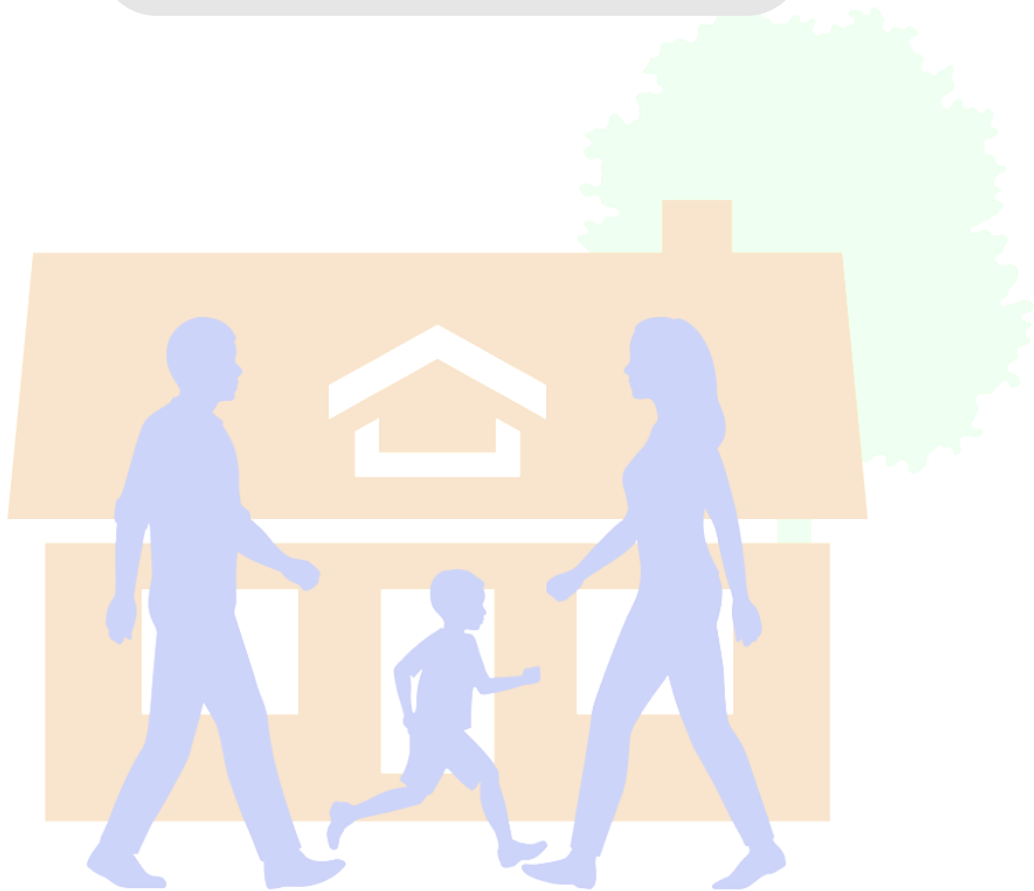




Stoneleigh and Auriol Neighbourhood Plan

Consultation Statement



Revision: 1.01

Released: 12th May 2025

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Forward

Forward

We are pleased to present the Consultation Statement for the **Stoneleigh & Auriol Neighbourhood Plan (SANP)**, a document that reflects the collective aspirations of our community for the future of our area. This plan has been shaped through extensive engagement with residents, businesses, and stakeholders, ensuring that it truly represents the needs and priorities of those who live and work here.

Our **Neighbourhood Plan** sets out a vision for the sustainable development of Stoneleigh & Auriol, guiding future growth while preserving the character and identity of our community and local designated area. It covers key issues such as housing, local amenities, green spaces, and infrastructure, aiming to enhance the quality of life for current and future generations.

This **Consultation Statement** outlines the journey we have taken to develop the plan, detailing how we have engaged with the community, the feedback received, and how this input has shaped the final proposals. It demonstrates our commitment to an open, transparent, and inclusive process, ensuring that the plan is built on the views and needs of local people.

We extend our sincere gratitude to everyone who has contributed their time, thoughts, and expertise to this process. Your input has been invaluable in shaping a neighbourhood plan that truly reflects the aspirations of Stoneleigh & Auriol.

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1

Introduction

1.1. Consultation Statement

- 1.1.1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Stoneleigh & Auriol Neighbourhood Plan (SANP)
- 1.1.2. In accordance with the Neighbourhood Planning (General) Regulations 2015, Part 3 'Neighbourhood development plans', Section 15 (2), this Consultation Statement:
- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) explains how they were consulted;
 - c) summarises the main issues and concerns raised by the persons consulted; and
 - d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.1.3. The policies contained in the SANP are as a result of considerable interaction and consultation with the community and businesses within the wards of Stoneleigh & Auriol. Work has involved community groups over approximately four years, as well as surveys, public meetings and events. This has been overseen and coordinated by the Stoneleigh & Auriol Neighbourhood Forum (SANF) which was formed to lead the SANP. Views and interactions from this process led to the Vision and Objectives in Section 1.2 of the SANP, and subsequently therefore form the basis for the key policies set out in Sections 2 to 6 of the SANP.

1.2. The Creation of SANF

- 1.2.1. SANF was borne out of The Stop Stoneleigh Tower Block Action Group (SSTABG) which was formed to oppose a high-rise development that threatened the character of Stoneleigh & Auriol.
- 1.2.2. Through a strong community effort, over 1,000 objections were submitted, leading to the Epsom & Ewell Planning Committee refusing the application on 12 October 2020. This victory is a testament to the power of collective action in shaping our neighbourhood's future
- 1.2.3. This success highlighted the need for greater local influence over planning decisions, inspiring the Stoneleigh & Auriol Neighbourhood Plan. The plan ensures future developments align with community priorities, preserving the area's character while guiding sustainable growth.

1.3. Committee Structure of SANF

- 1.3.1. The SANP has been prepared after extensive community involvement and engagement. SANF has reflected the views of the community of the need for well-designed development principally to address local needs, along with the provision of community infrastructure.
- 1.3.2. The structure put in place was a small committee of six members, leading on work across the range of themes that formed the basis of the draft Neighbourhood Plan. Throughout the lifecycle of the plan various volunteers from the community of which one was a local borough councillor were involved as committee members. The committee met regularly throughout the process.

1.4. Public events and consultation activities

- 1.4.1. The following surveys and consultation activities were undertaken as shown in table below: SANF Key dates and engagement history. Further publicity material is shown in Appendix A.

1.4.2. Consultation and Communication Methods

1.4.2.1 SANF had limited resources but was concerned to ensure residents and businesses had the opportunity to express their views throughout the process, and to be kept updated of progress. A variety of methods were used during the process, which are briefly summarised below:

- Website – A dedicated SANF website was created in 2020 containing information about the Neighbourhood Plan process and progress, with sub-pages for news, SANF information and documents. This was one of the principal ways that information to interested parties was made available and it was used to keep people informed and up to date as the plan progressed. The website can be found here: <https://sanf.org.uk/>. The website was used to control membership of the Stoneleigh and Auriol Neighbourhood Forum, which consisted of approximately 150 members.
- Social media – A Facebook page was created at the end of October 2019 and can be found here: <https://www.facebook.com/100067985190710>
- Leaflets - produced and delivered to all houses in the designated area at key points during the preparation process, as set out in detail below, to keep the community up to date with progress. Using this communication method enabled those who do not use the internet to be kept informed and involved. It also meant communication was provided directly to all, rather than relying on people to visit the website. Examples of these can be found in Appendix A
- Surveys and questionnaires - these were designed for specific purposes, and sometimes for specific audiences, with the aim of developing a greater understanding of information and opinions. Examples of these can be found in Appendix C
- Engagement events/workshops - these were designed for specific purposes, such as defining a vision for Stoneleigh & Auriol, determining what residents were concerned about and getting feedback on the policies as these were being developed.



Figure 1 – Advertising the Neighbourhood Plan



Figure 2 – Presenting the Plan to Local Residents (Jan 2024)

1

Introduction

1.5. SANF Key Dates and Engagement History


























Date	Type	Description
28 June 2019	 Public	First public meeting held by Stoneleigh and Auriol Residents Association regarding plans for a new 7-storey development, leading to the creation of SSTBAG.
23 October 2019	 Public	Public Meeting explaining forums and asking for volunteers for a new neighbourhood forum.
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 March 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
March 2024	 Key Date	Localities completed a Technical Assessment of the Plan
20 June 2024	 Public	AGM and Engagement Event on updated proposed policies
9 September 2024 - 27 October 2024	 Key Date	Regulation 14 Consultation
3 October 2024	 Public	Public Engagement Event as part of Reg 14 consultation process
November - December 2024	 Public	Responding to feedback from public and statutory bodies following completion of Regulation 14 Consultation process and updating the SANP as appropriate
January – February 2025	 Key Date	Consultation statement written

Figure 3 – Table of SANF Key Dates

1.6. Designated Area

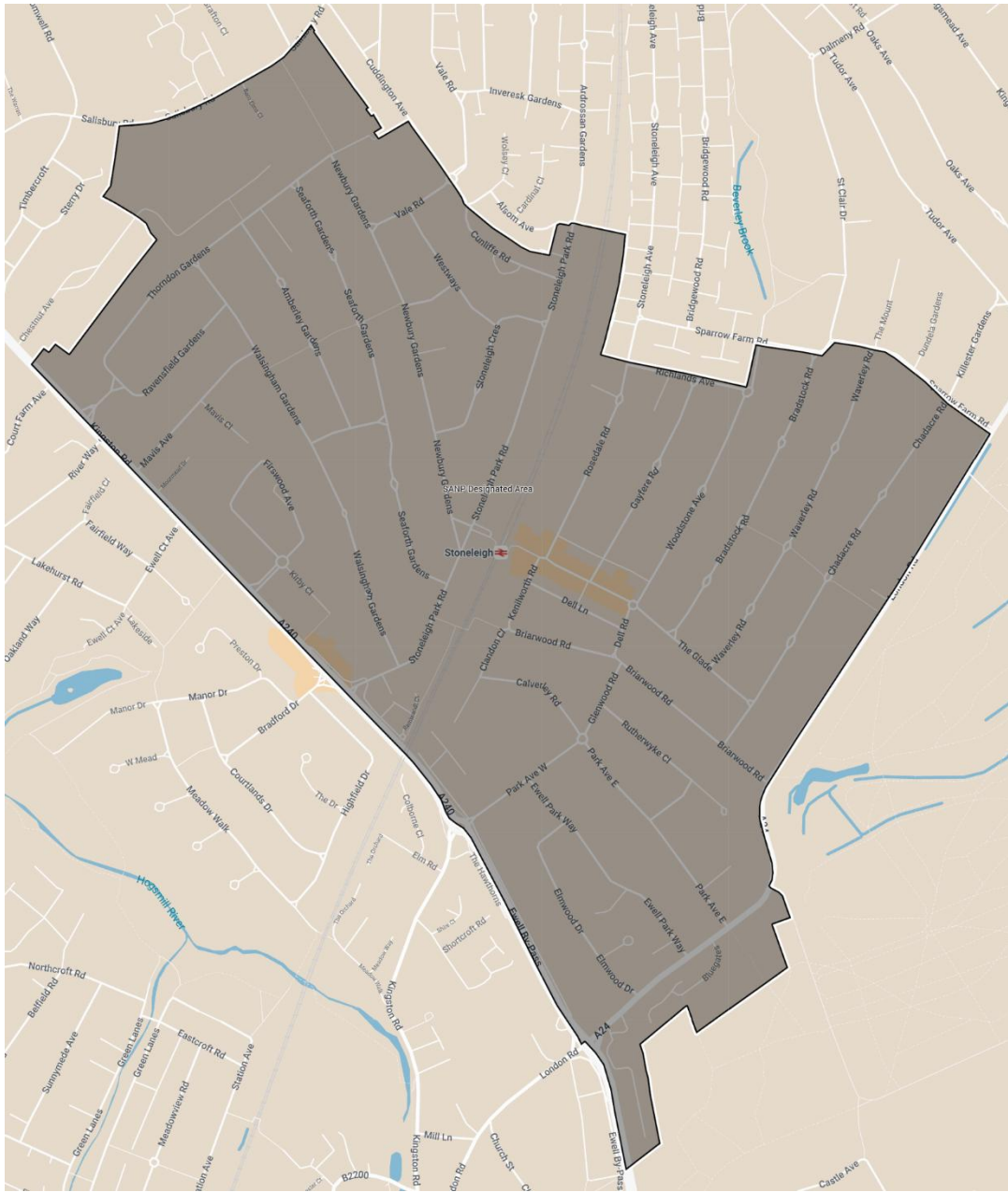


Figure 4 Stoneleigh and Auriol Neighbourhood Plan Area Designated on 12th November 2020

1

Introduction

1.7. Online Questionnaires to Inform the Stoneleigh & Auriol Neighbourhood Plan

1.7.1. The following online questionnaires were sent to residents between November 2022 and March 2024.

Questionnaire / Survey	Created Date	URL
Retail	15th November 2022	https://forms.gle/55tuQWQgh3ep5dpf8
Design Code	17th May 2022	https://forms.gle/LbeXbgHxqEjXLMWX6
Design Code Follow Up	25th Sep 2022	https://forms.gle/ohv2jKkJoouqQP7a8
Transport	22nd May 2023	https://forms.gle/MUD63eC51WjGvfpA7
Environment & Sustainability	2nd June 2023	https://forms.gle/G3ZqwSsKpu4HpVcN7
Draft Policies for Consultation	25th March 2024	https://forms.gle/c6bdJWz8pSkqQu6h9

Figure 5 – Table of SANF Online Questionnaires

The results of these questionnaires can be found in Appendix C.

1.8. Stakeholder consultations

1.8.1. Throughout the process, the chair and vice chair of SANF worked closely with Epsom and Ewell Borough Council (EEBC). Meetings were held monthly with officers from EEBC to address matters pertaining to, in particular housing and there was also an ongoing dialogue to discuss early drafts of the Neighbourhood Plan. In the early stages of the Neighbourhood Plan a Memorandum of Understanding (MoU) was defined and agreed between SANF and EEBC.

1.8.2. The SANF Group submitted two applications for technical assistance from AECOM, firstly to assist with the housing design principles and secondly an assessment of the technical soundness of the draft SANP

1.8.3. Other consultees that SANF engaged with during the creation of the plan included:

- Epsom Civic Society
- Epsom and Ewell Borough Council
- Epsom Tree Advisory Board (ETAB)
- Stoneleigh & Auriol Residents Association (SARA)

1.9. Engaging with hard-to-reach groups

- 1.9.1. There were no specific groups that were felt to be under-represented throughout the process. Attendance at the engagement events was from a wide cross section of the community that broadly represented the demographic mix of Stoneleigh & Auriol.

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2

Key Responses from Pre-Regulation 14 Consultations

Key Responses from Pre-Regulation 14 Consultations

2.1. Comparison of Key Issues from the 2020 Survey & 2021 Engagement Events

Issue	2020 Survey Data ¹	2021 Engagement Event	Similarities & Differences
Housing Preferences	31% support small developments (<15 houses), 19% for flats , 12% for none	Community concerns about unsympathetic development and a preference for low-density housing	Both surveys show preference for small-scale, low-density housing and preserving character .
Sites for Housing Development	Organ Inn site, Station Approach, Hook Road Arena , and other brownfield sites suggested for development	Suggestions align with 2020 survey, but more focus on preserving local character and protecting green spaces	The Organ Inn site and Station Approach were consistently mentioned; preservation of local areas is a shared concern.
Protection of Green Spaces	88% support protecting areas like Hogsmill, Auriol Park, school grounds, green spaces	Strong support for preserving green spaces and local parks for community well-being	Both surveys agree on the need to protect green spaces and emphasize community benefits .
Traffic and Parking Concerns	43% worried about development not fitting the area's character , increase in traffic (13%) and parking (5%)	Requests for 20mph speed limit and improved parking in local areas, and concern about traffic speeds	Both surveys express concern about traffic management and parking issues .
Public Amenities and Services	Desire for improved street lighting, more police, better public transport (especially trains and buses)	Strong requests for better transport and more local amenities , including police presence and public toilets	Both surveys agree on the need for better transport links, improved safety, and community facilities .
Affordable and Social Housing	81% support affordable housing , but only 19% support social housing	General concern about unsympathetic development and the impact of large developments	Both surveys acknowledge the need for affordable housing , but the 2020 survey reveals a more divided opinion on social housing .
Vision for the Future	90% want Stoneleigh to be safe , 75% want a sense of community , and 81% want a clean and efficient station	Strong desire for a safe, friendly, and community-oriented environment with low-density development	Both surveys emphasize a future that is safe, community-focused, and well-connected .

Figure 6 – Table of Key Issues from the 2020 Survey & 2021 Engagement Events

¹ Please note: even though the local residents were asked for their opinions on the local area, their answer include areas outside of the SANP designated area, such as Hook Road Arena and the Hogsmill.

Key Responses from Pre-Regulation 14 Consultations

2.1.1. Explanatory Text:

2.1.1.1 The **2020 online survey** and the **2021 engagement events** provided valuable insights into the community's preferences for the future development of Stoneleigh and Auriol. By analysing the data from both sources, we can see several key themes and concerns that align, as well as some distinct perspectives.

2.1.1.2 Housing Development:

Both surveys express a preference for **small-scale, low-density housing** developments. The **2020 survey** indicates a clear preference for **small developments (less than 15 houses)**, and **flats** are the most popular housing type (19%). This aligns with the **2021 engagement feedback**, where residents emphasised the importance of **maintaining the area's character** and avoiding **large, unsympathetic developments**. However, the **2021 event** highlights a greater concern for ensuring developments **fit with the existing environment**, showing an evolution of concern for **design** rather than just scale.

2.1.1.3 Green Spaces:

A major similarity between both surveys is the strong consensus on **protecting green spaces**. The **2020 survey** revealed that **88%** of respondents felt that areas like **Auriol Park** and **school grounds** should be protected from development. The **2021 engagement event** echoed this, with an emphasis on preserving **local parks** and the **Hogsmill** area. Both surveys underline the significance of **green spaces** in maintaining the **community's well-being** and local character.

Key Responses from Pre-Regulation 14 Consultations

2.1.1.4 Traffic and Parking:

Concerns about **traffic management** and **parking** were evident in both surveys. The **2020 survey** specifically mentioned **increased traffic** (13%) and **parking issues** (5%) as major worries. Similarly, the **2021 feedback** included calls for a **20mph speed limit** and better parking solutions. Both surveys show a community aware of the growing **traffic pressures** and the need for **traffic-calming measures** to maintain safety and quality of life.

2.1.1.5 Public Services and Amenities:

Both the 2020 survey and 2021 engagement events emphasize the need for better public services, including transport (especially train and bus links) and street lighting. In particular, the 2020 survey highlighted the lack of public transport links, with the hourly bus service being unreliable. The 2021 event echoed this concern with specific calls for improved local amenities, such as public toilets in parks and increased police presence. This shows a consistent desire for services that support community safety and convenience.

2.1.1.6 Affordable and Social Housing:

There is a clear need for **affordable housing** in both surveys, with **81% of 2020 survey respondents** supporting affordable housing development. However, the **2021 feedback** shows more caution around **social housing**, with concerns about the potential **impact of large-scale developments** that incorporate a proportion of social housing. The 2020 survey reflects a **more divided opinion** on **social housing**, with 32% opposing it. This suggests a shift in priorities between the two surveys, with greater emphasis in the 2021 event on **developments fitting in** with the local community.

2.1.1.7 Community Vision for the Future:

Both surveys share a vision of **Stoneleigh and Auriol** as a **safe, friendly, and community-oriented area**. The **2020 survey** stresses that **90%** of respondents value safety, and **75%** desire a **sense of community**, which aligns with the **2021 feedback** highlighting the importance of maintaining **low-density development** to foster this sense of community.

Key Responses from Pre-Regulation 14 Consultations

2.1.2. Conclusion:

2.1.2.1 While both the **2020 survey** and **2021 engagement events** emphasised **protecting the character** of Stoneleigh and Auriol, there is a stronger focus in the **2021 event** on **ensuring developments** align with the **local environment**. The 2020 survey offers more specific **housing preferences** and concerns about **public services**, while the 2021 feedback deepens the focus on **sustainable growth**, **community services**, and **transport improvements**. Together, these findings provided a robust foundation for developing the Stoneleigh & Auriol Neighbourhood Plan Policies.

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3

Regulation 14 Consultations

3

Regulation 14 Consultations

3.1. Regulation 14 Consultations Steps Taken

- 3.1.1. The SANF Neighbourhood Plan Steering Group finalised the Draft SANP in August 2024. The Regulation 14 Pre-Submission Consultation ran for a six-week period from 9th September to 23rd October 2024. A coordinated publicity campaign was undertaken which comprised:
- A notice and link to the plan was added to the Stoneleigh & Auriol Neighbourhood Plan website
 - Notifications were sent to statutory and non-statutory consultees via email
 - Publicity flyers were distributed to all households in the designated area across Stoneleigh & Auriol
 - A public notice was put up on the Facebook
 - An email notice was sent to all Neighbourhood forum members
- 3.1.2. Some examples of these are shown in Appendix D

3

Regulation 14 Consultations

3.2. Statutory and Non-Statutory Consultees

3.2.1. In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request.

3.2.2. The full list of statutory consultees that were written to (as defined in <https://www.legislation.gov.uk/ukxi/2012/637/schedule/1/made?view=plain>) is as follows:

Consultation Body (Schedule 1 list)	Contact
(a) Where the local planning authority is a London borough council, the Mayor of London;	Not Applicable
(b) A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	<p>Reigate and Banstead ldf@reigate-banstead.gov.uk</p> <p>Kingston upon Thames localplan@kingston.gov.uk</p> <p>Sutton developmentmanagement@sutton.gov.uk</p> <p>Mole Valley planning@molevalley.gov.uk</p> <p>Surrey County Council planning.consultations@surreycc.gov.uk</p> <p>C2C Local Enterprise Partnership ■■■■.■■■■@coast2capital.org.uk</p>
(c) The Coal Authority	customerservice@coal.gov.uk
(d) The Homes and Communities Agency	enquiries@homesengland.gov.uk
(e) Natural England	enquiries@naturalengland.org.uk
(f) The Environment Agency	enquiries@environment-agency.gov.uk
(g) The Historic Buildings and Monuments Commission for England (known as English Heritage)	customers@HistoricEngland.org.uk
(h) Network Rail Infrastructure Limited (company number 2904587)	info@networkrail.co.uk
(i) The Highways Agency;	info@nationalhighways.co.uk
(j) The Marine Management Organisation	Not Applicable

3

Regulation 14 Consultations

Consultation Body (Schedule 1 list)	Contact
<p>(k) Any Person —</p> <p>(i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and</p> <p>(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;</p>	<p>Mobile UK - ge@mobileuk.org</p> <p>Suggest Virgin Media, BT and mobile providers (Mobile UK detailed above the Trade Association for mobile operators)</p>
<p>(l) where it exercises functions in any part of the neighbourhood area—</p> <p>(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(7) or continued in existence by virtue of that section;</p> <p>(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(8);</p> <p>(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(9);</p> <p>(iv) a sewerage undertaker; and</p> <p>(v) a water undertaker;</p>	<p>sash.communications@nhs.net england.contactus@nhs.net</p> <p>National Grid Transmission box.landandacquisitions@nationalgrid.com</p> <p>National Grid energy Distribution https://www.nationalgrid.co.uk/contact-us/contacting-national-grid-electricity-distribution/general-contact-enquiries</p> <p>customer@sgn.co.uk</p> <p>ThamesWaterPlanningPolicy@thameswater.co.uk ThamesWaterPlanningPolicy@thameswater.co.uk SES Water - customerserviceops@seswater.co.uk</p>
<p>(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;</p>	<p>info@epsomcivicsociety.org.uk info@epsomandewellfamilies.co.uk chair@epsomcommon.org.uk sustainable.epsom.ewell@gmail.com info@auriol.surrey.sch.uk info@ageconcernepsom.org.uk https://epsomewell.foodbank.org.uk/contact-us/ https://epsomrefugeenetwork.org/contact-us</p>
<p>(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;</p>	<p>No official groups that we are aware of</p>
<p>(o) bodies which represent the interests of different religious groups in the neighbourhood area;</p>	<p>Epsom Islamic Society: eeis@hotmail.co.uk</p> <p>St Mary the Virgin Church: stoneleighchurch@hotmail.com</p>
<p>(p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and</p>	<p>info@epsombid.co.uk</p>

3

Regulation 14 Consultations

Consultation Body (Schedule 1 list)	Contact
(q) bodies which represent the interests of disabled persons in the neighbourhood area.	No official groups that we are aware of.

Figure 7 – Table of Statutory Consultees

3.1. A copy of the email sent to the statutory bodies is shown in Appendix F.

3.3. Summary of Responses

3.3.1. There were 16 participants at the Public Event held on the 3rd of October 2024. The comments made by the participants can be found in Appendix E.

