



LICENSING AND PLANNING POLICY COMMITTEE

Tuesday 25 November 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

A handwritten signature in black ink, appearing to read "Sing".

Chief Executive

For further information, please contact 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, telephone: 01372 732000.

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

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

Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government Act 1972 (as amended). Should any such matters arise during the course of discussion of the below items or should the 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

Questions must be received in writing by Democratic Services by noon on the fifth working day before the day of the meeting. For this meeting this is **Noon, Tuesday 18 November**.

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, Monday 24 November**.

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

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

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

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 - 10)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on **23 September 2025** (attached) and to authorise the Chair to sign them.

4. MINUTES OF LICENSING SUB-COMMITTEE (Pages 11 - 22)

To receive the Minutes of the Meeting of the Licensing Sub-Committee held on the 13 August 2025.

5. 2026/27 BUDGET TARGETS (Pages 23 - 26)

This report informs the Committee of the Council's revenue budget targets presented to the Strategy & Resources Committee in July. The report seeks guidance on the preparation of the Committee's service estimates for 2026/27.

6. STONELEIGH AND AURIOL NEIGHBOURHOOD PLAN - EXAMINER'S REPORT AND DECISION TO PROCEED TO REFERENDUM (Pages 27 - 180)

The Localism Act 2011 introduced the right for communities to draw up neighbourhood development plans. Stoneleigh and Auriol Neighbourhood Forum, with support and advice from Epsom and Ewell Borough Council (EEBC) has produced a neighbourhood plan.

The Stoneleigh and Auriol neighbourhood plan has been subject to community and stakeholder engagement and was formally submitted to EEBC for consultation under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 on 18 May 2025, the Regulation 16 submission consultation commenced on 20 June 2025 and closed on 1 August 2025. Eight representations were received, and these were forwarded to the appointed Independent Examiner – Christopher Lockhart-Mummery KC.

The Independent Examination commenced on 4 September 2025, and the Examiner issued his report on the 23 October 2025 (Appendix 1) which recommends that the Stoneleigh and Auriol NDP, subject to proposed modifications, proceeds to Referendum.

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**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE
held at the Council Chamber, Epsom Town Hall on 23 September 2025**

PRESENT -

Councillor Peter O'Donovan (Chair); Councillor Neil Dallen (Vice-Chair); Councillors Alex Coley, Julian Freeman, Rob Geleit, Shanice Goldman, Christine Howells (as nominated substitute for Councillor Steve Bridger), Phil Neale, Humphrey Reynolds and Clive Woodbridge

Absent: Councillor Steve Bridger

Officers present: Rod Brown (Head of Housing and Community), Paul Holliday (Principal Licensing Officer) and Phoebe Batchelor (Democratic Services Officer)

8 QUESTIONS AND STATEMENTS FROM THE PUBLIC

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

9 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.

10 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on 3 July 2025 and authorised the Chair to sign them.

11 MINUTES OF LICENSING SUB-COMMITTEE

The Committee received the Minutes of the Meeting of the Licensing Sub-Committee held on the 16 July 2025.

Following consideration, the Committee unanimously resolved to:

- (1) Receive the Minutes of the Meeting of the Licensing Sub-Committee held on the 16 July 2025 and authorise the Chair of the Sub-Committee meeting to sign them as a true record of that meeting.**

12 REVIEW OF STATEMENT OF PRINCIPLES UNDER THE GAMBLING ACT 2005

The Statement of Principles under the Gambling Act 2005, constitutes the Council's policy on how applications for Gambling Premises licences are considered and regulated. The Act requires the Council to review and readopt a statement of principles at least once every three years and to consult on the draft before it is adopted. The Committee received a report seeking approval to go out to consultation on an updated draft Statement of Principles.

The following matters were considered:

- a) **Data Source.** A Member of the Committee asked which data sources were used to evidence the statement that 'there have been no reported issues'. The Principal Licensing Officer informed the Committee that the police data reports and EEBC reports were considered and there have been no complaints received. He continued to explain that as part of the public consultation, Surrey County Council Public Health will be consulted. At present SCC Public Health have informally raised that they have not identified this area as being of particular concern.

Following consideration, the Committee unanimously resolved to:

- (1) Approve the draft Statement of Principles under the Gambling Act 2005 for public consultation.**

13 REVIEW OF STATEMENT OF POLICY LICENSING ACT 2003

The Statement of Policy under the Licensing Act 2003, constitutes the Council's policy on how authorisations for alcohol, regulated entertainment, and late-night refreshment is considered and regulated. The Act requires the Council to review and readopt a statement of policy at least once every five years and to consult on the draft before it is adopted. The Committee received a report seeking approval to go out to consultation on an updated draft Statement of Policy.

The following matters were considered:

- a) **Version Control.** A Member of the Committee raised that there is an empty box on page 2 of the policy which is titled key changes. The Member asked why the key changes from the previous policy were not referenced here. The Principal Licensing Officer explained that the new stress area policy is different from the previous zoning policy, and as such is the first version so there are no changes to detail in the version control box on page 2. The Principal Licensing Officer explained that any changes made to the policy post publication, will be detailed in the version control box, for example, if a body referenced in the policy, changes its name. This enables the Council to update the policy with minor changes without needing to reconsult on the entire document and also keeps a clear record of what changes have been made and when.

- b) **Delay to review policies.** A Member of the Committee asked why there has been such a delay in review the policies. The Principal Licensing Officer explained that EEBC experienced a large increase in Taxi and Private Hire licence applications over the last few years, and due to resource constraints, the Licensing Team were focused on responding to and processing the high volume of applications received. The Principal Licensing Officer informed the Committee that the Licensing Team have now been given additional resources, at the same time the licence applications have levelled out, which has allowed the team to carry out the necessary policy review work.
- c) **Licensing Applications.** A Member of the Committee asked if there were any material changes which would affect any licensing applications which have been considered recently. The Principal Licensing Officer explained that any applications within Epsom Town that have gone to sub-committee and that would have been subject to the zoning policy, any issues with respect to that policy have been highlighted within the report and dealt with at that time. The Principal Licensing Officer informed the Committee that there is no concern that there are any issues regarding the applications that were considered whilst the previous policy was in need of review.
- d) **Policy Content.** A Member of the Committee raised that they do not see any wording in the policy that details CCTV requirements, in regard to camera type, coverage hours, image retention and visibility to patrons. The Member highlighted that a minimum standard is not prescribed in the policy. The Member also stated that the policy does not mention drink spiking prevention measures, such as training staff to spot and prevent spiking and drink covers or testing. The Member stated that there is no requirement in the policy for detailed dispersal plans. The Principal Licensing Officer responded to explain that within Appendix 1 and 6, there is reference to both dispersal and spiking, and applicants within the stress area would be expected to consider whether measures would be necessary. The Principal Licensing Officer also explained that Model Conditions have been drafted and will be on the Council's website, which provide wording that would be helpful for applicants and premises looking to adopt measures to address the aforementioned issues to implement. The Principal Licensing Officer made clear that applicants get to tailor their application and consider the risks and appropriate measures which are specific to their premises when applying, the wording and conditions in the policy are suggestions, but cannot be enforced, as the Licensing Act is a permissive regime. The Principal Licensing Officer highlighted that the Police and Public Health bodies will be invited to participate in the consultation and propose any further additions or amendments. The Principal Licensing Officer informed the Committee that if an application is made and within that they have an operating schedule where they say the steps they're going to take to address the licencing objectives, including the conventional crime disorder and public safety and it is within their gift to say what measures they're going to put in place, and no one objects to

the application, and that's including members of the public, but also the responsible authorities that include the police and health bodies and so on, then the licence is granted as applied for.

- e) **Public Consultation.** A Member of the Committee asked if residents were invited to participate in the consultation or if it was just open to statutory consultees. The Principal Licensing Officer made clear that the consultation is open to the public and will be run internally by Council Officers. The Principal Licensing Officer explained that the consultation will be posted on the Council's social media, website, and on noticeboards. The Principal Licensing Officer stated that copies will also be put in local libraries.

- f) **Policy Wording.** A Member of the Committee expressed that the wording used in the policy does not go far enough in insisting that the premises put measures in place for the safety of customers. The Member asked if the wording could be changed to be stronger, to make clear that the Council expects premises to put certain measures in place. The Principal Licensing Officer explained that the licensing act covers a wide range of premises, everything from a restaurant to a pub to a theatre, meaning that clearly some suggested measures in the policy are not appropriate or necessary for all premises and therefore the wording is purposefully suggesting conditions and measures, where appropriate, rather than demanding they be implemented. The Principal Licensing Officer explained that if Members wanted a policy that said you need to do X and Y or you won't be given a licence, there are evidential standards that have to be met, that the Council don't have the evidence for. The Principal Licensing Officer explained that the nature of the legislation is permissive and requires it to be phrased like that, and the onus is on the applicant to consider the risks under the licence objectives and take the steps they consider appropriate to mitigate the risks. The Principal Licensing Officer explained that the police, environmental health, and other responsible authorities will look at each application and if they think that the measures aren't sufficient, they are able to object, as well as any resident or business owner in the area. The Member suggested that instead of saying 'possible measures', the policy says, 'measures will be in place where appropriate'. The Principal Licensing Officer explained that if no objections are received, the licence is granted as applied for, therefore, it is up to the applicant to decide what is appropriate. The Vice Chair explained that if an objection on an application is received then it is referred to and decided by the Licensing Sub-Committee, which allows the Council to propose additional conditions on those applications, where appropriate. Another Member raised that they were supportive of stronger wording being used in the policy. The Principal Licensing Officer agreed to review the wording and strengthen where appropriate in consultation with the Chair and Vice Chair before the policy goes out to public consultation.

- g) **Experience.** A Member of the Committee explained that their experience as a Street Pastor has enabled them to see first-hand what the

reasonable and reputable establishments in Epsom, which are more likely to experience issues, are doing to ensure they have robust approach in place to protect clients against spiking and other issues.

- h) **Stress Area.** A Member of the Committee raised that they believed the entirety of Upper High Street and Waterloo Road should be included in the Special Stress Area (SSA) as there are liquor retail premises on those roads beyond the current boundaries of the Special Stress Area. The Principal Licensing Officer explained that the previous zoning policy was not based on hard evidence and that has been a reason for its review and the proposed new Special Stress Area policy, which is based on evidence from the Police. The Principal Licensing Officer explained that Upper High Street and Waterloo Road could be included in the Special Stress Area, however, there is currently no evidence to support the need for their inclusion. The Member raised that the SSA should not just be based on where incidents have occurred, but where alcohol is sold, as this is a policy for licence holders, not for police activity. The Principal Licensing Officer reminded Members that the policy needs to be justified, based on evidence, and not burdensome to local businesses. The Member suggested that the evidence could be found through other sources, or other Police Zones data in Epsom.
- i) **Data.** A Member of the Committee asked if the data provided to draw the SSA is from 2022/23, and why there is not more recent data to use as an evidence base. The Principal Licensing Officer confirmed that the data is from 2022/23 and was collected in relation to the Police's Operation Chariot, and was the latest data provided to the Council from the Police. The Principal Licensing Officer confirmed that as part of the consultation, the Police will be asked to review and update the data.

- Councillor Coley proposed a motion to extend the Special Stress Area to include the entirety of Upper High Street and Waterloo Road.

Councillor Geleit seconded the motion.

The Committee voted (6 for and 4 against) and the motion was agreed.

- Councillor Neale proposed that the Principal Licensing Officer is nominated and authorised to make amendments to the policy wording, in consultation with Chair and Vice Chair, in order to ensure the wording is sufficiently robust, prior to the public consultation commencement.

Councillor Howells seconded the motion.

The Committee unanimously agreed the motion.

Following consideration, the Committee unanimously resolved to:

- (1) **Approve the draft Statement of Policy under the Licensing Act 2003 for consultation, subject to the agreed amendments.**

14 URGENT DECISIONS

The Committee received a report detailing a decision taken by one of the Directors on the grounds of urgency, in compliance with the requirements of the Constitution.

Following consideration, the Committee unanimously resolved to:

(1) Note the urgent decision taken and the reasons for that decision.

The meeting began at 7.30 pm and ended at 8.30 pm

COUNCILLOR PETER O'DONOVAN (CHAIR)

MINUTES OF LICENSING SUB-COMMITTEE

Head of Service:	Piero Ionta, Head of Legal and Monitoring Officer
Report Author	Phoebe Batchelor
Wards affected:	(All Wards);
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	Appendix 1 - Minutes of the Licensing Sub-Committee – 13 August 2025

Summary

To receive the Minutes of the Meeting of the Licensing Sub-Committee held on the 13 August 2025.

Recommendation (s)

The Committee is asked to:

- (1) Receive the Minutes of the Meeting of the Licensing Sub-Committee held on the 13 August 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) set 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-Committee:
- 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 a 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:
- 13 August 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.

6.6 **Local Government Reorganisation Implications:** 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](#)

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Minutes of the Meeting of the LICENSING (HEARING) SUB-COMMITTEE held at the Council Chamber, Epsom Town Hall on 13 August 2025

PRESENT -

Councillor Julian Freeman (Chair); Councillors Neil Dallen and Rob Geleit

In Attendance: Jenny Billin (Licensing Enforcement Officer, Surrey Police), Aniket Patel (Applicant) and Bill Donne (Applicant's Representative) (Silver Fox Licensing Consultants)

Officers present: Kate Gillman (Solicitor), Paul Holliday (Principal Licensing Officer), Karen Whibley (Licensing Officer), Becca Richards (Assistant Environmental Health Officer), Rebecca Wilson (Environmental Health Officer) and Dan Clackson (Democratic Services Officer)

4 APPOINTMENT OF THE CHAIR

The Sub-Committee unanimously agreed that Councillor Julian Freeman be appointed as Chair of the meeting.

5 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.

6 DETERMINATION OF VARIATION OF PREMISES LICENCE

The Sub-Committee received a report to determine an application to vary a premises licence where the authority had received relevant representation.

The Principal Licensing Officer introduced the report. Within his introduction he stated the following:

- a) He stated that the hours requested within the original application were for 24/7 sales, with sales from 11pm onwards to be made via a hatch. He stated the requested hours had, however, been amended since the initial application, as seen within the skeleton argument circulated prior to the meeting.

The Sub-Committee invited other parties to ask questions of the Principal Licensing Officer. No parties had any questions to ask of the Principal Licensing

Officer at this time. The Sub-Committee had no questions to ask of the Principal Licensing Officer at this time.

The Sub-Committee invited the Applicant to make an opening submission. The Licensing Consultant (Applicant's representative) provided an opening submission on behalf of the Applicant:

- a) He stated that the hours requested within the original application were for 24/7 sales, with sales from 11pm onwards to be made via a hatch. He stated the requested hours had, however, been amended since the initial application, as seen within the skeleton argument circulated prior to the meeting.
- b) He stated that his client had owned the business in question for over three years, and that during that time he had experienced no issues requiring the police to be called.
- c) He stated that his client had recently taken on a new franchise agreement which would include upgrades and refurbishments to the store. He stated that, along with the refurbishments, his client also intended to increase trading hours as set out in the skeleton argument.
- d) He stated that his client was taking the opportunity as part of the application under consideration to request the modification of the conditions attached to the licence by way of the removal of all current conditions in favour of new ones as proposed in the skeleton argument, which he posited were commensurate with modern operating standards. He stated that he understood, through communication from the Licensing Officer, that the proposed conditions were considered acceptable by the Police and Environmental Health.
- e) He stated that the store was located on a busy junction along an arterial road with traffic 24/7 and that the company director lived in close proximity to the store.
- f) He stated that Licensing Officers had confirmed that the application had been properly advertised in line with regulations, and that no representations against the application had been submitted by members of the public.
- g) He stated that he had researched the crime statistics of the Ewell area on the 'Police UK' website, which stated that the area as a whole averaged 50 offences per month, with the specific area of the shop averaging less than 1 per month. He stated that of those <1 offences per month, very few were public order offences. He suggested that later opening hours, serving convenience items as well as alcohol, would not attract disorderly crowds.

The Licensing Consultant responded to questions and comments from the Sub-Committee on behalf of the Applicant:

- a) He confirmed that the hours now proposed were for 7am-2am Sun-Thurs, and 7am-3am Fri-Sat. He stated that the intention was that the shop doors would be closed from 11pm each day, with all subsequent sales until closing time being made via a hatch.
- b) He confirmed that contactless payments could be made through the glass window of the hatch.
- c) He stated that the public had been given an appropriate opportunity to make representation, with all legislative requirements to advertise the application having been properly carried out.
- d) He stated that, in the case of online sales, the responsibility to obtain proof of age or determine whether the customer is intoxicated would be with the delivery service provider and would be carried out by the delivery driver at the time of delivery. He stated that this was set out as a proposed condition within the skeleton argument.

The Sub-Committee invited other parties to ask questions of the Applicant. The Responsible Authorities had no questions to ask of the Applicant at this time. The Licensing Consultant responded to questions from the Principal Licensing Officer on behalf of the Applicant:

- a) The Principal Licensing Officer referred to the skeleton argument and asked for confirmation that the proposals with respect to how the store would be run (e.g. that no customers or delivery drivers would be permitted in store from 23:00 each day) set out at the section titled 'Amended Application-Sale of Alcohol by Retail (Off sales only)' were intended for inclusion as conditions on the licence. The Licensing Consultant confirmed that was correct.

The Licensing Consultant responded to questions from the Sub-Committee's Legal Advisor on behalf of the Applicant:

- a) In respect of Environmental Health's concern regarding delivery drivers potentially mounting the kerb to approach the hatch, the Licensing Consultant stated that it was intended that delivery drivers would park up at the shop's delivery entrance, where a lorry could be seen parked in the top picture of appendix 1 of the skeleton argument.
- b) The Licensing Consultant confirmed that proposed condition 13 of the 'Police conditions-Delivery' within the skeleton argument should say '...when delivering and collecting...'.

