



Stoneleigh and Auriol Neighbourhood Plan Referendum Information for Voters

About this booklet

On 12 February 2026, there will be a referendum on a neighbourhood plan for your area. This booklet explains more about the referendum that is going to take place and how you can take part in it. In this booklet you can find out about:

- The planning system
- The development plan [of which neighbourhood plans are part]
- The neighbourhood plan
- The neighbourhood area
- The referendum and how you can take part

The Planning System

The planning system manages the use and development of land and buildings. It exists to ensure that development is in the public interest and contributes to the achievement of sustainable development. This means ensuring that meeting the needs of the present do not compromise the ability of future generations to meet their own needs. It also means allowing growth that balances supporting the economy and community needs for homes, jobs, transport and infrastructure while protecting and enhancing the built and natural environment.

The planning system has two main parts:

- Plan making – setting out proposals for development and policies to guide development over time.
- Managing development – where development is agreed through the granting of planning permission.

Not all forms of development require planning permission as some building operations, depending on their scale and type, are covered by permitted development rights. For development that requires planning permission, Epsom and Ewell Borough Council is responsible for deciding whether the development should go ahead.

Decisions on planning applications in the Stoneleigh and Auriol neighbourhood area are based on the National Planning Policy Framework, The Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies Document 2015 and (if made following the referendum) the Stoneleigh and Auriol Neighbourhood Plan.

National Planning Policy Framework

The latest version of the National Planning Policy Framework (NPPF) was published in December 2024. It sets out the Government's planning policies for England and how these are expected to be applied. The framework gives guidance to local planning authorities in drawing up development plans and on making decisions on planning applications. The NPPF is available as an on-line resource, together with associated planning practice guidance, at <http://planningguidance.planningportal.gov.uk/>

What is a Development Plan?

In England, planning applications are determined by local planning authorities in accordance with the Development Plan. A Development Plan is a set of documents that set out the policies for the development and use of land across the entire local authority area. Epsom and Ewell Borough Council must prepare a local plan which sets planning policies within the local planning authority area. Local plans must be prepared with the objective of contributing to the achievement of sustainable development. They must be positively prepared, justified, effective and consistent with national policy in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF.

Decisions must be made in accordance with the local development plan unless material considerations indicate otherwise. The local Development Plan for the Stoneleigh and Auriol neighbourhood area currently comprises the Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies Document 2015 and the Surrey County Council Surrey Waste Local Plan 2020 and Surrey Minerals Plan 2011.

These documents can be accessed via the following links:

[Core Strategy and Development Management Policies – Epsom & Ewell Borough Council](#)

[Minerals and Waste Local Plan - Surrey County Council](#)

What is Neighbourhood Planning?

Neighbourhood planning was introduced under the Localism Act 2011 to give local communities more control in the planning of their neighbourhoods. It introduced new rights and powers to allow local communities to shape new development in their local area. It enables communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.

Neighbourhood planning aims to help local communities play a direct role in planning for the areas in which they live and work. A community can prepare a neighbourhood plan. This plan can show how the community wants land to be used and developed in its area.

Who can prepare a Neighbourhood Plan?

