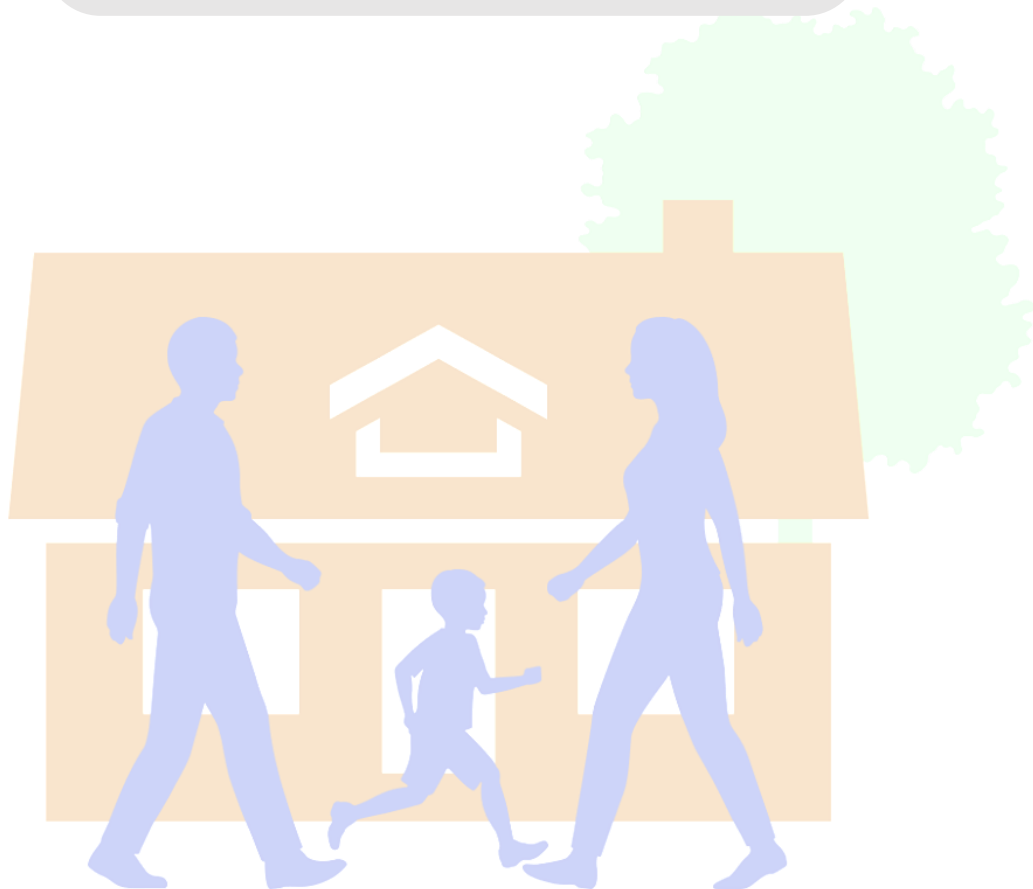




# Stoneleigh and Auriol Neighbourhood Plan

## Basic Conditions Statement



**Revision:** 1.01

**Released:** 12<sup>th</sup> May 2025

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**1**

## **Introduction**

**1.1 Conformity with Basic Conditions**

- 1.1.1 This Basic Conditions Statement has been prepared to accompany the Stoneleigh and Auriol Neighbourhood Plan (SANP). Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) requires that Neighbourhood Development Plans (NDP) must meet the following conditions:
- 1.1.2 The draft NDP must have appropriate regard to national policies and advice, such as those contained in the National Planning Policy Framework (NPPF).
- The draft NDP must contribute to the achievement of sustainable development.
  - The draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case, Epsom and Ewell Borough Council's Local Plan.
  - The draft NDP must be compatible with the relevant European obligations and human rights requirements.

**1.2 Submitting Body**

- 1.2.1 The SANP is submitted by the Stoneleigh and Auriol Neighbourhood Forum (SANF), a qualifying body as defined by the Localism Act 2011.

**1.3 Neighbourhood Plan Key Dates**

- 1.3.1 Epsom and Ewell Borough Council designated the area for the preparation of a Neighbourhood Development Plan on November 12, 2020.
- 1.3.2 The plan period of the SANP is from 2025 to the end of 2039.
- 1.3.3 Pre-submission consultation under Regulation 14 was undertaken from the 9<sup>th</sup> of September 2024 to the 27<sup>th</sup> of October 2024. This Basic Conditions Statement therefore, reflects the plan as amended to take into account comments received.