3.3.2. There were no separate written responses to the consultation from residents.

3.3.3. An on-line survey that mirrored the structure of the public event was available throughout the Regulation 14 consultation period. The survey collected whether the respondents were broadly in favour or not for each policy, with the option to add comments at the end of each policy section.

SA-P-H-02 – New Development Height and character
 New Developments should be in line with the surrounding building heights which are generally 2 to 3 storeys high. Any planned variations to this would need to show how they would maintain the existing character of the area within said proposal.

Agree
 Disagree
 Neither Agree or Disagree

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

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

Agree
 Disagree
 Neither Agree or Disagree

On the Housing Policies above - Do you have any comments you wish to make?

Your answer

Next
Clear form

Figure 8 – An Example of Part of the On-Line Survey

3

Regulation 14 Consultations

- 3.3.4. This on-line survey was publicised on the SANF website and on promotional material using both a short URL and QR code. There were no responses to this on-line survey.
- 3.3.5. In total there were 5 Statutory Body respondents to the Pre-Submission Consultation. Epsom and Ewell Borough Council, Surrey County Council, National highways, The Environment Agency and Natural England.
- 3.3.6. National highways, The Environment Agency and Natural England all have nothing specific to comment on regarding the SANP.
- **National Highways:** "We have no comment to make on the Stoneleigh and Auriol Neighbourhood Forum"
 - **The Environment Agency:** Standard generic reply sent.
 - **Natural England:** "Natural England does not have any specific comments on this draft neighbourhood plan."
- 3.3.7. There was no response from the other contacted Statutory Bodies The schedule of comments and the respective responses made are shown in Appendix F. As a result, the Submission SANP has been appropriately amended.

3.3.2. Epsom and Ewell Borough Council Response Summary

- 3.3.2.1 The policies were generally supported in principle.
- 3.3.2.2 Identified some EEBC Core Strategy and NPPF policies to add as references.
- 3.3.2.3 Identified some areas that could be clarified further and some that are "too prescriptive" in the use of should and could etc.
- 3.3.2.4 Identified that the policy for providing electric car charging is not needed.

3.3.3. Surrey County Council Response Summary

- 3.3.3.1 Identified an Area of High Archaeological Potential (AHAP) within the SANP designated area.
- 3.3.3.2 Identified that Nonsuch Park is a Site of Nature Conservation Interest (SNCI).
- 3.3.3.3 Some minor changes to the wording of some policies.
- 3.3.3.4 Suggested referencing Healthy Streets for Surrey 2022 policies.

4

SANP Policy Public Consultation Results

4

SANP Policy Public Consultation Results

4.1. Pre-Regulation 14 Evolution of SANP Policies

- 4.1. Feedback from the high-level public consultations in 2020 and 2021 informed the detail in following policies, along with regular feedback from Epsom and Ewell Borough Council.
- 4.2. These policies were then further refined based on further consultations with local residents in 2024 as shown in the following sections below.
- 4.3. At all public events, survey results were collected by displaying all policies on boards and the participants placing a small sticker in a column to state whether they agreed or disagreed with the policy in question. There were also separate sheets for each policy for them to write comments on these policies. Examples of this can be seen in the various photographs below. In some cases, participants used more than 1 sticker to reflect their opinions on specific parts of a policy.



Figure 9 – Method of Surveys at Consultation Events (Jan 2024)







- 4.4. The two most recent consultations held before the pre-regulation are included with the Pre-regulation 14 survey results below to show the evolution and consistency of the support for the SANP policies.

4

SANP Policy Public Consultation Results

4.1.1. Policy SA-P-H-01 – Consistency of Building Lines



Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	20 (100%)		11 (100%)		16 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	



4.1.2. Policy SA-P-H-02 – New Development Height and Character

4.1.2.1 This policy was originally two policies that were then merged into one based on feedback from EEBC and the local community.





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		Reg 14 Consultation 3 rd October 2024	
For	11 (100%)		18 (100%)	
Against	0 (0%)		0 (0%)	




4

SANP Policy Public Consultation Results

4.1.3. Policy SA-P-H-03 – Permitted Backland Development

4.1.3.1 This policy was renamed from Permitted Private Dwellings from June 2024, on the advice of Epsom and Ewell Borough Council.

Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	12 (88%)		9 (100%)		11 (73.3%)	
Against	3 (28%)		0 (0%)		4 (26.7%)	

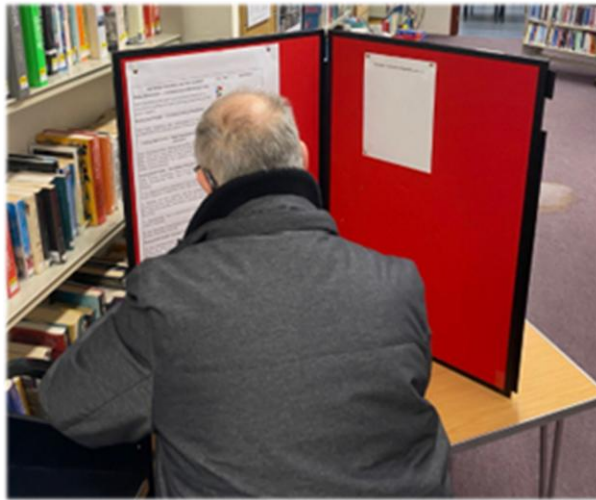


Figure 10 – Surveys of the SANP Housing Policies (Jan 2024)




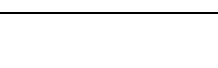
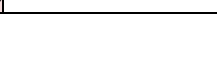
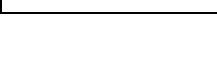
4

SANP Policy Public Consultation Results

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

4.1.4.1 The policy name has been updated since the final consultation in October 2024 to include Service facilities as it was noted by a local resident that only purely Retail premises fell under this policy.



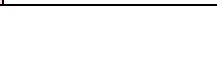
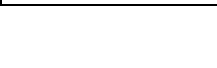
Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	17 (100%)		12 (100%)		12 (75%)	
Against	0 (0%)		0 (0%)		4 (25%)	

4.1.5. Policy SA-P-R-02 – Safeguarding of Public Houses




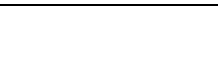
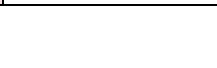
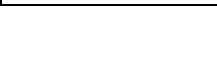
4.1.5.1 This policy replaced Policy SA-P-R-02 – Redevelopment of Retail Sites in June 2024, which was replicating existing policies.

Survey Results

	20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	10 (100%)		13 (92.9%)	
Against	0 (0%)		1 (7.1%)	

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

Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	17 (100%)		12 (100%)		12 (75%)	
Against	0 (0%)		0 (0%)		4 (25%)	

4

SANP Policy Public Consultation Results

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

Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	17 (100%)		11 (100%)		13 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	

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

Survey Results

4.1.8.1 This policy was split from the Local Green Spaces policy as the designated green spaces in that policy are treated differently to notable green spaces.

	Reg 14 Consultation 3 rd October 2024	
For	14 (100%)	
Against	0 (0%)	

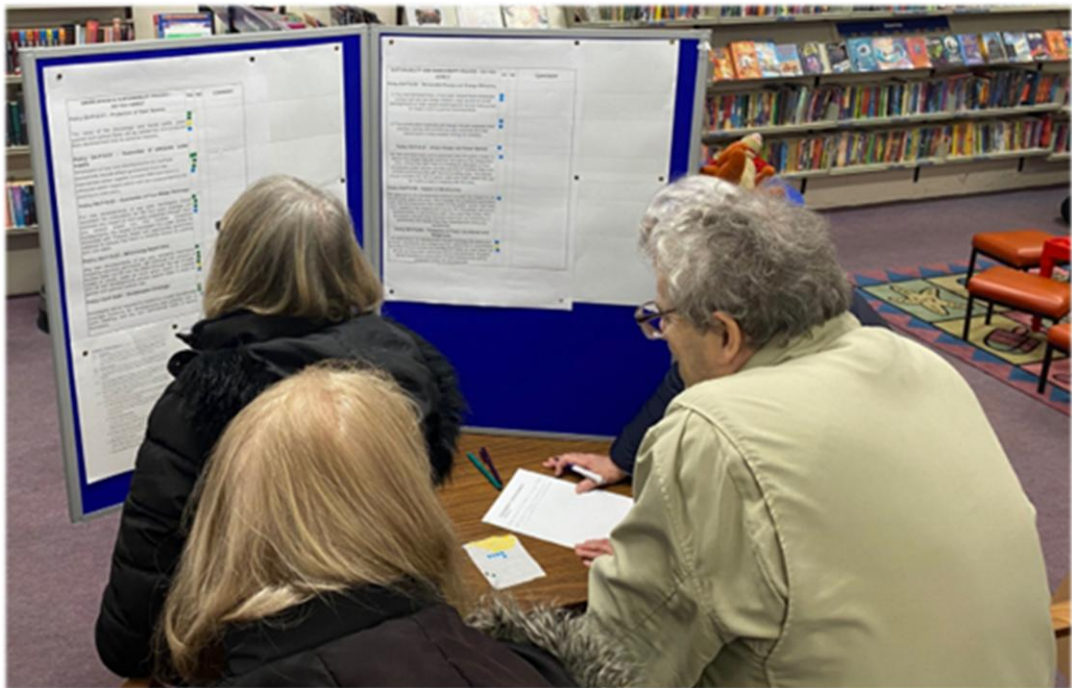





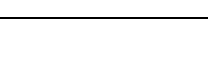
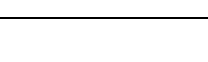
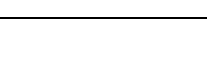
Figure 11 – Surveys of the SANP Green Spaces and Diversity & Environmental Sustainability Policies (Jan 2024)

4

SANP Policy Public Consultation Results




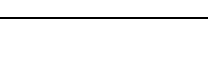
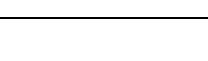
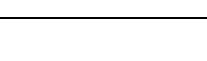
4.1.9. Policy SA-P-G-03 – Managing the Impact on Biodiversity

Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	16 (100%)		11 (100%)		10 (90.9%)	
Against	0 (0%)		0 (0%)		1 (9.1%)	

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


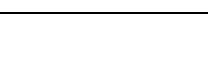
Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	19 (100%)		12 (100%)		14 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	


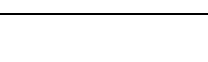
4.1.11. Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage

4.1.11.1 These policies were originally split into separate policies for incoming water supply and outgoing drainage, but were combined as they had very similar objectives.



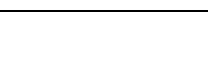
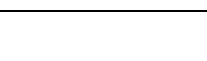
Survey Results - Policy SA-P-S-01 – Guarantee of Adequate Water Supply

	21 st January 2024	
For	18 (100%)	
Against	0 (0%)	

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

	21 st January 2024	
For	16 (100%)	
Against	0 (0%)	

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




	20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	11 (100%)		14 (100%)	
Against	0 (0%)		0 (0%)	

4

SANP Policy Public Consultation Results

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




Survey Results

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

4.1.13. Policy SA-P-S-03 – Sustainable Drainage





Survey Results

4.1.13.1 This policy was removed based on feedback from Epsom and Ewell Borough Council as it duplicated much of the previous policy. These survey results have been retained as a record of responses at engagement events

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	18 (100%)		11 (100%)		10 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	

4.1.14. Policy SA-P-S-03 – Renewable Energy and Energy Efficiency





Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	16 (100%)		12 (100%)		7 (63.6%)	
Against	0 (0%)		0 (0%)		4 (36.4%)	

4.1.15. Policy SA-P-S-06 – Electric Car Charging

4.1.15.1 This policy was removed based on feedback from Epsom and Ewell Borough Council as it duplicated existing policies. These survey results have been retained as a record of responses at engagement events.

Survey Results





	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	17 (100%)		10 (100%)		8 (66.7%)	
Against	0 (0%)		0 (0%)		4 (33.3%)	

4

SANP Policy Public Consultation Results

4.1.16. Policy SA-P-T-01 – Assessment of Transport Impact

Survey Results

	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	16 (100%)		15 (88.2%)		16 (100%)	
Against	0 (0%)		2 (11.8%)		0 (0%)	

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

Survey Results




	21 st January 2024		20 th June 2024		Reg 14 Consultation 3 rd October 2024	
For	13 (100%)		10 (100%)		9 (100%)	
Against	0 (0%)		0 (0%)		0 (0%)	



Figure 12 – Surveys of the SANP Transport Policies and Community Recommendations (Jan 2024)

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Appendices

Appendices - Pre-Regulation 14

Pre-Regulation 14

Appendix A - Examples of Publicity Material Used to Promote Engagement Events

17th November 2021 – Flyer for Drop in Event

Welcome to Stoneleigh and Auriol

Neighbourhood Neighbourhood Neighbourhood

Plan Plan Plan

What is it?
We are the first **Neighbourhood Forum** in Epsom and Ewell. We have been officially designated by the borough council to lead the neighbourhood **planning process** for Stoneleigh and Auriol. The purpose of the plan is to help Stoneleigh and Auriol retain its **original character and sense of community** while growing to meet future needs.

How can you help?
To develop the plan, we need to consult residents and include robust evidence. We want to **hear your views** on housing, traffic, character, community, and open spaces.

Have your say at our drop-in event
Please come and **help shape the future** of Stoneleigh and Auriol and join us at **Stoneleigh Library** on **Wednesday 17 November** at 7pm. *Drinks and light refreshments will be provided.*


Find us on Facebook or email us
stoneleighauriol.nf@gmail.com

Find us on  

Neighbourhood Neighbourhood Neighbourhood

Welcome to Stoneleigh and Auriol

Plan Plan Plan



What is it?


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How can you help?

To develop the plan, we need to consult residents and include robust evidence. We want to **hear your views** on housing, traffic, character, community, and open spaces.

Have your say at our drop-in event

Please come and **help shape the future** and join us inside **Auriol pavilion** in Auriol Park on **Saturday 5 March from 10am**.
Drinks and light refreshments will be provided.




Calling all children aged 5-11

Use your imagination and draw a picture of what a house of the future will look like in Stoneleigh.
Winners will receive a £10 Amazon voucher

Find us on Facebook or email us

stoneleighauriol.nf@gmail.com

Find us on 

Welcome to Stoneleigh and Auriol

Neighbourhood
Neighbourhood
Neighbourhood



Plan
Plan
Plan

What is it?

We are the first **Neighbourhood Forum** in Epsom and Ewell. We have been officially designated by the borough council to lead the neighbourhood **planning process** for Stoneleigh and Auriol. The purpose of the plan is to help Stoneleigh and Auriol retain its **original character and sense of community** while growing to meet future needs.

How can you help?

We are consulting residents and business owners about **Design Guidelines for the area**. These will outline what good design looks like in Stoneleigh and Auriol, with a view to shaping future development. Please follow the QR code link to a short survey on the key areas of input.



If you'd like to get involved further with us, please visit our website at www.sanf.org.uk

SCAN ME

forms.gle/D72VH7Ywe2sQVucq9

Find us on Facebook or email us

stoneleighauriol.nf@gmail.com

Find us on

Neighbourhood Neighbourhood Neighbourhood

Welcome to Stoneleigh and Auriol

Plan Plan Plan



What is it?

We are the first **Neighbourhood Forum** in Epsom and Ewell. Since being **officially designated** by the borough council to lead the **neighbourhood planning process** for Stoneleigh and Auriol, we have gathered feedback from local residents and traders to help inform the detailed plan. The purpose of the plan is to help Stoneleigh and Auriol retain its **original character and sense of community** while growing to meet future needs.

Want to find out more?

**Come along to the AGM and engagement event on
Wednesday 28 June 2023 at Stoneleigh Library from 6.00pm to 7.30pm**
Refreshments provided.
AGM 6pm. Short presentation and Q&A from 6.30pm

**Stoneleigh and Auriol Neighbourhood Plan and an
update on the Epsom and Ewell Draft Local Plan**
Survey results on retail, transport and sustainability.
Have a chance to propose your own views.
If you cannot attend, use the QR code to complete the
housing survey.



Find us on Facebook or email us

stoneleighauriol.nf@gmail.com

Find us on 

Stoneleigh and Auriol Next Phase

Neighbourhood
Neighbourhood
Neighbourhood

Plan
Plan
Plan



The Story so Far

Since 2021 a group of local volunteers have been developing a **Neighbourhood Plan (NP)** for Stoneleigh & Auriol. This is to ensure that Stoneleigh and Auriol wards retain their original character and sense of community while growing to meet future needs. A NP gives residents a say in how our area grows and changes.

What's in the draft Neighbourhood Plan?

During 2022 and 2023 the SANF committee held engagement events with local residents and ran numerous surveys to gather evidence. This was used to write the plan which sets out a vision for Stoneleigh and Auriol for the next five years. It includes chapters on housing, retail, transport, green spaces, sustainability and biodiversity. We have defined policies on housing development, energy and sustainability.

Have your say

Before we start the formal consultation process we want to hear from you. This is your chance to influence the content of the final draft of the plan.

Please come and join members from the NP committee at **Stoneleigh Library on Thursday 25 January 6.30-7.30pm**. Refreshments will be provided.

Find us on Facebook or email us
stoneleighauriol.nf@gmail.com

Find us on 

Stoneleigh and Auriol AGM & Final Phase

Neighbourhood
Neighbourhood
Neighbourhood

Plan
Plan
Plan



Dear Residents and Business Owners!
We're at the culmination of our efforts over the last five years, and your input now is more crucial than ever. Under The Neighbourhood planning regulations, the Stoneleigh & Auriol draft Neighbourhood plan is required to undergo a pre-submission consultation before it's handed over to the local authority for independent review. This consultation phase typically lasts at least six weeks.

Why You Should Be There
Your feedback during this period is invaluable in refining the draft Neighbourhood plan to best serve our community's needs by directly shaping the future of our beloved neighbourhood.

Event Details
Date: Thursday 20 June 2024
Time: 6.30-7.30pm
Location: Stoneleigh Library, Stoneleigh Broadway
Refreshments will be provided.

Can't Attend in Person?
You can complete the questionnaire online. Simply visit <https://tinyurl.com/SANF-Policies>



Find us on Facebook or email us
stoneleighauriol.nf@gmail.com

Find us on 

Appendices - Pre-Regulation 14

Appendix B – Engagement Event Feedback

Pre-Regulation Events took place to gauge the views of local residents on the following dates:

- Wednesday November 17th 2021
- Thursday March 10th 2022
- Saturday July 16th 2022

Feedback from attendees

What does Stoneleigh & Auriol lack that you would like to see?

- Better transport
- Lift in station
- Better pavements
- A local bank (even part-time)
- Better security (PC's walking the beat)
- A greengrocers shop
- Small business centre with Wi-Fi, desk, advice & networking
- Electric car charging points in the Broadway
- 20mph speed limit on local roads
- Toilets in local parks
- Replacement of trees in grass verges

Appendices - Pre-Regulation 14

What do you like/don't you like about Stoneleigh & Auriol

Like:

Parks

Flowers

Low density houses and building x 2

1930's design

Variety and style of housing

Local shops

Not overcrowded

Like being close to London and being close to the countryside ie Nonsuch, Hogsmill ie proximity to towns and countryside x2

Community spirit

Don't Like:

Traffic

Loss of grass verges

the continued loss of trees, new trees needed as old ones die off x2

Multi car use houses

Broadway is a bit scruffy

Big storage unit by the crossroads could put housing there

Square block plans by Station Approach, not in keeping with

Damaged kerb stones

Where could new housing go within Stoneleigh & Auriol?

- Organ inn site- eyesore and land banking by developers as a capital asset, instead of building
- Other industrial estates- no destruction of green spaces or school land
- Need units for "downsizer" to free up family homes but not flats ie semi-detached bungalows. Too many large houses being built,
- Along edge of railway lines
- Hospital site- still plenty of land, leave Stoneleigh & Auriol alone
- No room
- Field on Salisbury Road

Appendices - Pre-Regulation 14

Which local green spaces do you value and why?

- All we need to protect the environment x4
- Protecting animal and insect life in the area
- Auriol
- Nonsuch park
- Cuddington Park
- Local parks-
- Need to protect the SCC site behind scout hut on Salisbury Road, as a good resource for wildlife
- Triangle on Newbury gardens and the one in Cunliffe too,, I think of it as our village green
- Stop trees being chopped down in back gardens that are perfectly healthy over 5ft
- Need to plant more trees, good for wellbeing and the environment
- Council flower beds are generally well maintained and add a lot of benefit

Do you have any concerns about the local area?

- Yes! Unsympathetic development to appease government policies and a lack of local plan control
- Amount of / speed of traffic
- The area is losing its character with all these extensions
- Inappropriate development applications, we do not need more blocks of flats
- I am concerned that quite a lot of public design policy is ugly, shop fronts, extensions etc, **build beautiful**
- Also I worry this area will fix itself in aspic and never develop itself which would be a pity
- Poor lighting in some streets
- Too many grey houses which make it miserable to walk around

Appendices - Pre-Regulation 14

What would you change?

I would provide a place for young people to go who otherwise do whatever on the streets

More street lights

Pedestrianise the Broadway

Appendices - Pre-Regulation 14

Appendix C – Online Survey Responses

Please note that all free-text responses are as entered by the responders and have not been corrected in any way for spelling or factual accuracy.

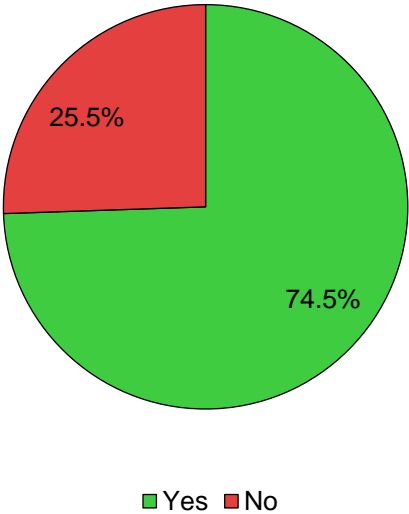
Retail Online Survey – 15th November 2022

In total there were 47 Responders

Question 1 – Is the Shopping Provision on Stoneleigh Broadway and Kingston Parade sufficient for the area?

47 Responses

Option	Responses
Yes	35
No	12



Appendices - Pre-Regulation 14

Question 2 – Which Retailers, Services and/or Amenities do you typically use?