The Licensing Consultant responded to questions from the Sub-Committee on behalf of the Applicant:

- a) The Licensing Consultant stated that the Applicant had considered the possibility of limiting deliveries to electric vehicles only, but had ultimately decided against it on account of many delivery drivers still using petrol vehicles.

The Sub-Committee invited the Responsible Authorities to make an opening submission. The Licensing Enforcement Officer (Surrey Police) provided an opening submission:

- a) She stated that when the application was initially submitted, it was the view of the Police that the proposed licence conditions would not be suitable to uphold the licensing objectives. She stated, however, that the Police were happy that the proposed updated conditions contained within the skeleton argument addressed their concerns.
- b) She stated that, following the circulation of the skeleton argument and the amendment to the proposed trading hours contained within, the Police had continued concerns in respect of the proposed trading hours, and recommended a further reduction to 7am-1am Sun-Thurs, and 7am-2am Fri-Sat – she stated that these hours would bring the application in line with other licenced premises in the area.
- c) She stated that an extension to the trading hours of a premises, as seen in the application before the Sub-Committee, can give rise to an increase in crime and disorder, and that the Police's objection against the application in question was made as a preventative measure against the potential crime and disorder that could be caused by the proposed extension to the trading hours.

The Sub-Committee invited the Applicant to respond to the Licensing Enforcement Officer's opening submission. The Licensing Consultant responded on behalf of the applicant:

- a) He stated that the crime stats listed on the Police UK site for the area did not say the time of day the crimes took place, and stated there was no evidence to suggest that the proposed extension to the trading hours would cause an increase in crime.
- b) He stated that Applicant was confident that the conditions within the skeleton argument would be sufficient to ensure the promotion of the licensing objectives.

The Licensing Enforcement Officer responded to questions from the Sub-Committee:

- a) The Licensing Enforcement Officer stated that anti-social behaviour and crime & disorder had been high during night-time economy hours in Epsom town centre over the last few years, with connection with premises in the town centre with a licence to sell alcohol until 3am. She stated that anti-social behaviour and crimes recorded in the town centre included grievous bodily harm, violence against women and girls, and loitering.

The Licensing Consultant responded to questions from the Environmental Health Officer (Environmental Health) on behalf of the Applicant:

- a) He stated that sales would not be restricted to delivery drivers only, and that pedestrians would also be able to use the hatch to make purchases. He stated that purchases made by pedestrians would be made verbally, via conversation with staff through the hatch.
- b) He stated that the shop location was in a noisy area due to being situated along a busy road.
- c) He stated that any suggestion that the proposed extension to trading hours could result in crime & disorder or public nuisance was speculation only.
- d) He stated that there were other businesses in the local area with late trading hours and that the premises was not located within the Amber or Red zone (as described in the Council's Statement of Licensing Policy).
- e) He stated that he was confident that the proposed conditions, along with the location of the shop and the hatch, were adequate in addressing the issue of potential public nuisance. He stated that avenues were available via noise abatement notice or licence review, should it transpire that such a process becomes required.

The Licensing Consultant responded to questions from the Sub-Committee on behalf of the Applicant:

- a) He stated that he did not have the means to estimate how many pedestrians would use the hatch in comparison with delivery drivers.

The Licensing Consultant responded to questions from the Environmental Health Officer (Environmental Health) on behalf of the Applicant:

- a) He stated that it was intended that the delivery drivers would park up on the driveway on the pavement next to the shop and would not use the alley leading to the residential properties.
- b) He stated that the Applicant would install additional exterior lighting which would aid in confirming the age and identity of customers and delivery drivers.
- c) He stated that, in case of emergencies, the premises was equipped with a burglar alarm and two panic buttons. He stated that it was not yet known as to whether or not the shop would be staffed by a lone worker during late hours, but the Applicant had completed a risk assessment and had identified no additional risk beyond that inherent to lone working at any time of day. He stated that the shop's doors would be locked at 11pm and that the hatch's design ensured that staff were protected from being grabbed by anyone outside the shop.

The Licensing Consultant responded to questions from the Sub-Committee on behalf of the Applicant:

- a) He stated that the Applicant wanted to sell to pedestrians as well as to people using delivery apps and would not accept a condition limiting sales to only those made through apps.
- b) He stated that he was not aware of any historical issues or concerns from the Police relating to street drinking in area or of any PSPO covering the area. He stated that within the proposed conditions it was set out that deliveries were to be made to residential or business addresses only.
- c) He stated that customers would not be able to make orders by phoning the store, and that all remote orders would need to be made via an App, through a third-party delivery service.

The Sub-Committee invited the Applicant to respond to ask any questions of the responsible authorities. The applicant had no questions to ask of the responsible authorities at this time.

Some points of clarification were made in response to comments made by the Licensing Consultant:

- a) The Principal Licensing Officer confirmed that there was currently a PSPO in place, encompassing the entirety of the Borough, which addressed anti-social behaviour relating to alcohol consumption.
- b) The Principal Licensing Officer referred to caselaw (East Lindsey District Council v Abu Hanif) which stated that responsible authorities need not wait for the licensing objectives to be actually undermined before objecting to a licence being granted. He also referred to caselaw (Daniel Thwaites v Wirral Magistrates Court and Others) which stated that responsible authorities are recognised experts on their field and weight should be attached to their representation. The Licensing Consultant in response, stated that the Abu Hanif case related to illegal workers working at a restaurant and was not of relevance to the matter under consideration at present. The Sub-Committee's Legal Advisor stated that when considering the promotion of the licensing objectives, preventative measures can be taken into account, rather than just considering issues that have already occurred.

The Sub-Committee invited the Responsible Authorities to make a closing submission. The Licensing Enforcement Officer (Surrey Police) provided a closing submission:

- a) She stated that the Police would be happy with the application should the Sub-Committee be minded to reduce the hours as discussed earlier.

The Environment Officer (Environmental Health) provided a closing submission:

- a) She reiterated that Environmental Health had concerns regarding the application in respect of public nuisance and had evidence from within the shop's area that later trading hours can give rise to an increase in public nuisance – she stated that the road on which the shop was located

contained two premises licensed to sell alcohol 24/7, one of which (a petrol station) had had a noise complaint associated with it, which was currently under investigation.

Some points of clarification were made in response to comments made by the Environmental Health Officer:

- a) The Principal Licensing Officer confirmed that there were three premises in the Borough with a 24/7 licence to sell alcohol, all of which were petrol stations. The Environmental Health Officer confirmed that none of the petrol stations in question sold anything via delivery service.
- b) The Sub-Committee's Legal Advisor advised that the application had been amended since its initial submission and was no longer applying for 24/7 trading hours. The Principal Licensing Officer confirmed there were premises in Epsom town centre which sold alcohol up to 3am, which was the closing time the application under consideration was now applying for – he confirmed that the latest closing time of any premises in the shop's area, however, barring the aforementioned petrol stations, was 1.30am.

The Sub-Committee invited the Applicant to make a closing submission. The Licensing Consultant provided a closing submission on behalf of the Applicant:

- a) He stated that over the last three years of operations, there had been no concerns with respect to the running of the shop from Environmental Health or the Police. He stated that the proposed conditions would be robust to prevent any issues with respect to the licensing objectives.
- b) He stated that noise issues related to petrol stations would be unique to their business and not relevant to the shop in question.

The meeting was adjourned at 11:56 and the Sub-Committee retired from the Council Chamber with their Legal Advisor to consider the application.

The Sub-Committee and their Legal Advisor returned to the Council Chamber and resumed the meeting at 12:46.

Having read the material presented in the agenda and all of the written representations made, having listened to all the evidence and submissions presented at the hearing, and having regard to the Statutory Guidance and the Licensing Policy of the Council, the Sub-Committee made their decision, which was relayed by the Chair as follows:

"We have listened to representations from the applicant and read the skeleton argument and suggested conditions therein, with the addition of the word 'collecting' to number 13 of the 'Police Conditions-Delivery' section. We understand from the Responsible Authorities that the conditions are now accepted but we are being asked to consider a reduction in operating hours for sale of alcohol due to fears re nuisance and potential anti-social behaviour.

We have had due regard to the representations we have heard and treat the Environmental Health Officer and Police Licensing Officer as experts in their respective fields. We are happy that the conditions proposed promote the licensing objectives and we therefore make those conditions. We have considered the operating hours to sell alcohol via off sales proposed by the applicant and are particularly concerned about noise nuisance on weekdays in a residential area and feel that licensing the shop to 2am would undermine the licensing objectives. We therefore grant the licence but will only allow off sales between the hours of 7am to 1am on Sunday to Thursday, as proposed by the police. We will grant the application for off sales between the hours of 7am and 3am on Fridays and Saturdays, as we feel that noise and activity will cause less nuisance to the area which will already be busier on weekend nights”.

The Chair advised that the decision of the Sub-Committee would be followed up by written confirmation of the decision in due course and advised that the applicant and the representors had a right of appeal against the decision of the Sub-Committee, within 21 days of the notification in writing to the applicant, to the Magistrates Court.

The meeting began at 11.06 am, was adjourned between 11.56 am – 12:46 pm, and ended at 12.50 pm

COUNCILLOR JULIAN FREEMAN (CHAIR)

2026/27 BUDGET TARGETS

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 Officer (Chief Finance Officer)
Report Author	Anna Clements, Senior Accountant
Wards affected:	(All Wards);
Urgent Decision? (yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	None.

Summary

This report informs the Committee of the Council's revenue budget targets presented to the Strategy & Resources Committee in July. The report seeks guidance on the preparation of the Committee's service estimates for 2026/27.

Recommendation (s)

The Committee is asked to:

- (1) **Note the implications of the budget targets presented to Strategy & Resources Committee on 15 July 2025.**
- (2) **Note that owing to the Council's projected budget deficit, any additional new revenue growth items (i.e. service enhancements resulting in increased net expenditure) supported by Policy Committees will need to be fully funded from existing budgets.**
- (3) **Consider how additional income or savings can be generated to address the projected Council wide funding gap of £1.93 million in 2026/27, rising to £5.06 million per annum by 2028/29.**

1 Reason for Recommendation

- 1.1 The recommendations will provide a clear framework for officers to develop a balanced budget for 2026/27, which is a statutory requirement.

2 Background

- 2.1 At its meeting on 15 July 2025, Strategy and Resources Committee agreed the budget targets and workstreams to enable the Council to work towards setting a balanced budget for 2026/27.
- 2.2 The committee noted that for financial planning purposes, latest forecasts show that the Council faces a projected budget deficit of £1.93 million in 2026/27, rising to £5.06 million by 2028/29.

3 Full Proposals

- 3.1 To address the deficit detailed in 2.2, Strategy & Resources Committee agreed that the following workstreams should be progressed by officers:
 - 3.1.1 Re-review opportunities considered in the past.
 - 3.1.2 Ongoing review of existing asset utilisation to realise cost reductions in Council operational buildings and increased income from investment properties.
 - 3.1.3 Ensure any new powers are considered to generate additional income for the Council.
 - 3.1.4 Undertake a review of reserves to be reported to Financial Strategy Advisory Group to seek support for recommended minimum reserve balances and support the MTFS process.
 - 3.1.5 A comprehensive review of fees and charges. Heads of Service review fees and charges annually to ensure any increases are achievable and report to policy committees for approval.
 - 3.1.6 To maximise external funding and partnership opportunities, for example submitting grant applications as opportunities arise.
 - 3.1.7 Monitor the assumptions throughout the year and assess the impact on the council's medium term financial strategy.
- 3.2 The Medium Term Financial Plan recommends an average increase in fees and charges for 2026/27 of CPI + 1%. Individual fees and charges will be based on an assessment of what is achievable for each service.
- 3.3 Officers will maintain engagement with policy chairs and members throughout the budgeting process, and budget forecasts and assumptions will continue to be reviewed and updated throughout the process.
- 3.4 Furthermore, owing to the Council's projected budget deficit, for any additional new revenue growth items (i.e. service enhancements resulting in increased net expenditure) supported by policy committees, the committee or Council will need to identify how these can be fully funded from existing budgets.

4 Risk Assessment

Legal or other duties

4.1 Equality Impact Assessment

4.1.1 None for the purposes of this report.

4.2 Crime & Disorder

4.2.1 None for the purposes of this report.

4.3 Safeguarding

4.3.1 None for the purposes of this report.

4.4 Dependencies

4.4.1 None for the purposes of this report.

4.5 Other

4.5.1 The Council has a statutory duty to set a balanced budget each year, demonstrating how planned expenditure on services will be fully funded.

4.5.2 Should the Council not progress the proposed budget strategy and fail to achieve a significant net reduction in its cost of services, there is a clear risk that reserves will continue to diminish with the Council eventually becoming unable to set a balanced budget.

4.5.3 Financial risk assessments will be completed with service estimates for this Committee in January 2026 and for Council in February 2026

5 Financial Implications

5.1 The provisional financial outlook for 2026/27 and future years is covered in this report.

5.2 The Council has adequate resources to carry out a budget review supporting the delivery of the efficiency plan. Should the Council require a more comprehensive review of services, additional resources and expertise may be required.

5.3 **Section 151 Officer's comments:** It is important that the budgets target recommendations be agreed to maintain the future financial health of the Council. Each service area must undertake a thorough review of its costs, identify opportunities for efficiency, and implement measures to reduce expenditure.

6 Legal Implications

6.1 The Council has a statutory responsibility to set a balanced budget each year.

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

7 Policies, Plans & Partnerships

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

- Effective Council.

7.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

7.3 **Climate & Environmental Impact of recommendations:** None for the purposes of this report.

7.4 **Sustainability Policy & Community Safety Implications:** None for the purposes of this report.

7.5 **Partnerships:** None for the purposes of this report.

7.6 **Local Government Reorganisation Implications:** It is important to note that these forecasts are made at a time of uncertainty in local government finance, particularly in Surrey as it responds to the Local Government Reorganisation. Following the December 2024 English Devolution White Paper, council has submitted its unitary proposal and awaits the outcome which is expected in October. In the meantime, it would be expected that those councils which are due to become part of any future East Surrey authority should set budgets that are sustainable and prudent.

8 Background papers

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

Previous reports:

- [2026/27 Strategic Financial Planning report to Strategy & Resources – 15 July 2025.](#)

Other papers:

- [Budget Book 2025/26.](#)
- [Medium Term Financial Plan 2024-28.](#)

STONELEIGH AND AURIOL NEIGHBOURHOOD PLAN - EXAMINER'S REPORT AND DECISION TO PROCEED TO REFERENDUM

Head of Service:	Ian Mawer, Head of Planning Policy and Economic Development
Report Author	Susie Legg, Ian Mawer
Wards affected:	Auriol Ward; Stoneleigh Ward; Cuddington Ward
Urgent Decision?	Yes
If yes, reason urgent decision is required	To comply with legislation, the Council must decide whether the neighbourhood plan should proceed to referendum within 5 weeks of receipt of the Report of Examination. The Council must therefore make its decision on or before 27 November 2025, which requires the recommendations – if approved – not to be subject to call-in. This Proposal to make this an urgent decision has been brought to the attention of the Chair of Audit and Scrutiny Committee who supports this approach.
Appendices (attached):	Appendix 1: Report of Examination – Submission Draft Stoneleigh and Auriol Neighbourhood Plan (October 2025) Appendix 2: Post Examination Decision Statement Appendix 3: Stoneleigh and Auriol Neighbourhood Development Plan incorporating the Examiner's modifications

Summary

The Localism Act 2011 introduced the right for communities to draw up neighbourhood development plans. Stoneleigh and Auriol Neighbourhood Forum, with support and advice from Epsom and Ewell Borough Council (EEBC) has produced a neighbourhood plan.

The Stoneleigh and Auriol neighbourhood plan has been subject to community and stakeholder engagement and was formally submitted to EEBC for consultation under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 on 18 May 2025, the Regulation 16 submission consultation commenced on 20 June 2025 and closed on 1 August 2025. Eight representations were received, and these were forwarded to the appointed Independent Examiner – Christopher Lockhart-Mummery KC.

The Independent Examination commenced on 4 September 2025, and the Examiner issued his report on the 23 October 2025 (Appendix 1) which recommends that the Stoneleigh and Auriol NDP, subject to proposed modifications, proceeds to Referendum.

Recommendation (s)

The Committee is asked to:

- (1) To accept and agree with the Examiner's proposed modifications to the Stoneleigh and Auriol NDP as contained at Appendix 1 to this report and proceed to Referendum to be held on 12 February 2026;**
- (2) To authorise publication of the Decision Statement (Appendix 2 to this report).**

1 Reason for Recommendation

- 1.1 To enable the borough's first Neighbourhood Development Plan to proceed to referendum and, subject to a positive referendum result, to be 'made' and become part of the Statutory Development Plan for the borough and be used in the determination of planning applications in the Stoneleigh and Auriol Neighbourhood Forum Area.

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 has provided a detailed responses to the two formal consultation stages detailed below:
 - Draft Neighbourhood Plan (Regulation 14) consultation. EEBC response approved by this committee on 17 October 2024.
 - Submission Neighbourhood Plan (Regulation 16) consultation. EEBC response approved by this committee on 3 July 2025.

