

Email: planning.consultations@surreycc.gov.uk



Planning and Place,
Third Floor,
Victoria Gate,
Chobham Road,
Woking
GU21 6JD

Sent by email: neighbourhoodplan@epsom-ewell.gov.uk

31st July 2025

Dear Sir/ Madam,

Surrey County Council Response to the Stoneleigh and Auriol Neighbourhood Plan 2025 - 2039 Consultation (Regulation 16)

Thank you for consulting Surrey County Council (SCC) on the Stoneleigh and Auriol Neighbourhood Plan. This is an officer response and the comments below relate to SCC's specific roles and responsibilities.

We welcome that a number of changes have been made to respond to comments made at the Regulation 14 stage, in particular relating to Flooding and Highways and Transport.

However, we note that the proposal remains to designate Old School Field, Salisbury Road as Local Green Space. As set out in our Regulation 14 response, this is not supported by SCC as the 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 a key site in SCC's affordable extra care housing programme. SCC has concluded a tender in relation to this site, resulting in appointment of a development partner to advance provision of affordable extra care housing at this location. We anticipate that work will commence shortly on design development to facilitate a reserved matters planning application, which, subject to a positive determination, will lead to commencement of construction on site.

We note that the number of proposed notable green spaces has increased since the Regulation 14 stage. A number of these areas appear to be highway verges subject to the Highway Act and therefore protected for highway use. We query whether this policy is necessary as these areas of land are unlikely to be subject to development proposals.

Yours sincerely,

A black rectangular box redacting the signature of the Principal Planning Officer.

Principal Planning Officer
Spatial Planning Team