47 Responses

ID	Answers
1	Sainsbury and Co-Op
2	Nima Chemist, Derby's Newsagent, Stoneleigh Broadway Post Office, Eden Hairdresser, Peri Village, Library, Sainsbury's, Co-Op, Coughlans, Radfords, Golden Garden Chinese Takeaway, Mingos Fish and Chips, Kingston Parade Post Office (car tax), Topo Gigios
3	Post office, butcher, fish monger, supermarket, cafes
4	rams. darbys. june 18. charity shops. sainsburys. coop. tina's station
5	Sainsburys, McCloghans
6	Post Office, cafes, restaurants, library, supermarket
7	Butchers, Supermarket, cafes, pub, stationers/paper shop, post office, chemist
8	Coop Sainsbury's parsons June 8 cafe laua postoffice chairty shop nail bar pub
9	Food shops, newsagents, hairdressers, post office
10	Most of them.
11	Sainsbury's, Poltsa, coop, pub, wine bar, butchers, post office, library, yaadein, charity, chemist, newsagents
12	Sainsburys Local, June 8, Station Pub
13	Co-op Sainsburys butchers library pub
14	Food
15	Coop, Sainsbury, post office, butchers, barbers
16	Butcher, dance studio, local supermarket, dry cleaner, cash machine, cafés, charity shops, printer, takeaways, library,
17	Radford's Butchers, Nima's Pharmacy, Darby's newsagent, Sainsburys, Poltsa, Library, Coffee shops
18	Local supermarkets; Bakery; Chemist; Butcher; Post Office; Take-Aways; Restaurants; Newsagent
19	Co-op, bakery, cafes, scout shop and dress agency, GP, restaurants
20	Coop, Sainsbury's local, Chinese restuarant, kebab, fish and chips, Broadway cafe, june8, piri village, hairdressers, newsagent, bakers, clothes shop, charity shops, library. Not the pub; It's disgusting.
21	Pharmacy, Sainsbury Local and most of the local shops on the broadway
22	Sainsburys Co-op butchers body fix clinic June 8
23	post office Sainsburys and others when required
24	Darby's, Co-op, Sainsbury's, Charity shops, Jo's House Clearance, Broadway Cafe, Library
25	Cafes supermarkets fish van newsagents pubs
26	Supermarkets hairdresser coffee shop Derby's
27	Barbers, cafes, charity shops
28	Sainsburys, Co-p, newsagent

Appendices - Pre-Regulation 14

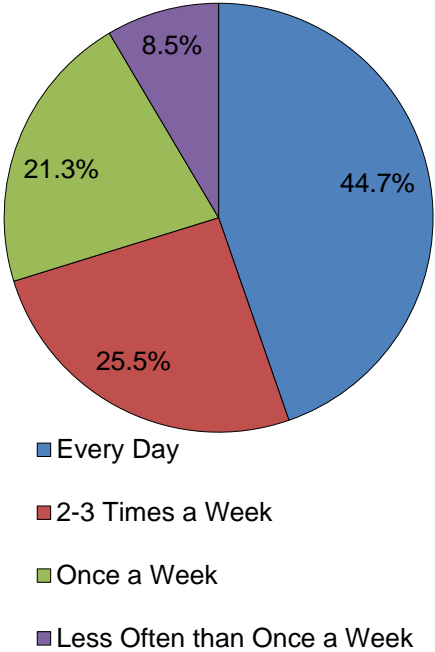
ID	Answers
29	Sainsbury's, post office, chemist, butcher, bread shop, Derby's, plumbers, poltza, library, June cafe, fish and chip shop, post office
30	Supermarkets
31	grocers, butchers, newsagent, chemists, cafes, plumbing, charity shops
32	Sainsbury's, pharmacy, butcher, baker, polista boutique, dry cleaners, post office - most of them actually
33	Pharmacy, Sainsbury, Post Office
34	Coop, Sainsburys, Library, Couglans Bakery, Radford Butchers, Physio; Nima Chemist, Hair in Place, Cafes, Charity shops
35	Sainsburys, L&F accountant, peri village, hair in place, co-op,
36	Supermarkets, food shops, chemists
37	The supermarkets
38	J Sainsbury and newsagents
39	Sainsburys, co-op, coughlans, yaadein restaurant etc, newsagent, post office, hair dresser, poltza, library, chemist. the mobile fish van.
40	Sainsbury, Coop, newsagent, pharmacy, post office, hairdresser, cafes, charity shops
41	Local Supermarkets, charity shops, bakers, coffee shops, library and fish stall
42	Sainsburys, Co-op, Butcher, Chemist, Post Office, Paper shop, Library, Hairdresser
43	Hairdresser, Butcher, Sainsburys, co-op, Taste of Bengal, Bodyfix, Stoneleigh Pub
44	Groceries, cafes, dry cleaners, library, railway station, pharmacy, news agent, take away restaurants
45	Co-op, Sainsbury's, Derby's, Royal Enterprisers, Broadway Cafe, Jo's House Clearance
46	Co op, Sainsbury's , Darby's, Coughlans & occasionally post office for cards and other items like helium balloons. Chemist hairdresser
47	coop sainsburys chemists nail bar cafes charity shops

Appendices - Pre-Regulation 14

Question 3 – How frequently do you use them? (Pick the best option)

47 Responses

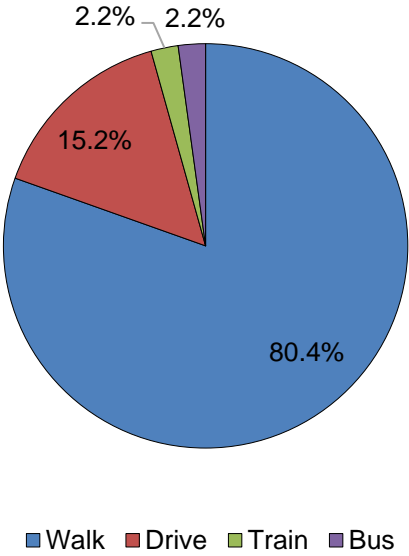
Option	Responses
Every Day	21
2-3 Times a Week	12
Once a Week	10
Less Often than Once a Week	4



Question 4 – What type of Transport do you use to access the Retailers? (Pick the option you use most)

*46 Responses

Option	Responses
Walk	37
Drive	7
Train	1
Bus	1



* Please note that there was 1 invalid response that has not been included for “bike walk car” which appears to be an internal issue on the Survey form.

Appendices - Pre-Regulation 14

Question 5 – What additional Retailers, Services and/or Amenities would you like to see in Stoneleigh & Auriol?

38 Responses

ID	Answers
1	Gift shop, greengrocers, ladies/men's clothing, diy shop
2	More restaurants
3	Hardware. Pet shop
4	Greggs
5	Greengrocers, hardware/diy
6	Fishmonger, deli, cash machine on Kingston parade, more cafés (like June 8), more public seating in pedestrianised locations, gym/exercise class location (like the dance studio, but broader exercise classes)
7	Fishmongers; Shoe repairer
8	Greengrocer, street market, delicatessen
9	it is a shame we lost the diy shop, pet shop, greengrocer and launderette, all of which I used but, actually, I think the shops are sufficient for this area, if you want more or bigger you can travel by bus or train. I would love to see a better pub, independently owned, attracting a nicer clientele.
10	Healthy options
11	Pet shop , greengrocers , flowers and plants
12	Green grocers
13	Pet shop, greengrocers, fishmonger, Italian restaurant
14	Hardware
15	Toy shop, Pret, Sri Lankan, Thai and Mexican restaurants
16	A sports shop - I go to Cheam currently for this. Bank/ building society, I go to Epsom or Worcester park.
17	electrical supplies
18	Green grocer
19	I think you guys have hidden agenda. You want to transform this place a commercial place. STOP
20	Currently sufficient for my needs
21	Outdoor dining, electric car charging, market stalls, street food, flower market, weekly pedestrianisation
22	None.
23	A better Chinese restaurant
24	Craft shop
25	Launderette and shoe repairs
26	It would be good if we had a Greengrocer and a hardware store. I was very sad to see Maggie's go, it would be nice to have something similar in it's place. I think too many people walk to the Broadway shops, it would be good if it could be made more pedestrian friendly
27	Not sure

Appendices - Pre-Regulation 14

ID	Answers
28	A gym
29	DIY store, bike shop, book shop, flower store
30	A Bank, greengrocers
31	I think there is most things we need
32	opticians cab service
33	Gift shop, greengrocers, ladies/men's clothing, diy shop
34	More restaurants
35	Hardware. Pet shop
36	Greggs
37	Greengrocers, hardware/diy
38	Fishmonger, deli, cash machine on Kingston parade, more cafés (like June 8), more public seating in pedestrianised locations, gym/exercise class location (like the dance studio, but broader exercise classes)

Appendices - Pre-Regulation 14

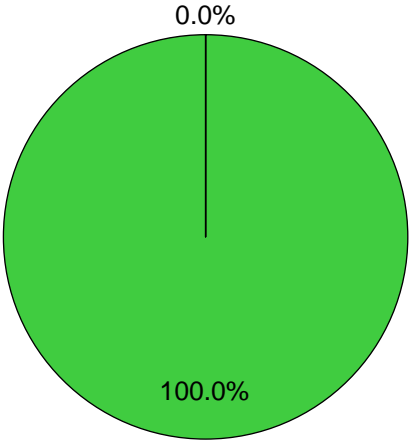
Design Code Online Survey – 17th May 2022

In total there were 55 Responders

Question 1 – The form, massing and roofscapes of buildings should complement the sloping nature of the area

55 Responses

Option	Responses
Agree	55
Disagree	0

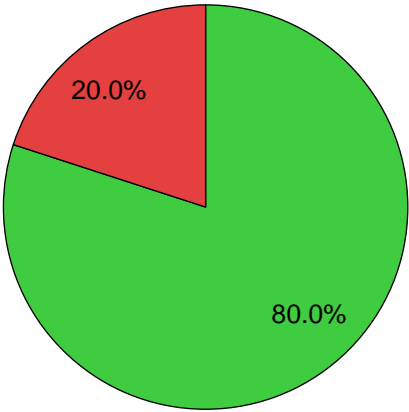


■ Agree ■ Disagree

Question 2 – Mixed Use Development (e.g. residential and business/shops) should be encouraged at Stoneleigh Broadway

55 Responses

Option	Responses
Agree	44
Disagree	11



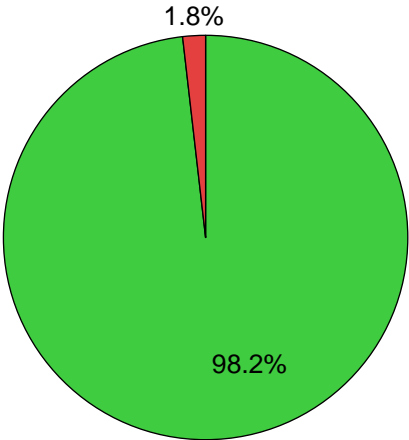
■ Agree ■ Disagree

Appendices - Pre-Regulation 14

Question 3 – New Developments / Housing should maintain a consistent building line with existing properties

55 Responses

Option	Responses
Agree	54
Disagree	1

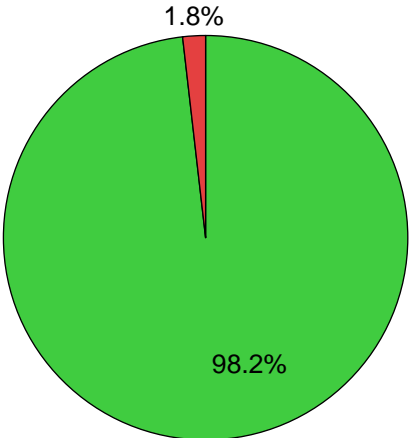


Agree Disagree

Question 4 – The Height of building within Stoneleigh and Auriol should not exceed 12m (Current Design Principle from Epsom and Ewell BC)

55 Responses

Option	Responses
Agree	54
Disagree	1



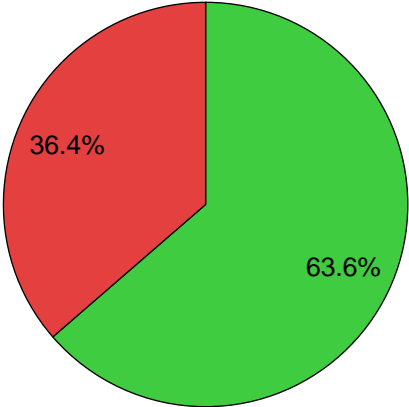
Agree Disagree

Appendices - Pre-Regulation 14

Question 5 – The Height of Buildings in Stoneleigh Broadway and other Local Shopping areas (e.g. Corner of A240/Stoneleigh Park Road) can exceed 12m.

55 Responses

Option	Responses
Agree	35
Disagree	20

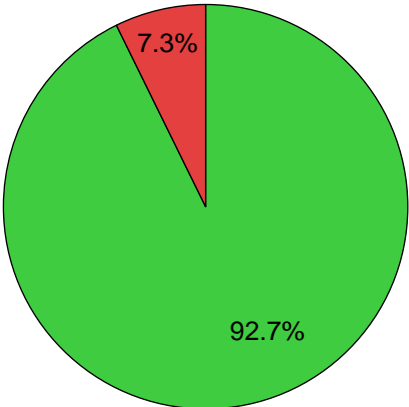


■ Agree ■ Disagree ■

Question 6 – Roofing within New Developments should be pitched / gabled and similar therefore to the 1930's Housing Design.

55 Responses

Option	Responses
Agree	51
Disagree	4



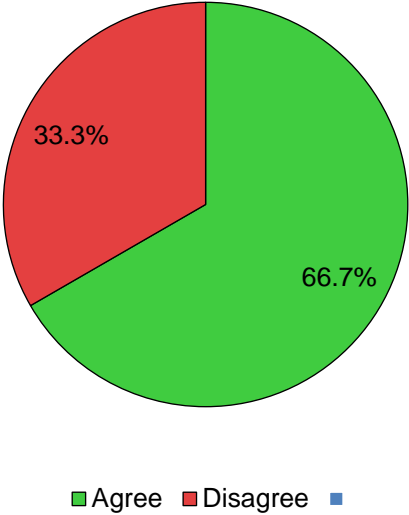
■ Agree ■ Disagree ■

Appendices - Pre-Regulation 14

Question 7 – Backyard / Backland Development - where Garages or Commercial Units exist - is appropriate within Stoneleigh and Auriol

54 Responses

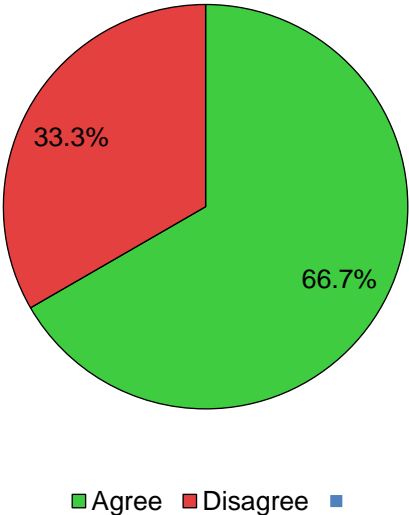
Option	Responses
Agree	36
Disagree	18



Question 8 – Backyard/Backland Development - involving building in existing Garden areas - is appropriate within Stoneleigh and Auriol

54 Responses

Option	Responses
Agree	36
Disagree	18

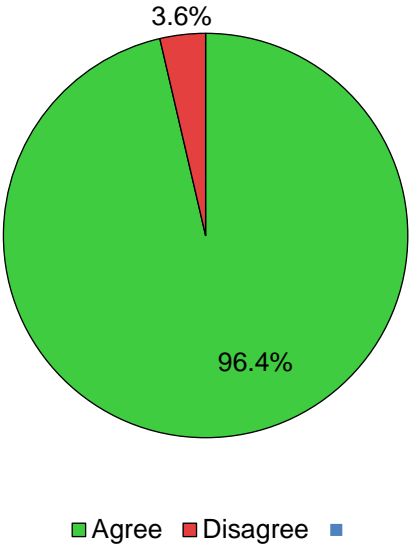


Appendices - Pre-Regulation 14

Question 9 – Any Development must include at least 1 car parking space per flat or house built

55 Responses

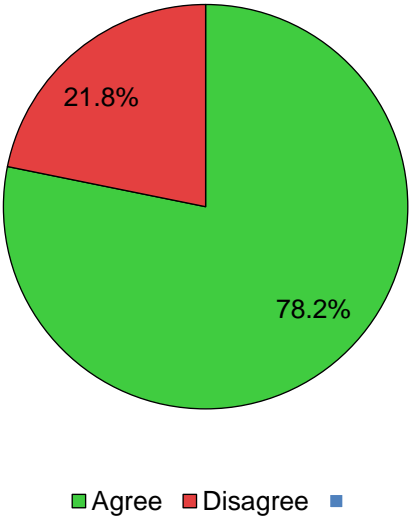
Option	Responses
Agree	53
Disagree	2



Question 10 – New Developments must incorporate Green (Garden/Amenity space) Infrastructure

55 Responses

Option	Responses
Agree	43
Disagree	12

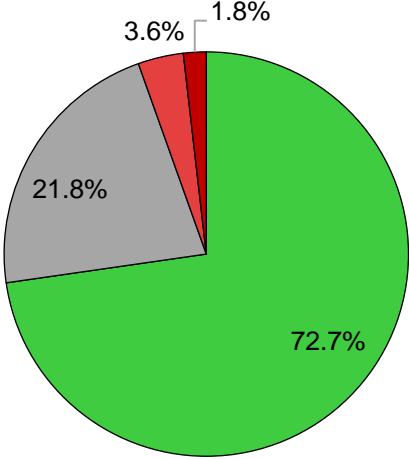


Appendices - Pre-Regulation 14

Question 11 – New Development must be Sustainable (i.e. low carbon / provide a level of renewable energy such as solar panels)

55 Responses

Option	Responses
Agree	40
Neutral	12
Disagree	2
Strongly Disagree	1



- Agree
- Neutral
- Disagree
- Strongly Disagree

Appendices - Pre-Regulation 14

Question 12 – Any thoughts on potential development within the area of Stoneleigh and Auriol

23 Responses

ID	Answers
1	<p>Some of the questions/guidelines above are not entirely clear in their meaning. "New Developments / Housing should maintain a consistent building line with existing properties" I don't know what this means, but I don't think that everything built needs to look like a mock Tudor semi-detached house or 30s bungalow, and the commercial buildings on the Broadway don't need to look as they currently do. However, the designs should not go too far from what exists- i.e. full glass frontages etc. "The form, massing and roofscapes of buildings should complement the sloping nature of the area." Not sure what this means? Does it mean that buildings can be built a bit higher at the base of a slope because they don't have such a major impact? I agree that this could be acceptable. Does it limit the possibility of being overlooked by larger/higher development? I agree with that- overlooking should be tightly controlled. Does it mean that everyone gets to keep their view exactly as it has always been? I disagree with that- we're a London suburb and that's not reasonable. "The Height of building within Stoneleigh and Auriol should not exceed 12m (Current Design Principle from Epsom and Ewell BC)" I'm not sure in practice how high that is. 3 livable stories within the residential areas would be about right in my opinion. "Any Development must include at least 1 car parking space per flat or house built" This doesn't give many options, but 1 per flat may be excessive. 1 per house (2 for any house of 4+ bedrooms), and 2 for every 3 flats would seem to be more appropriate. "New Development must be Sustainable (i.e. low carbon / provide a level of renewable energy such as solar panels)" why are the responses weighted to the negative? I strongly agree with this, but not allowed to put the weight of my opinion behind the response. I'm not sure how the design codes function, but I think consideration for maisonettes should be made, to allow sensitive increase in unit density- particularly close to the commercial zones and train station. Areas immediately adjacent to the train station could have a relaxation of the height limit, which would serve some function in reducing the perceived noise from the station for the surrounding residents and reduce the negative visual impact of the station. Overlooking at this location is reduced, due to the open space and distance from existing domestic properties.</p>
2	<p>I consider other factors to also be important. There is a need to maintain a proportion of soft landscaping to front gardens to avoid creating a hard urban appearance dominated by cars. It is also important to try and maintain space between pairs of semi detached houses and to avoid creating a terracing effect. You have included 3 questions that require more than a simple agree/disagree response (2, 5 and 7). Therefore, I have qualified my response below although I have had to make a choice for the purposes of completing the questionnaire. Whilst I agree with mixed uses in Stoneleigh Broadway I do not agree this should include residential uses at street level. In addition, the issue of the use of old garages/commercial uses it is much harder to make hard and fast rules but may be a criteria based assessment for allowing development might be more appropriate. For example the impact on existing and proposed occupants and design/appearance/traffic/impact on the overall character of the area. Again I consider the building height issue in Stoneleigh Broadway should be very much design/impact led. Clearly, the recent planning applications for the redevelopment of part of the end of Stoneleigh Broadway were entirely inappropriate and criteria needs to be set out to ensure that whilst not slavishly following every detail of existing design etc the overall massing and design of the local area are respected. I would be interested in seeing a copy of the draft document as it currently stands. <Name Removed>.</p>

Appendices - Pre-Regulation 14

ID	Answers
3	The survey would have been better if a range of options were given for each answer e.g. 1 strongly disagree to 10 strongly agree and why not have a neutral option for all questions. In my view pitched roof lines are desirable but maybe not an absolute depending on the overall style of each development and some garden development may be desirable (see below) but not everywhere. I really think that the report should have been circulated before the survey to set a context for the questions. Overall it would seem that there is too much emphasis on style and appearance and very little on community development. A key to maintaining a thriving community is a wide range of housing options alongside employment and travel opportunities and the way that the existing stock is being developed by households means that there is now very little residential accommodation between 1/2 bedroom flats and 4/5 bed houses. This means that there are few options in the area for young families trying to trade up or older people wishing to downsize.
4	Permitted height & size of GARDEN buildings should also take into account the sloping nature of the area, especially those built with permanent materials with foundations. Re-value all houses with extensions, including garden dwellings/lodges as the increased number of occupants per household are putting extra demands on local services, amenities, schools, GP's, dentists etc whilst council tax revenue is unchanged. Ensure future building developments reflect the loss of 3 bedroomed homes as a result of large extensions & loft conversions to re-balance the type of housing. Ensure the number of social housing, special needs developments reflect the demand/waiting list. Increase the number of dedicated planning officers & Inspectors able to control building project within the ward.
5	Any potential developer, must meet with a member of the SANF group at the earliest stage, so that all views can be discussed. This must be a minuted meeting, with the minutes agreed as a true account by the SANF member (and the other attendees), thus minimising any future ambiguities. In addition, new developments must: - be aesthetically balanced in relation to surrounding environs - meet all disability requirements - have suitable and sufficient car charging points whether car parking is provided or not - include in the body of the planning application, a buildings foundation impact assessment on the community - include in the body of the planning application, an actual build impact assessment on the community
6	Each application should be on its own merits, however publicly visible development should be in line with the 1930s feel. Back yard development should only be allowed if the average dwellings per acre for the area can be maintained. The area should not be allowed to become urban in the way that lower morden and north cheam have evolved over the past 30 years.
7	All public pedestrian areas should be tarmac/asphalt. It is much easier to maintain when utility companies carry out repairs to underground services. It looks better than the haphazard paving of The Broadway which is a continual hazard for the elderly and poorly sighted.
8	Parking commercial vehicles i.e. tradesmen's vans and caravans, motor homes, boats, is not in-keeping with the 1930s ambience of a residential area. These are visually intrusive and cause noise pollution. Cars, car-derived vans and motorcycles only.
9	The key principles should be 1) Character (what makes the ward different/stand out?) and 2) Community - what brings people together in the ward and makes it nice to live in. The second point is often forgotten in piecemeal development!
10	Would like to see more green being planted around the area to ensure it maintains a better look. Development needs to be kept to a minimum and in keeping with existing property looks. Flats look very out of place in the area
11	Sites in the area where a building has been knocked down e.g The Organ Inn should be given priority with regard to making progress with a new development for the site.

Appendices - Pre-Regulation 14

ID	Answers
12	I hope the Forum has challenged the proposed development at 3 Dell Lane, Stoneleigh, which is counter to the Stoneleigh Ward retaining its original character.
13	I agree that new developments should include a parking space. However, I think we should discourage the reliance on cars, especially for short journeys.
14	The new flats at the corner of Salisbury Road/Timbercroft are a good example of how a new development should look and fit in with the surroundings.
15	It seems to me you guys are trying to change this neighborhood. Some how I have a feeling that you are bribed by developers and working for them.
16	Attic extensions should have sloping roof, not flat roof. Any proposed building over 12 metres should not be excessively tall.
17	Our few green spaces should be treasured and preserved. Our leafy suburb should never be considered to be a town.
18	Minimal new development - we are short of water and already too many people and too much traffic in SE.
19	Encourage empty shops to be filled via business incentives.
20	New builds should be in the same style as present buildings
21	Exterior to be brick faced using 'Wired brick' finish
22	Should sustain beauty, tranquility and biodiversity.
23	More affordable young/Firsttime buyer apartments

Appendices - Pre-Regulation 14

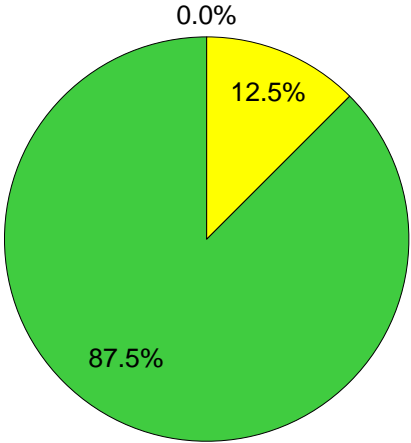
Design Code Follow Up – 25th September 2022

In total there were 8 Responders

Question 1 – The majority of people suggested that buildings around Stoneleigh Broadway and/or local shopping precincts should not exceed the existing building height. Can you confirm if you agree?

8 Responses

Option	Responses
Agree - Buildings should NOT exceed 12m	7
Disagree - Buildings could exceed 12m with good design	0
Potentially - It depends on the proposal	1



- Agree - Buildings should NOT exceed 12m
- Disagree - Buildings could exceed 12m with good design
- Potentially - It depends on the proposal

Appendices - Pre-Regulation 14

Question 2 – Please could you give us some thoughts on what would be appropriate development around Stoneleigh Broadway or the other local shopping precincts within Stoneleigh and Auriol?