- 2.4 There are nine key stages to preparing a neighbourhood plan which are detailed below. Further information on each of the nine stages is contained within our [Neighbourhood Planning Guide](#).
- 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 The final Examiner's report was received by the Council on 23 October 2025 which completed stage 6. The independent Examiner recommended that subject to a number of proposed modifications which are required to ensure that the Stoneleigh and Auriol NDP meets the basic conditions set out in legislation, the plan should proceed to referendum (Stage 7).
- 2.6 This report seeks committees' approval to agree the Examiners proposed modifications (Appendix 1) and the publication of the decision statement (Appendix 2) which will enable the Neighbourhood Plan to proceed to referendum. The referendum is to be held on the 12 February 2026.
- 2.7 It should be noted that officers are recommending that all the examiner's suggested modifications are agreed. In accordance with National Guidance, if the Council were to disagree with any of the modifications, then there must be clear reasons as to why and additional consultation will need to be carried out. This may result in a further independent examination and delay to the referendum.
- 2.8 Everyone on the Council's electoral register (at the date of the vote) within the Stoneleigh and Auriol Neighbourhood Area is entitled to vote in the referendum. If over 50% of those voting are in favour of the neighbourhood plan, this is a positive referendum result, and the council can proceed to 'make' the plan so that it becomes part of the development plan for the borough.

Summary of the key findings of the Examiner's Report

2.9 The Examiner's report provides some general comments which are outlined below:

- The area is well described in the introductory section.
- Several policies and text either in duplicate the local plan and/or national policies, and/or to contain evidence, or to are too lengthy. In these respects, the NP does not accord with the national guidance.
- The Development Management Policies 2015 do not comprise strategic policies.
- There are inconsistent references to the NPPF throughout the plan, sometimes to the December 2023 version (now superseded) and sometimes to the current 2024.
- The Policy numbering should be simplified.

2.10 The Examiner's report then provides detailed comments on the policies which are summarised below:

Submission Neighborhood Policy	Summary of Examiner's recommended changes
Policy SA-P-H-01 – Consistency of Building Lines	Amend policy name to 'Policy 1 - Consistency of Building Lines'.
Policy SA-P-H-02 – New Development Height and Character	Amend policy name to 'Policy 2 - Development Height and Character'. Delete existing policy wording and replace with more concise wording. Amendments to the supporting text supporting the policy.
Policy SA-P-H-03 – Permitted Backland Development	Amend policy name to 'Policy 3 - Backland Development' Delete existing policy wording and replace with more concise wording. Amendments to the supporting text supporting the policy.

Submission Neighborhood Policy	Summary of Examiner's recommended changes
Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities	<p>Amend policy name to 'Policy 4 - Safeguarding of Retail Facilities.</p> <p>Delete existing policy wording and replace with more concise wording.</p>
Policy SA-P-R-02 – Safeguarding of Public Houses	<p>Amend policy name to 'Policy 5 - Safeguarding of Public Houses'</p> <p>Delete existing policy wording and replace with more concise wording</p>
Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities	<p>Amend policy name to 'Policy 6 - Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities'.</p>
Policy SA-P-G-01 – Protection of Local Green Spaces	<p>Amend policy name to 'Policy 7 - Protection of Local Green Spaces.</p> <p>Delete existing policy wording and replace with more concise wording.</p> <p>Remove Site 6 – Old School Field (Salisbury Road) as a LGS allocation as the site benefits from planning consent for affordable extra care housing.</p> <p>Amend supporting text to reflect above change.</p>
Policy SA-P-G-02 – Protection of Notable Green Spaces	<p>Delete policy. The 40 spaces identified are generally small parcels of amenity land and are highly unlikely to be the subject of development proposals owing to their size and/or location.</p> <p>Policy is neither necessary or likely to be effective</p>
Policy SA-P-G-03 – Managing the Impact on Biodiversity.	<p>Delete policy as it duplicates existing national planning policy and legislation.</p>

Submission Neighborhood Policy	Summary of Examiner's recommended changes
Policy SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.	Delete policy as it duplicates existing and emerging Local Plan policy.
Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage	Delete policy as it covers matters covered by Building Regulations which are not appropriate for planning policy.
Policy SA-P-S-02 – Minimising Flood Risks.	Amend policy name to 'Policy 8 - Minimising Flood Risks. Amend supporting text to remove references to a now superseded Strategic Flood Risk Assessment.
Policy SA-P-S-03 – Renewable Energy and Energy Efficiency	Amend policy name to 'Policy 9 - Renewable Energy and Energy Efficiency.
Policy SA-P-T-01 – Assessment of Transport Impact	Amend Policy name to 'Policy 10 - Assessment of Transport Impact Delete existing policy wording and replace with more concise wording Move a significant amount of the policy supporting text to an appendix.
Policy SA-P-T-02 – Residential Parking and Cycle Storage	Amend policy name to 'Policy 11 - Residential Parking and Cycle Storage Delete existing policy wording in criterion 1 and replace with more concise wording.

2.12 The Examiner concludes that the Stoneleigh and Auriol Neighbourhood Plan as modified in accordance with the recommendations set out in his report and summarised above, has the potential to be a valuable part of the development plan.

2.13 Appendix 3 of this report contains a version of the Neighbourhood Plan with all of the Examiners recommendations made.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None

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 The council is responsible for the independent examination and organising a local referendum which are funded through existing budgets. However, the Council is entitled to funding from central government to cover the costs associated with the Examination process.

4.2 Following publication of the decision notice to proceed to Referendum (Appendix 2), a grant claim can be made to a maximum of £20,000 to cover the costs of the Examination and referendum.

4.3 **Section 151 Officer's comments:** The Council has a statutory duty to support the neighbourhood planning process, including funding the referendum. These costs are being met from existing budgets and external funding will be applied for following publication of the decision notice to proceed to referendum. This funding is expected to cover the majority, if not all, of the associated costs, ensuring that the process represents good value for money and does not place undue pressure on the Council's financial resources.

5 Legal Implications

5.1 In accordance with Regulation 17a of the Neighbourhood Planning (General) Regulations the Council as local planning authority is required to make a decision as to whether a Neighbourhood Plan should proceed to referendum within 5 weeks of receipt of the Examiners report. The Examiners reports was received on 23 October 2025 and therefore this committee must make its decision by 27 November 2025.

- 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:** Relevant legal comments have been added to the content of 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 is not included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** The Neighbourhood Plan contains a policy relating to renewable energy and energy efficiency.
- 6.4 **Sustainability Policy & Community Safety Implications:** None
- 6.5 **Partnerships:** Enabling the Plan to proceed to referendum will support the Stoneleigh and Auriol Neighbourhood Forum aspirations to have an adopted Neighbourhood Development Plan in the designated area.
- 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:

- [Licensing and Planning Policy Committee – 3 July 2025 – Response to Stoneleigh and Auriol Submission Neighbourhood Plan \(Regulation 16\)](#)
- [Licensing and Planning Policy Committee – 17 October 2024 – Response to Stoneleigh and Auriol Draft Neighbourhood Plan \(Regulation 14\)](#)

Other papers:

- [Epsom & Ewell Borough Council Neighbourhood Planning Guide](#)

STONELEIGH AND AURIOL NEIGHBOURHOOD PLAN 2025-2039

Submission Draft (2025)

REPORT OF EXAMINATION

By

Christopher Lockhart-Mummery KC

Independent Examiner

October 2025

SUMMARY

I was appointed by Epsom and Ewell Borough Council (the Council) with the support of the qualifying body, the Stoneleigh and Auriol Neighbourhood Forum (SANF) in August 2025 to undertake the independent examination of the draft Stoneleigh and Auriol Neighbourhood Plan 2025-2039, as submitted for examination (the NP).

A neighbourhood area was designated by the Council on 12 November 2020. The area is shown on Figure 1 of the NP. A Consultation Statement (12 May 2025) sets out the local engagement and consultation undertaken. I am satisfied that the level of consultation amply the relevant statutory requirements.

I decided that the statutory conditions for the holding of a hearing did not exist, and the examination proceeded on the basis of the documents only, and my visit to the area.

The NP shows a number of signs of no, or inadequate, professional input. There is a series of resulting defects, referred to in this report, such as inadequate clarity in the policies, policies which are unnecessary as duplicating national and/or local plan policy, and policies and text of unnecessary length. As a result I have had to make an unusual number and extent of recommendations for change.

However, the NP – as amended in accordance with my recommendations – has the potential to be a valuable part of the development plan, especially relating to the designation of Local Green Spaces.

I recommend that, subject to my recommended modifications, the NP proceed to referendum.

I see no reason why the area for the referendum should differ from the area of the NP.

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Introduction

1. I was appointed in August 2025 by Epsom and Ewell Borough Council (the Council) with the support of the qualifying body, the Stoneleigh and Auriol Neighbourhood Forum (SANF) to undertake the independent examination of the draft Stoneleigh and Auriol Neighbourhood Plan 2025-2039 as submitted for examination (the NP).
2. I am a King's Counsel with over 40 years' experience of planning law and practice. I am a member of the NPIERS Panel of Independent Examiners. I am independent of any local connections or interests, and have no conflicts of interest.

Background

3. The area of the NP was designated by the Council on 12 November 2020. The designated area is based on the Stoneleigh and Auriol Ward boundaries, prior to the minor boundary changes made in 2022. The designated area is shown on Figure 1 of the NP (page 9). It comprises some 180 hectares.
4. The area is well described in paragraphs 1.7.2-1.7.5 of the NP in these terms:

Stoneleigh and Auriol is a neighbourhood located in close proximity to Nonsuch Park where the scheduled monument of Nonsuch Palace is located...

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

The area is accessible via the A240 (Kingston Road/Ewell Bypass) 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 border of Greater London. There are no main roads running through the area.

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.

The Local Plan

5. The local plan for Epsom and Ewell is the Core Strategy 2007. The strategic policies relevant to the NP are CS5, CS6, CS13, CS15 and CS16. Section 4 of the Basic Conditions Statement (BCS), 12 May 2025, sets out the conformity of the NP policies with the above strategic policies.
6. The development plan for the Council's area also includes the Development Management Policies 2015. This document does not contain strategic policies.
7. The Council is at an advanced stage of producing a replacement local plan, to cover the period until 2040. The Proposed Submission Plan (Regulation 19) was submitted to the Secretary of State on 10 March 2025, and is currently at independent examination. For the purposes of my examination the local plan remains the Core Strategy 2007.

Evolution of the NP

8. The Neighbourhood Planning (General) Regulations 2012 set out a legal requirement at Regulation 15 that the submission of a neighbourhood plan proposal to the local planning authority must include certain documents, amongst is a "consultation statement. The Consultation Statement (CS) was duly published and submitted. I was supplied with the CS dated 12 May 2025.
9. Comprehensive details of the consultation and engagement carried out are set out in the CS. Regulation 14 consultation took place between 9 September – 27 October 2024. Comments were taken into account in the formulation of the revised NP, a process taking place in November-December 2024.
10. The revised NP was submitted under Regulation 15 to the Council on 18 May 2025. The Council carried out Regulation 16 consultation between 20 June – 1

August 2025. Eight responses were received (two from individual households), including the detailed response from the Council. I have carefully considered all the representations.

11. I am satisfied that the level of consultation carried out amply met the statutory requirements.

SEA and HRA

12. On 25 February 2025 the Council made a Screening Opinion under the SEA Directive and the UK SEA Regulations to the effect that strategic environmental assessment (SEA) was not required for the NP.
13. On the same date the Council determined, under the Habitats Directive and the UK Habitats Regulations 2017, that an appropriate assessment of the NP was not required.
14. I have no reason to doubt either of the above. Both assessments were largely as a consequence of the fact that the NP proposes no housing (or other) development allocations.

The Examination Process

15. I refer to my appointment above. The examination commenced on 4 September 2025.
16. On 9 September 2025 I notified the parties that, having read all the papers, the statutory conditions for holding a hearing did not exist, and that the examination would proceed on the basis of the documents only, together with my visit to the area.
17. I visited the area on 4 September 2025. This visit was particularly influential on the judgments I have made (below) in relation to proposed Local Green

Spaces (LGS), and the submitted policy SA-P-G-02, Protection of Notable Green Spaces.

Basic Conditions - General

18. Statute provides that a neighbourhood plan must meet the following five basic conditions:
 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 (surviving) 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.

19. As the courts have frequently emphasised, as I do now, the role of a Neighbourhood Plan Examiner is tightly constrained. It is (apart from dealing with other statutory requirements referred to at paragraphs 24-29 below) confined to considering compliance with the basic conditions. The Examiner cannot consider anything else: paragraph 8(6). Therefore the Examiner is not able to consider whether – as would be the case for a local plan – the NP is “sound” (in accordance with paragraph 35 of the NPPF). Accordingly, the Examiner can only consider the content of the NP (the planning judgments made, the choices made, the views regarded as important etc.) insofar as those matters impact on the basic conditions. This inevitably limits, significantly, the

extent to which it is proper to respond to what I might call wider “planning merits” points made by representors.

20. National planning guidance advises in relation to the preparation of neighbourhood plans that:

*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... (my emphasis).*

21. Advice is given in national planning guidance (NPPG 41-041-20140306) as to the drafting of policies:

“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”

This has guided me in a number of comments on policies and text in the NP.

22. The advice in the above two paragraphs has also guided me in relation to my criticisms (below) as to the length of the NP.
23. I address the criteria in the basic conditions where relevant as I assess, below, the contents of the NP.

Other Statutory Requirements

24. These are set out in the Town and Country Planning Act 1990 (as amended) and sections 38A-38C of the Planning and Compulsory Purchase Act 2004.
25. The NP was prepared and submitted for examination by a qualifying body: section 38A.

26. It has been prepared for an area designated under section 61G of the 1990 Act.
27. The NP meets section 38A(2) in that it sets out policies in relation to the development and use of land in the neighbourhood area.
28. Section 38B requires the NP to specify a period for which it is to have effect. This is complied with (2025-2039).
29. As indicated above, the remit of this examination is significantly more limited than is the case for a local plan examination, but is confined to compliance with the above statutory requirements (and basic conditions). Where a particular policy and/or supporting text does not raise any such compliance issues I shall make limited comment accordingly. My main comments and consequent recommendations therefore relate to passages where modifications are required.

Assessment of NP

30. Before turning to a detailed assessment of the Policies and supporting text in the NP, I make a number of preliminary and/or general points. When I make a recommendation for a modification(s) to the NP, I identify that course as “I so **Recommend**”. It will be apparent that I am in agreement with the great majority of the recommendations made to me by the Council in their Regulation 16 response (approved by the Council’s Licensing and Planning Policy Committee on 3 July 2025). I have found those recommendations most helpful.
31. First, and as will be apparent below, I have found that a number of proposed Policies and text to be either in duplication of the local plan and/or national policies, and/or to contain evidence, or to be too lengthy. In these respects the NP does not accord with the national guidance referred to in paragraphs 20-21 above. Where the NP inappropriately includes evidence (or excessive evidence) these passages could be relegated to a standalone appendix or appendices.

32. Secondly, the Policy numbering should be greatly simplified. The policies should be numbered Policy 1, Policy 2 etc., and I so **Recommend**. (I make the same suggestion in relation to Community Recommendations, though these are not formally part of the NP).
33. Third, the Development Management Policies 2015 do not comprise strategic policies. In all the Strategic Policy Context tables beneath the Policies, references to anything other than the Core Strategy 2007 and the NPPF (2024) should be deleted, and I so **Recommend**.
34. Fourth, there are inconsistent references to the NPPF, sometimes to the December 2023 version (now superseded), sometimes to the current 2024 version. I **Recommend** that consistent, 2024, references be made.
35. In section 1, the Introduction, three points arise. First, both here (paragraph 1.1.2) and elsewhere there are outdated references to the emerging local plan. I **Recommend** that these references are updated to the current position. Second the first sentence of paragraph 1.5.3 is inaccurate. I **Recommend** that it be deleted and replaced as follows:

For the Stoneleigh and Auriol Neighbourhood Area, the development plan is made up of the local plan for Epsom and Ewell and, when made, this neighbourhood plan. (The Development Management Policies 2015 contain non-strategic policies).
36. Fifth, in the Acronyms table in paragraph 1.9 the reference to NDP should be deleted. It is inaccurate and I so **Recommend**.
37. In relation to Policy SA-P-H-02, in agreement with the Council I **Recommend** for the purposes of clarity that the word “New” be removed from the title and that the Policy be deleted and replaced with:

Development Height and Character

New development should:

- 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;*
- b) complement the existing form, massing and roofscape of the surrounding built form;*
- c) use materials that complement the character of the area; and*
- d) have regard to the AECOM Stoneleigh and Auriol Design Guidance and Codes (2022).*

38. I further **Recommend** that paragraph 2.4.2.2 be deleted, since DM Policy 13 is not consistent with the NPPF paragraph 170.

39. In relation to Policy SA-P-H-03 Permitted Backland Development, I agree with the Council's criticism and suggestions for reasons of clarity and good drafting, I **Recommend** that "Permitted" is removed from the title and that the Policy be deleted and replaced as follows:

Backland Development

New dwellings within one or more residential plots will be permitted, where the following criteria are satisfied:

- a) Appropriate vehicle, pedestrian and cycle access is provided from the public highway.*
- b) Appropriate private and usable amenity space is provided.*
- c) No adverse overlooking of residential dwellings and gardens.*

40. In relation to the text at paragraph 2.5.2.1, DM Policy 16 is not a strategic policy; the first paragraph of 2.5.2.2 ending "NPPF" is inaccurate and unnecessary, and the grammar of paragraph 2.5.2.3 needs improvement. I therefore **Recommend**:

- 1) That paragraph 2.5.2.1 be deleted.

- 2) That the first two lines of paragraph 2.5.2.2 (ending “NPPF”) be deleted, insert a full stop after NPPF, and retain the remainder of that paragraph.
41. Paragraph 2.5.3.1 repeats the inaccuracy found elsewhere that the NPPF permits back garden (or other) development, which is permitted under statutory provisions. I **Recommend** that it be deleted, and replaced as follows:

In a design codes follow-up on-line survey, conducted in September 2022, 75% of respondents were opposed to development in back gardens, beyond the extent of permitted development. 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 on the local character of the Designated Area.

