

Summary of representations - Regulation 16: Stoneleigh and Auriol Neighbourhood Plan

Neighbourhood Area: Stoneleigh and Auriol Neighbourhood Forum

Regulation 16 consultation date: Friday 20 June - Friday 1 August 2025

This document provides a summary of representations received by Epsom and Ewell Borough Council as part of Regulation 16 consultation. In total, 8 representations were received during the 6 week consultation period. 6 responses were from statutory consultees and 2 were from residents.

Please note: The table below is a summary of the representations received and are not intended to be a word for word account of those submitted. Comments submitted on Stoneleigh and Auriol's Neighbourhood Plan are available to view in full as separate representation documents on Epsom and Ewell's Council Website on the [Stoneleigh and Auriol Neighbourhood Plan webpage](#).

Rep reference	Name	Organisation	Date received	Method of submission	Summary of representation
SANFREPO1	Environment Agency	Environment Agency	8/7/2025	Email	<p>Neighbourhood Plan Advice Note: Together with Natural England, English Heritage and Forestry Commission, provided a joint advice on neighbourhood planning setting out sources of environmental information and ideas on incorporating the environment into plans. A summary of advice included:</p> <p>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, they are advised to check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.</p> <p>Flood Defences:</p>

					<p>Areas of a Neighbourhood Plan area, or proposed sites, may be given protection by a flood defence/alleviation scheme.</p> <p>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.</p> <p>Ecology: Proximity to watercourse/ Ecology: A required 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. 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.</p> <p>Water Management and Groundwater Protection: Local level actions and decision making can help secure improvements to the water environment. The catchment-based approach has been adopted to deliver requirements under the Water Framework Directive (WFD).</p> <p>Groundwater Quality: Development must not cause pollution to the water environment. Aquifers and Source Protection Zones: Specific potential site allocations may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance</p> <p>Land contamination:</p>
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					<p>Neighbourhood plans must consider land contamination. Managing it during development is key to addressing past contamination and preventing further impacts during development.</p> <p>Primary concern is with regards to water quality. Local Authority Environmental Health teams advise on issues related to human health</p> <p>Water supply and foul drainage: When allocating sites in the Plan, consideration if the water supply and foul drainage infrastructure can accommodate the development.</p> <p>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.</p> <p>Infrastructure Delivery: Recommendation that environmental infrastructure, including habitat enhancements, water storage areas, and green space, is considered if the Plan looks to fund local infrastructure</p> <p>Environmental Permitting Regulations: Under the Environmental Permitting (England and Wales) Regulations 2016, a flood risk activity permit (FRAP) may be required for work</p>
SANFREPO2	Historic England	Historic England	22/7/25	Email	<p>Historic England (HE) welcomed the production of the neighbourhood plan</p> <p>HE doesn't consider there is a need to be involved in the detailed development of the strategy for the SANF area but offer some general advice and guidance.</p>

					<p>It is important that the strategy put together safeguards those elements of the neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure the plan is in line with requirements of national planning policy, as found in the National Planning Policy Framework</p> <p>The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.</p>
SANFREPO3	Epsom and Ewell Borough Council	Epsom and Ewell Borough Council	24/7/25	Email	Epsom and Ewell Borough Council (EEBC) submitted a table of comments referring to the SANF plan including areas of inconsistency with the NPPF, general areas for formatting, policy wording, policy and wording clarity and intention of certain policies and subsequent consideration of the removal of certain policies in the plan.
SANFREPO4	National Highways	National Highways	28/7/25	Email	National Highways (NH) is a key delivery partner for sustainable development promoted through the plan-led system and, as a statutory consultee. They state that they cannot cater for unconstrained traffic growth generated by new developments. Therefore, they encourage policies and proposals which incorporate measures to reduce traffic generation at source and encourage more sustainable travel behaviour. They have undertaken a review of the objectives and policies in the plan and consider that the draft plan will not have a significant impact on the Strategic Road Network.
SANFREPO5	Jason Linford	Resident	29/7/25	Email	Jason L (JL) considered that the Appendix 5 Transport survey results should be removed and to a certain extent provided a one-sided view on feedback on topics. Supported 13 policies and 2 community recommendations. Proposed opinions and wording amendments and changes in a small number of policies.
SANFREPO6	Natural England	Natural England	31/7/25	Email	Natural England's (NE) 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 did not have any specific comments on this draft neighbourhood plan. It included an annex on areas to be considered when preparing a neighbourhood Plan. This included sources of useful information on the natural environment, Natural environment issues to consider, and improving the natural environment.
SANFREPO7	Surrey County Council	Surrey County Council	31/7/25	Email	Surrey county Council (SCC) provided comments on their specific roles and responsibilities. SCC welcomed changes following comments made at Regulation 14. They noted that a particular proposal to designate a Local Green Space was referring to a site which already had planning permission. SCC noted the number of notable green spaces had increased since Regulation 14 and that a number of these were highway verges subject to the Highway Act and protected for highways use.
SANFREPO8	Susan Hodge	Resident	25/7/25	Consultation database	Susan H (SH) supported the Stoneleigh and Auriol neighbourhood plan. Stated the importance stopping development that is out of keeping with the area. Considered that it was important that appropriate action is taken to enforce planning regulations