8 Responses

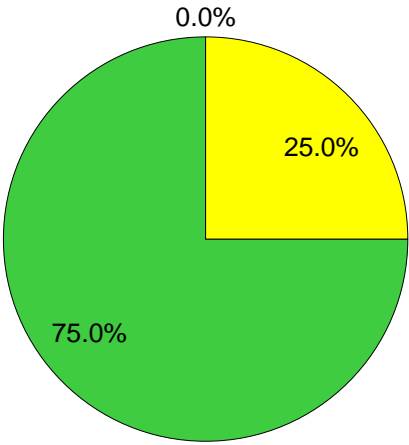
ID	Answers
1	Affordable housing for older people and people with disabilities to add to the variety of housing available. In an area in Morden, houses were built for families, flats for young people ready to leave home and bungalows for older people/people with disabilities. Built in the 1930's, very sensible plan which should be adopted in all areas in the country.
2	If it can't stay as it is, I would prefer to see a 'run' of slightly higher buildings - say 4 storeys - of nice design rather than incongruous towers dotted about randomly. Ie develop the whole of Station Approach as one harmonious, attractive development with a couple of shops or offices below flats.
3	It should simply not look out of place and not cause any degradation of community spirit. A night club for example would be unacceptable. Flats would be acceptable provided the necessary amenities were available to service the increased foot fall.
4	This area does not need a high rise building. Why should we support for this. If you need a high rise, go outside. Look at the Tolworth development (blocks of apartments), waiting for traffic catastrophe. Come on people, wake up and smell the coffee
5	New developments should fit in with existing buildings. Currently, there are no buildings within the Stoneleigh estate higher than three stories (apart from the 'extension' above the flats in Dell Road).
6	New developments should fit in sympathetically with the surrounding buildings and not overshadow them.
7	I think we should get the 12 metres - that is a maximum of 3 storey buildings
8	Rest areas, green spaces

Appendices - Pre-Regulation 14

Question 3 –The majority of people suggested that development within back gardens should not go ahead. Do you agree with this?

8 Responses

Option	Responses
Agree	6
Disagree	0
Potentially - It depends on the proposal	2



- Agree
- Disagree
- Potentially - It depends on the proposal

Appendices - Pre-Regulation 14

Question 4 – Please could you give us some thoughts on what would be appropriate development around Stoneleigh Broadway or the other local shopping precincts within Stoneleigh and Auriol?

7 Responses

ID	Answers
1	These developments seem like planning gains 'through the back door' to me and not very democratic. They are usually for the financial benefit of the incumbent and to the detriment of neighbours. I would accept genuine modest granny annexes or accommodation for adult children but don't like them if they are sold on for straight financial gain.
2	The dwelling density in most parts of stoneleigh is fixed by covenant at 8 to the acre. Increasing the density will change the character of the area. When i was young, Morden was suburban, now it is absolutely urban and has lost all its character. Its important that we fight to hold on to this in Stoneleigh.
3	For the sake of good drainage and to avoid the possibility of neighbouring areas being flooded, there should be some area of gardens left as soil and not concreted over or otherwise 'developed'. I am aware of some properties in my vicinity appearing to remove virtually all soil from their back gardens.
4	An extension to provide an extra bedroom. Bungalows should be preserved without allowing loft extensions which encroach on surrounding bungalows privacy and reduce the availability of single storey housing for older people/people with disabilities. Not everyone is happy to move into blocks of apartments.
5	I think that in Stoneleigh and Auriol that are already quite densely developed, backland redevelopments will largely be detrimental to the amenities of neighbouring properties. There may be one of two exceptions to this, where there is a large plot and clear access for vehicles
6	There should be no development that encroaches on back gardens and garage areas should not be used for new builds.
7	Small? outhouses, offices, games room etc. NOT residential.

Appendices - Pre-Regulation 14

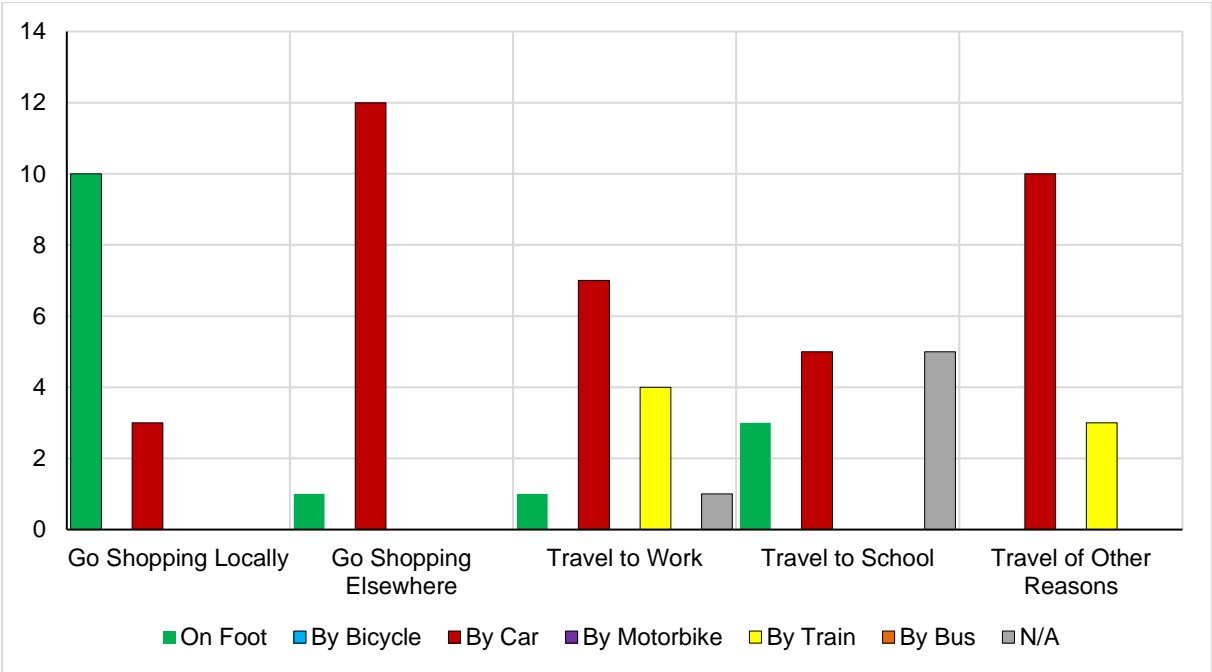
Transport Online Survey – 22nd May 2023

In total there were 13 Responders

Question 1 – For each of the following please tick the mode of transport members of your household use most frequently (ie weekly):

13 Responses

	On Foot	By Bicycle	By Car	By Motorbike	By Train	By Bus	N/A
Go Shopping Locally	10		3				
Go Shopping Elsewhere	1		12				
Travel to Work			7		4		
Travel to School			5				5
Travel for Other Reasons			10		3		

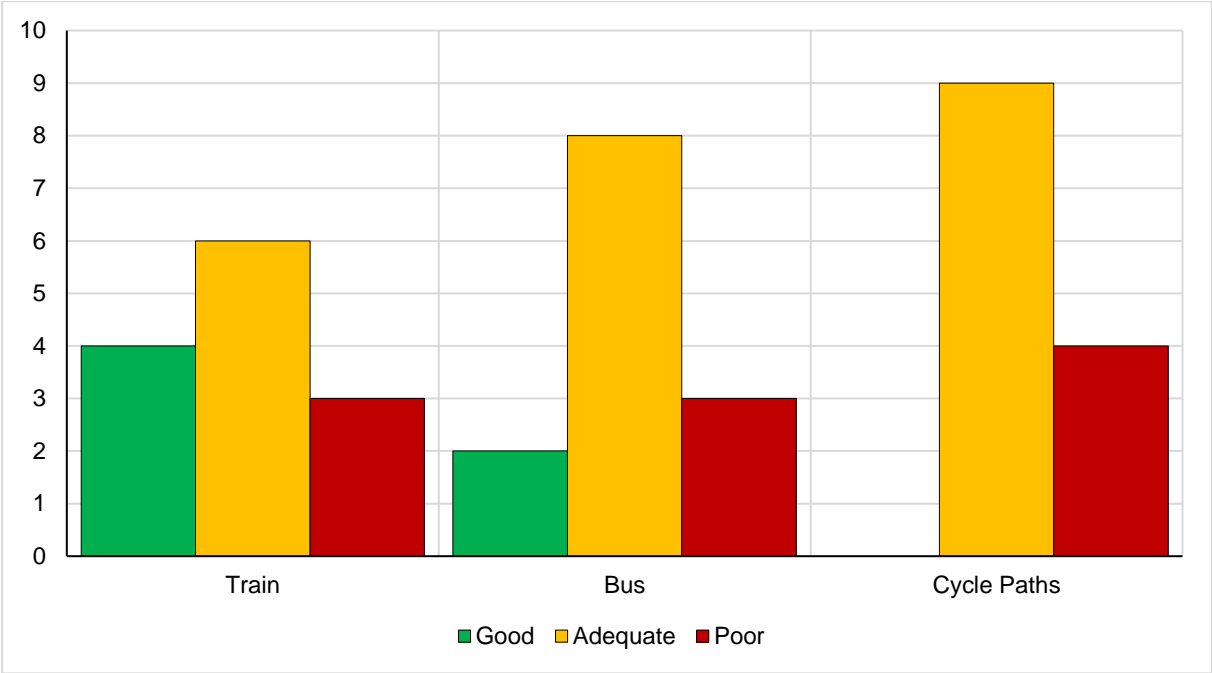


Appendices - Pre-Regulation 14

Question 2 – Please rate the following transport services

13 Responses

	Good	Adequate	Poor
Train	4	6	3
Bus	2	8	3
Cycle Paths		9	4



Appendices - Pre-Regulation 14

Question 3 – Are there any improvements to local public transport that you would like to see?

7 Responses

ID	Answers
1	Quite ok
2	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 but those more likely to use Epsom hospital do not.
3	More Peak time trains
4	A wider choice of destinations on the trains, especially in the southern direction.
5	Another bus route - heading toward London without having to change. (Ie T Tolworth)
6	More destinations offered by train service.
7	More trains & a station car park with reasonable rates
8	More than 2 trains per hour

Appendices - Pre-Regulation 14

Question 4 - Pavements, footpaths and alleyways- please tell us what you like/dislike about these and would change?

10 Responses

ID	Answers
1	All ok
2	In Stoneleigh, pavements are often uneven and have trip hazards. Alleyways are sometimes overgrown and the nuisance of dog mess is well known.
3	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.
4	Lighting on footpaths and alleyways. Consistent paving - some recently done, some like Newbury Gardens remain a trip hazard for old/young residents
5	I like the grass verges and trees. Do not like the verge grass being still uncut.
6	Many pavements are uneven with multiple trip hazards. These need to be relaid properly.
7	Alleyways are dark and not well lit, Which could be improved.
8	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
9	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!
10	Like the surroundings - trees, verges, gardens.

Appendices - Pre-Regulation 14

Question 5 – 7 – Roads - traffic flow, speed and layout - What changes are needed to improve

Traffic safety?

13 Responses

ID	Answers
1	No parking for the residents
2	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.
3	20mph zones
4	20 mph limit in the Broadway and the approach roads.
5	Along the Broadway, there are often cars speeding along it/racing at night. Perhaps the installation of a speed camera.
6	Reduced or controlled speed limits / especially on Stoneleigh park road on SPR
7	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 Bdwy they need a crossing for the elderly or those with mobility issues and reduce speed to 20 or even 10mg. Too many speeding there. Could do with an extra disabled bay.
8	20 mph speed limits for approaches to the Broadway.
9	More appropriate parking
10	None
11	Traffic seemed to have increased in residential roads and I would welcome a 20 mile speed limits
12	More traffic warden patrols
13	Not enough parking

Appendices - Pre-Regulation 14

Pedestrian safety?

10 Responses

ID	Answers
1	Ok
2	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.
3	Generally good
4	Speed limit as above and also mirrors at the exits from Dell Lane.
5	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.
6	As above
7	Have large visible (not too small like silly Sutton council) signs saying SLOW as you enter the Bdwy. Renew some of the dangerous slabs on Stoneleigh Bdwy, 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!
8	Mirrors on blind corners.
9	Its fine
10	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.

Appendices - Pre-Regulation 14

Cyclists' safety?

8 Responses

ID	Answers
1	Again reduced speed limits on residential roads who benefit cyclists where there is not room to add a cycle lane
2	N/A
3	As above
4	Generally good
5	I don't see many cyclists so cannot comment
6	N/A
7	Ok
8	No comment.

Appendices - Pre-Regulation 14

Question 8 – Any Further Comments

10 Responses

ID	Answers
1	No thank you
2	Stoneleigh needs common sense workable ideas as many inc myself have found it so difficult to park lately we've had to go elsewhere to shop. We are local but have mobility issues thus prefer to shop where we live and support local traders.
3	More public parking is needed.
4	Stop building more flats without sufficient parking! Stop nursery parents parking down Dell Lane because they're too lazy to walk from the Broadway to pick their kids up. Restrict temple parking, and stop Stoneleigh Carriage Company dumping their sales cars down Dell Lane. People are parking on my driveway due to lack of packing, with no respect for others.
5	N/a
6	Perfect if you fall into the upper/middle class category and live away from the Broadway, meaning you're sheltered from the constant fighting on the weekends in the Broadway. Hell hole place to live. Even with any changes that are proposed, you can't polish a turd.
7	No thank you
8	Stoneleigh needs common sense workable ideas as many inc myself have found it so difficult to park lately we've had to go elsewhere to shop. We are local but have mobility issues thus prefer to shop where we live and support local traders.
9	More public parking is needed.
10	Stop building more flats without sufficient parking! Stop nursery parents parking down Dell Lane because they're too lazy to walk from the Broadway to pick their kids up. Restrict temple parking, and stop Stoneleigh Carriage Company dumping their sales cars down Dell Lane. People are parking on my driveway due to lack of packing, with no respect for others.

Appendices - Pre-Regulation 14

Environment & Sustainability Online Survey – 2nd June 2023

In total there were 4 Responders

Question 1 – How will Stoneleigh & Auriol need to change in order to be more environmentally sustainable, given the need to cut carbon emissions to nothing in the coming decades.

Please identify the 3 key sustainability challenges facing the area?

3 Responses

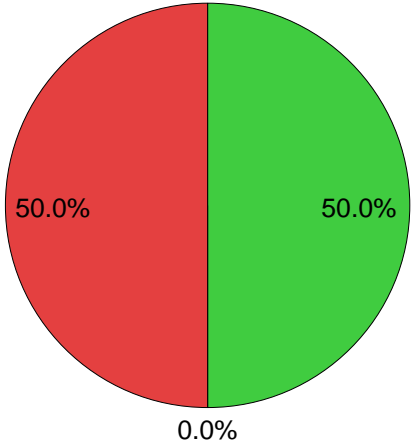
ID	Answers
1	Preserve green spaces and trees. Replace trees that have died. Have charging facilities for electric cars.
2	More public transport, reluctance to reduce personal car use. Too much hard surfacing
3	Insulating 1930's homes, reducing car use, risk of flooding

Question 2 – Resilience to climate change and Extreme Weather

Do you feel at risk to any climate change issues locally - flooding, heat, storms? etc. Is the area likely to be vulnerable to the impacts of climate change within the next 15 years (the plan period)?

4 Responses

Option	Responses
Very much so	2
Somewhat	0
Not at all	2



■ Very much so ■ Somewhat ■ Not at all

Appendices - Pre-Regulation 14

Question 3 – Any further comments?

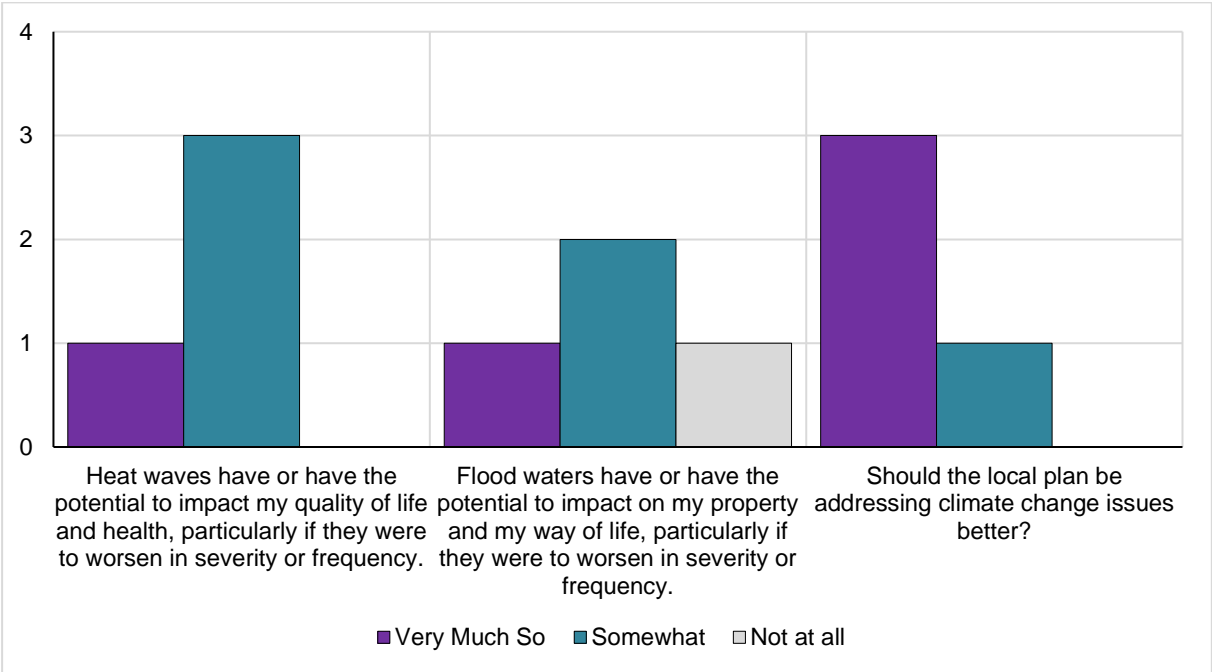
1 Response

ID	Answers
1	Green spaces are the "gold dust" that is most valuable for combating climate change. Protect them at all costs.

Question 4 – Please read the following statements and indicate the strength of your agreement by placing a cross in the relevant box. Comments explaining your response are welcome.

4 Responses

	Very Much So	Somewhat	Not at all
Heat waves have or have the potential to impact my quality of life and health, particularly if they were to worsen in severity or frequency.	1	3	0
Flood waters have or have the potential to impact on my property and my way of life, particularly if they were to worsen in severity or frequency.	1	2	1
Should the local plan be addressing climate change issues better?	3	1	0



Appendices - Pre-Regulation 14

Question 5 – Any further comments?

1 Response

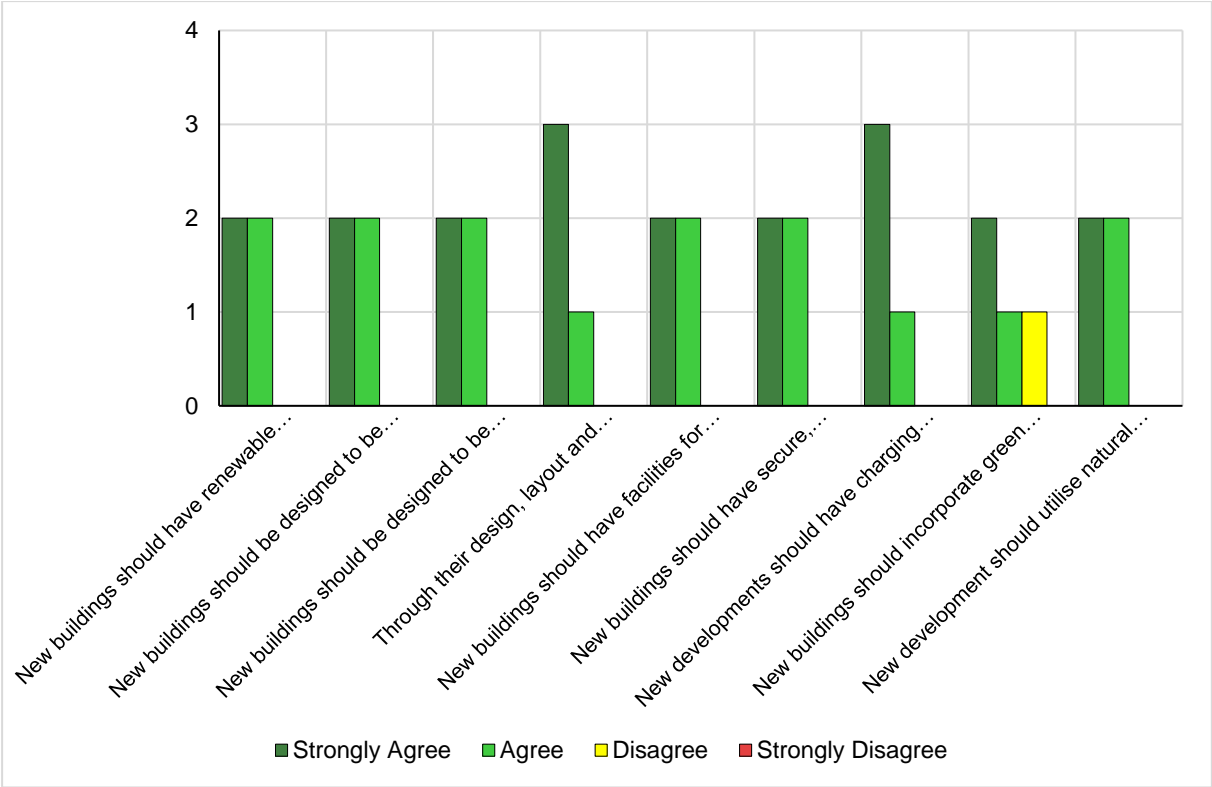
ID	Answers
1	The local plan's supreme task should be to protect and preserve every green space.

Question 6 – How should new development do more to minimise climate change and adapt to its effects?

4 Responses

	Strongly Agree	Agree	Disagree	Strongly Disagree
New buildings should have renewable energy built in, providing as much of the building's energy needs as possible from renewable energy on-site.	2	2		
New buildings should be designed to be highly energy efficient / carbon neutral, in order to minimise the need for heating and cooling (e.g. thicker walls, south-facing glazing with integral shading etc, designed for natural ventilation and to be resilient to extreme weather).	2	2		
New buildings should be designed to be highly sustainable in design and construction, using sustainable materials with low embodied energy.	2	2		
Through their design, layout and landscaping, new buildings should be designed to be resilient to overheating during heat waves	3	1		
New buildings should have facilities for drying laundry outside	2	2		
New buildings should have secure, weatherproof weather bike storage, usable by all.	2	2		
New developments should have charging infrastructure for electric cars	3	1		
New buildings should incorporate green roofs and walls to help reduce flooding (by slowing down rainwater runoff), to reduce heat extremes and provide wildlife habitat.	2	1	1	
New development should utilise natural drainage systems such as soakaways, ponds and ditches to help reduce flooding (by slowing down rainwater runoff) and provide wildlife habitat.	2	2		

Appendices - Pre-Regulation 14



Question 7 – Any further comments?

2 Responses

ID	Answers
1	Plant more trees.
2	No thank you

Appendices - Pre-Regulation 14

Draft Policies for Consultation Online Survey – 25th March 2024

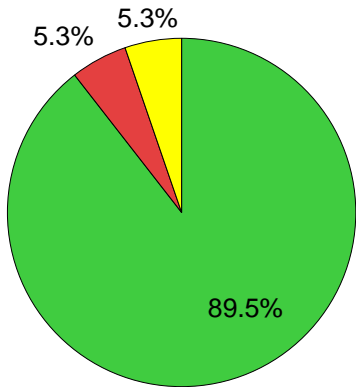
Housing

Question 1 – SA-P-H-01 – Consistency of Building Lines

New developments and property modifications, should maintain a consistent building line, complementing the existing form, massing and roofscape of the existing properties on the same vicinity and incorporating the sloping nature of the area where appropriate.

95 Responses

Option	Responses
Agree	85
Disagree	5
Neither Agree or Disagree	5



■ Agree ■ Disagree ■ Neither Agree or Disagree

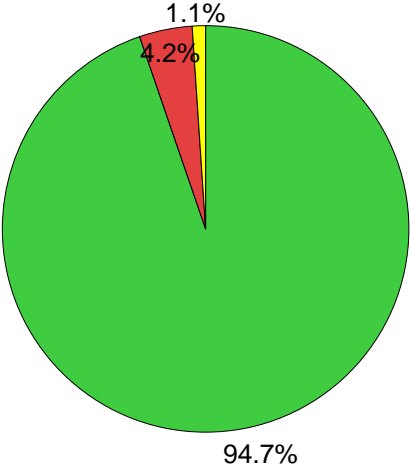
Appendices - Pre-Regulation 14

Question 2 – SA-P-H-02 – New Development Height and character

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

95 Responses

Option	Responses
Agree	90
Disagree	4
Neither Agree or Disagree	1



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

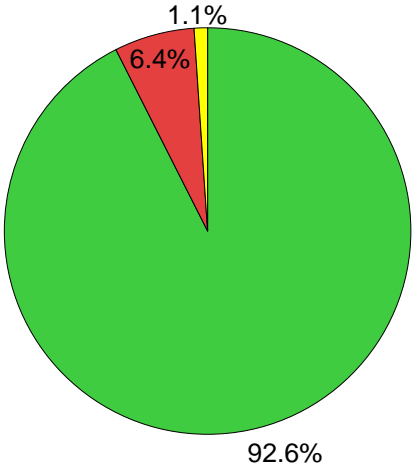
Question 3 – Policy SA-P-H-03 – Permitted Backland Development

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

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

95 Responses

Option	Responses
Agree	87
Disagree	6
Neither Agree or Disagree	2



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

Question 4 – On the Housing Policies above - Do you have any comments you wish to make?