42. Section 3 of the NP addresses retail and related activities. Paragraph 3.2.6 refers to DM Policy 31. This is not a strategic policy, and is dated following the amendments to the Use Classes Order in September 2020. I **Recommend** that paragraph 3.2.6 be deleted.

43. Policy SA-P-R-01 has a number of defects. First, it incorporates reference to “existing shopping frontages” and “Primary retail frontages”, although no specific frontages are identified in the NP (as opposed to shopping centre boundaries, at a very small scale). It is inconsistent, stating that the percentage of Class E units will not fall below 66%, and then stating that uses other than Class E will not be permitted. I **Recommend** that the policy be deleted and replaced as follows:

Safeguarding of Retail Facilities

Within the retail centres as shown in Figure 10:

- a) *Proposals that would improve and enhance local facilities and services by addressing the daily requirements of the community will be supported.*
- b) *Proposals for change of use that threaten the predominance of Class E uses will be resisted.*

44. Policy SA-P-R-02 is entitled Safeguarding of Public Houses. To achieve clarity and enable more effective enforcement, I **Recommend** that the policy be deleted and replaced as follows:

Safeguarding of Public Houses

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:

- 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*
- b) it has been vacant and actively marketed for a use as a public house without success for at least 12 months.*

45. The Council suggests that Policy SA-P-R-03, parking, may not be necessary. I regard the Policy, despite local plan policies current and emerging, as distinct, and make no recommendation.
46. Policy SA-P-G-01 would protect 6 proposed Local Green Spaces (LGS) listed and described in paragraph 4.3.2.2. Paragraph 107 of the NPPF sets out the criteria which would justify LGS designations, set out at paragraph 4.3.3.1 of the NP.
47. I have visited these areas. I find that Sites 1-5 are justified as LGS designations. Site 6 – Old School Field (Salisbury Road) – is owned by Surrey County Council (SCC). This site is subject to the grant of planning permission in 2024 for affordable extra care housing, and SCC in their Regulation 16 representation state that a reserved matters application is shortly to be submitted. It seems highly likely that this site will be developed, and therefore it is not appropriate for LGS designation.
48. I accordingly **Recommend** that Policy SA-P-G-01 be deleted and replaced by the following:

Protection of Local Green Spaces

Proposals which affect the following green spaces will only be supported in very special circumstances:

- 1) *Auriol Park,*
- 2) *Cherry Orchard Nursery site within Nonsuch Park,*
- 3) *Recreation Ground (Park Avenue West),*
- 4) *Allotments at Park Avenue West,*
- 5) *Allotments at Barn Elms by Auriol Park.*

49. Consequently, the first sentence of paragraph 4.3.2.1 should be amended to state: There are now *five Local Green Spaces....(continue)*; The first sentence of paragraph 4.3.2.2 should be amended to read: *Within the area we designate the following five Local Green Spaces numbered 1 to 5 inclusive (as shown on the map above).*
50. Further, Figure 15 on page 54 needs to be amended to remove Site 6: and subparagraph 6) on page 56 should be deleted.
51. Reference in paragraphs 4.3.2.3–4.3.2.4 to rejected LGS is not necessary. Nor is any of the text in paragraph 4.3.3. I therefore **Recommend** that the text in paragraphs 4.3.2.3-4.3.3.9 be deleted. Likewise, Figure 16 should be deleted.
52. Policy SA-P-G-02 would protect what are referred to as Notable Green Spaces. Some 40 such spaces with a generic reference to grass verges, are tabulated in Figure 18 and shown on the maps in Figures 19-21. They are generally small parcels of amenity land, and are highly unlikely to be the subject of development proposals owing to their size and/or location. As SCC and the Council state, they are also likely to constitute highway land. I do not consider that this policy is either necessary or likely to be effective. I therefore **Recommend** that the entirety of section 4.4 (pages 62-66) be deleted.
53. Policy SA-P-G-03 is titled Managing the Impact on Biodiversity. It incorporates a requirement for a minimum of 10% biodiversity net gain. As the Council has stated in its representations, Biodiversity Net Gain (BNG) is a requirement introduced by Schedule 7A of the Town and Country Planning

Act 1990 (inserted by the Environment Act 2021). Under the standard 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. Additionally, the NPPF (2024) makes multiple references to providing net gains for biodiversity and Core Strategy Policy CS3 is to similar effect.

54. I therefore consider that this Policy is unnecessary, and in the interests of brevity I **Recommend** that it be deleted, along with paragraphs 4.5.2.1 and 4.5.3.1.
55. Policy SA-P-G-04 is for Protection of Trees, Woodland and Hedgerows. As the Council stated at Regulation 14 and Regulation 16 this policy is largely repetitive of DM Policy DM5, a policy likely to be replicated in DM17 of the emerging Local Plan. I therefore consider that the policy is unnecessary and in the interests of brevity I **Recommend** that it be deleted along with supporting paragraphs 4.6.2.1 and 4.6.3 and its sub-paragraphs.
56. Policy SA-P-S-01 is concerned with Certainty of Water Supply and Foul Water Drainage. As the Council states, these are matters covered by the Building Regulations, and are not appropriate for planning policy. I therefore **Recommend** that the Policy and all its supporting text be deleted.
57. Policy SA-P-S-02 is concerned with Managing Flood Risks. I make no recommendation in relation to the policy itself, but have concerns, identified by the Council, with the supporting text. It refers extensively to the SFRA 2008 (updated 2018) whereas the latest SFRA is that of 2024. For the purposes of any planning application where flood risks are relevant, it is this SFRA which will be taken into account. There is no need for the NP to address this. I therefore **Recommend** that the paragraphs in the series 5.4.3 be deleted. The series of 5.4.4 paragraphs (appropriately re-numbered) can remain.

58. Policy SA-P-S-03 addresses Renewable Energy and Energy Efficiency and makes no recommendations in relation to the policy or text.
59. Section 6 deals with Transport. Paragraphs 6.2.3-6.2.3.5 contain a considerable amount of survey and other background evidence. In the interests of brevity it should be moved to an appendix. I therefore **Recommend** that these paragraphs be deleted, with the insertion of a new paragraph 6.2.3 stating:
- Survey material and other relevant evidence are contained in Appendix XX.*
60. Policy SA-P-T-01 is headed Assessment of Transport Impact. In the interests of clarity and brevity I **Recommend** that it be deleted and replaced by:
- Assessment of Transport Impact***
- Developments will be required to mitigate transport and parking impacts and be supported by a Transport Assessment and/or Travel Plan in accordance with SCC Good Practice Guidance (as amended).*
61. Policy SA-P-T-02 deals with Residential Parking and Cycle Storage. In the interests of clarity and to reflect the guidance in NPPF paragraph 112 (a more flexible approach to these matters), I **Recommend** that paragraph 1) be deleted and replaced by:
- New residential developments will generally include motor parking spaces of at least one per dwelling and charging points for electric vehicles where practical, combined with solar energy panels and batteries to provide charge overnight. Where developments are located at or close to highly accessible locations, more restrictive parking provision will be encouraged.*
62. Paragraph 2) of the Policy can remain.

Conclusions and Recommendations

63. It is unfortunate that the NP shows a number of signs of no, or inadequate, professional input. There is a series of resulting defects, referred to above, such as inadequate clarity in policies, policies which are unnecessary as

duplicating national policy and/or local plan policy, and policies and objectives of unnecessary length. As a result I have had to make an unusual number and extent of recommendations for modification.

64. However the NP, as modified in accordance with those recommendations, has the potential to be a valuable part of the development plan, especially (though not exclusively) in the topic of LGS which I am leaving largely intact.
65. I **Recommend** that, subject to my recommended modifications, the NP proceed to referendum.
66. I see no reason why the area for the referendum should differ from the area of the NP.

Christopher Lockhart-Mummery KC

Independent Examiner

October 2025

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Post Examination Decision Statement for the Stoneleigh and Auriol Neighbourhood Development Plan 2025-2039

1. Introduction

- 1.1. Under the Town and Country Planning Act 1990 (as amended), Epsom & Ewell Borough Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2. This statement confirms that the modifications proposed by the examiner's report have been accepted, and that the submission Stoneleigh and Auriol Neighbourhood Development Plan has been altered as a result. The Neighbourhood Development Plan, as modified, may now proceed to referendum.

2. Background

- 2.1. The Stoneleigh and Auriol Neighbourhood Development Plan area was designated by the Council on 12 November 2020. The designated area is based on the Stoneleigh and Auriol Ward boundaries, prior to the minor boundary changes made in 2022.
- 2.2. The Stoneleigh and Auriol Neighbourhood Development Plan was submitted to Epsom & Ewell Borough Council as Planning Authority on the 18 May 2025. Between the 20 June and 1 August 2025 the plan was publicised and representations were invited.
- 2.3. Christopher Lockhart-Mummery KC was appointed by Epsom & Ewell Borough Council with the consent of the Stoneleigh and Auriol Neighbourhood Forum to undertake the examination of the Stoneleigh and Auriol Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.4. The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision

- 3.1. The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section

38A of the Planning and Compulsory Purchase 2004 Act), in relation to a neighbourhood development plan.

- 3.2. Having considered each of the recommendations made by the examiner's report, and the reasons for them, Epsom & Ewell Borough Council in consultation with the Stoneleigh and Auriol Neighbourhood Forum, has decided to accept all of the Examiner's modifications to the draft plan.
- 3.3. Table 1 below outlines the alterations made to the submission plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations.

Table 1: Recommendations by the Examiner agreed by Epsom & Ewell Borough Council

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 34 General	Refer to the NPPF 2024 throughout the document.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 35 Para 1.1.2 and other locations	Ensure references to the Local Plan throughout the document are updated to reflect the current position.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-P-H-01	Amend Policy Title to: Policy 1: Consistency of Building Lines	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-H-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 35 Para 1.5.3	<i>Delete existing text and replace with:</i> <i>For the Stoneleigh and Auriol Neighbourhood Area, the development plan is made up of the local plan for Epsom and Ewell and, when made, this neighbourhood plan. (The Development Management Policies 2015 contain non-strategic policies).</i>	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 36 Table at para 1.9	Delete reference to NDP (New Development Plans)	Agree with the modifications for the reasons set out in the Examiner's Report.
Paras 32 and 37 Policy SA-P-H-02	Delete existing policy wording and replace with: Policy 2: Development Height and Character New development should: 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; b) Complement the existing form, massing and roofscape of the surrounding built form; c) Use materials that complement the character of the area; and d) Have regard to the AECOM Stoneleigh and Auriol Design Guidance and Codes (2022).	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-H-02	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 38 Policy SA-P-H-02	Delete paragraph 2.4.2.2.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-CR-H-01	Amend Community Recommendation Title to: Community Recommendation 1: Support for Sympathetic Higher Density Development	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 and 39 Policy SA-P-H-03	Delete the word 'permitted' from the policy title. Delete existing policy wording and replace with: Policy 3: Backland Development New dwellings within one or more residential plots will be permitted, where the following criteria are satisfied: a) Appropriate vehicle, pedestrian and cycle access is provided from the public highway. b) Appropriate private and usable amenity space is provided. c) No adverse overlooking of residential dwellings and gardens.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-H-03	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 40	Delete paragraph 2.5.2.1.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 40	Delete the first two lines of paragraph 2.5.2.2 and retain the remainder of that paragraph.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 41	Delete paragraph 2.5.3.1 and replace with: <i>In a design codes follow-up on-line survey, conducted in September 2022, 75% of respondents were opposed to development in back gardens, beyond the extent of permitted development. 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 on the local character of the Designated Area.</i>	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 42	Delete paragraph 3.2.6.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 and 43 Policy SA-P-R-01	Delete existing policy wording and replace with: Policy 4: Safeguarding of Retail Facilities Within the retail centres as shown in Figure 10: a) Proposals that would improve and enhance local facilities and services by addressing the daily requirements of the	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
	community will be supported. b) Proposals for change of use that threaten the predominance of Class E uses will be resisted.	
Para 33 Policy SA-P-R-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 and 44 Policy SA-P-R-02	Delete existing policy wording and replace with: Policy 5: Safeguarding of Public Houses 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: 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 b) it has been vacant and actively marketed for a use as a public house without success for at least 12 months.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-R-02	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 32 Policy SA-CR-R-01	Amend Community Recommendation Title to: Community Recommendation 2: Support for Retail Diversity	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-P-R-03	Amend Policy Title to: Policy 6: Parking at Retail, Commercial, Hospitality, Community/Cultural Facilities	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-R-03	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 and 48 Policy SA-P-G-01	Delete existing policy wording and replace with: Policy 7: Protection of Local Green Spaces Proposals which affect the following green spaces will only be supported in very special circumstances: 1) Auriol Park, 2) Cherry Orchard Nursery site within Nonsuch Park, 3) Recreation Ground (Park Avenue West), 4) Allotments at Park Avenue West, 5) Allotments at Barn Elms by Auriol Park.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 33 Policy SA-P-G-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 49 Para 2.3.2.1	Amend the first sentence in para 4.3.2.1 to state: <i>There are now five Local Green Spaces contained within Stoneleigh and Auriol, as shown below and detailed in paragraph 4.3.2.2.</i>	Agree with the modifications for the reasons set out in the Examiner's Report
Para 49 Para 2.3.2.2	Amend the first sentence in para 4.3.2.2 to state: <i>Within the area we designate the following five Local Green Spaces numbered 1 to 5 inclusive (as shown on the map above)</i>	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 50 Figure 15	Amend Figure 15 to remove site 6	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 50	Delete sub paragraph 6) on page 56.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 51	Delete paragraphs 4.3.2.3 - 4.3.3.9 and figure 16.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 50 Policy SA-P-G-02	Delete entire section 4.4	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 54 Policy SA-P-G-03	Delete policy along with paragraphs 4.5.2.1 – 4.5.3.1	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 55 Policy SA-P-G-04	Delete policy along with supporting paragraphs 4.6.2.1 and 4.6.3 and its sub-paragraphs.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 56 Policy SA-P-S-01	Delete policy along with all its supporting text.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 57	Delete paragraphs in the series 5.4.3. The series of 5.4.4 paragraphs (appropriately re-numbered) can remain.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-P-S-02	Amend Policy Title to: Policy 8: Minimising Flood Risks	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-S-02	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-CR-S-01	Amend Community Recommendation Title to: Community Recommendation 3: Drainage Improvement	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-P-S-03	Amend Policy Title to: Policy 9: Renewable Energy and Energy Efficiency	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 33 Policy SA-P-S-03	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 59	Delete paragraphs 6.2.3 - 6.2.3.5 and move this information to an appendix. Insert a new paragraph 6.2.3 stating: <i>Survey material and other relevant evidence are contained in Appendix XX.</i>	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 60 Policy SA-P-T-01	Delete existing policy wording and replace with: Policy 10: Assessment of Transport Impact Developments will be required to mitigate transport and parking impacts and be supported by a Transport Assessment and/or Travel Plan in accordance with SCC Good Practice Guidance (as amended).	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-T-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 61 and 62 Policy SA-P-T-02	Delete existing policy wording and replace with: Paragraph 2) of the policy is to remain. Policy 11: Residential Parking and Cycle Storage 1) New residential developments will generally include motor parking spaces of at least one per dwelling and	Agree with the modifications for the reasons set out in the Examiner's Report.

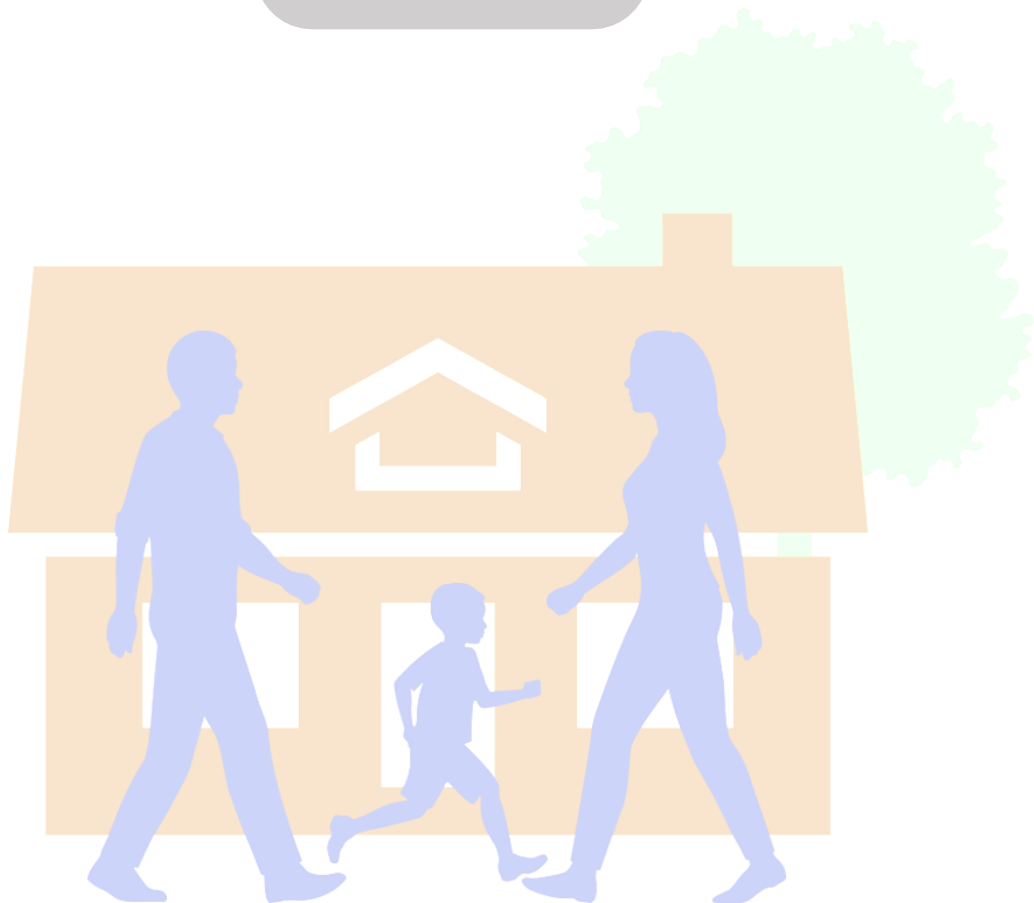
Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
	charging points for electric vehicles where practical, combined with solar energy panels and batteries to provide charge overnight. Where developments are located at or close to highly accessible locations, more restrictive parking provision will be encouraged.	
Para 33 Policy SA-P-T-02	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-CR-T-01	Amend Community Recommendation Title to: Community Recommendation 4: Improvements to Transport Infrastructure	Agree with the modifications for the reasons set out in the Examiner's Report.

