the more weight it is given in the overall planning balance. All planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. When a planning authority makes a planning decision, the policies in the development plan are the first thing to be examined. Policies, impacts and harm are weighed to arrive at an overall decision. Note: a proposal may not comply with all aspects of a policy in a Local Plan or Neighbourhood Plan, but it may be considered in the overall planning balance that the proposal is appropriate to be approved.

### **What happens if preparation of a neighbourhood plan stops?**

The Neighbourhood Forum (qualifying body) can stop preparing a neighbourhood plan at any time; however, there is one exception to this. Near the final stages of the process when the independent examiner has issued their report, the council will issue a decision notice. Once the decision notice has been implemented the plan must go through to referendum. If the referendum has a positive outcome, then the council must make the plan.

### **Does the Neighbourhood Forum directly receive the Neighbourhood Proportion of the Levy?**

No.

In areas with an adopted Neighbourhood Plan, 15% of the CIL funds raised will form parts of the area wide neighbourhood CIL allocation and requests for this funding be accessed and considered through our annual bidding process. However, an additional 10% will be ringfenced for use in the Neighbourhood Forum Area.

The Council will work with the relevant Neighbourhood Forum, or appropriate other local groups if the Neighbourhood Forum no longer exists, to consider how to spend that 10% in the Neighbourhood Area, with a focus on delivering projects identified in the Neighbourhood Plan.

Further detail on CIL spending is contained in our adopted [CIL Spending Protocol](#).

## **What are the key Stages involved in developing a neighbourhood plan?**

This guide identifies nine Stages for preparing a Neighbourhood Plan in the borough which are detailed below:

Stage 1 - Designating a neighbourhood area

Stage 2 - Designating a neighbourhood forum

Stage 3 - Preparing a draft neighbourhood plan - evidence gathering and public engagement.

Stage 4 - Pre-Submission publicity and consultation

Stage 5 - Submission of a neighbourhood plan to the Council as the local planning authority

Stage 6 - Independent Examination

Stage 7 – Referendum

Stage 8 - Bringing the neighbourhood plan into force

Stage 9 – Monitoring and review

More detail on each Stage is provided in the following sections along with some frequently asked questions.

## STAGE 1 - Designating a Neighbourhood Area

- A community group apply for a neighbourhood area to be designated. They should explain why the area applied for is considered appropriate to be designated.
- The group must demonstrate that it is capable of becoming the designated neighbourhood forum (see Stage 2) for the neighbourhood area they are applying to have designated.
- Once the Council receive an application to designate a neighbourhood area, applications must be determined within 13 weeks of first being publicised, or 20 weeks where the application relates to more than one local planning authority area.
- The Council will undertake a six-week consultation on the designation and any representation received during this period will be considered.
- Following the close of the consultation the council will decide whether to designate the area with the decision made at the Council's Licencing and Planning Policy committee.
- The Council can refuse to designate the specific area applied for if it considers that the area is not appropriate. We will give reasons in instances where such a decision is made.

### Stage 1 – Frequently Asked Questions

#### Can the council refuse to designate the area?

Yes - The Council can refuse to designate the specific area applied for if it considers that the area is not appropriate. The Council will provide reasons in instances where such a decision is made.

## **STAGE 2 – Designating a Neighbourhood Forum**

- The community group seeking to become a designated neighbourhood forum must be made up of the following:
  - People living and working in the area
  - Elected members for the area
- The group membership should reflect the diversity of the local population and be drawn from different places in the area and different sections of the community.
- The community group applies to the Council as the Local Planning Authority to establish themselves as the Neighbourhood Forum
- The Council determines the application within statutory timescales, typically within 13 weeks of first being publicised
- The Council as the Local Planning Authority designates the Neighbourhood Forum.

### **Stage 2 – Frequently Asked Questions**

#### **Can Stages 1 and 2 be undertaken at the same time?**

Yes – the designation of the area and neighbourhood forum can be undertaken at the same time.

#### **Is there a minimum number of people that need to be members of the neighbourhood forum?**

Yes - A neighbourhood forum must comprise of at least 21 people (residents and business representatives), who lead and co-ordinate the plan-making process.