27 Responses

ID	Answers
1	Anything over two stories is too much. Parking is a huge issue and must be available on site for any new developments.
2	Height is my personal gripe. Stay within existing surrounding properties
3	Please consider parking
4	No building on green belts
5	Any new development should have the analysis of the sustainability of the expected number of new residents within the existing infrastructure - school places, new patients in NHS GP and dental surgeries
6	Existing views should be respected and maintained. Given the sloped nature of Stoneleigh, many properties benefit from far reaching views. This should be a consideration when neighbouring properties are in the process of planning, development, and extensions.
7	Dont change what already works well and tesidents are happy with current surroundings!
8	No BIG builds anywhere in Stoneleigh its not big enough
9	The overall density of dwellings should not be significantly increased.
10	All planning application should take into account the character of the area
11	In the "backland development" question, I agree with most, but don't feel that off-street parking should be a priority.
12	None
13	The back land of the houses in our area not be used for erecting townhouses or other buildings. Apart from putting a strain on schools and other public services it's contradictory to the general aspect of the area.
14	If these guid lines are not carried out developers will create a concrete jungle purely in the name of profit.
15	Above all sounds good as long as Developrs rs dont come up with tricky deals with Local Authorities to get around this ie green spaces etc as we have seen in past
16	No
17	As a new resident, it would be useful to see drawings and maps of the proposal, alongside information like this.
18	We must have no high-rises and no destruction of our green spaces.
19	Green spaces should be optional per development as so many public accessible spaces exist. Noting that the area needs more smaller sized dwellings
20	I need rather more detail on what you mean by many of these - what are the actual plans?
21	The lack of housing issue is going to perisit so having some thoughts on where this could be allowed for (and contained to!) locally could avoid somethign being imposed long term. e.g. land behind/to the south of the roadway + form thoughts on what these might ideally look like and minimum quality/character characteristics e.g. greenery, space provision, design live/cladding
22	No

Appendices - Pre-Regulation 14

ID	Answers
23	Green Belt should not be used in any developments
24	None
25	Brownfield development only to be permitted by SANF /EEBC
26	I don't think SA-P-H-02 should allow exceptions especially with such a woolly proviso.
27	The materials incorporated into the external envelope should reflect the original appearance of the estate I.e., plain concrete roof tiles, red face brickwork, white windows, and natural pebbledash

Appendices - Pre-Regulation 14

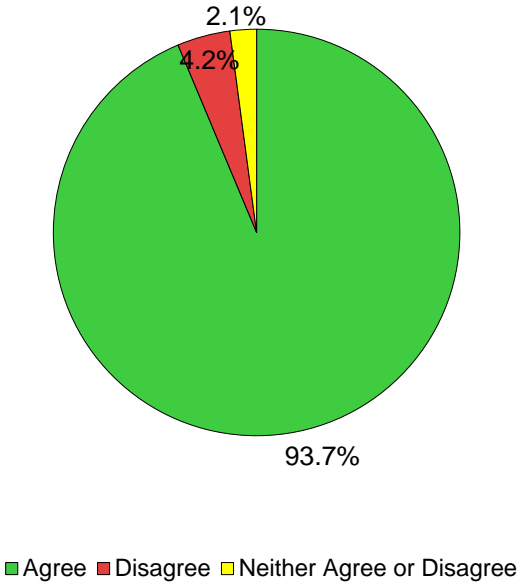
Retail

Question 5 – Community Recommendation SA-CR-R-01 – Support for retail diversity.

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

95 Responses

Option	Responses
Agree	89
Disagree	4
Neither Agree or Disagree	2



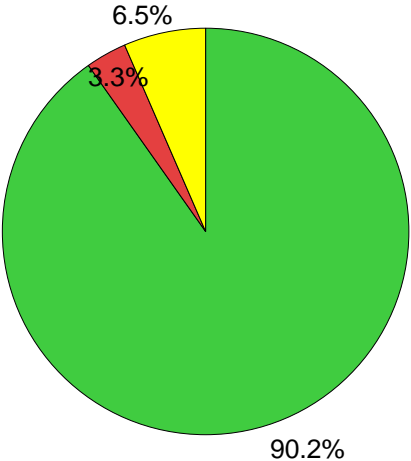
Appendices - Pre-Regulation 14

Question 6 – Community Recommendation SA-CR-R-02 – Support for Development Management Plan DM31 which seeks to support and safeguard isolated shops and groups of shops that serve local areas.

SANF supports and commends the current plan DM31, along with any strengthening of the current scope and purpose of this DM plan, within the New Local Plan as it proceeds through council, as it is intended to preserve valued retail sites such as those in the SANP Designated Area.

92 Responses

Option	Responses
Agree	83
Disagree	3
Neither Agree or Disagree	6



■ Agree ■ Disagree ■ Neither Agree or Disagree

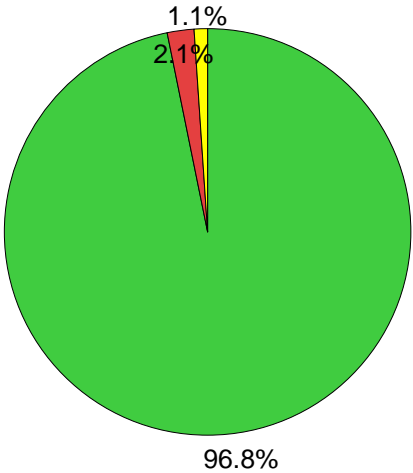
Appendices - Pre-Regulation 14

Question 7 – SA-P-R-01 – Safeguarding Retail, Commercial, Hospitality & Community/Cultural Facilities

The established purpose and role of the Retail Centres, as outlined in this section, will be preserved for the Stoneleigh and Auriol area. We will support proposals aimed at enriching and strengthening the vitality and sustainability of the shops and services within these Retail locations. Proposals that would improve and enhance local facilities and services by addressing the daily requirements of the community will be particularly supported. Any development leading to a reduction in retail floor space within the Retail locations will not receive support.

94 Responses

Option	Responses
Agree	91
Disagree	2
Neither Agree or Disagree	1



■ Agree ■ Disagree ■ Neither Agree or Disagree

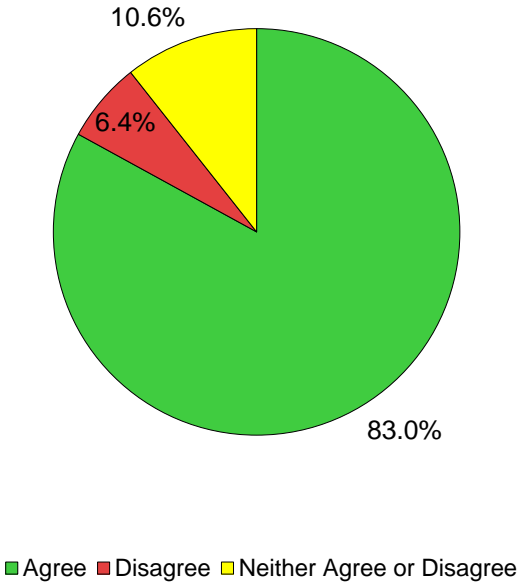
Appendices - Pre-Regulation 14

Question 8 – Policy SA-P-R-02 – Safeguarding of Public Houses

The Station Pub (The Broadway, Stoneleigh), and The Queen Adelaide (272 Kingston Road) should be regarded as valued community facilities and proposals which would result in the loss of any of these existing public houses will not be supported.

94 Responses

Option	Responses
Agree	78
Disagree	6
Neither Agree or Disagree	10



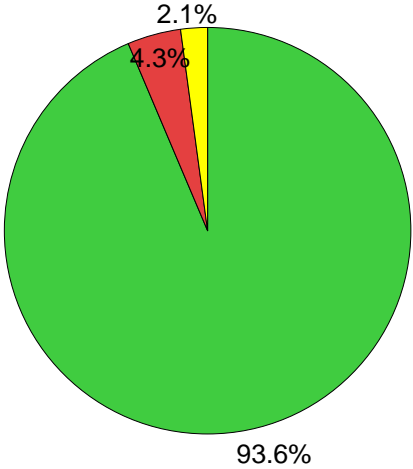
Appendices - Pre-Regulation 14

Question 9 – Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities

Any new, expansion of, or change of use of, Retail, Commercial, Hospitality & Community/Cultural Facility sites, especially those expected to attract large numbers of people from outside of the area 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.

94 Responses

Option	Responses
Agree	88
Disagree	4
Neither Agree or Disagree	2



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

Question 10 – On the Retail, Commercial, Hospitality & Community/Cultural Facilities Policies - Do you have any comments you wish to make?

21 Responses

ID	Answers
1	Parking
2	Change parking in stoneleigh broadway to American style layout of angled parking on both sides, would double the parking and allow more access to the shops and services for all.
3	More shops, namely restaurants and chains, should be allowed to develop and have a presence in Stoneleigh. Stoneleigh is often missed as a weekend or evening area to visit due to competing places in New Malden, Worcester Park, and Epsom. Many residents would much rather go for a walk to the Broadway in the evening or on the weekend to dine at a local restaurant, stopping at other shops along the way, however there are not many attractive options available. This prompts residents to get in their cars and drive a short distance away to W.Park, Epsom, N.Malden, or even Tolworth, which leads to divestment in Stoneleigh and support for other slightly busier highstreets. We, for one, do not drive to Stoneleigh as it is within 10mins walk away, however we only seem to visit for convenience reasons such as visiting a post office or picking up a parcel, and tend to avoid eating there or visiting any local shops. We'd much rather have a healthy walk, support our local, and see it regenerated at the same time. E.g. a Nando's restaurant, despite there being one in NM, WP and Epsom, would see us visiting at least once per week, and likely stopping off at other places along the way. Parking is unlikely to be an issue as most residents will arrive on foot.
4	Please no more Barbers!
5	Lack of parking already so increase in any other facilities would make it worse
6	Adequate security for premises attracting large numbers of people. Stoneleigh certainly does not need any more barbers/ hairdressers/ nail bars
7	I think it's important to maintain a diverse selection of retail outlets
8	In answer to: Policy SA-P-R-02 – Safeguarding of Public Houses The Station Pub (The Broadway, Stoneleigh), and The Queen Adelaide (272 Kingston Road) should be regarded as valued community facilities and proposals which would result in the loss of any of these existing public houses will not be supported - it entirely depends on how the commercial aspect of these 'community facilities' are being run. If poorly managed and have antisocial behaviour that adversely affects the community and renders them unusable for vast sections of the local population, then they may be better converted into useful dwellings (with the architectural character retained) for assisted living or first time buyer apartments etc
9	When considering new retail/hospitality provision, active travel should be prioritised over more of the area being dedicated to parking
10	When it comes to safe guarding pubs please include the Willow Tree Vale Road.
11	None
12	No
13	What does adequate parking mean? Where will you out this? Are we talking multi storey things in contravention of your building consistency proposal?
14	You only tangentially touch on parking issues here. Parking and driving on the Broadway currently verged on the dangerous, and is largely unregulated. A better approach above would be to find measures to limit parking full stop, and encourage active travel instead. Pedestrianising the Broadway should be investigated.

Appendices - Pre-Regulation 14

ID	Answers
15	No
16	No
17	None
18	Retail outlets should only be given permission to convert to flats where after a minimum of three months re marketing of any vacant retail site it has proved impossible to Eebc to relet said site
19	We need more variety of shops - not just cafe's and fast food outlets
20	We need more variety of shops - not just cafe's and fast food outlets
21	The Willow public house should also have protected use. In addition, fast food outlets should be restricted together with charity shops.

Appendices - Pre-Regulation 14

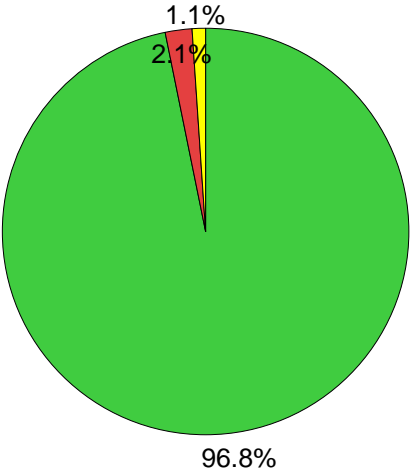
Green Spaces and Biodiversity

Question 11 – SA-P-G-01 – Protection of Local Green Spaces

The value of the Stoneleigh and Auriol public green spaces (as identified in paragraph 4.3.1.1) will be conserved and protected from development in line with national policies. Inappropriate forms of development within any area of the Local Green Spaces listed in paragraph 4.3.1.1, items 1 to 6 (inclusive), will not be permitted unless justified by very exceptional circumstances.

94 Responses

Option	Responses
Agree	91
Disagree	2
Neither Agree or Disagree	1



■ Agree ■ Disagree ■ Neither Agree or Disagree

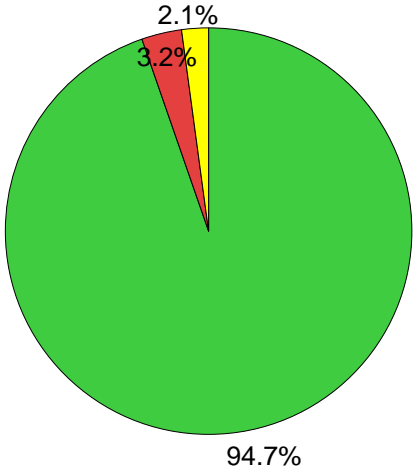
Appendices - Pre-Regulation 14

Question 12 – SA-P-G-02 – Grass Verges and Green Spaces

No new developments are to encroach onto the grass verges or reduce the verges that are common throughout the designated area. Where the sight line of a building is changed, it must incorporate green spaces and the planting of suitable trees and bushes commensurate with the surrounding area.

94 Responses

Option	Responses
Agree	89
Disagree	3
Neither Agree or Disagree	2



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

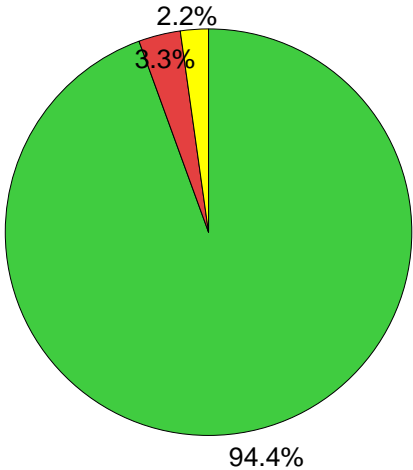
Question 13 – Community Recommendation SA-CR-G-01 – Protection of notable smaller public spaces

The protection of all the notable smaller public spaces listed below should be supported: -

- Large green triangles in Cunliffe Road, Newbury/Stoneleigh Park Road, and Firswood Ave.
- Smaller green triangles, patches and flowerbeds at the end of Stoneleigh Park Road, end of Thorndon Gardens, Vale Road, end of Chadacre Road, Ewell Park Way, Elmwood Drive, The Broadway, Station Approach, Kingston Road (shops) and Bluegates.
- Long banks of trees: Ewell-By-Pass and railway embankment.
- Grass verges and roundabouts: everywhere

90 Responses

Option	Responses
Agree	85
Disagree	3
Neither Agree or Disagree	2



■ Agree ■ Disagree ■ Neither Agree or Disagree

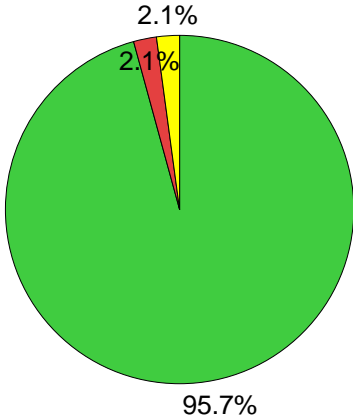
Appendices - Pre-Regulation 14

Question 14 – SA-P-G-03 – Managing the Impact on Biodiversity.

All applications for development should consider the impact on the biodiversity within the area. This includes the problems associated with infill developments that impact on the green 'lanes' that have were created in the original planning for the Stoneleigh and Auriol developments. In accordance with NPPF policies, (and the Local Plan policy CS3,) developers must show how they will deliver a 10% Biodiversity Net Gain for areas of over 25 square metres.

94 Responses

Option	Responses
Agree	90
Disagree	2
Neither Agree or Disagree	2



■ Agree ■ Disagree ■ Neither Agree or Disagree

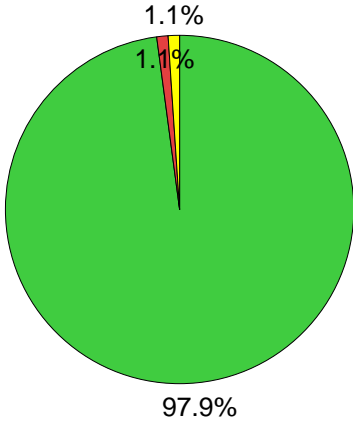
Appendices - Pre-Regulation 14

Question 15 – Policy SA-P-G-04 – Protection of Trees, woodlands and Hedgerows.

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

95 Responses

Option	Responses
Agree	93
Disagree	1
Neither Agree or Disagree	1



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

Question 16 – On the Green Spaces Policies - Do you have any comments you wish to make?

25 Responses

ID	Answers
1	Any replacement planting should be mature specimens as near to the original size as possible.
2	Parking
3	SA-CR-G-01 Grass verges should be treated separately from the public green areas and roundabouts. Strict protection of the grass verges could severely impact residents updating the old access to their drives , which may be necessary in particular in the roads with yellow lines.
4	Fully paving/tarmacking of driveways should be avoided
5	Green space is vital to any environment and the mental health of the community
6	Green spaces are only a benefit to the area if they are well maintained. SCC is not crrenly carrng out that maintenance to the required standards which is leaving the whole area looking very run down and neglected.
7	I think it is of utmost importance that these spaces are preserved
8	This is essential to maintaining and growing the biodiversity on the area, as well as maintaining the green, suburban character of the area (already being lost by extensions to homes / loss of light between detached and semi detached homes and development of front gardens into paved driveways. Any replacement planting must be of the 'right' kind
9	Concerned about statement the green belt can be developed will not be permitted unless justified by very exceptional circumstances.
10	Tennis courts need to be made free to residents of the area! Council needs to maintain grass verges more regularly
11	None
12	I moved here many years ago from London so my children could have green areas to play in and now their children can also have these facilities. That it is why it is so important to protect the green spaces.my children could have
13	Strict consultations with deveopers to avoid tricky interpretation of plan
14	No
15	Greater wildflower diversity should be encouraged in the smaller green spaces listed (triangles and verges and the raised beds on Stoneleigh Broadway)
16	Individual trees should not be protected over and above the needs of the community as long as offsets can be made
17	It would really be easier if you told me the rest of the plans in one go - I suspect later contradiction
18	There are many roads in Stoneleigh that could be improved by planting more trees, eg Chadacre Rd, which has very few down one side.

Appendices - Pre-Regulation 14

ID	Answers
19	No
20	No
21	None
22	Auriol park to be protected against any change of status encouraging development proposals
23	Only that the Council need to maintain the green spaces more efficiently ie not leave all the grass cuttings to self seed in the gutters etc
24	Only that the Council need to maintain the green spaces more efficiently ie not leave all the grass cuttings to self seed in the gutters etc
25	Allotments and school playing fields should also be protected.

Appendices - Pre-Regulation 14

Environmental Sustainability

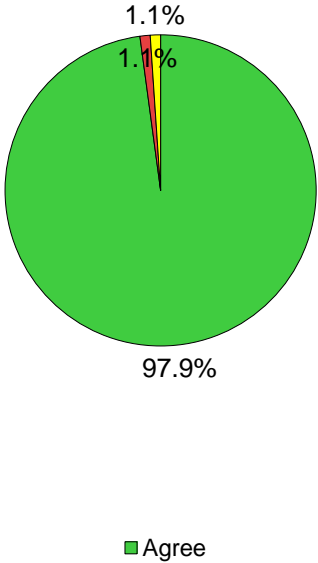
Question 17 – Policy SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage

For any new developments the developers should document and minimise the implications for the water supply and foul water drainage for third party properties.

This should provide certainty of water supply/quality, along with minimising the impact on foul water drainage through which any shared drains run, in line with NPPF strategic policy.

94 Responses

Option	Responses
Agree	92
Disagree	1
Neither Agree or Disagree	1



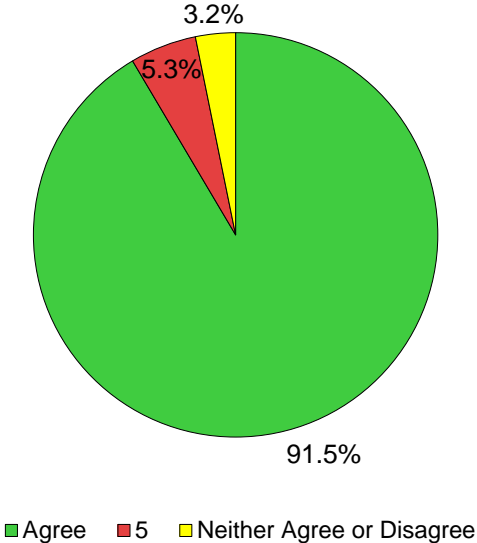
Appendices - Pre-Regulation 14

Question 18 – SA-P-S-02 – Minimising flood risks.

Any new developments, of any size, including extensions requiring planning permission, will minimise the amount of excess water run-off into the street through the use of soak-aways or ponds, retain as much green space as possible. All new developments should capture water in butts for garden and general outdoor use, with the additional benefit of enhancing water neutrality.

94 Responses

Option	Responses
Agree	86
Disagree	5
Neither Agree or Disagree	3



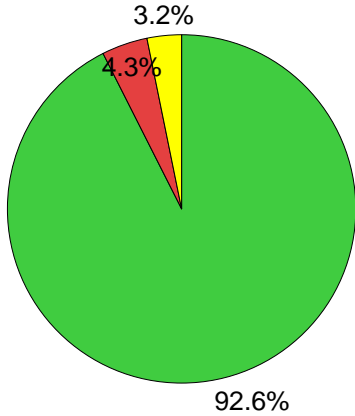
Appendices - Pre-Regulation 14

Question 19 – SA-P-S-03 – Sustainable Drainage

Developers will be required to implement SuDS (Sustainable Drainage Systems) for developments that propose one or more dwellings and any new commercial, retail or leisure floorspace at a level appropriate to the scale and type of development.

94 Responses

Option	Responses
Agree	87
Disagree	4
Neither Agree or Disagree	3



■ Agree ■ Disagree ■ Neither Agree or Disagree

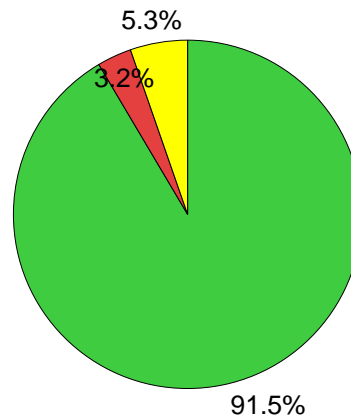
Appendices - Pre-Regulation 14

Question 20 – SA-P-S-04 – Renewable Energy and Energy Efficiency

1) Any new developments, of any size, should incorporate renewable and low-carbon energy and heating schemes, appropriate to the size of the development. (NPPF para.160) The construction materials and design should maximise heat retention during cold months but also minimise the heat transmission to the property during hot weather.

94 Responses

Option	Responses
Agree	86
Disagree	3
Neither Agree or Disagree	5



■ Agree ■ Disagree ■ Neither Agree or Disagree

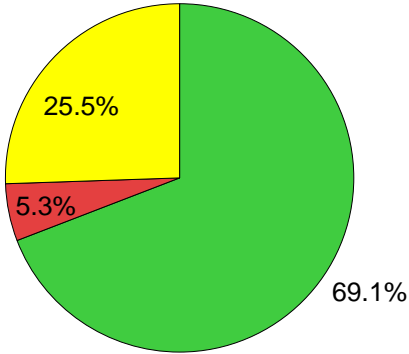
Appendices - Pre-Regulation 14

Question 21 – SA-P-S-05 – Electric Car Charging.

All new developments should, where possible, provide electric car charging points for each of the individual households within the development. Ideally this will be combined with the solar energy panels and batteries to provide charge overnight.

