

EPSOM & EWELL BOROUGH COUNCIL
STONELEIGH AND AURIOL NEIGHBOURHOOD DEVELOPMENT PLAN 2025-2039
POST EXAMINATION DECISION STATEMENT

November 2025

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

1. Introduction

- 1.1. Under the Town and Country Planning Act 1990 (as amended), Epsom & Ewell Borough Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2. This statement confirms that the modifications proposed by the examiner's report have been accepted, and that the submission Stoneleigh and Auriol Neighbourhood Development Plan has been altered as a result. The Neighbourhood Development Plan, as modified, may now proceed to referendum.

2. Background

- 2.1. The Stoneleigh and Auriol Neighbourhood Development Plan area was designated by the Council on 12 November 2020. The designated area is based on the Stoneleigh and Auriol Ward boundaries, prior to the minor boundary changes made in 2022.
- 2.2. The Stoneleigh and Auriol Neighbourhood Development Plan was submitted to Epsom & Ewell Borough Council as Planning Authority on the 18 May 2025. Between the 20 June and 1 August 2025 the plan was publicised and representations were invited.
- 2.3. Christopher Lockhart-Mummery KC was appointed by Epsom & Ewell Borough Council with the consent of the Stoneleigh and Auriol Neighbourhood Forum to undertake the examination of the Stoneleigh and Auriol Neighbourhood Development Plan and to prepare a report of the independent examination.

- 2.4. The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision

- 3.1. The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by Section 38A of the Planning and Compulsory Purchase 2004 Act), in relation to a neighbourhood development plan.
- 3.2. Having considered each of the recommendations made by the examiner's report, and the reasons for them, Epsom & Ewell Borough Council in consultation with the Stoneleigh and Auriol Neighbourhood Forum, has decided to accept all of the Examiner's modifications to the draft plan. This decision was made on 25 November 2025 by the Licensing and Planning Policy Committee.
- 3.3. Table 1 below outlines the alterations made to the submission plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations.

Table 1: Recommendations by the Examiner agreed by Epsom & Ewell Borough Council

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 34 General	Refer to the NPPF 2024 throughout the document.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 35 Para 1.1.2 and other locations	Ensure references to the Local Plan throughout the document are updated to reflect the current position.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-P-H-01	Amend Policy Title to: Policy 1: Consistency of Building Lines	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-H-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 35 Para 1.5.3	<i>Delete existing text and replace with:</i> <i>For the Stoneleigh and Auriol Neighbourhood Area, the development plan is made up of the local plan for Epsom and Ewell and, when made, this neighbourhood plan. (The Development Management Policies 2015 contain non-strategic policies).</i>	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 36 Table at para 1.9	Delete reference to NDP (New Development Plans)	Agree with the modifications for the reasons set out in the Examiner's Report.
Paras 32 and 37 Policy SA-P-H-02	Delete existing policy wording and replace with: Policy 2: Development Height and Character New development should: a) Respect the surrounding building heights, which are generally 2 to 3 storeys high. Any exceptions to this would need to demonstrate how they would maintain the existing character of the area; b) Complement the existing form, massing and roofscape of the surrounding built form; c) Use materials that complement the character of the area; and d) Have regard to the AECOM Stoneleigh and Auriol Design Guidance and Codes (2022).	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-H-02	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 38 Policy SA-P-H-02	Delete paragraph 2.4.2.2.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-CR-H-01	Amend Community Recommendation Title to: Community Recommendation 1: Support for Sympathetic Higher Density Development	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 and 39 Policy SA-P-H-03	Delete the word 'permitted' from the policy title. Delete existing policy wording and replace with: Policy 3: Backland Development New dwellings within one or more residential plots will be permitted, where the following criteria are satisfied: a) Appropriate vehicle, pedestrian and cycle access is provided from the public highway. b) Appropriate private and usable amenity space is provided. c) No adverse overlooking of residential dwellings and gardens.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-H-03	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 40	Delete paragraph 2.5.2.1.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 40	Delete the first two lines of paragraph 2.5.2.2 and retain the remainder of that paragraph.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 41	Delete paragraph 2.5.3.1 and replace with: <i>In a design codes follow-up on-line survey, conducted in September 2022, 75% of respondents were opposed to development in back gardens, beyond the extent of permitted development. The remaining 25% stated that it was dependent upon the proposal submitted. Given the demands for housing expected over this plan's lifetime, it is not appropriate to say that any housing cannot be built in existing back garden spaces. However, this policy is provisioned to ensure that any such development does not have an adverse impact on the local character of the Designated Area.</i>	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 42	Delete paragraph 3.2.6.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 32 and 43 Policy SA-P-R-01	Delete existing policy wording and replace with: Policy 4: Safeguarding of Retail Facilities Within the retail centres as shown in Figure 10: a) Proposals that would improve and enhance local facilities and services by addressing the daily requirements of the community will be supported. b) Proposals for change of use that threaten the predominance of Class E uses will be resisted.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-R-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 and 44 Policy SA-P-R-02	Delete existing policy wording and replace with: Policy 5: Safeguarding of Public Houses The existing public houses, as shown in Figure 13 are regarded as valued community facilities. Proposals which would result in the loss of public houses would be supported only if:	Agree with the modifications for the reasons set out in the Examiner's Report.

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	<p>a) the proposal is supported by clear and robust evidence that demonstrates that the public house is no longer economically viable to retain in the existing use; and</p> <p>b) it has been vacant and actively marketed for a use as a public house without success for at least 12 months.</p>	
Para 33 Policy SA-P-R-02	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-CR-R-01	Amend Community Recommendation Title to: Community Recommendation 2: Support for Retail Diversity	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 32 Policy SA-P-R-03	Amend Policy Title to: Policy 6: Parking at Retail, Commercial, Hospitality, Community/Cultural Facilities	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-R-03	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 32 and 48 Policy SA-P-G-01	Delete existing policy wording and replace with: Policy 7: Protection of Local Green Spaces Proposals which affect the following green spaces will only be supported in very special circumstances: 1) Auriol Park, 2) Cherry Orchard Nursery site within Nonsuch Park, 3) Recreation Ground (Park Avenue West), 4) Allotments at Park Avenue West, 5) Allotments at Barn Elms by Auriol Park.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 33 Policy SA-P-G-01	Delete 'EEBC Development Management Policy Context' table under policy.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 49 Para 2.3.2.1	Amend the first sentence in para 4.3.2.1 to state: <i>There are now five Local Green Spaces contained within Stoneleigh and Auriol, as shown below and detailed in paragraph 4.3.2.2.</i>	Agree with the modifications for the reasons set out in the Examiner's Report
Para 49 Para 2.3.2.2	Amend the first sentence in para 4.3.2.2 to state: <i>Within the area we designate the following five Local Green Spaces numbered 1 to 5 inclusive (as shown on the map above)</i>	Agree with the modifications for the reasons set out in the Examiner's Report.

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Para 50 Figure 15	Amend Figure 15 to remove site 6	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 50	Delete sub paragraph 6) on page 56.	Agree with the modifications for the reasons set out in the Examiner's Report.
Para 51	Delete paragraphs 4.3.2.3 - 4.3.3.9 and figure 16.	Agree with the modifications for the reasons set out in the Examiner's Report.