## **STAGE 3 – Preparing a draft neighbourhood plan - evidence gathering and public engagement.**

The Neighbourhood Forum:

- Gather baseline information and evidence
- Engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers)
- Identify and assess options / potential policy focus areas
- Develops a vision, aims and objectives for the Neighbourhood Plan
- Determine whether the plan is likely to have significant environmental effect to satisfy legislative requirements

### **Stage 3- Frequently Asked Questions**

#### **What must a Neighbourhood Plan do?**

- specify the plan period
- not relate to more than one neighbourhood area
- not include excluded development (i.e. matters relating to minerals and waste)

#### **What evidence is needed to support a Neighbourhood Plan**

There is no prescribed list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan. Further information about evidence to consider gathering can be found in the [Quick Guide to Neighbourhood Plans](#)

If a neighbourhood plan wants to allocate land for housing it may be necessary to carry out a housing needs assessment.

For any development that may have adverse effects on the environment; a Strategic environment assessment (SEA) may be needed. Further information on the requirements of SEA and HRA are contained in Appendix 2.

Various Technical support packages can be applied for via Locality (for example Design Codes and Guidance, allocating sites for housing (site options, assessment and viability including housing needs assessments)).

**What level of community engagement is required?**

There is no prescribed amount of engagement that needs to take place with the exception of statutory consultation stages at Regulation 14 and 16. However, there is an expectation that the neighbourhood forum has sufficiently engaged with the local community throughout the process to gather information and feedback to determine key issues and local matters of importance to be reflected in the neighbourhood plan.

**Do we need to appoint a planning consultant?**

No, however some neighbourhood planning groups decide to do so. Grant funding from the Government via Locality may be used for this purpose.

**Can the council recommend a planning consultant?**

No, the Council cannot recommend a planning consultant. The Council can share a list of known planning consultants, but the qualifying body should interview and decide who to appoint.

**Can the Council assist with the application for grant funds and technical packages?**

No – the qualifying body should source its own advice and make its own applications.

**What should be considered when drafting Neighbourhood Plan Policies?**

Planning policies must be written in a manner that makes their intention clear to the end users of the neighbourhood plan. They should be based upon the information gathered during evidence gathering and community engagement.

There should not be room for a reasonable person to be able to misinterpret your aspirations.

In determining what policies to include in a neighbourhood plan, the following considerations should be made:

- a. Is there a clear intention behind your policy?
- b. Is it distinctive for your area and not duplicating local plan or national policy?
- c. Is it supported by robust evidence?
- d. Is it clear and unambiguous?
- e. Is it positively worded?

- f. Is there a clear link between the neighbourhood plan's vision, objectives and the policy?
- g. Does the policy relate to the development and use of land for which planning permission would be required?
- h. Is it in line with the National Planning Policy Framework?
- i. Is it in conformity with the strategic policies of the adopted local plan?
- j. Does it contribute towards sustainable development?
- k. Is it compatible with EU obligations e.g. does it need a SEA/HRA assessment? You will need to demonstrate conformity with h-k in the Basic Conditions Statement that accompanies the neighbourhood plan when submitted to the Council.

**What is the role of Epsom and Ewell Borough Council at this stage?**

The Council will share relevant evidence, including that gathered to support its own plan-making, with the qualifying body.



## Stage 4: Pre-Submission publicity and consultation

The Neighbourhood Forum:

- publicises the draft neighbourhood plan and invites representations
- consults the consultation bodies as appropriate
- sends a copy of the draft plan to the Council as the local planning authority for comment
- where European Obligations apply, complies with relevant publicity and consultation requirements
- considers consultation responses and amends plan if appropriate
- prepares consultation statement and other documents required to progress to Regulation 15.

Once the plan is in a final draft state the Neighbourhood Forum will start a consultation (known as Regulation 14 stage, in accordance with the Neighbourhood Planning Regulations 2012<sup>2</sup>).

The consultation must last no less than six weeks and be publicised, so that it is brought to the attention of people living, working and undertaking business in the neighbourhood area.

The Neighbourhood Forum must publicise:

- The draft neighbourhood plan
- Further information on where the plan can be viewed
- Further information on where and how representations can be made
- The date and time by which representations must be received by the Neighbourhood Forum.

The Neighbourhood Forum must keep and record all representations received during the consultation period and following the close of the consultation complete a report to summarise the comments received and any changes made to the plan resulting from the issues.

The plan will then be updated to reflect any modifications from the consultation representations, with note to those of the statutory consultees.