94 Responses

Option	Responses
Agree	65
Disagree	5
Neither Agree or Disagree	24



■ Agree ■ Disagree ■ Neither Agree or Disagree

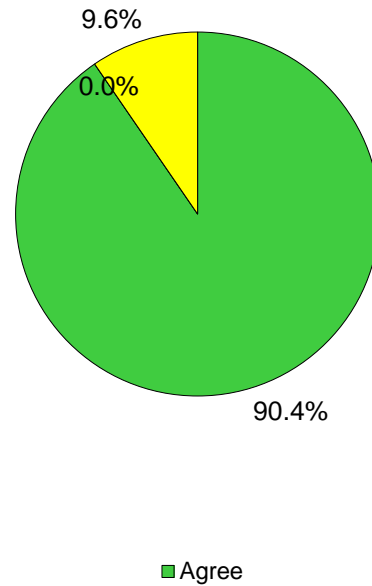
Appendices - Pre-Regulation 14

Question 22 – Community Recommendation SA-CR-S-01 – Drainage Improvement

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

94 Responses

Option	Responses
Agree	85
Disagree	0
Neither Agree or Disagree	9



Appendices - Pre-Regulation 14

Question 23 – On the Sustainability Policies - Do you have any comments you wish to make?

14 Responses

ID	Answers
1	SA-P-S-04 Delete duplicate "should"
2	There is a rule that allows a property to raise the height of the garden by 30cm, which causes unnecessary rain run off onto neighbouring properties. Given the undulations and sloping nature of Stoneleigh, this should be closely reviewed and disallowed unless sufficient provisions have been put in place to prevent flood risk to neighbouring and nearby properties to the developing property.
3	With regard to drainage, the area is predominantly clay, where soak aways are seriously inefficient. It is often not possible to deal with all the surface water from a property within that property boundary.
4	In addition to electric car charging, larger developments should provide electric bicycle charging facilities
5	None
6	All good but who will police development before the floods actually happen
7	No
8	Low carbon energy and heat retention are two totally different things - how will you make both of these happen in one development? And electric car charging - more is needed nationwide but how many people have fully electric cars? These are still very expensive and it needs to be done proportionately
9	SA-P-S-04 - New developments should absolutely have focus on low carbon techniques, energy efficiency, heat pumps etc. I would however be very careful encouraging energy generation in the same bucket. At least until technology/design improves to make solar panels / wind generation more efficient, less visually impactful etc etc. It may be helpful for the plan long term to have separate sections for energy efficiency (consumption focused) policy and energy generation policy. A harder line and separate line on efficiency would also prevent e.g an energy inefficient building with a big wind turbine on top being built to overall satisfy a combined policy point.
10	Again, we are encouraging driving here. We should be encouraging alternative transport methods instead.
11	No
12	No
13	None
14	Flood risk assessments should not be required for extensions.

Appendices - Pre-Regulation 14

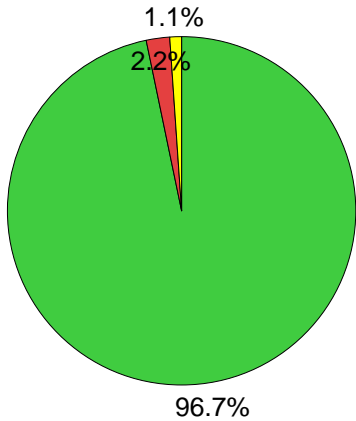
Transport

Question 24 – SA-P-T-01 – Assessment of Transport Impact

- 1) Housing developments will be required to demonstrate how the proposals will mitigate the transport impacts of the development taking account of the high volume of traffic that already exists, the shortage of parking spaces, and the limited public transport services, including where necessary, a Travel Plan in accordance with the SCC good practice guide.
- 2) Mitigation measures will be agreed in consultation with Surrey County Council, Epsom and Ewell Council and the Neighbourhood Forum as part of the assessment of planning applications. For example, the placement of entrances and exits with regards to junctions and high traffic areas.
- 3) Major developments should not exacerbate congestion on the local road network by constricting or stopping the flow of traffic, for example, no right turn across traffic, into the new development where the traffic flow could back up into a junction. These developments should be accompanied by a Transport Assessment and a Travel Plan setting out how transport requirements generated by the development will be addressed in a sustainable way. These measures should be implemented in a timely, planned and open manner.

92 Responses

Option	Responses
Agree	89
Disagree	2
Neither Agree or Disagree	1



■ Agree ■ Disagree ■ Neither Agree or Disagree

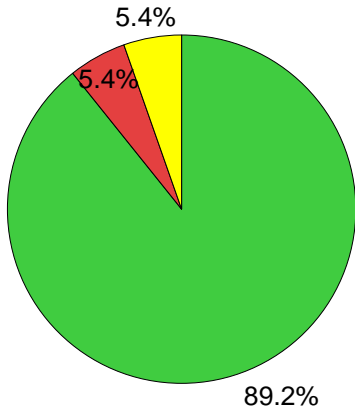
Appendices - Pre-Regulation 14

Question 25 – SA-P-T-02 – Motor Vehicle and Cycle Storage

- 1) All new residential developments involving more than one dwelling, will include motor parking spaces of at least one per dwelling and charging points for electric vehicles.
- 2) All other developments will include motor vehicle parking spaces in accordance with the Local Plan and charging points for electric vehicles.
- 3) All new residential developments will include cycle storage, which will be secure, easy to use and conveniently located.
- 4) All other developments will include cycle parking spaces in accordance with Local Plan standards.

93 Responses

Option	Responses
Agree	83
Disagree	5
Neither Agree or Disagree	5



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

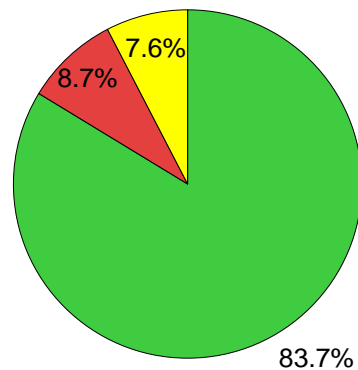
Question 26 – Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure

Measures to be prioritized:

- 1 Improvements to footpaths, alleyways and roads, ensuring surfaces are smooth and hazard free.
- 2 Improvements to road safety with a 20-mph speed limit in the approaches to the Broadway and in the Broadway itself and SLOW signs on approaches.
- 3 Mirrors at the exits from Dell Lane and other blind corners.
- 4 Improvements to walking and cycling routes linking the neighbourhood to nearby parks, villages and town centres.
- 5 The creation of new dedicated cycle lanes and routes, where appropriate.
- 6 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.

92 Responses

Option	Responses
Agree	77
Disagree	8
Neither Agree or Disagree	7



■ Agree ■ Disagree ■ Neither Agree or Disagree

Appendices - Pre-Regulation 14

Question 27 – On the Transport Policies - Do you have any comments you wish to make?

29 Responses

ID	Answers
1	I would object to dedicated cycle lanes, existing lanes are underused and expensive to install/maintain.
2	No mention of transport providers why limitation to 20mph areas
3	Please no new 20 mph areas.
4	I'm not sure that creating cycle lanes is beneficial. They make roads narrower, making driving more difficult for motorists. And in my experience they are often ignored by cyclists, who still cycle on the road.
5	I disagree with the reduction of the speed limits. The biggest issue to the safety in Stoneleigh area is not the speed, but vehicles parked illegally too close to the corners, massive vehicles parked permanently on street blocking the view, too tall and wide hedges completely obstructing the view around the corners etc.
6	The final paragraph above covers too many separate issues to decide on by one option. I agree with some threads but not others.
7	All schools should have safe cycling routes created, cycle parking, especially for residential and office use, needs to be of a decent standard and not just Sheffield stands
8	One parking space per new residential building is not sufficient, guest parking of sufficient number per each building
9	Do not agree with forcing new developments to have electric charging points or specific cycle storage.
10	Any new cycle routes should not interfere with motor vehicle space on existing roads. roads with motor vehicle space. Amount of cyclists do not warrant loss of with existing road space for vehicles. The number of cyclists do not warrant loss of width to road surface for motor vehicles. w
11	Public and active travel should be considered when planning new developments, especially larger developments
12	Keep the local E route buses
13	Traffic lights at Briarwood and London Road. This is a dangerous junction.
14	None
15	Happy that thought given to cycle paths as this might keep cyclists off the pavements
16	No
17	Greater public transport offering required
18	This is perhaps the most important sentence in this survey for me: "more frequent trains, returning the service to at least the pre-covid (2021) levels."
19	Would prefer you to break up some of these questions, for example including parking and cycle storage in a single question Is overly restrictive. Same for the improvements to transport infrastructure
20	20 mph areas are a disaster. They lead to greater traffic due to log jams, and increase pollution through this. Built up area speed limits are 30mph. There is absolutely no justification for going to 20

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ID	Answers
21	SA-CR-T-01 Residents elsewhere suffer 20mph schemes, once they get a toe hold they've been seen to expand without any further public consultation. Do fatality rates really support this need? Please do not pursue this as somethign you have 'seen elsewhere' Is it worth the risk to the wider positive positions of this plan putting in contentious and generally unpopular with the wider public measures,?
22	Depends where cycle lanes are proposed.
23	This is good, but could go much much further on the active travel front, it's extremely vague.
24	Residential development should allow 2 parking spaces per property. I recognise the need for cycle lanes, but the wording is not specific - cycle lanes should be limited.
25	Making Roads 20mph zones increases pollution, this needs to be thought about as well. Each new dwelling should have an allocated parking space, unlike the development at 328 Kingston Road whcih will be 7 flats and only 4 parking spaces
26	Cycle lanes need to be designed in conjunction with regular cyclists , otherwise if left to road traffic designers they are often unfit for purpose
27	Safety and welfare of pedestrians needs to be included in above policies as they are an often ignored yet important part of designated area populace . There are not enough safe , marked crossing points . 20mph speed restrictions should apply to all local roads used as rat runs such as Stoneleigh park road , walsingham gardens
28	I disagree with 20mph speed limits unless on a road beside a school. They do little to help with road safety or the environment and when enforced are just another tax on the motorist.
29	No 20mph areas.

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Regulation 14 Consultation

Appendix D - Examples of Publicity Material Used to Promote the Regulation 14 Consultation Event

03rd October 2024 – Flyer for Regulation 14 Consultation Event

**Consultation Event
Regulation 14
Neighbourhood Planning
(General) Regulations Act 2012**

**Neighbourhood
Neighbourhood
Neighbourhood**

**Plan
Plan
Plan**

Your input will help shape the final version of the Stoneleigh and Auriol Neighbourhood Plan before it is submitted to Epsom and Ewell Borough Council for review and referendum.

Thursday 3 October 2024 6-7.30pm
Stoneleigh Library
Refreshments will be provided

The plan contains a vision and policies for Stoneleigh and Auriol to protect the character of our area while meeting future housing needs.

The consultation period runs from 9 September to 23 October 2024.

The plan, along with supporting documents, can be viewed at <https://sanf.org.uk/neighbourhood-plan>.

Hard copies of the plan can be viewed at

- Stoneleigh Library
- St John's Church, Station Approach (back of church)
- Stoneleigh Baptist Church, The Glade (Tuesday and Wednesdays only)

Find us on Facebook or email us
stoneleighauriol.nf@gmail.com

Find us on 

Appendices - Regulation 14 Consultation

15th October 2024 - Email Reminder for Regulation 14 Consultation

Subject: Reminder: Neighbourhood Plan Consultation ends soon

Date: Tuesday 15 October 2024 at 10:49:28 British Summer Time

From: Stoneleigh and Auriol Neighbourhood Forum

To: Natalie



[View this email in your browser](#)

Dear Resident/Business Owner,

Thankyou to everyone who has so far read the Neighbourhood Plan, submitted responses on-line and/or at the recent Engagement Event at Stoneleigh Library, on 3rd October 2024.

This is a final call to action for those who have not yet been able to do so. Our consultation remains open until 27th October 2024. You have until then to help influence and shape the Neighbourhood Plan and it's proposed policies.

As a reminder, the Stoneleigh and Auriol Neighbourhood Forum (SANF) has now completed the draft Neighbourhood Plan and we want to get your views to ensure we are on the right track and that you agree with the strategy we have developed on your behalf.

The Plan can either be downloaded or accessed at <https://sanf.org.uk/neighbourhood-plan> or a hard copy can be viewed at Stoneleigh Library, at St John's Church, Station Approach or the Stoneleigh Baptist Church, The Glade.

An online form is available for responding to the proposed policies at <https://forms.gle/REEHPYUx5tDYnTug8>

Appendices - Regulation 14 Consultation

<p>The SANF Committee have now drafted our Local Plan. We are now in a stage of Consultation (Regulation 14) and would REALLY like your feedback and review of the proposed policies. As a reminder - these policies will be put into our Neighbourhood Plan - and form part of the decision-making process for any new planning proposals submitted in the area. As such, it's really important that we get your views on these, and they reflect accurately, the communities view on New Developments.</p> <p>The full plan is available at the following website or at Stoneleigh Library: - https://sanf.org.uk/neighbourhood-plan</p> 	<p>SANF - Draft Policies for Regulation 14 Consultation forms.gle</p>
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At the above website and the locations detailed above, you will be able to provide comments.

This is your draft Neighbourhood Plan!

It has been drawn up using the views you have given us during all the consultations which have been held over the last few years. We now need your comments before it goes on its next round of consultation, which will be conducted by Epsom and Ewell Borough Council (EEBC).

It's very important that you take the time to read the draft Plan and give us your views, as these will add strength to the proposals. If you disagree with anything, we need to know so that we can take this into account and make amendments where appropriate.

YOUR opinions are valuable – It's YOUR community and area, please let us know what you think.

Thank you in advance for your time and for supporting the Neighbourhood Plan.

Kind Regards,

Dave Major, Vice Chair on behalf of
The Stoneleigh and Auriol Neighbourhood Forum Committee



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Stoneleigh Broadway
Epsom Surrey KT17 2JA
United Kingdom

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Appendices - Regulation 14 Consultation

Appendix E – Feedback from Public Engagement Event on October 3rd 2024.

These are the written comments made by the participants of the Public Engagement Event, held on October the 3rd 2024 at the Stoneleigh Library. Each policy had a binary yes/no vote using stickers placed in columns to say whether the participants broadly agreed or disagreed with the policy. Each policy also had an associated form where attendees could make written comments about that specific policy. These are the comments made by the attendees at the event.

Housing

Applies To	Policy SA-P-H-01 – Consistency of Building Lines
Comments & Concerns	Also take into account what the outlook from a person's property will be with property modifications. ~This refers to squaring off the roof at the back of the house so it looks like a three storey building!
SANF Responses	Noted.
Changes to Neighbourhood plan	Design code now referenced for materials and palette in Policy SA-P-H-02. Materials used for new and existing developments should complement the character of the area.

Applies To	Policy SA-P-H-01 – Consistency of Building Lines
Comments & Concerns	Back garden/just behind back garden tree lines are essential for biodiversity and noise reduction. Any such development should not compromise this. A sympathetic distance must be conserved and preserved beyond back gardens to maintain this.
SANF Responses	Not enforceable. The strongest polices we can enforce regarding protecting trees are included in this plan (SA-P-G-04).
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-H-03 – Permitted Backland Development
Comments & Concerns	Many developments meet the current points, but in an effort to maximise space, will tear up boundary tree lines and hedgerows, increasing impact on neighbours. Can this include/reference policy SA-P-S-04 explicitly and/or otherwise look to protect boundary greenery. Agree with this!
SANF Responses	Noted, but there is no need to cross reference policies as they all carry the same weight and have to be considered equally.
Changes to Neighbourhood plan	None

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Applies To	Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities
Comments & Concerns	You said in answer to a question from the floor, that planning permission isn't needed (to convert retail to residential). So how can you protect retail premises?
SANF Responses	You can't do anything about this rule. We can't contradict planning laws. We believe we have added as much protection as we can in this framework. We won't support anything that loses retail or services to residential.
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities
Comments & Concerns	Some duplication will encourage competition to keep prices lower, but no more than 2-3 similar retail types would achieve this.
SANF Responses	We have created a community recommendation SA-CR-R-01 as we cannot enforce this via a policy.
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-R-02 – Safeguarding of Public Houses
Comments & Concerns	It's great to see Queen Adelaide pub has adopted the use of solar panels since the recent re-fit! Policy Not Supported – Comment on the night was that the resident Does not believe that pubs can be protected, so what's the point of the policy
SANF Responses	Positive and negative comments regarding this policy. We have added as much protection for viable pubs as we can, to prevent the sale of land for profit to developers or speculative purchases.
Changes to Neighbourhood plan	None

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Green Spaces and Biodiversity

Applies To	Policy SA-P-G-04 – Protection of Trees, woodlands and Hedgerows
Comments & Concerns	Why does this policy say the builders should do this? Other policies say the builders will.
SANF Responses	Would is mandatory, should is a recommendation. EEBC stated in many cases that we cannot specify what must be done, but can only suggest methods of how it can be done.
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-G-04 – Protection of Trees, woodlands and Hedgerows
Comments & Concerns	Really important to preserve tree lines in close proximity to property lines. Critical for biodiversity noise reduction as well as being in area character. Suggest minimum 15m clearance beyond main boundaries on all sides and protection of large trees.
SANF Responses	15m is impractical. Tree protection is covered as much as possible in this policy.
Changes to Neighbourhood plan	None

Environmental Sustainability

Applies To	Policy SA-P-S-03 – Sustainable Drainage.
Comments & Concerns	Also soak-aways don't work in clay soil! They just fill up with water and flood the gardens.
SANF Responses	The wording has been softened so that soak aways are suggested rather than mandated and that other methods can be used where appropriate.
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-S-04 – Renewable Energy and Energy Efficiency.
Comments & Concerns	Should be separate policies for energy generation vs materials i.e. separate (1) and (2).
SANF Responses	2 parts vs 2 policies makes no real difference. Wording has been changed according to SSC guidance after review. EEBC and SCC are happy with this policy.
Changes to Neighbourhood plan	None

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Applies To	Policy SA-P-S-05 – Provision for Electric Car Charging
Comments & Concerns	Great in principle but these are often clumsy things. We absolutely can't have massive rows of 15/20 car chargers. It means demolishing large amounts of stuff to put them in. Must be done carefully. There seem to be a lot of chargers for electric cars. No one knows if this is really going to take off in the future. Very few electric cars are on the roads and not everyone can afford them. I don't think you need to provide chargers in every new property. If somebody wants a charger, can't they get their own?
SANF Responses	Policy SA-P-S-05 has been removed as recommended by EEBC after review.
Changes to Neighbourhood plan	None

Transport

Applies To	Paragraph 6.2.3.4
Comments & Concerns	6.2.3.4 ~Train Survey on a 2023 Friday will heavily undercount train users due to WFH work patterns.
SANF Responses	Footnote added to plan to acknowledge this.
Changes to Neighbourhood plan	Added: 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.

Applies To	Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure
Comments & Concerns	20 mph policy has been formed without asking Do you think current traffic controls are sufficient vs too much vs too little. A loaded question will bias/contort an outcome. A neutral question will gather actual local views!
SANF Responses	This was originally added based on a previous survey of residents' concerns, but many are concerned by the blanket enforcement of 20mph across neighbouring London boroughs and that any implementation of 20 mph zones in Stoneleigh and Auriol will lead to all roads becoming 20 mph. Many object solely based on this fear rather than whether a slower speed limit is better suited to Stoneleigh Broadway.
Changes to Neighbourhood plan	Removed: Improvements to road safety with a 20-mph speed limit in the approaches to the Broadway and in the Broadway itself and SLOW signs on approaches.

Appendices - Regulation 14 Consultation

Applies To	Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure
Comments & Concerns	Strongly support more frequent train service. (The 30 minute interval strongly discourages use for journeys requiring interchange with other lines.)
SANF Responses	Not within our power to enforce this, we can only add this as a Community Recommendation.
Changes to Neighbourhood plan	None

Applies To	Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure
Comments & Concerns	Start by making the existing footpaths usable. The weeds and overgrown vegetation from gardens is restricting and grabby
SANF Responses	SCC are currently replacing flagstone footpaths with tarmac. EEBC has a reporting mechanism for overhanging vegetation on footpaths already. Advised that this is not a planning issue.
Changes to Neighbourhood plan	None

Applies To	Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure
Comments & Concerns	Better community transport for people who cannot walk to bus stops/train stations. Dial -a- Ride subscription service needs to be increased and area it serves, widened.
SANF Responses	Advised that this is not a planning issue.
Changes to Neighbourhood plan	None

Applies To	Community Recommendation SA-CR-T-01 – Improvements to Transport Infrastructure
Comments & Concerns	Improve walking/ not keen on more cycling lanes, especially if shared.
SANF Responses	We've only recommended cycle lanes where appropriate.
Changes to Neighbourhood plan	None

Applies To	General
Comments	& Parking restrictions at the end of the alleyway from Seaforth

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Concerns	Gardens exiting on Newbury Gardens. If walking and crossing the road into The Byways you cannot see traffic approaching up the hill because of all the parked cars. This is a route used by children to Auriol School.
SANF Responses	Not within the remit of SANF and NP. Recommended to contact their local SCC councillor to request the addition of parking restrictions. This involves a local survey of residents etc.
Changes to Neighbourhood plan	to None

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Appendix F – Regulation 14 Emails to, and Responses From Consultees

September 5th 2024 – Upcoming Neighbourhood Plan

Dear Consultee,

I am writing to you to inform you of an upcoming Neighbourhood Plan entering Regulation 14 Consultation under The Neighbourhood Planning (General) Regulations 2012.

This Neighbourhood Plan covers the Stoneleigh and Auriol Wards, located in the Borough of Epsom & Ewell, Surrey. The designated Neighbourhood Area is as per the representation of these Wards prior to a few recent changes in Ward designation as of 2023. The designated area covers around 180 hectares and is located in the Borough of Epsom and Ewell in the county of Surrey.

Why your comments matter

Your consultation responses will be used to inform the final version of the Stoneleigh and Auriol Neighbourhood Plan. A consultation feedback report will be presented to Epsom & Ewell Borough Council with our Neighbourhood Plan submission later in the process.

The consultation

The formal consultation period will run from 9th September until 27th October 2024. We will write to you next week (w/c 9th September) with further details on how you can access, review and feedback on the plan during this period.

Please note: - the details of all respondents will be held on a database maintained by SANF. The database will be used solely for matters relating to the Neighbourhood Plan.

We look forward to receiving your comments.

Yours sincerely,

David Major

Vice Chair of the Stoneleigh and Auriol Neighbourhood Forum (SANF)

Appendices - Regulation 14 Consultation

September 12th 2024 – Neighbourhood Plan Entering Regulation 14

Dear Consultee,

I am writing to you to inform you that our Neighbourhood Plan is entering Regulation 14 Consultation under The Neighbourhood Planning (General) Regulations 2012.

This Neighbourhood Plan covers the Stoneleigh and Auriol Wards, located in the Borough of Epsom & Ewell, Surrey. The designated Neighbourhood Area is as per the representation of these Wards prior to a few recent changes in Ward designation as of 2023. The designated area for the plan covers around 180 hectares and is located in the Borough of Epsom and Ewell in the county of Surrey.

The plan and the feedback forms can be found at the following website: -

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

Additionally hard copies are available at the following locations within the designated area: -

- Stoneleigh Library, 1 The Broadway Stoneleigh, Stoneleigh, KT17 2JA
- St. Johns Church, Station Approach, Stoneleigh, KT19 0QZ
- Stoneleigh Baptist Church, The Glade, Stoneleigh, KT17 2HL (Available Tuesdays and Wednesday Mornings)

Why your comments matter

Your consultation responses will be used to inform the final version of the Stoneleigh and Auriol Neighbourhood Plan. A consultation feedback report will be presented to Epsom & Ewell Borough Council with our Neighbourhood Plan submission.

The consultation

The formal consultation period will run from 9th September until 27th October 2024. We will write to you during this period advising you of how you can feedback on the plan, during said period.

Please note: - the details of all respondents will be held on a database maintained by SANF. The database will be used solely for matters relating to the Neighbourhood Plan.

We look forward to receiving your comments. If you have any queries on this process, feel free to respond to this email and one of the committee members will be in touch with you.

Yours sincerely,

David Major

Vice Chair of the Stoneleigh and Auriol Neighbourhood Forum (SANF)

Appendices - Regulation 14 Consultation

October 14th 2024 – Regulation 14 Reminder

Dear Consultee,

As a reminder, we wrote to you on the 12th September 2024, to inform you that our Neighbourhood Plan is entering Regulation 14 Consultation under The Neighbourhood Planning (General) Regulations 2012. This remains open until 27th October 2024. You therefore have a little under two weeks to provide your feedback to this important exercise, for the residents and businesses within Stoneleigh and Auriol.

This Neighbourhood Plan covers the Stoneleigh and Auriol Wards, located in the Borough of Epsom & Ewell, Surrey. The designated Neighbourhood Area is as per the representation of these Wards prior to a few recent changes in Ward designation as of 2023. The designated area for the plan covers around 180 hectares and is located in the Borough of Epsom and Ewell in the county of Surrey.

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Why your comments matter

Your consultation responses will be used to inform the final version of the Stoneleigh and Auriol Neighbourhood Plan. A consultation feedback report will be presented to Epsom & Ewell Borough Council with our Neighbourhood Plan submission.