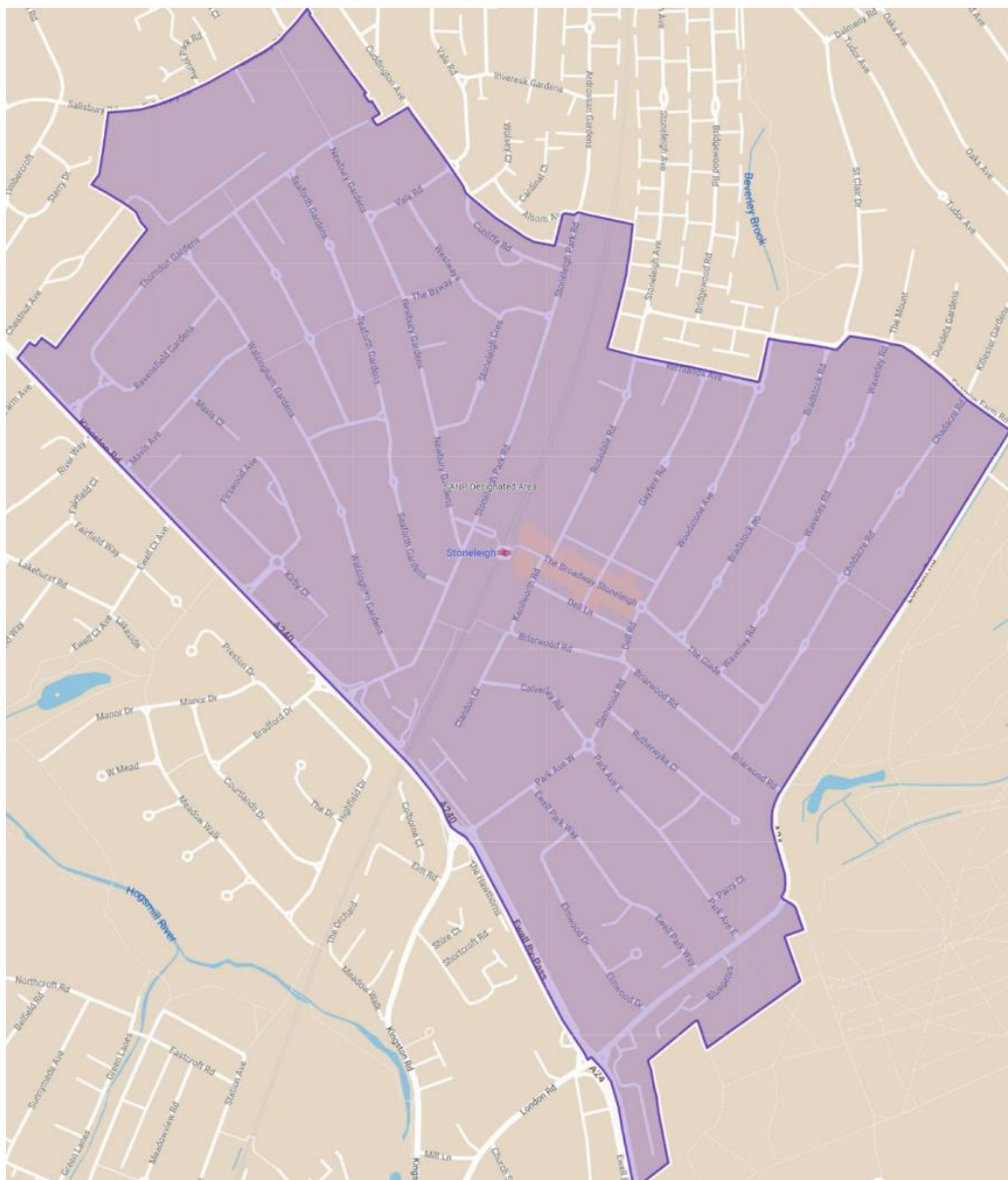
Neighbourhood plans are prepared by town or parish councils, or neighbourhood forums where there are no parishes defined. In this case, the Stoneleigh and Auriol Neighbourhood Plan was prepared by Stoneleigh and Auriol Neighbourhood Forum.

What is a neighbourhood area?

A neighbourhood area can cover single streets or large urban or rural areas. The boundaries of a neighbourhood area are put forward by:

- Town or parish councils
- A neighbourhood forum (a group of at least 21 people in areas without town or parish councils)

The boundary of the Stoneleigh and Auriol neighbourhood area, is shown below:



Please note that the designated area is based on the Stoneleigh and Auriol ward boundaries that were in effect at the time the Neighbourhood Area was designated in 2020. The Ward boundaries were revised in August 2022, and the table below summarises the changes for specific streets / properties.

Street / properties	Ward prior to August 2022 changes	Ward as of August 2022	Within the Neighbourhood Forum Area
Bannow Close	Ewell Court	Auriol	No
Barn Elms Close	Auriol	Cuddington	Yes
Chestnut Avenue	Ewell Court	Auriol	No
Cuddington Avenue (48-94)	Auriol	Cuddington	Yes
Kingston Road (332-368D even)	Ewell Court	Auriol	No
Salisbury Road (68-72)	Auriol	Cuddington	Yes
Serry Drive	Ewell Court	Auriol	No
Timbercroft	Ewell Court	Auriol	No
Vale Road (Flats 1-6, 156)	Auriol	Cuddington	Yes

Referendum on the Neighbourhood Plan

A referendum asks you to vote 'yes' or 'no' to a question. For this referendum you will receive a ballot paper with this question:

"Do you want Epsom and Ewell Borough Council to use the neighbourhood plan for Stoneleigh and Auriol to help it decide planning applications in the neighbourhood area?"