---

<sup>2</sup> Schedule 1 of the Regulations details consultation bodies - <https://www.legislation.gov.uk/uksi/2012/637/schedule/1/made>

## **Stage 4 - Frequently Asked Questions**

### **Why does the neighbourhood forum run this consultation and not the Council?**

At this stage the neighbourhood forum as the qualifying body is still in charge of the promotion and drafting of the plan. It is only when the plan has been formally submitted to the Council (next Stage) that the Council as the lead authority takes over the neighbourhood plan making process.

### **Are there certain consultation periods that should be avoided?**

No. There are no regulated times a consultation should or should not be held. Regulations state that the publication of the consultation should reach people who “work, live and have business” within the designated neighbourhood area. It is at the discretion of the qualifying body to decide when to consult, the only proviso is the need to comply with the stipulated times i.e. 6 weeks allowing for bank holidays etc.

### **Who needs to be consulted at this stage?**

The Neighbourhood Planning Regulations 2012 – [regulation 3 \(schedule 1 consultation bodies\)](#) sets out the bodies that will need to be consulted.

### **What happens after the consultation has closed? What does the neighbourhood forum do with the responses received during the consultation period?**

The Neighbourhood Forum is required to produce a statement of consultation which sets out how it consulted, who it consulted, and a summary of the responses received along with how these have been considered in any amendments to the draft neighbourhood plan.

The Neighbourhood Forum should make the necessary modifications to the plan before moving onto the next Stage.

### **What support do the Council offer at this stage?**

The Council can provide advice on regulatory requirements and how to consult with the consultation bodies defined in the regulations.

## **Stage 5: Submission of a neighbourhood plan to the local planning authority**

The Neighbourhood Forum:

- Submits the plan to the Council as the local planning authority
- The Council as lead authority checks that submitted proposal complies with all relevant legislation
- If the Council is satisfied that the plan meets the legal requirements it:
  - publicises the proposal for minimum 6 weeks and invites representations
  - notifies consultation bodies referred to in the consultation statement
  - appoints an independent examiner (with the agreement of the Neighbourhood Forum)

The Neighbourhood Forum as the qualifying body submits the following submission documents to the Council in its role as lead authority:

- The submission neighbourhood plan
- A map and statement showing the area to which the neighbourhood plan relates
- The Strategic Environment Assessment (SEA/HRA) screening assessment
- A consultation statement including appendices
- A basic conditions statement

The Council will advertise the consultation on its website and organise for the consultation documents to be deposited at certain locations within the designated area. This consultation is known as Regulation 16 stage in accordance with the Neighbourhood Planning Regulations 2012.

In this time the Council as lead authority will contact the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) to arrange and appoint an examiner.

## **Stage 5 - Frequently Asked Questions**

### **Does the neighbourhood forum respond to the representations made during the regulation 16 consultation process?**

No - At this stage the representations that are made are sent straight to the independent examiner. The examiner can decide if a representation should result in a modification to the plan and recommend that modification be made to ensure the neighbourhood plan meets the basic conditions test.

### **What is the role of Epsom and Ewell Council at this stage?**

Once the plan has been submitted, the Council must be satisfied that the draft neighbourhood plan complies with all the relevant statutory requirements ready for examination. The Council will also check that all the relevant submission documents have been submitted.

The Council will start a statutory six-week consultation on the submitted neighbourhood plan and supporting documents. The Council will invite representations and notify any consultation body referred to in the consultation statement. When the consultation has closed the Council will collate all the relevant documents and representations received and send this information to the appointed independent examiner.

### **What is the government funding provided to the Council as a local authority used for?**

The Council can currently claim funding via the neighbourhood planning grant once the plan reaches this stage. This is to fund the Council's resource to support the neighbourhood plan group including undertaking the formal consultation, finding an examiner, and to fund the examination process (including a hearing if one is required) and the referendum processes.

## Stage 6: Independent Examination

- The Council as the local planning authority sends the neighbourhood plan and representations received to the independent examiner
- The independent examiner undertakes examination of the neighbourhood plan
- The independent examiner issues a report to the Council as local planning authority and Neighbourhood Forum
- The Council publishes the examiners report
- The Council considers the examiners report and reaches own view (except in respect of proposals for modifications of neighbourhood plans where the modifications do not change the nature of the plan, where the report is binding)
- The Council decides whether to send the neighbourhood plan to referendum

After the six-week consultation (Stage 5), The Council will collate the responses alongside the submission documents and send them to the independent examiner. At this time the representations will also be redacted and uploaded to the Council's website together with other examination documentation.