The consultation

We have just under two weeks left of the formal consultation which runs until 27th October 2024. We would appreciate you providing any appropriate feedback prior to this date, to ensure it can be reflected in the Neighbourhood Plan.

Please note: - the details of all respondents will be held on a database maintained by SANF. The database will be used solely for matters relating to the Neighbourhood Plan.

We look forward to receiving your comments. If you have any queries on this process, feel free to respond to this email and one of the committee members will be in touch with you.

Yours sincerely,

David Major

Vice Chair of the Stoneleigh and Auriol Neighbourhood Forum (SANF)

Appendices -

Response from Epsom & Ewell Borough Council

Forward

Applies To	General
Comments & Concerns	It would be useful to highlight in this section that once 'made' (adopted) by the local authority, the Neighbourhood Plan will become part of the statutory development plan and form the basis for decisions on individual planning applications. It may also be useful to provide a summary of the stages in the Neighbourhood Plan making process, identifying the current stage and the next steps.
SANF Responses	Agreed
Changes to Neighbourhood plan	Actioned stages included on P95

Introduction

Applies To	Paragraph1.53
Comments & Concerns	...as per the comment above, change the text when it is adopted
SANF Responses	Queried difference between adoption and plan being made
Changes to Neighbourhood plan	Updated to include both phases: <i>and when it is made and if adopted, the Neighbourhood Plan</i>

Appendices -

Applies To	Paragraph 1.6.2.3
Comments & Concerns	<p>this paragraph should acknowledge that the NPPF (December 2023) seeks to uplift the average density of residential development in town centres and other locations that are well served by public transport (para 129). This is also in accordance with Core Strategy 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. While it is acknowledged that the Public Transport Accessibility Level (PTAL) (TFL 2023) ratings which are referred to later in the document, rate the Neighbourhood Forum area as 1b (very poor), it is noted that this is a London based assessment. The Transport Assessment which supported the Regulation 18 stage of the Local Plan, found the accessibility of a number of sites within the vicinity of Stoneleigh/Auriol to perform well in terms of accessibility to the majority of a number of key facilities/services.</p>
SANF Responses	<p>Actioned- update and include a note to include PTAL calculation is valid because of proximity of E&E to London boroughs, and transport is covered by TFL. Not for this paragraph though, but where the PTAL calculations is actually referenced later on in the document.</p> <p>Added the majority of the NPPF info into a new paragraph below and referenced the overview of Chapter 6 Transport that will have the PTAL disclaimer we discussed</p>
Changes to Neighbourhood plan	<p>6.2.1 The Public Transport Accessibility Level (PTAL) (TFL 2023) for the SANP designated area is rated as: 1b. (very poor), as shown in the attached analysis contained in: Appendix 3 – PTAL Calculation. Whilst PTAL is a London based metric, the proximity of Stoneleigh and Auriol to the border of Greater London, coupled with Transport For London (TFL) providing the majority of transport options in the SANP designated area makes the PTAL calculation more suited to the area than the standard ones used for the rest of Surrey by Surrey County Council, or the Regulation 18 Transport Assessment (EEBC, 2024).</p>

Housing

Applies To	High Level Objectives
Comments & Concerns	The objectives are supported.
SANF Responses	Support is welcomed.
Changes to Neighbourhood plan	None

Appendices -

Applies To	Overview	
Comments & Concerns	The Stoneleigh and Auriol Design Guidance and Code document form the basis of this Neighbourhood Plan and should be considered in their entirety as part of any proposed development within the designated area. This reads as if it is the intention of the Neighbourhood Forum to adopt the Design Guidance and Code as part of the local development plan. If this is the case, it is recommended that the Stoneleigh and Auriol Design Guidance and Code be either included as a policy, or the Neighbourhood Plan includes a design policy which supports the Design Guidance and Code. Currently there is no specific reference to the Design Guidance and Code within any policy	
SANF Responses	Action-review the design guide and asses if any are relevant aspects we haven't included. Watered down 2.2.2 to decouple the connection between the design codes and NP. Policy SAP H-02 added in existing development and material should complement character of area. New P 2.4.2.4 - materials used in construction of new and existing development should complement the local vicinity.	
Changes to Neighbourhood plan	Before: 2.2.2 This section outlines key points and policies the Neighbourhood Forum wishes to adopt in line with this guide. However, for the avoidance of doubt, the design principles within the Stoneleigh and Auriol Design Guidance and Code document form the basis of this Neighbourhood Plan and should be considered in their entirety as part of any proposed development within the Designated Area.	After: 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.

Appendices -

Applies To	Policy SA-P-H-01 Consistency of Building Lines
Comments & Concerns	<p>While the objective of the policy is clear the wording could be modified to provide further clarity. Perhaps reword to say, "New developments and property modifications, should maintain a consistent building line, complementing the form, massing and roofscape of the existing properties in the same vicinity, while respecting the sloping topography of the area where relevant".</p> <p>The last part of this sentence would reflect the wording used in the Stoneleigh and Auriol Design Guidance and Codes which is a core piece of evidence base.</p> <p>Reference should be made to Core Strategy policy CS5, which requires all development to reinforce local distinctiveness and complement the attractive characteristics of the Borough.</p>
SANF Responses	<p>Updated wording, Added paragraph 2.3.2.4 in justification</p>
Changes to Neighbourhood plan	<p>This policy compliments EEBC Core Policy (EEBC 2007, p23) which states: Development should...: reinforce local distinctiveness and complement the attractive characteristics of the Borough</p>

Applies To	Policy SA-P-H-02 New Development Height and Character
Comments & Concerns	<p>Where there is an existing or anticipated shortage of land for meeting identified housing needs, the NPPF requires that developments "make optimal use of the potential of each site." (NPPF paragraph 129) It is therefore welcomed that policy SA-P-H-02 allows for variations to the suggested heights, where it can be demonstrated a proposed development would not be detrimental to the existing character of the area. This is also reiterated in Community Recommendation SA-CR-H-01 Support for sympathetic higher density development.</p> <p>It is suggested that Development Management policy DM 13 is not referred to as it is no longer considered to be consistent with the NPPF. A report on the use of this policy was considered by the Licencing and Planning Policy Committee on 8 May 2018.</p>
SANF Responses	<p>Noted, but the meeting minutes from 2018 state that EEBC changed their approach to higher density and taller buildings, which would have contradicted DM13. It is SANF's opinion that DM13 was not removed due to inconsistencies with the NPPF as DM13 reflects much of what is in the NPPF (P135), but due to the barriers it would create in attempting to achieve greater development heights in areas where this would be completely out of character.</p>
Changes to Neighbourhood plan	<p><i>Added a note after the reference to acknowledge the position of EEBC: (Please note that according to EEBC, DM13 may contradict recent changes to the NPPF)</i></p>

Appendices -

Applies To	Policy SA-P-H-03 Permitted Backland Development
Comments & Concerns	The objective of this policy is clear although further detail would be beneficial in relation to some areas of the requirements, for example Appropriate and proportionate Green Spaces to be made available. Are the green spaces to serve the development and what would be proportionate.
SANF Responses	Updated the wording, adding the below:
Changes to Neighbourhood plan	Appropriate and proportionate Green Spaces to be retained within the plot;

Retail, Commercial, Hospitality & Community/Cultural Facilities

Applies To	High Level Objectives	
Comments & Concerns	Objective i) is supported, while objective ii) is perhaps overly ambitious in its aim to ensure that development does not have a negative impact on parking in the immediate area.	
SANF Responses	Updated the wording of objective ii):	
Changes to Neighbourhood plan	Before: To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development does not have a negative impact on parking in the immediate area.	After: To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development is compatible with the available parking in the immediate area.

Applies To	Overview
Comments & Concerns	This section of the plan should make reference to Core Strategy Policy CS15, which seeks to encourage measures which protect the role, function and needs of the local centres in the borough.
SANF Responses	Added to policy rather than overview. No need to duplicate info
Changes to Neighbourhood plan	None

Appendices -

Applies To	Policy SA-P-R-01 Safeguarding of Retail Facilities	
Comments & Concerns	The introduction of Use Class E (Commercial, Business and Service) to the Use Classes Order and changes to permitted development rights which allow for the conversion of various commercial premises without the need for planning permission. These changes occurred following the adoption of Core Strategy and the Development Management Policies DPD. Class E and Permitted Development rights will restrict what can be achieved by this policy, for example a reduction in retail floorspace, which needs to be recognised. It may be useful to refer to commercial, business and service uses within the policy in addition to retail to be in conformity with Use Class E. 1 NPPF paragraph 129. In the strategic policy context we recommend referring to the following policies: NPPF paragraph 90: Ensuring the vitality of town centres ² and Core Strategy policy CS15 within the chapter 'Supporting Epsom Town Centre and Local Centres	
SANF Responses	Not sure what this is attempting to convey. Updated policy name (see below) NPPF Paragraph 129 is not relevant to this Added NPPF Paragraph 90 to the table	
Changes to Neighbourhood plan	Before: Policy SA-P-R-01 – Safeguarding of Retail Facilities	After: Policy SA-P-R-01 – Safeguarding of Retail and Service Facilities

Appendices -

Applies To	Policy SA-P-R-02 Safeguarding Public Houses	
Comments & Concerns	<p>While the intention of this policy is clear there needs to be a degree of flexibility, for example where a facility is unviable to retain when fully justified by evidence. An example of this type of policy approach is set out in The Development Management Policies document DM31.</p> <p>Additionally, it may be that SANF may wish to consider nominating these facilities to the Council as 'Assets of Community Value'. Further information on this can be found on the relevant RTPI Planning Aid webpage.</p> <p>In the strategic policy context, we recommend referring to the following policies: Core Strategy policy CS13 within the chapter Community, Cultural & Built Sports Facilities. Within the supporting text of this policy 'public houses' are included in the document.</p>	
SANF Responses	Updated the policy information.	
Changes to Neighbourhood plan	<p>Before:</p> <p>The Station Pub (The Broadway, Stoneleigh), and The Queen Adelaide (272 Kingston Road) should be regarded as valued community facilities and proposals which would result in the loss of any of these existing public houses will not be supported.</p>	<p>After</p> <p>The Station Pub (The Broadway, Stoneleigh), and The Queen Adelaide (272 Kingston Road) should be regarded as valued community facilities and proposals which would result in the loss of any of these existing public houses, whilst they remain viable as a Public House, will not be supported.</p>

Applies To	Community Recommendation SA-CR-R-01 Support for Retail Diversity	
Comments & Concerns	<p>It is noted that this is a recommendation, rather than a policy, however there is a risk that the community maybe under the false impression that they have more control over the loss/range of retail and commercial premises than is in fact possible given the changes to legislation. This should be highlighted in the supporting text.</p>	
SANF Responses	We already have this in the introduction paragraph 1.5.5	
Changes to Neighbourhood plan	None	

Appendices -

Applies To	Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities
Comments & Concerns	<p>In line with NPPF para 117, requiring a transport statement or transport assessment from applications which are expected to generate a large number of vehicles will assist in the assessment of the potential impact of such applications and how they may be appropriately managed/mitigated. This is broadly covered by DM35: Transport and Development which requires Transport Assessments for major developments, the definition of which is provided by the development Management Procedure (England) Order 2015 and Transport Statements for smaller developments. The policy could specify that parking is a particular issue in the area, which should be addressed within any Assessment/Statement and as part of the application.</p> <p>Parking standards should be in line with those identified by Surrey County Council (the Highways Authority. 2 References to town centres in the NPPF also apply to local centres as set out in the glossary.</p>
SANF Responses	Added a paragraph to the justification.
Changes to Neighbourhood plan	3.6.1.2 Parking is already an issue in Stoneleigh and Auriol, especially in the vicinity of the railway station. Many roads operate restrictions to prevent commuter parking, which has caused issues with access for emergency service and refuse collection etc. Many roads in the area can only accommodate parking on one side of the road.

Applies To	Policy SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities
Comments & Concerns	We note that paragraphs 3.6.21 and 3.6.23 refer to specific planning application that has not been implemented. Whilst the wording provides some content to the policy, we question the source of the assumptions made on the potential impacts of the policy.
SANF Responses	This application was rejected for the reasons mentioned. The numbers come from the actual application and are therefore not assumptions.
Changes to Neighbourhood plan	None

Green Spaces and Biodiversity

Applies To	High Level Objectives
Comments & Concerns	The objectives are supported.
SANF Responses	Support is welcomed.
Changes to Neighbourhood plan	None


Appendices -

Applies To	Policy SA-P-G-01 Protection of Local Green Spaces
Comments & Concerns	<p>The Council is supportive of the neighbourhood plan identifying areas of Local Green Space (LGS). The policy seeks to identify and protect the LGS from inappropriate development. There are nine spaces which are identified as LGS within the neighbourhood plan.</p> <p>Paragraph 106 of the NPPF sets out the criteria which would justify LGS designation. This reads as The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> a) in reasonably close proximity to the community it serves' b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land. <p>The inclusion of the first three spaces, Auriol Park, a section of Nonsuch Park (Cherry Orchard Nursery site and Recreation Ground (Park Avenue West) as LGS is justified.</p> <p>Sites four & five are Park Avenue West and Barn Elms allotments. Access to allotments is generally restricted to members only, which substantially reduces the value of these to the local community for those who are not plot holders. It is therefore considered that allotments on their own would not necessarily be enough to meet the criteria fully, although they may be included where they are either part of a wider green space or have a particular local significance. Their inclusion is therefore considered to require some further justification.</p> <p>The inclusion of the 'old school playing field, Salisbury Road' is not recommended as the site now has planning permission for development. The planning application was determined by Surrey County Council and while objections to the scheme were raised by both Epsom & Ewell Borough Council and the Stoneleigh and Auriol Neighbourhood Forum, the principle of development has now been established. It is noted that the inclusion of this site as LGS was in relation to its biodiversity. In accordance with national legislation the site will be required to deliver Biodiversity Net Gain, which is discussed in further detail under policy SA-P-G-03 below.</p> <p>The inclusion of school playing fields at Cuddington Community School, Auriol and Mead School and the Meadow/Nonsuch Primary School, which are currently in use is queried. School playing fields can generally only be utilised by those at the school or where organised events are held with the permission of the school. This is a significant limiting factor in weighing up these spaces as being demonstrably special to the local community. School playing fields are protected through national planning policy and the Department for Education (DfE) has a presumption against the disposal of publicly funded school land, particularly playing field land. There is a very high threshold for it to be demonstrated that a school playing field is no longer required. Therefore, given the protections that exist and the relatively limited value outside of its use by the school it is recommended these are not designated.</p>

Appendices -

<p>SANF Responses</p>	<p>School fields are not designated in the SANP as green spaces. Updated wording and map to make this more obvious.</p>
<p>Changes to Neighbourhood plan</p>	<p>Added to #6 in 4.3.1.2: This site has been lost since the initial creation of the plan.</p> <p>Added to 4.3.1.3: These playing fields are already protected by NPPF policies and are therefore not designated as Local Green Spaces in this plan, but are included for reference.</p> <p>Added: 4.3.2.1 Paragraph 106 of the NPPF sets out the criteria which would justify LGS designation: The Local Green Space designation should only be used where the green space is</p> <ul style="list-style-type: none"> a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land. <p>Added: 4.3.2.7 Allotments provide a habitat for a multitude of insect species and provides food and potential nesting sites for bird such as robins, wrens, song thrushes and blackbirds. They are also recognised as a place where local residents can get healthy exercise and socialise which is also beneficial for mental health. (Natural England, 2007). Any member of the community can apply to the council for a plot, although there are waiting lists which implies that they are popular and used within the community. Both of the allotment sites within the SANP designated area adjoin other local green spaces making a significant contribution to local biodiversity</p> <p>Map colours updated for non-designated green spaces #7 - #9</p>

Appendices -

Applies To	Policy SA-P-G-02 Protection of Notable Green Spaces
Comments & Concerns	For clarity, it would be useful to include a map to show the Notable Green spaces, which are protected by this policy
SANF Responses	The size of these green spaces are too small to be displayed meaningfully on a map. 
Changes to Neighbourhood plan	None

Appendices -

Applies To	Policy SA-P-G-03 Managing the impact on biodiversity
Comments & Concerns	<p>Biodiversity Net Gain (BNG) is a requirement under a statutory framework, introduced by Schedule 7A of the Town and Country Planning Act 1990(inserted by the Environment Act 2021). Under the statutory framework for BNG, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. The objective is for development to deliver at least a10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.</p> <p>Additionally, Core Strategy policy CS3 states that development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity.</p> <p>Therefore, while the objective of policy SA-P-G03 is supported it is considered the policy adds little to the national requirement.</p>
SANF Responses	<p>Health Check from EEBC dated 05 April 2024 stated:</p> <p>28. Page 40, Policy SA-P-G-03: The justification for the Policy requiring developers to 'consider the impact on biodiversity' does not take account of the statutory requirement for biodiversity net gain (BNG). As of 12 February 2024, BNG is now a mandatory requirement and developers must deliver 10% BNG on all major developments in England. It follows that the Policy, in its present form, cannot be included in the neighbourhood plan. The Policy should therefore be amended, perhaps in discussion with EEBC officers, in order to have due regard to the new legal requirements.</p>
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-G-04 Protection of Trees, Woodlands
Comments & Concerns	<p>This policy is largely repetitive of policy DM5.</p> <p>Where works are likely to affect mature trees on or adjacent to development sites (including street trees, TPO and conservation area protected trees and veteran trees, hedges, or orchards) or where the site has a sylvan character an Arboriculturally Impact Assessment would be required to support a planning application. The requirement for this is set out in the Council's Local Validation Requirements List</p>
SANF Responses	Noted.
Changes to Neighbourhood plan	None

Appendices -

Environmental Sustainability

Applies To	High Level Objectives
Comments & Concerns	Objective i) is more relevant to building control than planning.
SANF Responses	Noted.
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-S-01 Certainty of Water Supply and Foul Water Drainage
Comments & Concerns	<p>This policy addresses an issue which outside the remit of the planning system and is dealt with via building control regulations.</p> <p>In terms of water supply, Development Management policy DM12 Housing Standards requires new development to comply with the higher water efficiency standards G2 as set out in building regulations.</p> <p>We recommend that the policy is deleted from the next iteration of the Neighbourhood Plan.</p>
SANF Responses	<p>No changes made as this falls within the NPPF as stated below:</p> <p>Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:</p> <p>a) housing (including affordable housing), employment, retail, leisure and other commercial development;</p> <p>b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)</p>
Changes to Neighbourhood plan	None

Appendices -

Applies To	Policy SA-P-S-02 Minimising Flood Risks	
Comments & Concerns	<p>The policy requires all developments, of any size, to minimise excess water run-off into the street through the use of soak-aways or ponds, retain as much green space as possible. The methods suggested are prescriptive and the policy would benefit from providing flexibility through the inclusion of additional wording such as or other suitable sustainable methods.</p> <p>While the aim of the second part of the policy is supported, the use of waterbutts may not be practicable for every development. The wording could be amended to encourage water harvesting methods, such as the use of waterbutts, which would provide greater flexibility.</p> <p>In the strategic policy context refer to the following policies: Core StrategyCS6 – Sustainability in New Developments.</p>	
SANF Responses	Changes made take into account both EEBC and Surrey comments	
Changes to Neighbourhood plan	<p>Before:</p> <p>Any new developments, of any size, including extensions requiring planning permission, will minimise the amount of excess water run-off into the street through the use of soak-aways or ponds, retain as much green space as possible. All new developments should capture water in butts for garden and general outdoor use, with the additional benefit of enhancing water neutrality.</p>	<p>After:</p> <p>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 sustainable drainage. 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.</p> <p>All new developments should capture water in butts for garden and general outdoor use, with the additional benefit of enhancing water neutrality.</p>

Appendices -

Applies To	Paragraphs 5.4.11 and 5.4.12
Comments & Concerns	<p>The supporting text in paragraphs 5.4.11 and 5.4.12 reference the 2008 and 2018 Strategic Flood Risk Assessment (SFRA). The Council has recently published an updated SFRA as part of the Local Plan evidence base, which incorporates the latest modelling data. It should be noted that the areas within the SANF area, which were previously identified as being in fluvial flood riskzone 3a are no longer within this zone. The SFRA identifies that surface waterflooding poses the greatest risk of flooding within the SANF area, the extent of which are shown on the supporting maps. It is recommended the supporting text is updated to reflect the updated SFRA.</p> <p>The Development Management policy DM19 identifies that development within area at medium of high risk from other sources of flooding (which would include surface water flooding) would not be supported unless a site Flood Risk Assessment demonstrates that a proposal "would, where practicable, reduce risk both to and from the development or at least be risk neutral".</p>
SANF Responses	<p>The 2024 assessment is far less detailed than the previous ones from 2008 and 2018. We are concerned that roads that were previously included as flood zones have been excluded in the latest version.</p> <p>In the recent assessment there are only 3 references to Stoneleigh in the entire document.</p> <p>Additionally, there are some factual inaccuracies; The 2024 assessment states the Hogsmill river runs between Stoneleigh and Ewell East/West when it runs from Ewell Village through Ewell Court. Secondly it states that Worcester Park is in EEBC, whereas only Cuddington ward falls into this.</p>
Changes to Neighbourhood plan	No changes made.

Applies To	Policy SA-P-S-03 Sustainable Drainage
Comments & Concerns	This policy is repetitive of Development Management policy DM19 which requires the incorporation of SuDS at a level appropriate to the scale and type of development. We therefore recommend that the policy is deleted from the next iteration of the neighbourhood plan.
SANF Responses	Need to Check with officers as we were told at one point that it was mandatory to include a section for SuDS.
Changes to Neighbourhood plan	None

Appendices -

Applies To	Policy SA-P-S-04 – Renewable Energy & Energy Efficiency	
Comments & Concerns	<p>Whilst we are supportive of the policies aspirations, we consider that criteria 1 of the policy should be amended to provide flexibility for circumstances when 'new development' may not be able to incorporate renewable and low energy (e.g. a minor residential extension). We note the use of 'should' rather than must in the policy which does provide a degree of flexibility, however we would suggest that the wording is amended to state that 'new developments are encouraged to'</p> <p>In terms of criteria 2, building regulations Part L 'conservation of fuel and power' set the standards that new development should be constructed to in terms of thermal efficiency. This policy could be amended to 'encourage opportunities to integrate passive design principles, including orientation, glazing and shading with regard to the winter and summer sun and natural ventilation'</p>	
SANF Responses	Agreed.	
Changes to Neighbourhood plan	<p>Before:</p> <p>1) Any new developments, of any size, should incorporate renewable and low-carbon energy and heating schemes, appropriate to the size of the development. (NPPF para.160)</p> <p>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.</p>	<p>After:</p> <p>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.160)</p> <p>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.</p>

Appendices -

Applies To	Policy SA-P-S-05 – Electric Car Charging
Comments & Concerns	<p>Whilst we are supportive of the general aims of the policy to encourage the uptake in electric vehicle usage by enabling residents to charge their vehicles at home, the building regulations (Approved Document S) details when residential and non-residential developments should provide electric vehicle charge points.</p> <p>Approved Document S applies to new residential and non-residential buildings; buildings undergoing a material change of use to dwellings; residential and non-residential buildings undergoing major renovation; and mixed-use buildings that are either new or undergoing major renovation.</p> <p>We therefore question the need for the policy.</p>
SANF Responses	Agreed
Changes to Neighbourhood plan	This policy has been removed.

Transport

Applies To	High Level Objectives
Comments & Concerns	The objectives are supported.
SANF Responses	Support is welcomed.
Changes to Neighbourhood plan	None

Applies To	Policy SA-P-T-01 – Assessment of Transport Impact
Comments & Concerns	<p>Whilst we understand the general thrust of the policy is to ensure that the transport impacts of development are appropriately considered, we consider that the policy is too prescriptive.</p> <p>The neighbourhood forum has no role in the determination of planning applications in the neighbourhood forum area, therefore criteria 2 of the policy should be deleted. The forum will however be consulted on planning applications in the forum area and will be able to respond to consultations.</p> <p>We consider criteria 1 and 3 could be combined, with the policy requiring development being required to mitigate transport and parking impacts and supported by a Transport Assessment and / or Travel Plan in accordance with SCC good practice guidance.</p>
SANF Responses	Agreed
Changes to Neighbourhood plan	Criteria 2 removed.