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Stoneleigh and Auriol Neighbourhood Plan

2025 - 2039



Version: Post Examiners Report Amendments for consideration by the Epsom and Ewell Licensing and Planning Policy Committee - November 2025

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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 Emerging 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 Emerging Local Plan continues through its adoption process, 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.

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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 (2007) which are relevant to key issues in the area of Stoneleigh and Auriol. It should be noted, that at the time of developing this Neighbourhood Plan, Epsom and Ewell Borough Council (EEBC) are in the process of developing a new Local Plan which, as of October 2025 is at the final stage of the Local Plan process before it can be legally adopted. The Local Plan was submitted to the Secretary of State for examination on the 10th of March 2025 (EEBC, 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 Statement

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 emerging 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 2024, 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 one. The NPPF policies which are particularly relevant to this plan 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 local plan for Epsom and Ewell and, when made, this neighbourhood plan. (The Development Management Policies 2015 contain non-strategic policies).
- 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 Stoneleigh and Auriol Neighbourhood Forum (SANF)**1.6.1 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 12th 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 12th 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 12th 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 12th 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>

- 1.6.6 A full history of SANF engagements can be found in: Appendix 4: 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 2024) 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 130). 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 Area Overview

- 1.7.1 The designated area for the SANP covers around 180 hectares and is located in the Borough of Epsom and Ewell in the county of Surrey. The designated area is based on the Stoneleigh and Auriol ward boundaries, prior to the minor boundary changes made before the 2023 local council elections.

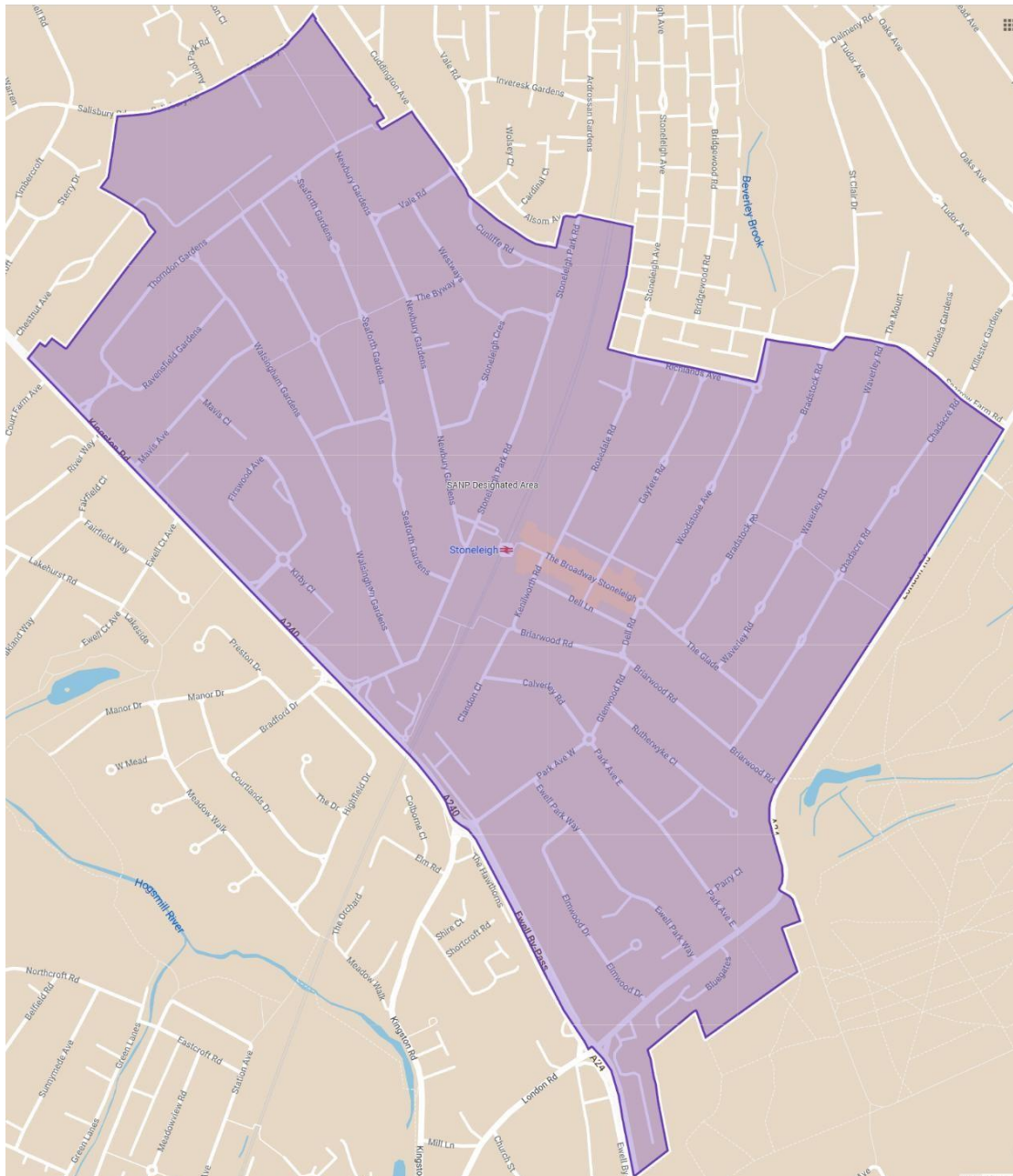


Figure 1: The SANP Designated Area

- 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.

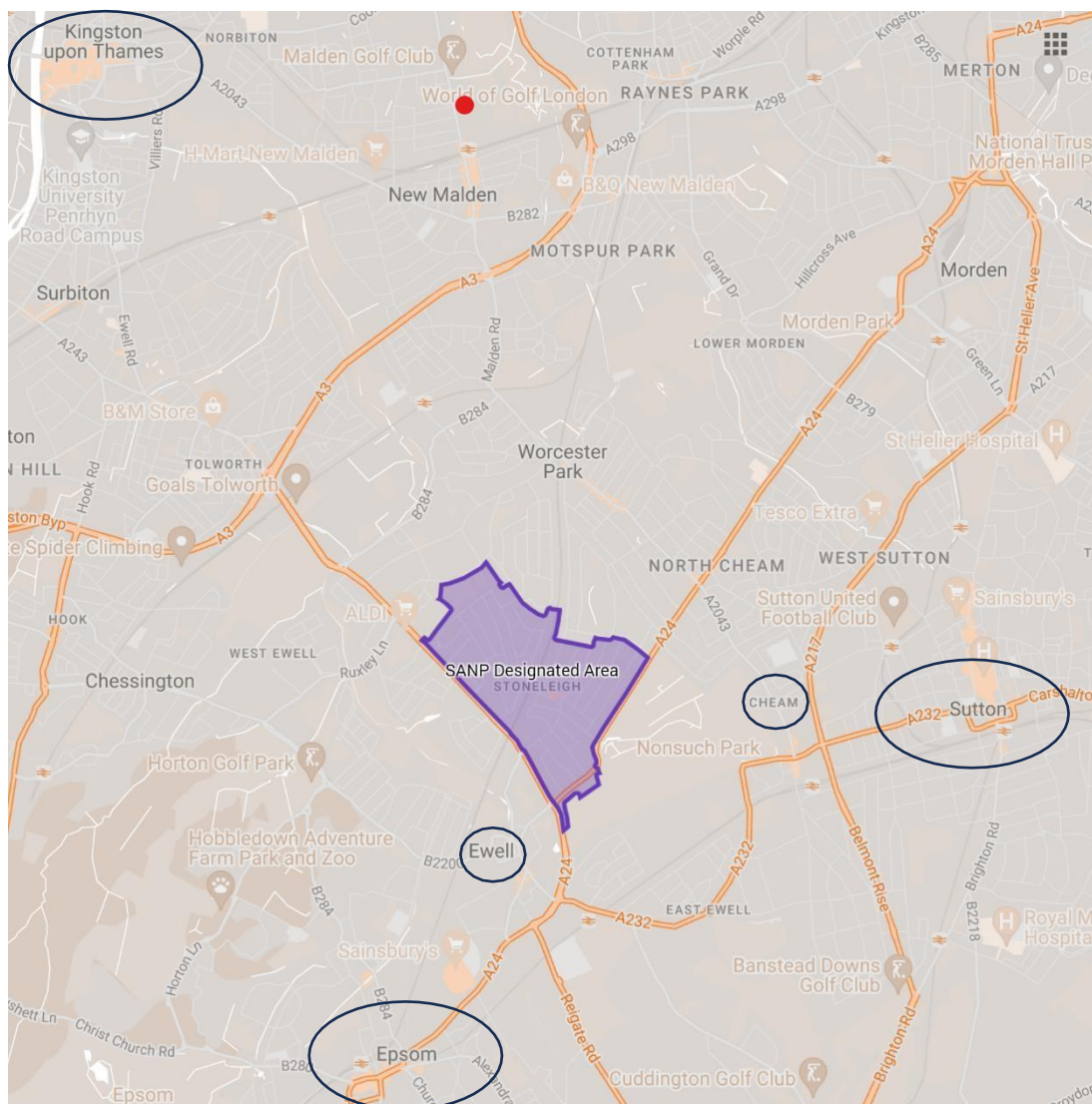


Figure 2: Stoneleigh and Auriol Location

- 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.
- 1.7.11 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.
- 1.7.12 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
- 1.7.13 Recently, there have been cases of schools within Epsom and Ewell selling their playing fields for housing developments.
- 1.7.14 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

- 1.7.15 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.
- 1.7.16 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 and en.wikipedia.org/wiki/Stoneleigh,_Surrey

1.9 Acronyms

1.9.1 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. The name of the company is derived from: A rchitecture, E ngineering, C onstruction, O perations, and M anagement
AHAP	A rea(s) of H igh A rchaeological P otential
BNG	B iodiversity N et G ain.
CIL	C ommunity I nfrastructure L evy
EEBC	E psom and E well B orough C ouncil
EETAB	E psom and E well T ree A dvisory B oard
LCWIP	Epsom and Ewell L ocal C ycling and W alking I nfrastructure P lan
LGS	L ocal G reen S pace
NPPF	N ational P lanning P olicy F 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	R etail, C ommercial, H ospitality and C ommunity/Cultural facilities
SANF	S toneleigh and A uriol N eighbourhood F orum
SANP	S toneleigh and A uriol N eighbourhood P lan
SCC	S urrey C ounty C ouncil
SSTBAG	S top S toneleigh T ower B lock A ction G roup
SuDS	S ustainable D rainage S ystems
TFL	T ransport for L 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.	Policy 1: Consistency of Building Lines
	Policy 2: Development Height and Character
	Community Recommendation 1: 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.	Policy 3: 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 1: Consistency of Building Lines**Policy 1: 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 AECOM 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

2.3.1 Policy Survey Results

	21st January 2024		20th June 2024		3rd October 2024	
For	20 (100%)		11 (100%)		16 (100%)	
Against	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 5 - 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 AECOM 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 2: Development Height and Character.

2.3.3 Rationale and Justification

2.3.3.1 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 27th 2022, following the initial draft production of the Local Neighbourhood Design Guide:

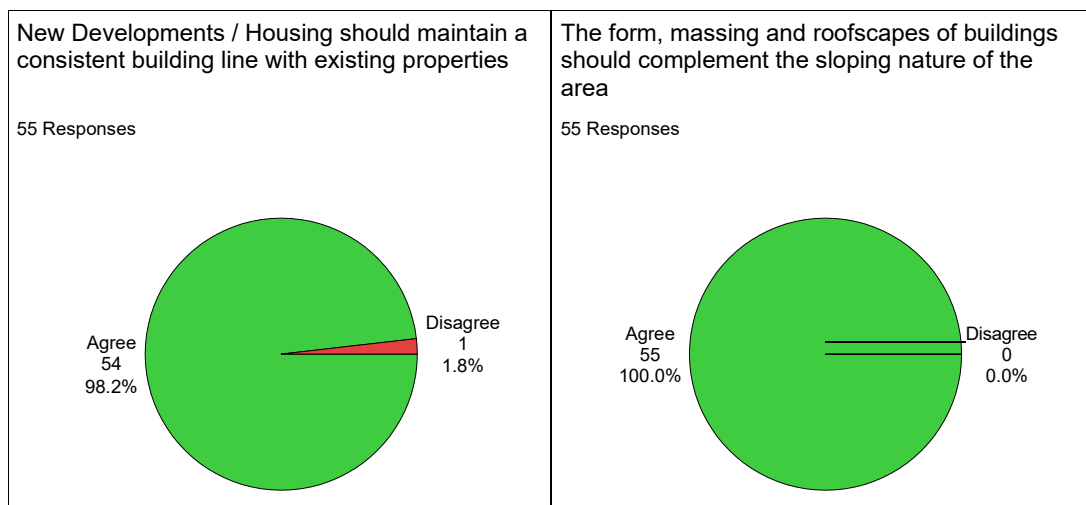


Figure 6 – Responses to the Building Line and Roofscape on-line Survey Questions

2.3.3.2 The AECOM 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 1: Consistency of Building Lines is introduced to maintain the Building Line and the planned flow of the Designated Area.

2.3.3.3 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

2.3.3.4 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.

2.3.3.5 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 2: Development Height and Character

Policy 2: Development Height and Character

New development should:

- 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;
- b) Complement the existing form, massing and roofscape of the surrounding built form;
- c) Use materials that complement the character of the area; and
- d) Have regard to the AECOM Stoneleigh and Auriol Design Guidance and Codes (2022).


Strategic Policy Context

EEBC Core Strategy (2007):	N/A
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


2.4.1 Policy Survey Results

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



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

	21 st January 2024	
For	17 (100%)	
Against	0 (0%)	

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

	21 st January 2024	
For	21 (100%)	
Against	0 (0%)	

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

	20 th June 2024		3 rd 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 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 17th 2022), the results of which are shown below: -

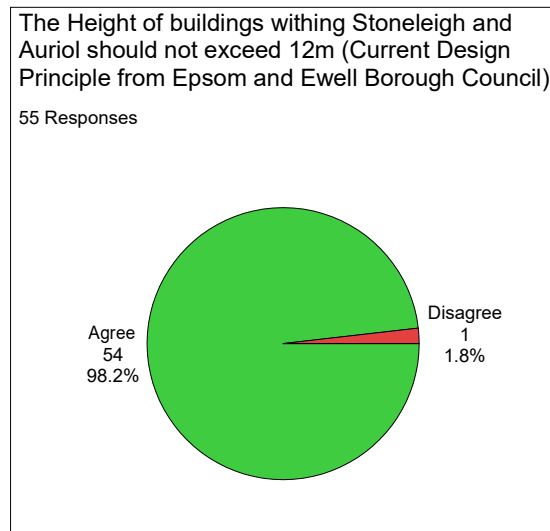


Figure 8 – Response to the Maximum Building Height on-line Survey Question

- 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 2 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).

2.5 Community Recommendation 1: Support for Sympathetic Higher Density Development

Community Recommendation 1: 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.

2.5.1 Context

- 2.5.1.1 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.
- 2.5.1.2 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.

2.6 Policy 3: Backland Development

Policy 3: Backland Development

New dwellings within one or more residential plots will be permitted, where the following criteria are satisfied:

- a) Appropriate vehicle, pedestrian and cycle access is provided from the public highway.
- b) Appropriate private and usable amenity space is provided.
- c) No adverse overlooking of residential dwellings and gardens.

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

N/A




NPPF (2024):

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

SCC Healthy Streets for Surrey**SCC Design Codes (2023)**

4. General layout principles

2.6.1 Policy Survey Results

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	12 (80%)		9 (100%)		11 (73.3%)	
Against	3 (20%)		0 (0%)		4 (26.7%)	

2.6.2 Context

2.6.2.1 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.

2.6.2.2 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).

2.6.3 Rationale and Justification

2.6.3.1 In a design codes follow-up on-line survey, conducted in September 2022, 75% of respondents were opposed to development in back gardens, beyond the extent of permitted development. 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 on the local character of the Designated Area.

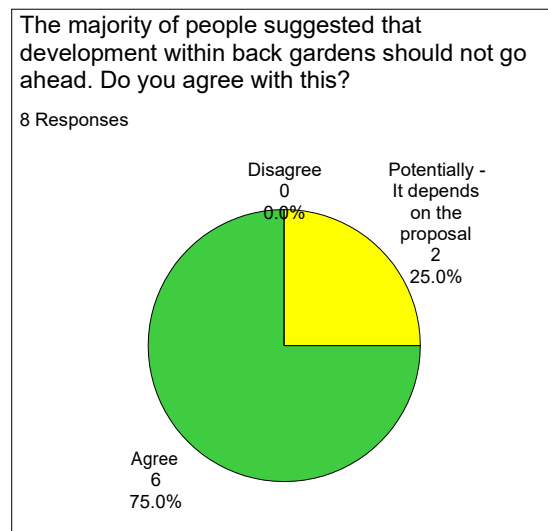


Figure 9: Responses to the back garden development on-line survey question.