The examiner will usually reach a view by considering the written representations received. The basic conditions statement is therefore highly important as it is the main way that the Neighbourhood Forum as the qualifying body can seek to demonstrate to the independent examiner that the plan meets the basic conditions.

The examiner's role is limited to testing whether or not the draft plan meets the basic conditions and will make any modifications necessary for the plan to be able to comply. If the changes are substantial a further consultation may be held. The Council as the local planning authority will oversee the plan liaising with the qualifying body. If the modifications are not accepted the Plan cannot proceed to referendum.

It is not expected that the neighbourhood plan examination will include a public hearing, although an examiner can use this forum if it is considered necessary to ensure adequate examination of an issue or to give a person a fair chance to present their case. If required, there must be a minimum of four weeks allowed to advertise the public hearing and the examiner will invite representors that they would like to participate.

## **Stage 6 - Frequently Asked Questions**

### **What is the purpose of an examination?**

The purpose of the examination undertaken by an independent examiner is to ensure that the neighbourhood plan has met the basic conditions and that legislative requirements have been met throughout the process.

### **How long does the examination process take?**

This will depend on the level of detail within the neighbourhood plan and issues raised during the consultation at Stage 5.

### **What are the basic conditions?**

There are five basic conditions that are relevant to a neighbourhood plan. These are:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
2. The 'making' of the neighbourhood plan contributes to the achievement of sustainable development
3. The 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
4. The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations
5. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan

A neighbourhood plan needs to adhere to and 'meet' the basic conditions set out above. The examiner will test the neighbourhood plan against these to determine whether it should proceed to referendum.

### **What if the Neighbourhood Forum does not want to accept the examiners modifications?**

If the independent examiner considers that the neighbourhood plan does not meet the right standards, they will recommend changes and recommend if it should proceed to a referendum. The Council as planning authority will then need to consider the examiner's views and decide whether to make those changes.

If the Neighbourhood Forum does not wish to accept the changes, this should be discussed with the Council before a decision is made to accept the changes and take the plan to referendum. **Note: This is the last opportunity that the Neighbourhood Forum as the qualifying body group can request the plan be withdrawn.**

If significant changes are being recommended, then the qualifying body may wish to re-consult the local community before proceeding to a referendum.

### **What is the Council's role at this stage?**

Once the Council has sent the relevant documents to the independent examiner, the examiner will look at the neighbourhood plan documents against the basic conditions.

The council will lead during this period, liaising with the qualifying body as necessary particularly with regard to any questions from the examiner and uploading any documents to its website. All examination documentation and representations with personal information redacted will be placed on the neighbourhood planning webpages of the Council's website.

The examiner will issue their confidential 'fact check' report to the Council to share with the Neighbourhood Forum. The Council will consider the recommendations and decide whether to hold the referendum, this must be undertaken within 5 weeks of receiving the examiners final report.

The Council will oversee any changes made to the neighbourhood plan alongside the Neighbourhood Forum. The Council will also be able to assist the Neighbourhood Forum (the qualifying body) in understanding the implications of the examiner's modifications.

### **What is the government funding provided to the Council as a local authority used for?**

The Council can currently claim funding via the neighbourhood planning grant once the Council has issued a statement of their intention to send the plan to Referendum. This is to fund the Council's resource to support the neighbourhood plan group including undertaking the formal consultation at Regulation 16, finding an examiner, funding the examination process (including a hearing if one is required) and the referendum processes.

### **When can the neighbourhood plan carry weight in the decision making process?**

When a decision has been made to proceed to Referendum, the plan can be given significant weight in decision making, so far as the plan is material to the application.

## Stage 7: Referendum

- The Council publishes an information statement
- The Council publishes notice of referendum
- polling takes place
- results of poll declared
- should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area.

Once the plan has been updated to reflect any modifications detailed in the examiner's report, the Council as electoral authority will hold a referendum. The Council will be responsible for holding the referendum and supplying the supporting documentation.

A referendum will be held. A majority of votes (over 50% of those voting) in favour of the neighbourhood plan is sufficient for the plan to succeed.

Within 8 weeks of a positive referendum result the Council must decide whether to 'make' the plan so that it becomes part of the development plan for the borough.

### STAGE 7 - Frequently Asked Questions

#### **What is the question that is asked at referendum?**

The question is as follows: "Do you want Epsom and Ewell Borough Council to use the neighbourhood plan for [insert name of neighbourhood plan area] to help it decide planning applications in the neighbourhood area?"

