

**EPSOM & EWELL BOROUGH COUNCIL
STONELEIGH AND AURIOL NEIGHBOURHOOD DEVELOPMENT PLAN
2025-2039**

**Planning & Compulsory Purchase Act 2011 S.38A(9) and Regulation 20
of the Neighbourhood Planning (General) Regulations 2012**

**Final Decision Statement
Date of publication: 10th March 2026**

1. Decision

- 1.1 Following an Independent Examination and a positive referendum result, Epsom & Ewell Borough Council has decided, pursuant to section 38A (4) of the Planning and Compulsory Purchase Act 2004, to 'make' the Stoneleigh and Auriol Neighbourhood Development Plan (the 'Plan').
- 1.2 The Stoneleigh and Auriol Neighbourhood Development Plan now forms part of the Development Plan and its policies will be given full weight when assessing planning applications that affect land covered by the Plan.

2. Reasons for the decision

- 2.1 With the Examiner's recommended modifications, and additional minor modifications made by the Council, the Plan meets the basic conditions set out in paragraph 8(2) of the Schedule 4B of the Town and Country Planning Act 1990, is compatible with EU obligations and the Convention rights and complies with relevant provision made by or under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.2 The referendum held on 12th February 2026 met the requirements of the Localism Act 2011. It was held in the referendum area and posed the question "Do you want Epsom & Ewell Borough Council to use the Neighbourhood Plan for Stoneleigh and Auriol to help it decide planning applications in the neighbourhood area?"
- 2.3 The count took place on the 13th of February 2026 and greater than 50% of those who voted were in favour of the Plan being used to help decide planning applications in the neighbourhood plan area. The results of the referendum were based on a turnout of 20.7%:

Response	Votes	Percentage
YES	1296	93.4%
NO	92	6.6%

- 2.4 Epsom and Ewell Borough Council has assessed that the Plan, including its preparation, does not breach, and would not otherwise be incompatible, with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998).
- 2.5 This Decision Statement and the Neighbourhood Plan have been published on Epsom and Ewell Borough Council's website along with details of where they can be inspected. This information has also been brought to the attention of people who live, work or carry out business in the neighbourhood area.

Ian Mawer
Head of Planning Policy and Economic Development