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.	Policy 4: Safeguarding of Retail Facilities
	Policy 5: Safeguarding of Public Houses
	Community Recommendation 2: 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.	Policy 6: 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.

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).

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

Retail, Commercial, Hospitality & Community Appendix 3 Cultural Facilities

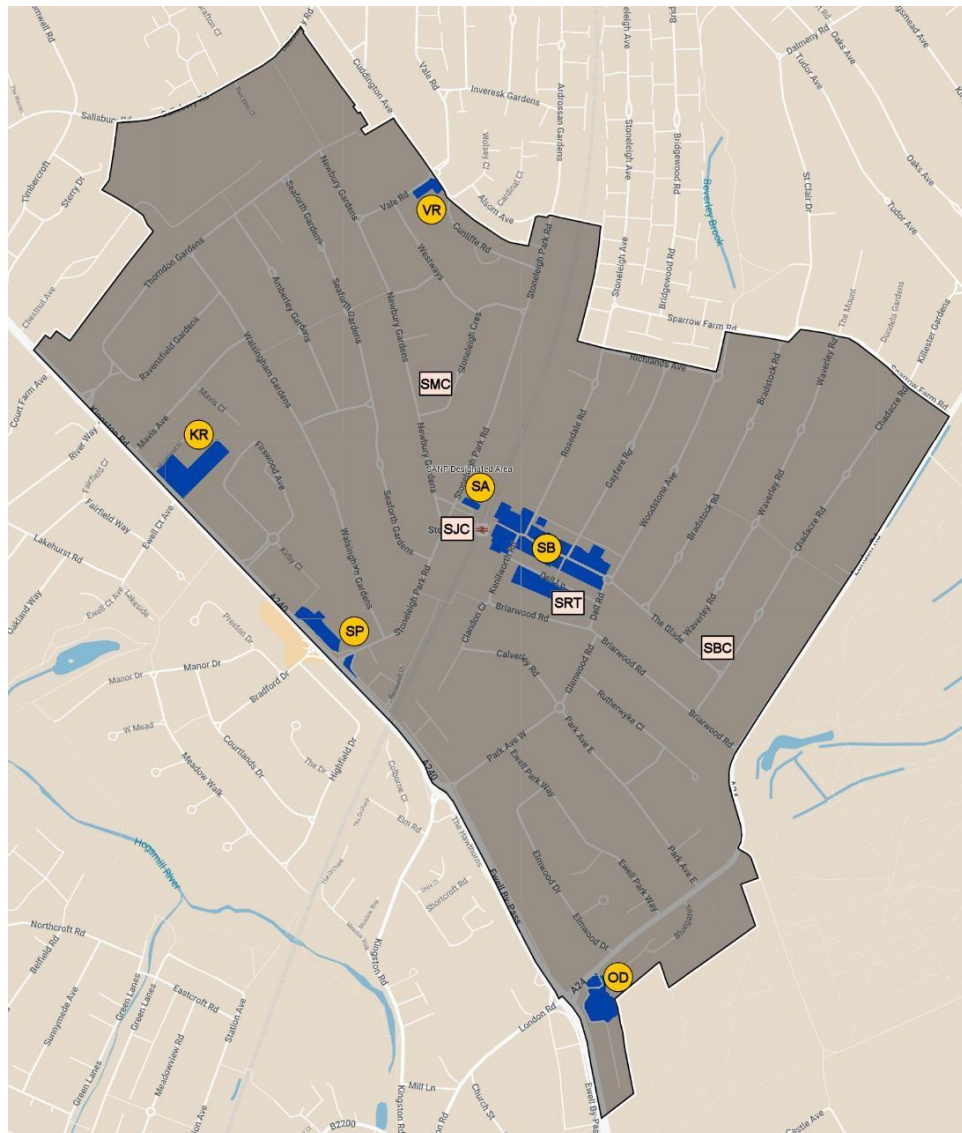


Figure 10: Location of Retail and Places of Worship in the designated area

- 3.2.6 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 4: Safeguarding of Retail Facilities.
- 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.

Retail, Commercial, Hospitality & Community Cultural Facilities

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.
- 3.2.2.2 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.
- 3.2.2.3 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.
- 3.2.2.4 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).
- 3.2.2.5 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.



3.2.4 Vale Road

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Page 36

Retail, Commercial, Hospitality & Community Cultural Facilities

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 4: Safeguarding of Retail Facilities

Policy 4: Safeguarding of Retail Facilities







Within the retail centres as shown in Figure 10:

- a) Proposals that would improve and enhance local facilities and services by addressing the daily requirements of the community will be supported.
- b) Proposals for change of use that threaten the predominance of Class E uses will be resisted.

Strategic Policy Context

EEBC Core Strategy (2007):	CS 15: Measures to protect the role, function and needs of the local centre, page 44
NPPF (2024):	7. Ensuring the vitality of town centres, paragraph 90, page 26

3.3.1 Policy Survey Results

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	17 (100%)		12 (100%)		12 (75%)	
Against	0 (0%)		0 (0%)		4 (25%)	

3.3.1 Context

3.3.1.1 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.

3.3.2 Rationale and Justification

3.3.2.1 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

Retail, Commercial, Hospitality & Community Cultural Facilities

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.

3.3.2.2 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.

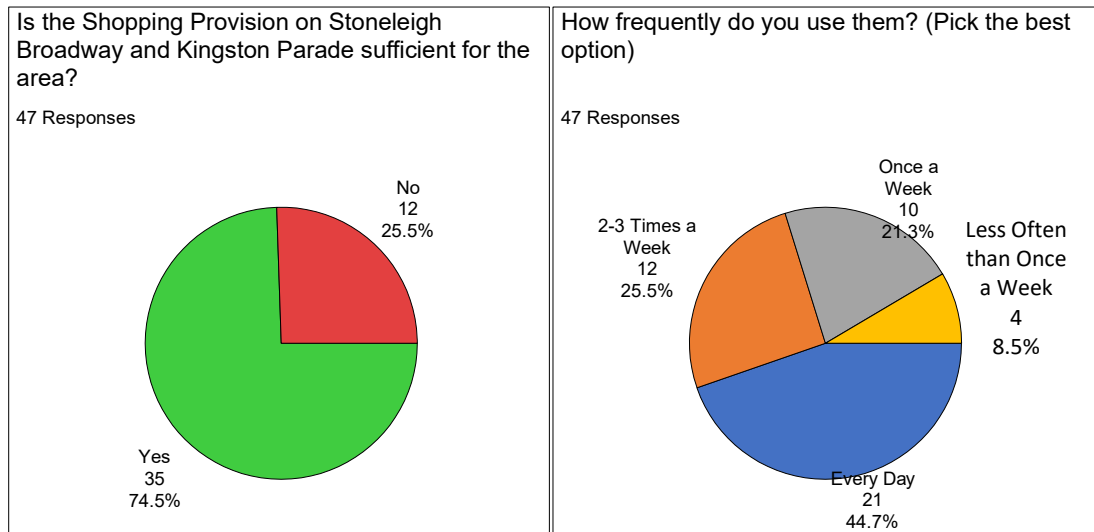


Figure 12: Responses to the Retail on-line survey questions.

3.4 Policy 5: Safeguarding of Public Houses

Policy 5: Safeguarding of Public Houses

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:





- 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
- b) it has been vacant and actively marketed for a use as a public house without success for at least 12 months.

Strategic Policy Context

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

3.4.1 Policy Survey Results

3.4.1.1 From June 2024, this policy replaced the previous Policy SA-R2 – Redevelopment of Retail Sites in June 2024, which was replicating existing policies.

	20 th June 2024		3 rd October 2024	
For	10 (100%)		13 (92.9%)	
Against	0 (0%)		1 (7.1%)	

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)

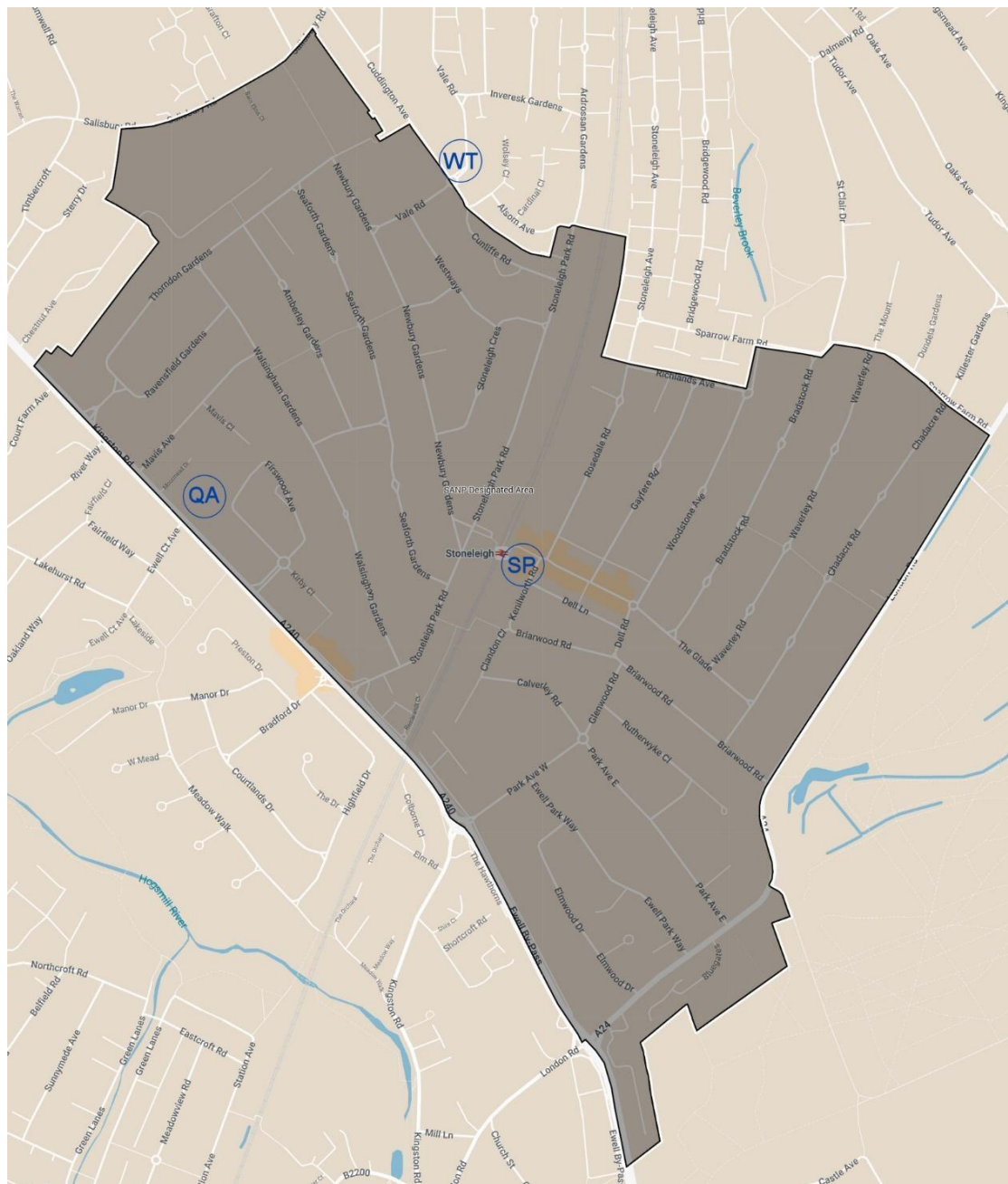


Figure 13: Map of Public House Locations

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 24th 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.

3.5 Community Recommendation 2: Support for Retail Diversity.

Community Recommendation 2: 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 6: Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities

Policy 6: 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

3.6.1 Policy Survey Results

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	17 (100%)		12 (100%)		12 (75%)	
Against	0 (0%)		0 (0%)		4 (25%)	

Retail, Commercial, Hospitality & Community Cultural Facilities

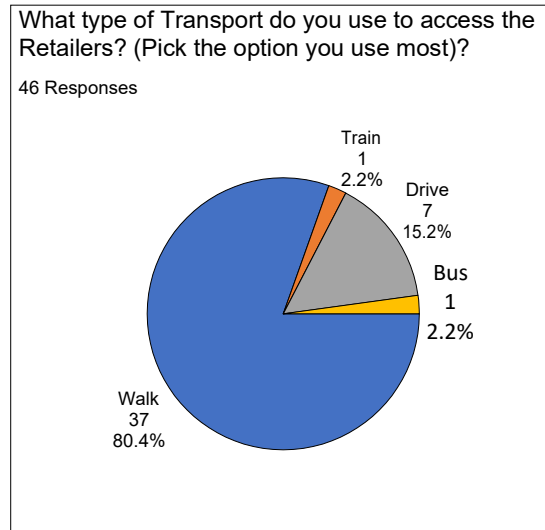
3.6.2 Context

- 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.

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.



3.6.3.4 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>	<p>Policy 7: Protection of Local Green Spaces</p>

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 7: Protection of Local Green Spaces

Policy 7: Protection of Local Green Spaces

Proposals which affect the following green spaces will only be supported in very special circumstances:

- 1) Auriol Park,
- 2) Cherry Orchard Nursery site within Nonsuch Park,
- 3) Recreation Ground (Park Avenue West),
- 4) Allotments at Park Avenue West,
- 5) Allotments at Barn Elms by Auriol Park.

Strategic Policy Context

EEBC Core Strategy (2007): N/A

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

4.3.1 Policy Survey Results

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	17 (100%)		11 (100%)		13 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	

4.3.2 Context

4.3.2.1 There are now five 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 five Local Green Spaces numbered 1 to 5 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 17th 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.

5

Environmental Sustainability

5.1 High Level Objectives

Objectives	Policy / Community Recommendation
i. To protect residents from flooding.	Policy 8: Minimising Flood Risks
	Community Recommendation 3: Drainage Improvement
ii. To encourage the use of renewable energy in the home	Policy 9: 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 8: Minimising Flood Risks

Policy 8: 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,

5.3.1 Policy Survey Results – Minimising Flood Risks

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	22 (100%)		10 (100%)		14 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	

5.3.2 Policy Survey Results – Sustainable Drainage

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	18 (100%)		11 (100%)		10 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	

- 5.3.2.1 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.

5.3.3 Rationale and Justification

- 5.3.3.1 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.
- 5.3.3.2 All of the respondents to our survey carried out on the 25th of January 2024 agreed (most strongly) that new developments should utilise Sustainable Drainage Systems to help reduce flooding.

5.4 Community Recommendation 3: Drainage Improvement

Community Recommendation 3: 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.

5.5 Policy 9: Renewable Energy and Energy Efficiency**Policy 9: 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

5.5.1 Policy Survey Results

	21st January 2024		20th June 2024		3rd October 2024	
For	16 (100%)		12 (100%)		7 (63.6%)	
Against	0 (0%)		0 (0%)		4 (36.4%)	

5.5.2 Context

5.5.2.1 Climate Change impacts us all and all the respondents to our survey carried out on the 25th 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.

5.5.2.2 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).

5.5.3 Rationale and Justification

5.5.3.1 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.	Policy 10: Assessment of Transport Impact
	Policy 11: Residential Parking and Cycle Storage
	Community Recommendation 4: 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: Transport Infrastructure in Stoneleigh and Auriol/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 Survey material and other relevant evidence regarding the transport infrastructure can be found in: Appendix 3: Transport Infrastructure in Stoneleigh and Auriol.

6.3 Policy 10: Assessment of Transport Impact

Policy 10: Assessment of Transport Impact






Developments will be required to mitigate transport and parking impacts and be supported by a Transport Assessment and/or Travel Plan in accordance with SCC Good Practice Guidance (as amended).

Strategic Policy Context

EEBC Core Strategy (2007): N/A

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

6.3.1 Policy Survey Results

	21 st January 2024		20 th June 2024		3 rd October 2024	
For	16 (100%)		15 (88.2%)		16 (100%)	
Against	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 11: Residential Parking and Cycle Storage

Policy 11: Residential Parking and Cycle Storage

- 1) New residential developments will generally include motor parking spaces of at least one per dwelling and charging points for electric vehicles where practical, combined with solar energy panels and batteries to provide charge overnight. Where developments are located at or close to highly accessible locations, more restrictive parking provision will be encouraged.
- 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

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 st January 2024		20 th June 2024		3 rd October 2024	
For	13 (100%)		10 (100%)		9 (100%)	
Against	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).

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 3), Personal car usage was still used for work, travel to school, shopping elsewhere and other reasons.

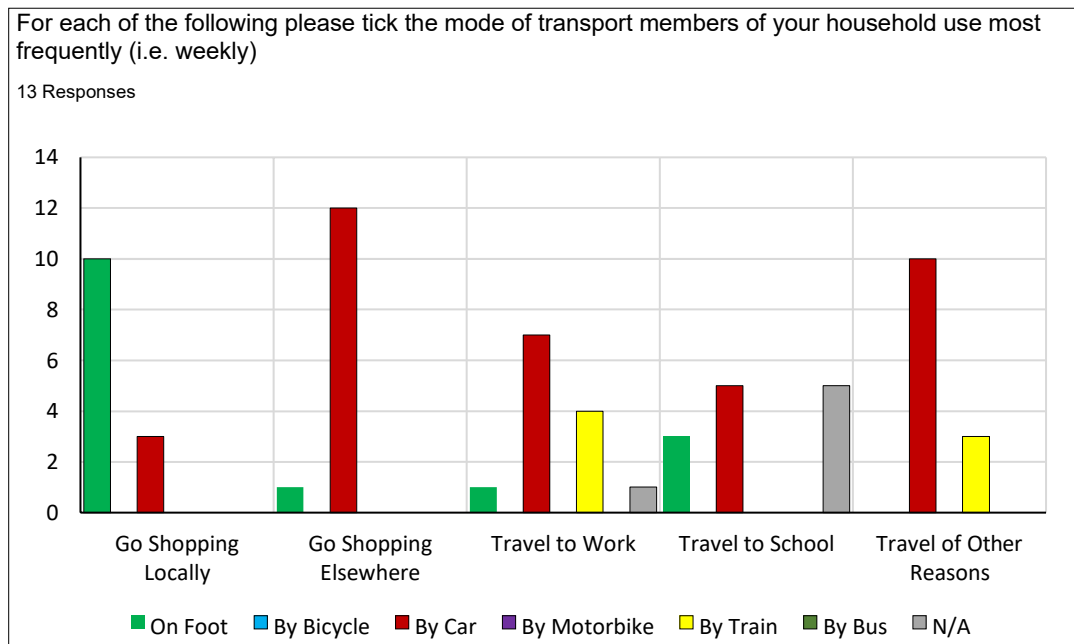


Figure 16: Responses to the Household Mode of Transport Usage on-line survey question.