#### **What does the result of the vote mean?**

A majority yes vote at this stage would mean the local planning authority is required to 'make' (formally adopt) the neighbourhood plan and it would form part of its development plan – alongside the adopted Local Plan. A majority no vote at this stage would mean the planning authority wouldn't 'make' (formally adopt) the plan, and planning applications in the neighbourhood area would only need to adhere to policies in the Local Plan.

#### **Is there a minimum turnout required at a neighbourhood plan referendum?**

There is no minimum turnout required for a neighbourhood plan referendum. Therefore, even if turnout is very low, if there is a majority yes vote, the local authority would 'make' the plan.



### **What is the role of EEBC at this stage?**

Epsom and Ewell Borough Council is the electoral authority.

Referendum documents will be compiled by the Council. These documents will be made available on the Council's website and are a regulatory requirement. This includes;

- The Neighbourhood Plan as modified by the independent examination
- The final independent examiners report
- Summary of representations submitted to the examiner
- A map showing the neighbourhood plan area
- A statement that the Council is satisfied that the Neighbourhood Plan meets the various legal requirements
- A statement that sets out general information as to town and country planning, neighbourhood planning and the referendum process to include:
  - Date and place of referendum
  - Question to be asked
  - Description of those entitled to vote in the referendum
  - Referendum expenses limit
  - Date and times the specified documents can be inspected
- Notice of referendum and notice of poll

## Stage 8: Bringing the neighbourhood plan into force

Once a neighbourhood plan has been successful at referendum, the Council as the local planning authority will make the plan. This means it is formally adopted.

- there are limited circumstances where the local planning authority is not required to make the neighbourhood plan. These are where it considers that the making of the neighbourhood plan would breach, or otherwise be incompatible with, any EU or human rights obligations.
- in respect of proposals for modifications of neighbourhood plans that have previously been 'made' where the modifications do not change the nature of the plan and meet the basic conditions, a referendum is not required. The local planning authority is required to make the modified neighbourhood plan.

### STAGE 8 - Frequently Asked Questions

#### **What role does a local authority have once the Neighbourhood Plan has been approved at a referendum?**

After a neighbourhood plan has been approved at referendum by the local community, it is 'made' by the Council in its role as local planning authority, this must happen within 8 weeks of the referendum.

The process for making a neighbourhood plan is at a meeting of the Council's Licencing and Planning Committee where a decision will be made as to whether to make the neighbourhood plan a part of the planning authorities' development plan.

Once the plan has been formally made by the planning authority, it then sits alongside adopted local plans as part of the development plan.

## Stage 9: Monitoring and Review

As with Local Plans, Neighbourhood Plans have a plan period. However, this does not mean the plan once adopted, is valid for that period without review and update.

Neighbourhood Plans do not need to be reviewed every five years, however, if not updated, there is a risk that they will no longer be in conformity with the strategic policies in the development plan, if the development plan is updated. It is important to note that if there is conflict between plans, the most recently adopted plan takes precedence.

It is good practise to monitor and review neighbourhood plan policies to ensure that the policies are delivering the intended outcomes and to reflect any changes to the planning authority's Local Plan

Regular monitoring of a neighbourhood plan and how effective it is will help Neighbourhood Forums decide whether to undertake a review. For example, when monitoring neighbourhood plan policies, you should consider whether the policies are influencing development in your area as expected?

A neighbourhood plan should include a section (or appendix) that shows how the policies in the plan will be monitored. The steering group or the planning authority will monitor the policies.

### Updating or reviewing a Neighbourhood Plan

Whilst there is no requirement for made/adopted Neighbourhood Plans to be reviewed after a specified time period, we would recommend at least every five years or at any time one of the following applies:

- A change in local circumstances;
- Issues with policy wording or references;
- Updates to the Local Plan or national planning policy.

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to

the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.

- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

## Appendix 1 Strategic Policies for Neighbourhood Plan Purposes

### How is a strategic policy determined?

Strategic policies will be different in each area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the local plan or spatial development strategy
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the local plan or spatial development strategy
- whether the local plan or spatial development strategy identifies the policy as being strategic

Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan which covers their area. The current Development Plan in Epsom and Ewell borough consists of:

- [The Core Strategy](#) (2007)
- [Plan E – Epsom Town Centre](#) (2011)
- [Development Management Policies](#) DPD (2015)

For Neighbourhood Planning, policies in both the Epsom Town Centre Plan and Development Management Policies Plan are considered non-strategic as these add detail to the higher level policies in the Core Strategy adopted in 2007. Therefore, the strategic policies are:

| Policy Reference | Assumed title                       |
|------------------|-------------------------------------|
| CS1              | Sustainable Development             |
| CS2              | Green Belt                          |
| CS3              | Conservation and Biodiversity       |
| CS4              | Strategic open spaces               |
| CS5              | Heritage Assets                     |
| CS6              | Environment and Climate Change      |
| CS7              | Meeting Housing Need                |
| CS8              | Location of New Housing Development |
| CS9              | Affordable Housing                  |
| CS10             | Travellers                          |
| CS11             | Protection of Employment            |
| CS12             | Community Infrastructure            |

| <b>Policy Reference</b> | <b>Assumed title</b> |
|-------------------------|----------------------|
| CS13                    | Community Facilities |
| CS14                    | Epsom Town Centre    |
| CS15                    | Local Centres        |
| CS16                    | Transport            |

## **Appendix 2 - Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)**

### **What is a Strategic Environmental Assessment (SEA)?**

SEA stands for 'Strategic Environmental Assessment'. It is fundamental that any draft neighbourhood plan meets the basic conditions (see above) for it to proceed to referendum. One of these conditions is that any plan is compatible with the EU obligations under the EU SEA Directive.

SEA is a tool that helps to demonstrate whether your plan will contribute to the achievement of sustainable development. The SEA will establish if there would be any significant environmental effects from implementing the neighbourhood plan's policies and proposals.

Further information on strategic environmental assessment and sustainability appraisal can be found in the [National Planning Practice Guidance](#)<sup>3</sup> (NPPG).

### **Is a SEA needed for a neighbourhood plan?**

It depends on the scope of the plan. Essentially, it is mandatory for any plan that sets out policies for the development of land to carry out an SEA, where those policies are likely to have significant environment effects.

All neighbourhood plans should therefore be screened against relevant SEA objectives, to determine whether they are likely to result in significant (positive or negative) environmental effects. The SEA Regulations require the 'responsible authority' to 'determine' whether or not a plan is likely to have significant effects, and therefore whether SEA is required. The qualifying body could undertake this exercise or seek support and apply for this through the governments technical packages available, alternatively request the council to assist. In any event the council as the Local Planning Authority will ultimately be responsible for ensuring that the SEA requirements have been met prior to the Neighbourhood Plan being made. The screening report will either conclude that further assessment is or is not required after consultation with the statutory bodies: Environment Agency, Historic England and Natural England.

For the SEA to be an effective process which adds value to plan making, it is vital that a Neighbourhood Plan is screened at the appropriate time. The Neighbourhood Plan should be screened as soon as there is sufficient information available to consider whether the proposed content of the plan or its likely intent (e.g. will it allocate development sites or not?) are likely to lead to significant effects. It is suggested this takes as early as possible in the

---

<sup>3</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#strategic-environmental-assessment-requirements-for-neighbourhood-plans>

preparation of the neighbourhood plan, and definitely no later than preparation of the Regulation 16 version.

The Council will need to be satisfied that the SEA determination is correct, for the plan to progress to referendum.

A full environmental assessment is likely to be required if the plan allocates sites for development, and/or if the neighbourhood area contains natural or heritage assets that would be affected by the neighbourhood plan's policies. Furthermore, any plan that is likely to have significant environmental effects that have not already been considered/mitigated through the adopted Epsom and Ewell Local Plan would require an SEA.

### **What is a Habitats Regulation Assessment (HRA) and is it needed?**

A HRA is a Habitats Regulation Assessment. This assessment is carried out if any development is thought to have an adverse or significant impact on any protected species of animals or plants, or areas of special protection; these areas are typically referred to as the Natura 2000 Network of European sites.

Whilst there are no Natura 2000 sites in the borough of Epsom and Ewell, some neighbouring authorities do contain these sites, for example the Mole Gap to Reigate Escarpment Special Area of Conservation.

The Core Strategy was supported by a HRA and the emerging Local Plan for the Borough is also supported by a [HRA](#).

On 28 December 2018 the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amend the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

The Regulations substitute this with a new basic condition which states:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Therefore, it is necessary to undertake an HRA screening exercise along the lines of the SEA above, to determine whether there are likely to be any significant effects on European sites. This will also include consultation with the statutory bodies: Environment Agency, Historic England and Natural England to determine if further assessment is required.