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Applies To	Policy SA-P-T-02 – Motor Vehicle and Cycle Storage
Comments & Concerns	<p>Criteria 1 – consider more flexibility needs to be provided for developments that may come forward in highly accessible locations (i.e. in close proximity to Stoneleigh Station) but that cannot satisfy the parking standards.</p> <p>The Councils current car parking standards for the borough states that 'clear justification should be provided where the minimum level cannot be met on-site'.</p> <p>This above would support making efficient use of land in the urban area as promoted by Strategic Policy CS5 of the Core Strategy.</p> <p>As noted above, electric vehicle charging points are now required as part of building regulations (Approved Document S).</p> <p>As the focus of the policy is on residential standards, it may be better to amend the title of the policy to 'residential parking standards', that way by default non-residential developments will consider the policies in the adopted Local Plan and criteria 2 and 4 can be deleted.</p> <p>In terms of criteria 3, we consider cycle parking requirements could be specified here for residential schemes. For any residential scheme cycle storage should be secure, easy to use and conveniently located.</p> <p>In the strategic policy context, we recommend referring to Core Strategy policy CS5</p>
SANF Responses	Noted
Changes to Neighbourhood plan	Added part of removed SA-P-S-05

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Response from Surrey County Council

The following comments are from Surrey County Council (SCC) in their capacity as Lead Local Flood Authority (LLFA). SCC is designated as a LLFA by the Flood and Water Management Act 2010.

Green Spaces and Biodiversity

Applies To	Policy SA-P-G-01 – Protection of Local Green Spaces
Comments & Concerns	Heritage. The Design Guidance and Codes document itemises the heritage assets in the area well. There is one recent change that we wanted to highlight. Auriol Park has recently (August 2023) been added as an Area of high Archaeological Potential (AHAP). The extent of the AHAP and the reason behind its designation are available on the SCC Interactive Map at Surrey Interactive Map (arctis.com). The park will remain as open space, so this omission is not a significant issue
SANF Responses	Agreed
Changes to Neighbourhood plan	Added new paragraph 4.3.2.9 with this information and an additional map of area.

Applies To	Policy SA-P-G-01 – Protection of Local Green Spaces
Comments & Concerns	We note that the plan proposes to designate Old School Field Salisbury Road as Local Green Space. This site was historically the playing field for Auriol Junior School but was deemed surplus to requirements and has not been in school use for a number of years. Even when in use as a school playing field, the site was not publicly accessible. The section of the former playing field fronting Salisbury Road has been leased by 2nd Cuddington the playing field. SCC retains access to the former playing field via access to the scout's property. The SCC owned site already benefits from outline planning permission for the development of extra care housing, comprising self-contained apartments and associated staff and communal facilities and car parking. This also includes reprovision of curtilage for the scouts' accommodation and new access from Salisbury Road (SCC planning reference 2023-0059). The permission was granted in June 2024 and the proposed Local Green Space designation is therefore not appropriate.
SANF Responses	Noted. Kept in case the plans fall through, which would leave the space unprotected
Changes to Neighbourhood plan	Added information to state that the space has potentially been lost. Also added information that the space is now designated as an Area of High Archaeological Potential (AHAP).

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Applies To	Policy SA-P-G-01 – Protection of Local Green Spaces
Comments & Concerns	It isn't clear if the Neighbourhood Plan proposes that sites 7-9 (Cuddington Community School Field, Auriol and the Mead School Field and Meadow and Nonsuch Primary School Fields) be designated as Local Green Spaces. SCC supports the protection of green spaces. However, education land is fully protected under statute and is not open space fully accessible to the public. Local Green Spaces are usually available for public use and so such a designation might conflict with the schools' safeguarding and community shared use arrangements. We therefore confirm that we would object to any proposals to designate these sites as Local Green Space
SANF Responses	School fields are not designated in the SANP as green spaces. Updated wording and map to make this more obvious.
Changes to Neighbourhood plan	Added information to state that the space has potentially been lost. Also added information that the space is now designated as an Area of High Archaeological Potential (AHAP).

Applies To	Paragraph 4.3.1.2
Comments & Concerns	It may be worth also setting out at 4.3.1.2 that Nonsuch park is an SNCI. Generally, opportunities should be sought to increase greening, where appropriate, with consideration also given to retail areas and public dwell space. This would support the creation of a more appealing environment, providing shade, supporting the management of surface water and improving air quality. SCC has produced a Green and Blue Infrastructure Guide, which includes best practice and case studies.
SANF Responses	Agreed with point 1. Green and Blue Infrastructure guide is not relevant for this plan.
Changes to Neighbourhood plan	Nonsuch park SNCI information added.

Environmental Sustainability

Applies To	Policy SA-P-S-02 – Minimising Flood Risks
Comments & Concerns	Some suggestions below for amended wording to 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 soak-aways or ponds sustainable drainage and retain as much green space as possible. Soakaways should be utilised as the primary means of surface water disposal where ground conditions are suitable. All new developments should capture water in butts for garden and general outdoor use, with the additional benefit of enhancing water neutrality.
SANF Responses	Agreed
Changes to Neighbourhood plan	See combined information in the Epsom & Ewell feedback section.

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Applies To	Policy SA-P-S-02 – Minimising Flood Risks
Comments & Concerns	The Policy is about minimising flood risks but currently doesn't say anything about locating development in areas at lowest risk of flooding from all sources – this could be considered as an opening sentence. You could also consider including reference to existing watercourses and ensuring any development safeguards and enhances (where appropriate) existing watercourses.
SANF Responses	N/A
Changes to Neighbourhood plan	There is nowhere in Stoneleigh & Auriol that isn't already built up, where this would apply to.

Applies To	Paragraph 5.4.2.1		
Comments & Concerns	We would suggest changing 'clean' to 'surface water'.		
SANF Responses	Agreed		
Changes to Neighbourhood plan	<table border="1"> <tr> <td>Before: 'Clean' water causes most of the flooding in the designated area during periods of heavy rain</td> <td>After: Surface water causes most of the flooding in the designated area during periods of heavy rain.</td> </tr> </table>	Before: 'Clean' water causes most of the flooding in the designated area during periods of heavy rain	After: Surface water causes most of the flooding in the designated area during periods of heavy rain.
Before: 'Clean' water causes most of the flooding in the designated area during periods of heavy rain	After: Surface water causes most of the flooding in the designated area during periods of heavy rain.		

Applies To	Paragraph 5.5.1.1
Comments & Concerns	We would suggest the following amendment: SuDS forms part of the ongoing defence against surface water flooding, lowering the risk of overwhelming foul sewers existing drainage infrastructure as identified in the context for Policy SA-P-S-02 – Minimising Flood Risks.
SANF Responses	Agreed
Changes to Neighbourhood plan	Amendment made.

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Transport

Applies To	General
Comments & Concerns	<p>In chapter 6 Transport, reference should be made to Healthy Streets for Surrey 2022 and now presented as a webtool. Its contents must be used alongside the Design Guidance produced. Reference to Healthy Streets could be added to some of the Neighbourhood Plan policy rationale and justification text to provide additional detail</p> <p>Healthy Streets for Surrey raises the standard of street design, creating streets which are safe, green, beautiful, and resilient. It includes national and local guidance and policies and is presented as:</p> <p>'Musts' (mandatory requirements)</p> <p>'Shoulds' (requirements that require justification to deviate from)</p> <p>'Coulds' (recommendations for street design in Surrey)</p> <p>It covers areas including general layout principles, carriageway and junction design, street trees, parking, cycling and pedestrian and pavement design</p>
SANF Responses	Agreed
Changes to Neighbourhood plan	Added paragraph 2.5.2.1 to Housing section: Policy SA-P-H-03 – Permitted Backland Development, as there is no synergy with the Transport policies in the SANP.

Applies To	General
Comments & Concerns	<p>The Transport chapter would also benefit from reference to the Surrey Local Transport Plan 4 (LTP4), which aims to significantly reduce carbon emissions from transport. Mitigation measures in SA-P-T-01 Assessment of Transport Impact part 2 should follow the Transport Hierarchy set out within LTP4. We would suggest that the NPPF policy context for Policy SA-P-T-01 is broader than just paragraph 117 but should extend to paragraphs 114-117. Section 3 of Policy SA-P-T-01 seems to suggest that there is no de-minimis as far as congestion is concerned, whereas the NPPF does require the impact to be severe before it can be a Highways reason for refusal.</p>
SANF Responses	There is no policy or reference in the SANP to reducing carbon emissions, so there is no need to reference LPT4. SANF believes that if this is required, it should be implemented at a local or national level, not via neighbourhood plans.
Changes to Neighbourhood plan	NPPF reference updated as suggested.

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Applies To	Paragraph 6.2.2.7
Comments & Concerns	There is reference to an emerging cycle and walking route proposal. It would be useful to make specific reference to the Epsom and Ewell Local Cycling and Walking Infrastructure Plan (LCWIP), which is being developed in partnership and was endorsed by the borough council at the Licensing and Planning Policy meeting on 24th September 2024. LCWIPs are ten-year prioritised plans for investing in walking and cycling. The LCWIP details priorities for short and longer-term active travel infrastructure improvements and includes interventions for Stoneleigh, including a priority cycle route to Stoneleigh Broadway. The LCWIP could usefully be referenced in policy SA-CR-T-01
SANF Responses	Agreed, however community recommendations don't require references as they only reflect the views of the community rather than being a policy.
Changes to Neighbourhood plan	Wording updated accordingly

Applies To	General
Comments & Concerns	Stoneleigh Broadway We note that Network Rail have made significant investment in Stoneleigh Rail Station to improve access for all users while improving the pedestrian and cycle connectivity between Station Approach and Stoneleigh Broadway. The improvements represent real opportunity to improve public transport and active travel connections to the station. SCC has commenced very initial exploratory work to examine the potential to add value to the ongoing Department for Transport/Network Rail Access for all improvement programme at Stoneleigh Station to further improve accessibility, functionality and quality of the immediate surrounding area around Stoneleigh Broadway and Station Approach. This work is at an early stage, identifying current challenges and potential future opportunities. Local engagement and conversations have not yet taken place but would be a vital part of any future scheme development
SANF Responses	Noted, but not relevant to the SANP.
Changes to Neighbourhood plan	None

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Applies To	Paragraph 1.5.3
Comments & Concerns	At paragraph 1.5.3 the Neighbourhood Plan does not reference the relevant Surrey County Council Development Plan Documents, such as the Surrey Waste Local Plan (2020) and the Surrey Minerals Plan Core Strategy (2011). However, as there are no active mineral workings or waste management facilities in the defined neighbourhood area, the issue of safeguarding of existing facilities and the supply of minerals within the county does not arise.
SANF Responses	Noted, but as stated in the comment, there is no reason to add this as there is nothing in the area that would warrant referencing these documents.
Changes to Neighbourhood plan	None

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Emailed Response from National Highways

FAO: Stoneleigh and Auriol Neighbourhood Forum

Consultation: Stoneleigh and Auriol Neighbourhood Plan: Regulation 14 Consultation

Our ref: NH/24/07955

Dear Stoneleigh and Auriol Neighbourhood Forum Team

Thank you for your email inviting National Highways to comment on the above consultation.

We have undertaken a review of the Stoneleigh and Auriol Neighbourhood Plan, which sets out a plan of policies that will be used to determine whether or not planning permission should be granted for development in your area, and will sit alongside the developing Local Plan for Epsom & Ewell and the statutory policies from central Government.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to this consultation, The Victoria Neighbourhood does not have an interface with the SRN, nor does it have a common boundary with the SRN.

National Highways is a key delivery partner for sustainable development promoted through the plan-led system, and as a statutory consultee we have a duty to cooperate with local authorities to support the preparation and implementation of development plan documents. We are aware of the relationship between development planning and the transport network, and we are mindful of the effects that planning decisions may have on the operation of the SRN and associated junctions. We cannot cater for unconstrained traffic growth generated by new developments, and we therefore encourage policies and proposals which incorporate measures to reduce traffic generation at source and encourage more sustainable travel behaviour. In order to constructively engage in the local plan-making process, we require a robust evidence-base so that sound advice can be given to local planning authorities, in relation to the appropriateness of proposed development in relation to the SRN. This also extends to include transport solutions that may be required to support potential site allocations.

We would like to draw your attention to the National Highways document 'Planning for the future: A guide to working with National Highways on planning matters (October 2023). This document sets out how we intend to work with local planning authorities, communities and developers to support the preparation of sound documents, which enable the delivery of sustainable development.

Our interest relates to policies that have the potential to impact the safe and efficient operation of the SRN, in this case the A3 and M25. From reviewing the Neighbourhood Plan, there are no policies that would interact with the SRN, and we do not anticipate a significant impact on our network. We have no comment to make on the Stoneleigh and Auriol Neighbourhood Forum but look forward to participating

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in any future consultations and discussions.

In the meantime, if you have any questions with regards to the comments made in this response, please do not hesitate to contact us at planningse@nationalhighways.co.uk.

Kind regards

■■■■

■■■■ ■■■■, Assistant Spatial Planner

Spatial Planning South East

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Emailed Response from The Environment Agency

Please note that this appears to be a standard response for all Neighbourhood plans.



Kent, South London and East Sussex

Neighbourhood Plan Advice Note

Updated: February 2021

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment. This document sets out the key environmental issues, within our remit, which should be considered.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: <https://neighbourhoodplanning.org/wp-content/uploads/Environment-Toolkit-20181220.pdf>

We also recommend your Plan takes account of relevant Local Planning Authority's policies, plans and strategies including Local Planning Authority's Strategic Flood Risk Assessment, flood risk strategies (<https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies>), and the South East River Basin Management Plan (<https://www.gov.uk/government/publications/south-east-river-basin-management-plan/>) Thames River Basin Management Plan (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289937/geth0910bswa-e-e.pdf) as appropriate.

The information below explains the key issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.

Flood risk

Development must be safe and should not increase the risk of flooding.

Neighbourhood Plans should conform to national and local policies on flood risk:

If a Neighbourhood Plan is proposing sites for development please check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.

You can view a site's flood zone on the Flood Map for Planning on our website: <https://flood-map-for-planning.service.gov.uk/>

If the proposed allocation is located within Flood Zone 2 or 3 you should consult the Flood Risk and Coastal Change pages of the National Planning Policy Guidance (NPPG): <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Here you can determine whether the flood risk vulnerability of the proposed development and the flood zone are compatible. In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency's floodmap for planning and the Local Planning Authority's Strategic Flood Risk Assessment (SFRA), if they have one. We recommend you contact the Local Planning Authority to discuss this requirement further.

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

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We can provide any flooding information which we have available – such as predicted flood levels and historical flood data. Please note that there may be a charge for this information. Please contact our Customers and Engagement Team at ksle@environment-agency.gov.uk for further details.

In addition to the above you should also check with the Local Planning Authority's Neighbourhood Planning team with regards to other sources of flooding (such as surface water, groundwater, sewers and historic flooding) as detailed in their Strategic Flood Risk Assessment (SFRA). The Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Climate Change Allowances

The Local Authority's Strategic Flood Risk Assessment should indicate the extent of flood zones with likely climate change.

On 19 February 2016, we published new guidance for planners and developers on how to use climate change allowances: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

Flood Defences

Areas of your Neighbourhood Plan area, or proposed sites, may be given protection by a flood defence/alleviation scheme. Where this is the case the Plan should acknowledge this and identify the level of protection provided (including any climate change allowance). It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Thames Estuary 2100 (Tidal Defences)

In line with requirements set out in the Thames Estuary 2100 ([TE2100](#)) plan, developments in this location will need to demonstrate how the flood defence could be raised in the future to meet the demands of climate change.

No activities on site should preclude access to the flood defence from maintenance or prevent the future raising of flood defences. In some cases we hold technical drawings of flood defence structures which may be of use. To request these you should contact our Customers and Engagement Team at ksle@environment-agency.gov.uk

Ecology

Proximity to watercourse/ Ecology

Main rivers can be viewed on the Environment Agency's map:

<https://environment.maps.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>

We normally require a buffer zone of 8 metres (fluvial) and 16 metres (tidal) between any new development and the top of the bank of the main river. The permanent retention of a continuous unobstructed area is an essential requirement for emergency access to the river for repairs to the bank and for future maintenance and/or improvement works. A buffer between new development and the river wall is also required to ensure no adverse loading which could impact the stability of the channel wall. This buffer zone will help provide more space for flood waters, provide improved habitat for local biodiversity and allows access for any maintenance requirements.

Where development is proposed next to the river we recommend that it includes a green buffer strip alongside the watercourse. Where such a buffer strip does not currently exist, we normally seek that it is established. This is a key way in which we carry out our legal duty to further and promote the ecological and landscape value of rivers and land associated with them. In urban areas, in particular, rivers have

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often been degraded by past development, and we expect that any new development should go some way to redress the balance.

The provision of green infrastructure, particularly along rivers, and the inclusion of sustainable drainage techniques can help reduce the risk of flooding. This can also provide recreational and wildlife benefits. Opportunities to incorporate biodiversity in the Plan will be encouraged. In accordance with national policy, any development proposal should avoid significant harm to biodiversity and seek to protect and enhance it; delivering biodiversity net gain. We would not support development proposals if there was shown to be a likely detrimental impact on the water environment.

Water Management and Groundwater Protection

Local level actions and decision making can help secure improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the water environment. Local WFD catchment data can be obtained from: <http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/>

Overall deterioration in water quality and promoting improvement in the ecological status of any water body. Actions to achieve this are listed in the Thames River Basin Management Plan (RBMP) and the South East River Basin Management Plan <https://www.gov.uk/search?q=River+Basin+Management+Plans>

Where appropriate, a WFD Assessment (<http://planningguidance.communities.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/water-supply-wastewater-and-water-quality-considerations-for-planning-applications/>) should assess any potential impacts on the watercourse and demonstrate that the required enhancements will be delivered. Any development that has the potential to cause deterioration in classification under WFD or that precludes the recommended actions from being delivered in the future is likely to be considered unacceptable to us.

Groundwater Quality

Development must not cause pollution to the water environment.

Aquifers and Source Protection Zones

Some of your local area, and specific potential site allocations, may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. You might consider these within your Plan and when allocating sites. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance:

<https://www.gov.uk/government/collections/groundwater-protection>

To see if a proposed development is located within a Source Protection Zone, please use our online map: <https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs>

Land Contamination

You must consider land contamination when preparing your plan. Managing it during development is key to addressing past contamination and preventing further impacts during development.

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You can establish if a site may be contaminated in several ways. Your Local Authority may hold a register of sites it knows to be contaminated. A list of potentially contaminated sites can be accessed on the following link:

<https://www.clare.co.uk/useful-government-legislation-and-guidance-by-country/76-key-documents/198-doe-industry-profiles>

We recommend you contact your Local Authority's Environmental Health team who may hold records on known/potential land contamination. Please note our primary concern is with regards to water quality. Your Local Authority's Environmental Health team will advise you on issues related to human health.

Further information can be accessed on the following links:

Guiding principles for the Land Contamination

<https://www.clare.co.uk/useful-government-legislation-and-guidance-by-country/192-guiding-principles-for-land-contamination-gplc>

Model Procedures for the Management of Land Contamination:

<https://webarchive.nationalarchives.gov.uk/20140328160926/http://cdn.environment-agency.gov.uk/scho0804bibr-e-e.pdf>

Approach to Groundwater Protection:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf

Water supply and foul drainage

When allocating sites in you Plan, you will need to consider if the water supply and foul drainage infrastructure can accommodate the development. Your local water company can provide further information about water supply and sewerage capacity.

Surface water drainage

The inclusion of Sustainable Drainage Systems (SUDS) should always be a consideration within any development to reduce the risk of surface water flooding on and off site. The Lead Local Flood Authority, is the main contact for SUDS issues. However, we have interest in SUDS from a groundwater protection perspective and those area of critical drainage.

The collection and dispersal of clean surface water to ground to recharge aquifer units and prevent localised drainage or surface systems flooding in heavy rainfall is encouraged. However, dispersal into the ground through soakaways or other infiltration systems requires a site-specific investigation and risk assessment. Generally, we would accept roof drainage going to soakaway (or other systems), but other surface drainage may need to go through treatment systems or to foul main, for instance vehicle parking. Infiltrating water has the potential to cause mobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of underlying groundwater resources. Where contamination is known or suspected, remedial or other mitigating measures will likely be required so that it can be demonstrated that there is no resultant unacceptable risk to Controlled Waters.

We advise applicants to follow our guidance – Groundwater Protection. This is a report that highlights the importance of groundwater and encourages industry and other organisations to act responsibly and improve their practices. This can be found at: <https://www.gov.uk/government/collections/groundwater-protection>

The design of the drainage systems should be in line with G1, G9, G12 and G13 position statements:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

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Infrastructure Delivery

We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space, is taken into account if the Plan looks to fund local infrastructure.

Environmental Permitting Regulations

To see if a proposed development requires an Environmental Permit under the Environment Permitting Regulations please refer to our website:

<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

Under the Environmental Permitting (England and Wales) Regulations 2016, a flood risk activity permit (FRAP) may be required for work:

- in, over or under a main river;
- within 8m of the bank of a main river, or 16m if it is a tidal main river;
- within 8m of any flood defence structure or culvert on a main river, or 16m on a tidal main river.

Flood risk activities can be classified as: exclusions, exemptions, standard rules or bespoke. These are associated with the level of risk the proposed works may pose to people, property and the environment. Local Authorities should advise developers to refer to the [flood risk activity permit section](#) of gov.uk for further information.

Please note

This document is a response to a Neighbourhood Plan consultation and does not represent our final view in relation to any future planning application made in relation to any site.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

If you have any questions please contact the Kent and South London Sustainable Places team:

kslplanning@environment-agency.gov.uk

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External Links in Reply

The links in the above reply are not navigable, but can be accessed from the table below:

Hyperlink as Appears in Reply	Underlying URL
https://neighbourhoodplanning.org/wpcontent/uploads/Environment-Toolkit-20181220.pdf	https://neighbourhoodplanning.org/wp-content/uploads/Environment-Toolkit-20181220.pdf
https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies	https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies
https://www.gov.uk/government/publications/south-east-river-basin-management-plan/	https://www.gov.uk/government/publications/south-east-river-basin-management-plan/
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289937/geth0910bswa-e-e.pdf	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289937/geth0910bswa-e-e.pdf
https://flood-map-forplanning.service.gov.uk/	https://flood-map-forplanning.service.gov.uk/
http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/	http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/
https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances	https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances
TE2100	https://www.gov.uk/government/publications/thames-estuary-2100-te2100
https://environment.maps.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386	https://environment.maps.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386
https://www.gov.uk/search?q=River+Basin+Management+Plans	https://www.gov.uk/search?q=River+Basin+Management+Plans
http://planningguidance.communities.gov.uk/blog/guidance/watersupply-wastewater-and-water-quality/water-supply-wastewater-and-water-quality-considerations-forplanning-applications/	http://planningguidance.communities.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality-considerations-forplanning-applications/
https://www.gov.uk/government/collections/ground-water-protection	https://www.gov.uk/government/collections/ground-water-protection
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https://webarchive.nationalarchives.gov.uk/20140328160926/http://cdn.environmentagency.gov.uk/scho0804bibr-e-e.pdf	https://webarchive.nationalarchives.gov.uk/20140328160926/http://cdn.environment-agency.gov.uk/scho0804bibr-e-e.pdf
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https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit	https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit
flood risk activity permit section	https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

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Emailed Response from Natural England

Date: 23 October 2024
Our ref: 487751
Your ref: Stoneleigh & Auriol Neighbourhood Plan



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T [REDACTED]

Mr David Major
Stoneleigh & Auriol Neighbourhood Forum

BY EMAIL ONLY

Dear Mr Major

Stoneleigh & Auriol Neighbourhood Plan - Pre-submission Regulation 14 Consultation

Thank you for your consultation on the above dated 05 September 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

[REDACTED]
Consultations Team

Appendices -

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

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Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

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- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

External Links in Reply

The links in the above reply are not navigable, but can be accessed from the table below:

Hyperlink as Appears in Reply	Underlying URL
Natural England's Standing Advice on protected species	https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications
standing advice	https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences
Magic ¹	http://magic.defra.gov.uk/
National Parks (England)	http://www.geostore.com/environment-agency/WebStore?xml=environment-agency/xml/ogcDataDownload.xml
the Association of Local Environmental Records Centres	https://www.alerc.org.uk/
here ²	https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
here ³	https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making
Magic ⁴	http://magic.defra.gov.uk/
LandIS website ⁵	http://www.landis.org.uk/index.cfm
National Planning Policy Framework ⁶	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Planning Practice Guidance ⁷	http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/
here ⁸	https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
Ancient woodland ⁹	https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences
here ¹⁰	https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
here ¹¹	https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals

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Hyperlink as Appears in Reply	Underlying URL
Guide to assessing development proposals on agricultural land ¹²	https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land
National Planning Policy Framework	https://www.gov.uk/guidance/national-planning-policy-framework
Biodiversity Metric	https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development
Small Sites Metric	https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development
Biodiversity Metric	https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development
planning practice guidance	https://www.gov.uk/guidance/biodiversity-net-gain
here	https://www.gov.uk/government/collections/biodiversity-net-gain
Green Infrastructure Framework	https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx
Planning Practice Guidance ¹³	https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space
Environmental Benefits from Nature tool	http://nepubprod.appspot.com/publication/6414097026646016
Biodiversity Metric	https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development