6.5 Community Recommendation 4: Improvements to Transport Infrastructure

Community Recommendation 4: 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.

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Appendices

Appendix 1: SANF Map: Auriol Designated Area

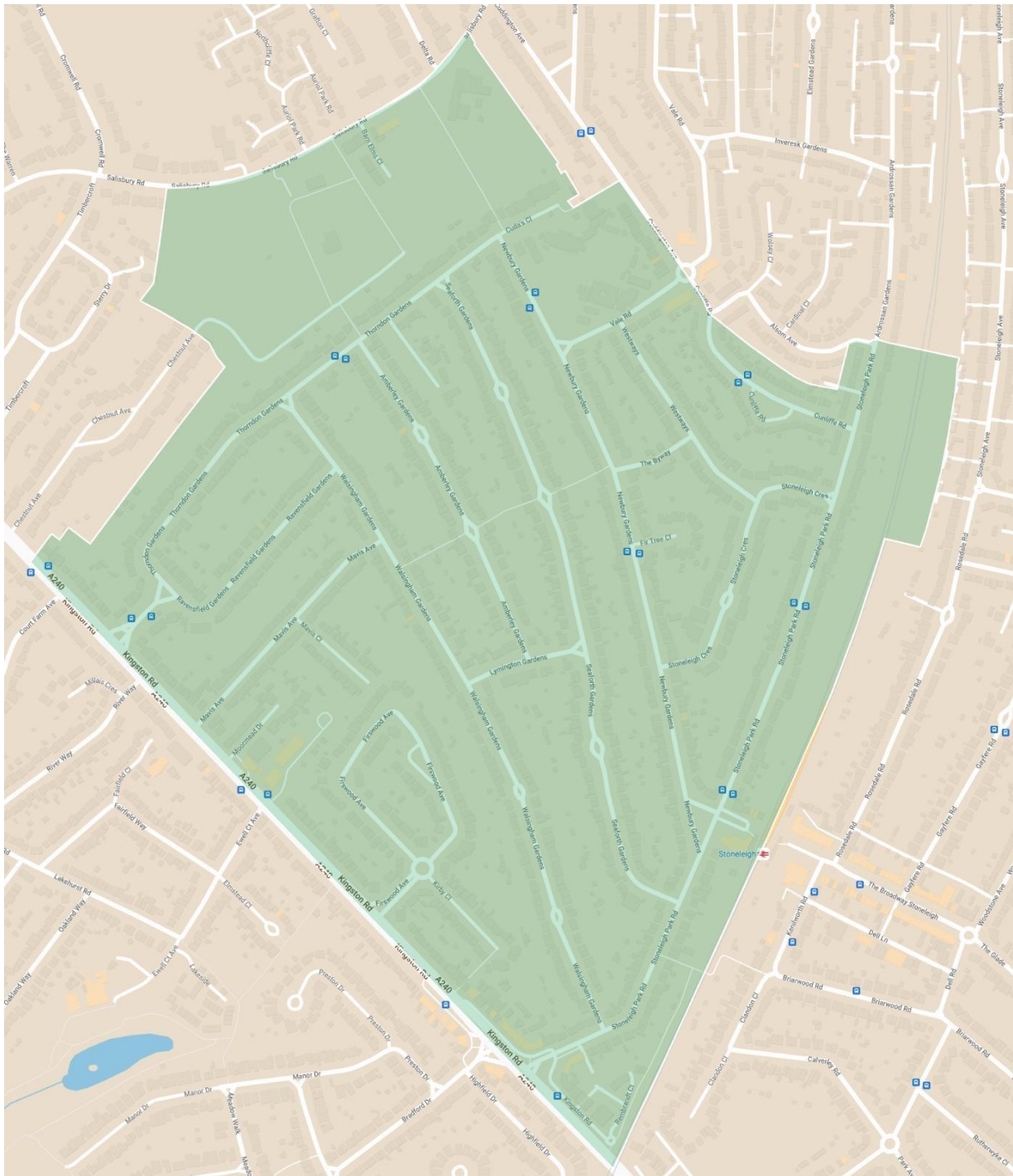


Figure 17: Auriol Designated Area, also showing Public Transport Stops

Appendix 2: SANF Map: Stoneleigh Designated Area

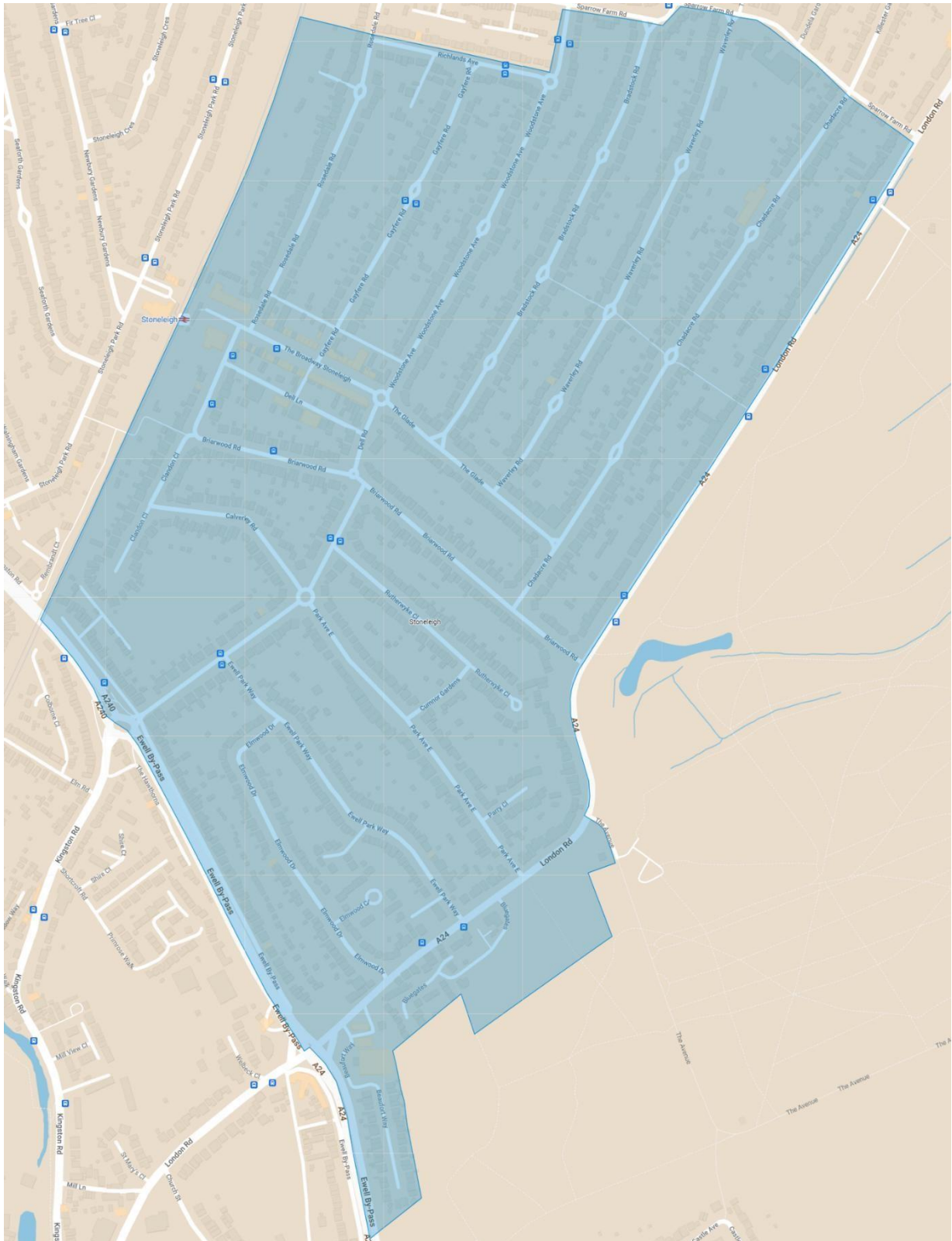


Figure 18: Stoneleigh Designated Area, also showing Public Transport Stops

Appendix 3: Transport Infrastructure in Stoneleigh and Auriol

The Waterloo to Epsom (and beyond) railway line runs through the centre of the neighbourhood. The line can be crossed on foot, via the steps or lifts at the Railway Station (step free access was officially opened in April 2025), or through the alleyway “cattle-arch” under the railway embankment.

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 timetables have resulted significant cuts to both peak and off-peak services (see: Rail Services in Stoneleigh and Auriol below). Residents generally do not think this is a good service (see Transport Survey Results below for more details).

There are currently four bus routes servicing the residents of Stoneleigh and Auriol (see: Bus Services in Stoneleigh and Auriol below for timetable details). 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*

PTAL Calculation

PTAL Calculations for 7 Station Approach Stoneleigh

Updated 01st Sep 2020.

Valid Routes	Distance	08:15 - 09:15 Services
E16 -> Epsom	25.03m	None
E16 -> Worcester Park	23.1 m	None
406 -> Epsom	466m	8:32 8:51 9:11
406 -> Kingston	602m	8:34 8:56 9:16
293 -> Epsom	>640m	-
293 -> Morden	>640m	-
Train -> London	103m	8:27 8:40 8:53 9:10
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.^o If this were the case it might actually lower the overall PTAL!

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

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 the 2021 and 2024 timetables.



Figure 19: 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.

Rail Services in Stoneleigh and Auriol (as of October 2025)

Stoneleigh to Waterloo – Monday to Friday

Departs Stoneleigh	Arrives At Waterloo	Duration (Mins)	Gap Between Services (Mins)
5:38 AM	6:12 AM	34	
6:09 AM	6:40 AM	31	31
6:23 AM	6:56 AM	33	14
6:43 AM	7:18 AM	35	20
7:13 AM	7:48 AM	35	30
7:23 AM	7:58 AM	35	10
7:42 AM	8:18 AM	36	19
7:52 AM	8:27 AM	35	10
8:12 AM	8:48 AM	36	20
8:22 AM	8:57 AM	35	10
8:54 AM	9:27 AM	33	32
9:22 AM	9:57 AM	35	28
9:54 AM	10:25 AM	31	32
10:24 AM	10:55 AM	31	30
10:54 AM	11:25 AM	31	30
11:24 AM	11:55 AM	31	30
11:54 AM	12:25 PM	31	30
12:24 PM	12:55 PM	31	30
12:54 PM	1:25 PM	31	30
1:24 PM	1:55 PM	31	30
1:54 PM	2:25 PM	31	30
2:24 PM	2:55 PM	31	30
2:54 PM	3:25 PM	31	30
3:24 PM	3:55 PM	31	30

Departs Stoneleigh	Arrives At Waterloo	Duration (Mins)	Gap Between Services (Mins)
3:54 PM	4:25 PM	31	30
4:14 PM	4:46 PM	32	20
4:44 PM	5:16 PM	32	30
4:54 PM	5:25 PM	31	10
5:14 PM	5:46 PM	32	20
5:44 PM	6:16 PM	32	30
5:54 PM	6:25 PM	31	10
6:24 PM	6:55 PM	31	30
6:54 PM	7:25 PM	31	30
7:24 PM	7:55 PM	31	30
7:54 PM	8:25 PM	31	30
8:24 PM	8:55 PM	31	30
8:54 PM	9:26 PM	32	30
9:24 PM	9:56 PM	32	30
9:54 PM	10:25 PM	31	30
10:24 PM	10:58 PM	34	30
10:54 PM *	11:28 PM	34	30
10:55 PM **	11:27 PM	32	31
11:24 PM	11:56 PM	32	29
11:55 PM *	12:28 AM	33	31
12:24 AM *	Terminates at Wimbledon		
	* Fridays only		
	** Excluding Fridays		

It has been noted by residents that

- The frequency of the trains during early morning peak services is extremely sporadic.
- The frequency of off-peak trains has fallen from 4 per hour to 2 per hour.
- The loss of the shuttle service between Epsom and Waterloo has led to an increase in congestion even though these trains did not stop at peak times in Stoneleigh as these trains used to take large numbers of passengers from Epsom whereas these passengers are now boarding the service calling at Stoneleigh.

Stoneleigh to Waterloo – Saturday

Departs Stoneleigh	Arrives At Waterloo	Duration (Mins)	Gap Between Services (Mins)
6:25 AM	6:56 AM	31	
6:55 AM	7:26 AM	31	30
7:24 AM	7:57 AM	33	29
7:54 AM	8:25 AM	31	30
8:24 AM	8:55 AM	31	30
8:54 AM	9:25 AM	31	30
9:24 AM	9:55 AM	31	30
9:54 AM	10:25 AM	31	30
10:24 AM	10:55 AM	31	30
10:54 AM	11:25 AM	31	30
11:24 AM	11:55 AM	31	30
11:54 AM	12:25 PM	31	30
12:24 PM	12:55 PM	31	30
12:54 PM	1:25 PM	31	30
1:24 PM	1:55 PM	31	30
1:54 PM	2:25 PM	31	30
2:24 PM	2:55 PM	31	30
2:54 PM	3:25 PM	31	30
3:24 PM	3:55 PM	31	30

Departs Stoneleigh	Arrives At Waterloo	Duration (Mins)	Gap Between Services (Mins)
3:54 PM	4:25 PM	31	30
4:24 PM	4:57 PM	33	30
4:54 PM	5:25 PM	31	30
5:24 PM	5:55 PM	31	30
5:54 PM	6:25 PM	31	30
6:24 PM	6:55 PM	31	30
6:55 PM	7:25 PM	30	31
7:24 PM	7:55 PM	31	29
7:54 PM	8:25 PM	31	30
8:24 PM	8:55 PM	31	30
8:54 PM	9:26 PM	32	30
9:24 PM	9:55 PM	31	30
9:54 PM	10:25 PM	31	30
10:24 PM	10:55 PM	31	30
10:54 PM	11:28 PM	34	30
11:24 PM	11:57 PM	33	30
11:55 PM	12:25 AM	30	31
12:25 AM	Terminates at Wimbledon		

The Saturday service has been cut from 4 trains per hour to 2 (excluding early morning and late evening services which were already 2/hour). Some services can be very overcrowded, especially where there are sporting events taking place in London.

Stoneleigh to Waterloo – Sunday

Departs Stoneleigh	Arrives At Waterloo	Duration (Mins)	Gap Between Services (Mins)
7:28 AM	7:59 AM	31	
7:58 AM	8:29 AM	31	30
8:30 AM	9:00 AM	30	32
8:58 AM	9:30 AM	32	28
9:28 AM	10:03 AM	35	30
9:58 AM	10:29 AM	31	30
10:28 AM	11:03 AM	35	30
10:58 AM	11:29 AM	31	30
11:28 AM	12:03 PM	35	30
11:58 AM	12:29 PM	31	30
12:28 PM	1:01 PM	33	30
12:58 PM	1:29 PM	31	30
1:28 PM	1:59 PM	31	30
1:58 PM	2:29 PM	31	30
2:28 PM	2:59 PM	31	30
2:58 PM	3:29 PM	31	30
3:28 PM	3:59 PM	31	30

Departs Stoneleigh	Arrives At Waterloo	Duration (Mins)	Gap Between Services (Mins)
3:58 PM	4:29 PM	31	30
4:28 PM	4:59 PM	31	30
4:58 PM	5:29 PM	31	30
5:28 PM	5:59 PM	31	30
5:58 PM	6:29 PM	31	30
6:28 PM	6:59 PM	31	30
6:58 PM	7:29 PM	31	30
7:28 PM	7:59 PM	31	30
7:58 PM	8:29 PM	31	30
8:28 PM	8:59 PM	31	30
8:58 PM	9:29 PM	31	30
9:28 PM	10:01 PM	33	30
9:58 PM	10:29 PM	31	30
10:28 PM	11:01 PM	33	30
10:59 PM	11:29 PM	30	31
11:29 PM	11:59 PM	30	30

Waterloo to Stoneleigh – Monday to Friday

Departs Waterloo	Arrives At Stoneleigh	Duration (Mins)	Gap Btwn Services (Mins)	Dest.
5:39 AM	6:07 AM	28		Guildford
6:09 AM	6:37 AM	28	30	Guildford
6:24 AM	6:52 AM	28	15	Dorking
6:39 AM	7:07 AM	28	15	Dorking
7:09 AM	7:37 AM	28	30	Guildford
7:24 AM	7:52 AM	28	15	Dorking
7:54 AM	8:22 AM	28	30	Guildford
8:24 AM	8:52 AM	28	30	Dorking
8:54 AM	9:22 AM	28	30	Guildford
9:24 AM	9:52 AM	28	30	Dorking
9:54 AM	10:22 AM	28	30	Guildford
10:24 AM	10:52 AM	28	30	Dorking
10:54 AM	11:22 AM	28	30	Guildford
11:24 AM	11:52 AM	28	30	Dorking
11:54 AM	12:22 PM	28	30	Guildford
12:24 PM	12:52 PM	28	30	Dorking
12:54 PM	1:22 PM	28	30	Guildford
1:24 PM	1:52 PM	28	30	Dorking
1:54 PM	2:22 PM	28	30	Guildford
2:24 PM	2:52 PM	28	30	Dorking
2:54 PM	3:22 PM	28	30	Guildford
3:24 PM	3:52 PM	28	30	Dorking
3:54 PM	4:22 PM	28	30	Guildford
4:24 PM	4:52 PM	28	30	Dorking