## 1.4 Neighbourhood Area

- 1.4.1 The Plan applies to the Stoneleigh and Auriol wards, within the Borough of Epsom and Ewell.
- 1.4.2 Please note that the designated area is based on the Stoneleigh and Auriol ward boundaries, prior to the minor boundary changes made in 2022, before the 2023 local council elections (See Appendix B for details).
- 1.4.3 SANF commissioned a design guide in 2022 from AECOM. This document can be found on the SANF website in the supporting Information section of the Neighbourhood Plan: <https://sanf.org.uk/neighbourhood-plan>
- 1.4.4 The following maps show the designated Neighbourhood Plan area:

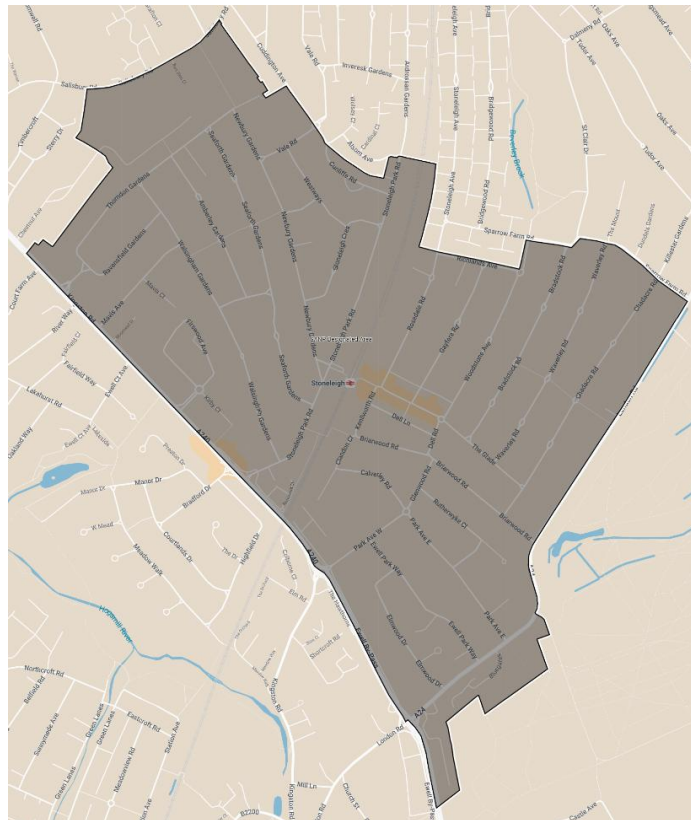


Figure 1 – The SANP Designated Area

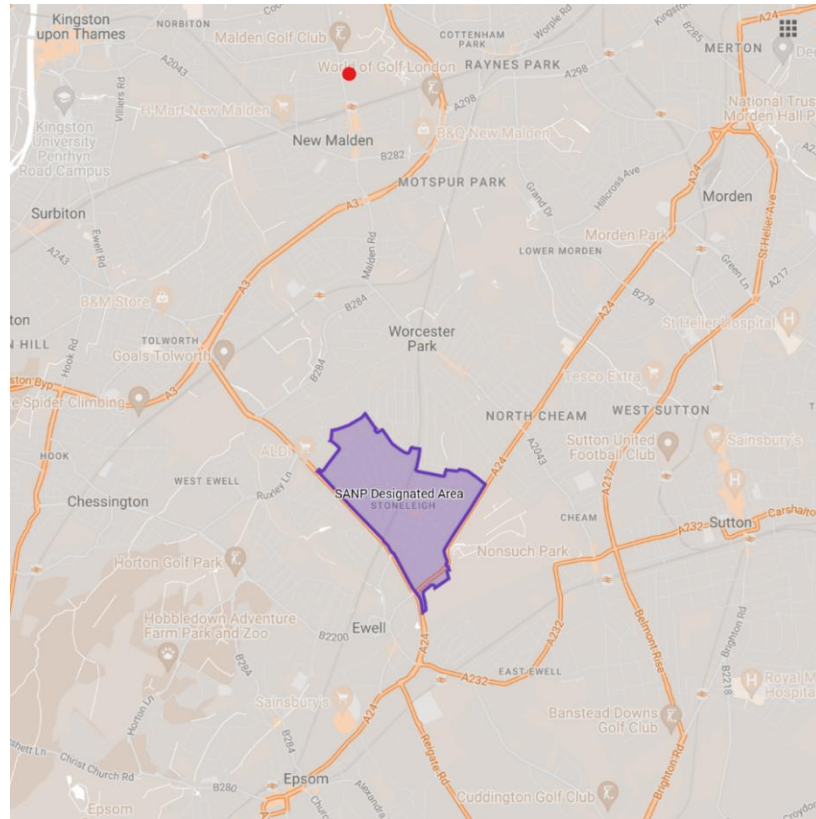


Figure 2 – Stoneleigh and Auriol Wider Location

## 1.5 Neighbourhood Plan Overview

### 1.5.1 The SANP contains policies that aim to:

- Retain the historical character and community feel of the area.
- Retain a broad selection of retail and services that support the designated area.
- Ensure that any new development has as much positive and as little negative impact on the existing community.

### 1.5.2 The SANP does not contain policies that aim to:

- Prevent sustainable development within the designated area.
- Assign specific areas for development beyond those already defined by Epsom and Ewell Borough Council.
- Exclude development, such as minerals extraction or nationally significant infrastructure etc.

**2**

## **Legal Requirements**

## 2

## Legal Requirements

### 2.1 Compliance with the individual elements of the legal requirements for a Neighbourhood Plan is set out below

| Requirement                                                                                              | Interpretation                                                                                                                                                                                                                               | NP response                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions                                              | This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.                                                                                                                                           | This is considered in detail in later sections of this Statement.                                                                                                                                                                                                                                                                               |
| 4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004 | This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".                                                                   | Compliance with Sections 38A and 38B is demonstrated in the following rows.                                                                                                                                                                                                                                                                     |
|                                                                                                          | Section 38A(1)<br>"any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."                                                       | The Neighbourhood Plan has been submitted by Stoneleigh and Auriol Neighbourhood Forum (SANF), a qualifying body (as defined in the Localism Act 2011).                                                                                                                                                                                         |
|                                                                                                          | Section 38A(2)<br>A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan." | The NP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the wards of Stoneleigh and Auriol (prior to the minor 2022 boundary changes) as designated by Epsom and Ewell Borough Council on the 12 <sup>th</sup> of November 2020. The boundary of the Neighbourhood Area is shown in the NP. |