How do I vote in the referendum?

You vote by putting a cross (X) in the 'Yes' or 'No' box on your ballot paper. Put a cross in only one box or your vote will not be counted.

If more people vote 'yes' than 'no' in this referendum, then Epsom and Ewell Borough Council will use the Neighbourhood Plan to help it decide planning applications in the Stoneleigh and Auriol neighbourhood plan area.

The Neighbourhood Plan once adopted will then become part of the Development Plan. If more people vote 'no' than 'yes', then planning applications will be decided without using the Neighbourhood Plan as part of the Development Plan for the local area.

Who Can vote?

A person is entitled to vote if at the time of the referendum, they meet the eligibility criteria to vote in a local government election and are registered to vote in the referendum area. Everyone on Epsom and Ewell Borough Council's electoral register) within the referendum area is entitled to vote. The eligibility criteria to vote are:

- you are registered to vote at local government elections; and
- you are 18 years of age or over on polling day.

Register to vote

If you are an eligible elector and you are already on the Register of Electors for Epsom and Ewell, you do not need to re-register for this Referendum. Information on how to register is available on the GOV.UK website. The deadline for applying to register for voting in this election is by 27 January 2026.

Poll Cards

Poll cards will be sent out from 12 January 2026 onwards and your designated polling station will be printed on it. Please note that a small number of people will be voting at a different polling station just for this one event.

If you have misplaced your poll card, you can phone electoral services on 01372 732000 who will be able to tell you where you should go to vote (you do not need a poll card to vote).

Casting your vote

All electors will be required to show photographic identification to vote at the polling station. Accepted forms of voter ID include UK passports and UK photo driving licences.

To see the full list of acceptable identification, please click on the following link <https://www.electoralcommission.org.uk/i-am-a/voter/voter-id/accepted-forms-photo-id>

If you do not possess any of the acceptable forms of photographic identification, you can apply to your local electoral registration officer for a free Voter Authority Certificate. Completed applications must reach us no later than 5pm, 4 February 2026. You can apply for a Voter Authority Certificate online at <https://www.voter-authority-certificate.service.gov.uk>

Voting by post or proxy

Postal packs will be sent out around 29 January 2026. So, if you are away or unable to get to your polling station on 12 February 2026, you can apply for a postal or proxy vote.

- Register to vote by post - the deadline to apply for a postal vote is 5pm on 28 January 2026.
- Register to vote by proxy - the deadline to apply to vote by proxy is 5pm on 4 February 2026

The way to apply for a postal or proxy vote has changed and you now need to provide your national insurance number as part of your application. The easiest way to apply for a postal vote is to go on-line at: <https://www.gov.uk/apply-postal-vote> or to appoint a proxy visit <https://www.gov.uk/apply-proxy-vote>

If you are not able to go on-line then you can fill in a paper form. If you need a paper form please contact electoral services for a form.

Outcome of the Referendum

The counting of the votes must take place as soon as practicable after the close of poll and the date, time and location of the count must be advised to any counting observers in writing by the Counting Officer.

If more people vote 'yes' than 'no' in this referendum, then Epsom and Ewell Borough Council will adopt the plan as soon as practicable and use the Neighbourhood Plan to help it decide planning applications in the Stoneleigh and Auriol neighbourhood plan area as part of the Development Plan.

If more people vote 'no' than 'yes', then planning applications will be decided without using the Neighbourhood Plan as part of the Development Plan for the Stoneleigh and Auriol neighbourhood plan area.

How to find out more:

- Further general information on neighbourhood planning is available at: [Neighbourhood Planning | Epsom and Ewell Borough Council](#)
- You can find specific documents on the Stoneleigh and Auriol Neighbourhood Plan at: [Stoneleigh and Auriol Neighbourhood Plan | Epsom and Ewell Borough Council](#)
- For queries about neighbourhood planning in general, please contact Epsom and Ewell Council's Planning Policy Team at NeighbourhoodPlan@epsom-ewell.gov.uk or 01372 732000.
- For more information about voting and the arrangements for this referendum, please contact Epsom and Ewell Borough Councils Electoral Services on electoralservices@epsom-ewell.gov.uk or phone 01372 732000