Departs Waterloo	Arrives At Stoneleigh	Duration (Mins)	Gap Btwn Services (Mins)	Dest.
4:54 PM	5:22 PM	28	30	Guildford
5:24 PM	5:52 PM	28	30	Dorking
5:39 PM	6:06 PM	27	15	Guildford
5:54 PM	6:23 PM	29	15	Dorking
6:09 PM	6:35 PM	26	15	Guildford
6:24 PM	6:52 PM	28	15	Dorking
6:54 PM	7:23 PM	29	30	Guildford
7:24 PM	7:52 PM	28	30	Dorking
7:54 PM	8:22 PM	28	30	Guildford
8:24 PM	8:52 PM	28	30	Dorking
8:54 PM	9:22 PM	28	30	Guildford
9:24 PM	9:52 PM	28	30	Dorking
9:54 PM	10:22 PM	28	30	Guildford
10:24 PM	10:52 PM	28	30	Dorking
10:54 PM	11:22 PM	28	30	Guildford
11:10 PM **	11:38 PM	28	16	Dorking
11:24 PM *	11:52 PM	28	30	Dorking
11:42 PM **	12:10 AM	28	32	Guildford
11:53 PM *	12:21 AM	28	29	Guildford
12:25 AM ***	12:55 AM	30	32	Dorking
* Fridays only				
** Excluding Fridays				
*** Saturdays Only				

Waterloo to Stoneleigh – Saturday

Departs Waterloo	Arrives At Stoneleigh	Duration (Mins)	Gap Btwn Services (Mins)	Dest.
*	6:52 AM			Dorking
6:54 AM	7:22 AM	28	30	Guildford
7:24 AM	7:52 AM	28	30	Dorking
7:54 AM	8:22 AM	28	30	Guildford
8:24 AM	8:52 AM	28	30	Dorking
8:54 AM	9:22 AM	28	30	Guildford
9:24 AM	9:52 AM	28	30	Dorking
9:54 AM	10:22 AM	28	30	Guildford
10:24 AM	10:52 AM	28	30	Dorking
10:54 AM	11:22 AM	28	30	Guildford
11:24 AM	11:52 AM	28	30	Dorking
11:54 AM	12:22 PM	28	30	Guildford
12:24 PM	12:52 PM	28	30	Dorking
12:54 PM	1:22 PM	28	30	Guildford
1:24 PM	1:52 PM	28	30	Dorking
1:54 PM	2:22 PM	28	30	Guildford
2:24 PM	2:52 PM	28	30	Dorking
2:54 PM	3:22 PM	28	30	Guildford
3:24 PM	3:52 PM	28	30	Dorking

Departs Waterloo	Arrives At Stoneleigh	Duration (Mins)	Gap Btwn Services (Mins)	Dest.
3:54 PM	4:22 PM	28	30	Guildford
4:24 PM	4:52 PM	28	30	Dorking
4:54 PM	5:22 PM	28	30	Guildford
5:24 PM	5:52 PM	28	30	Dorking
5:54 PM	6:22 PM	28	30	Guildford
6:24 PM	6:52 PM	28	30	Dorking
6:54 PM	7:22 PM	28	30	Guildford
7:24 PM	7:52 PM	28	30	Dorking
7:54 PM	8:22 PM	28	30	Guildford
8:24 PM	8:52 PM	28	30	Dorking
8:54 PM	9:22 PM	28	30	Guildford
9:24 PM	9:52 PM	28	30	Dorking
9:54 PM	10:22 PM	28	30	Guildford
10:24 PM	10:52 PM	28	30	Dorking
10:54 PM	11:22 PM	28	30	Guildford
11:24 PM	11:52 PM	28	30	Dorking
11:53 PM	12:21 AM	28	29	Guildford
12:25 AM	12:55 AM	30	34	Dorking
* Starts at Wimbledon				

Waterloo to Stoneleigh – Sunday

Departs Waterloo	Arrives At Stoneleigh	Duration (Mins)	Gap Btwn Services (Mins)	Dest.
6:33 AM	7:01 AM	28		Epsom
6:57 AM *	7:32 AM	35	31	Epsom
7:18 AM *	8:01 AM	43	29	Guildford
8:02 AM	8:30 AM	28	29	Dorking
8:32 AM	9:01 AM	29	31	Guildford
9:02 AM	9:31 AM	29	30	Dorking
9:32 AM	10:01 AM	29	30	Guildford
10:02 AM	10:31 AM	29	30	Dorking
10:32 AM	11:01 AM	29	30	Guildford
11:02 AM	11:32 AM	30	31	Dorking
11:32 AM	12:01 PM	29	29	Guildford
12:02 PM	12:32 PM	30	31	Dorking
12:32 PM	1:01 PM	29	29	Guildford
1:02 PM	1:30 PM	28	29	Dorking
1:32 PM	2:01 PM	29	31	Guildford
2:02 PM	2:30 PM	28	29	Dorking
2:32 PM	3:01 PM	29	31	Guildford
3:02 PM	3:30 PM	28	29	Dorking

Departs Waterloo	Arrives At Stoneleigh	Duration (Mins)	Gap Btwn Services (Mins)	Dest.
3:32 PM	4:01 PM	29	31	Guildford
4:02 PM	4:30 PM	28	29	Dorking
4:32 PM	5:01 PM	29	31	Guildford
5:02 PM	5:30 PM	28	29	Dorking
5:32 PM	6:01 PM	29	31	Guildford
6:02 PM	6:30 PM	28	29	Dorking
6:32 PM	7:01 PM	29	31	Guildford
7:02 PM	7:30 PM	28	29	Dorking
7:32 PM	8:01 PM	29	31	Guildford
8:02 PM	8:30 PM	28	29	Dorking
8:32 PM	9:01 PM	29	31	Guildford
9:02 PM	9:30 PM	28	29	Dorking
9:32 PM	10:01 PM	29	31	Guildford
10:02 PM	10:30 PM	28	29	Dorking
10:32 PM	11:01 PM	29	31	Guildford
11:02 PM	11:30 PM	28	29	Epsom
11:32 PM	12:01 AM	29	31	Epsom
* Change at Wimbledon				

Train Usage Sample

Over 600 people take the train on a week-day morning between 6.00-8.30am, as this survey shows:

Stoneleigh Station Passengers Embarking (Fri 3 rd November 2023 ¹)			
Time Interval (am) ²	Number of Adults	Number of Children	Total
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
Totals	445	187	632

Figure 20: Stoneleigh Station Footfall

¹ 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.

² 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.

Roads, Cycle Paths and Footpaths

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.

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.

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.

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.

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.

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.

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.

There are many alleyways joining local roads throughout the area which helpfully reduces walking distances. Most of these alleyways currently prohibit cycling.

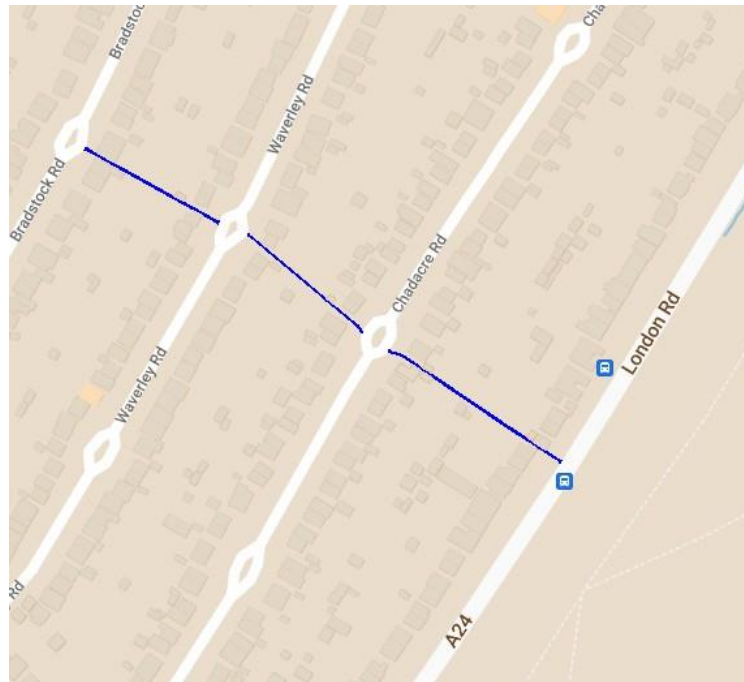


Figure 21 – Example of Alleyways linking roads (blue lines)

Transport Survey Results

Our survey carried out on May 22nd 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.

A small survey, carried out on the 28th 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:

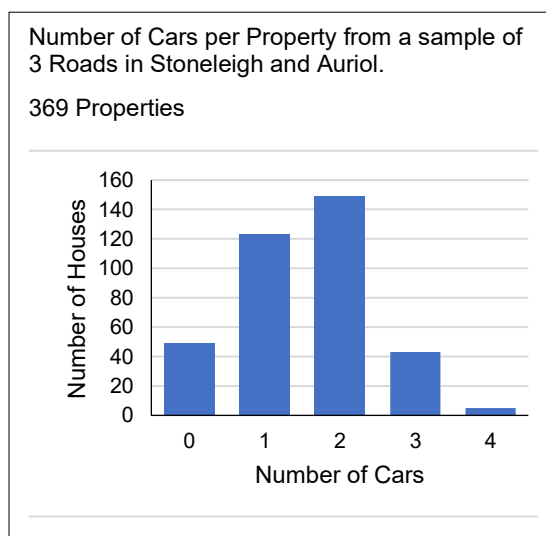


Figure 22: Distribution of Cars per Property

The following survey was carried out on May 22nd 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 4: 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
2020 Much internal activity, but no public/private meetings due to Covid Lockdowns.		
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
09 September 2024 - 27 October 2024	 Key Dates	Reg. 14 Consultation period on first draft of plan.
03-Oct-2024	 Public	Reg 14 Consultation Event (Library)
18-May-2025	 Key Date	Neighbourhood Plan, Basic Conditions Statement and Consultation Statement submitted to EEBC for evaluation to conclude Reg. 14 process.
23-May-25	 Key Date	Reg. 14 Confirmed as completed by EEBC.

Date	Type	Description
20-Jun-2025	 Key Date	Reg. 16 Started. The responsibility for taking neighbourhood plans forward now lies with EEBC.
01-Aug-2025	 Key Date	Reg. 16 Ended.
23-Oct-2025	 Key Date	EEBC received the Examiner's Report, recommending that subject to a series of recommended modifications, the Stoneleigh and Auriol Neighbourhood Plan should proceed to referendum.

Appendix 5 - 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 3rd and Auriol the 4th 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	Stoneleigh	4711.7
4	Auriol	4468.1
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
Epsom & Ewell		2375.4

Figure 23: 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%
Total	1,523		1,777		31,321	

Figure 24: 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%
Total	1,526		1,778		31,321	

Figure 25: 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.

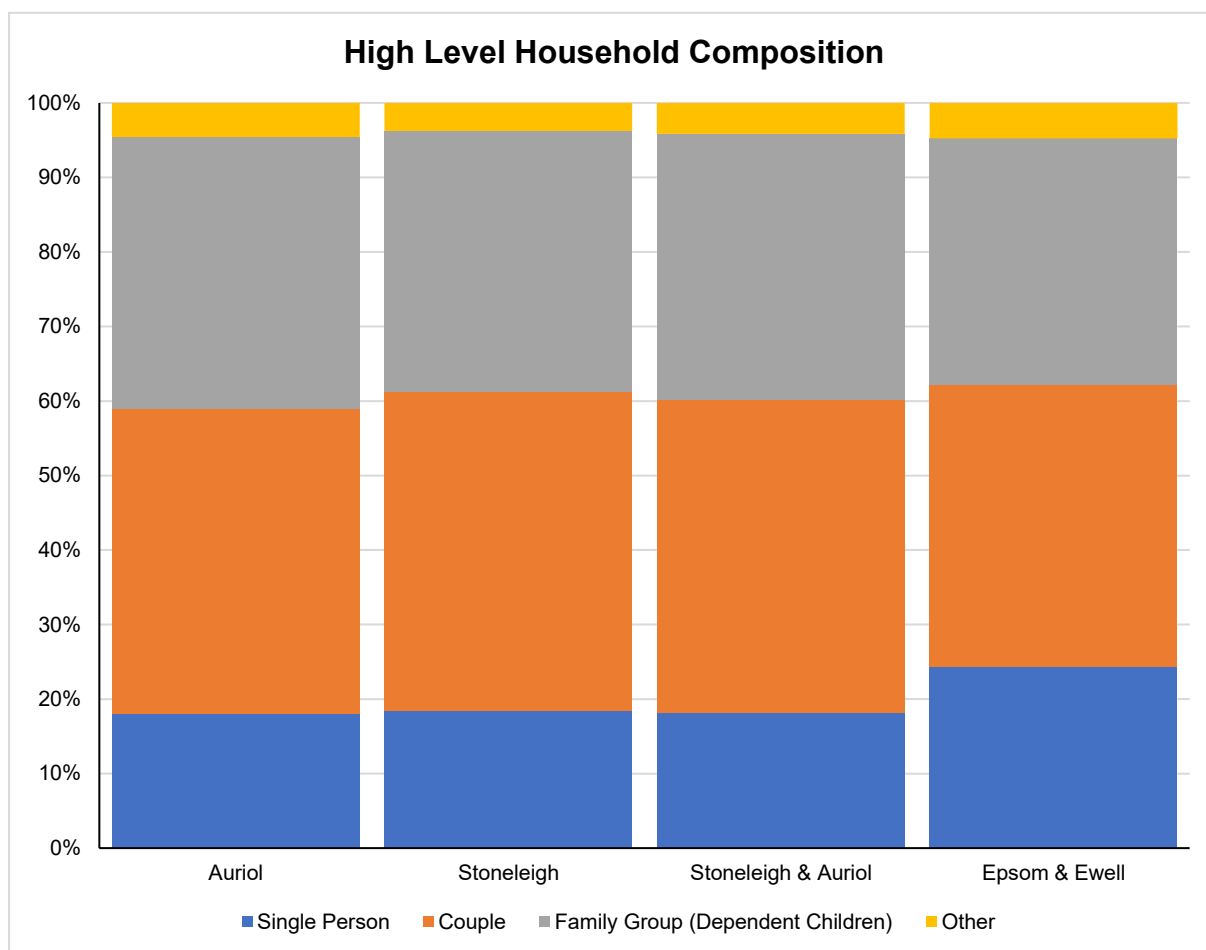


Figure 26: Chart Comparing High Level Household Compositions

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%
Total	1,530		1,779		31,320	

Figure 27: Table of Household Size Comparisons

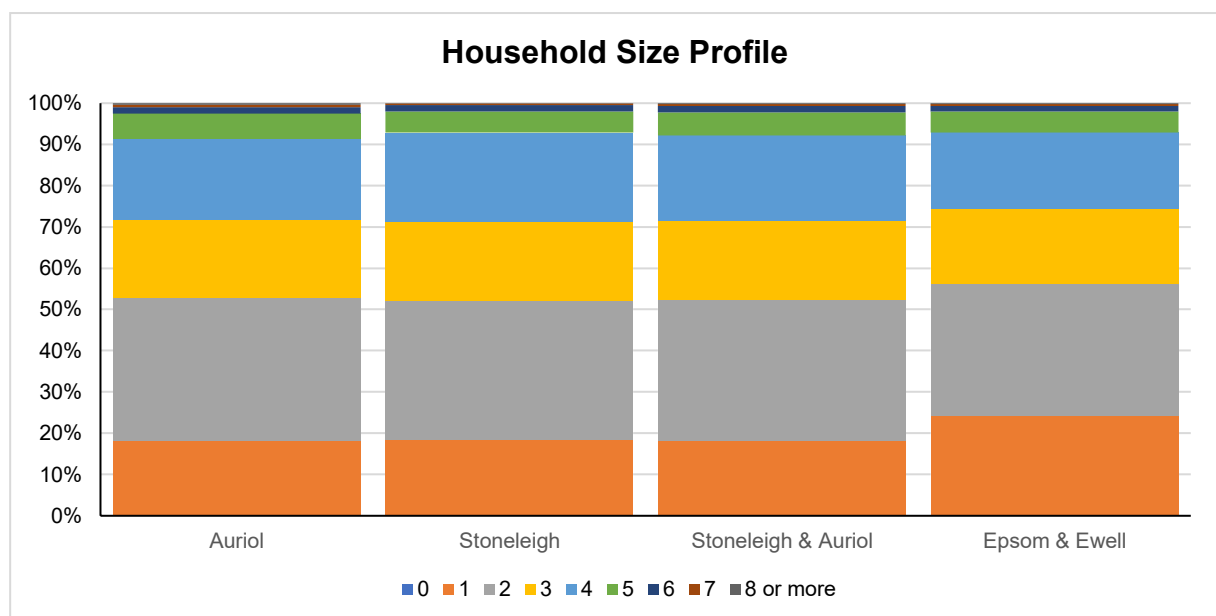


Figure 28: Chart of Household Size Profiles

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%
Owned Total	1,347	88.2%	1,575	88.6%	23,525	75.1%
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%
Social Housing Total	18	1.2%	39	2.2%	2,743	8.8%
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%
Private Rented Total	162	10.6%	163	9.2%	5,048	16.1%
Lives rent free	0	0.0%	0	0.0%	5	0.0%
Total	1,527		1,777		31,321	

Figure 29: 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 6: 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.