|                                                                                                          | Section 38A, Paragraphs (3) - (12)                                                                                                                                                                                                           | These paragraphs are not of relevance to the submission phase of the NP.                                                                                                                                                                                                                                                                        |
|                                                                                                          | Section 38B1(a)<br>The Neighbourhood Development Plan "Must specify the period for which it is to have effect."                                                                                                                              | The plan period of the NP is from 2025 to 2039.                                                                                                                                                                                                                                                                                                 |
|                                                                                                          | Section 38B1(b)<br>A Neighbourhood Development Plan "may not include provision about development that is excluded development."                                                                                                              | The NP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004                                                                                                                                                                                                    |
|                                                                                                          | Section 38B1(c)<br>A Neighbourhood Development Plan may not relate to more than one neighbourhood area                                                                                                                                       | The NP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by Epsom and Ewell Borough Council on the 12 <sup>th</sup> of November 2020.                                                                                                                                         |
|                                                                                                          | Section 38B(2)<br>Only one Neighbourhood Development Plan may be made for each neighbourhood area.                                                                                                                                           | There are currently no other Neighbourhood Plans in place in any part of this neighbourhood area.                                                                                                                                                                                                                                               |

| Requirement | Interpretation                                                                                                                                                                                                                                                                                                                  | NP response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | Section 38B(3)<br>If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.                                                                                                                   | There are no conflicts within the NP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|             | Section 38B(4)(a)<br>Regulations made by the Secretary of State may make provisions for “restricting the provision that may be included in Neighbourhood Development Plans about the use of land.”<br>These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012. | The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the NP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|             | Section 38B(4)(b)<br>Regulations made by the Secretary of State may make provisions “requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.”                                                                                                                                   | <p>A screening process was carried out by EEBC on the 25<sup>th</sup> of February 2025 to determine whether a Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Neighbourhood Plan.</p> <p>In terms of the SEA its was concluded that:</p> <p><i>... the Stoneleigh and Auriol Neighbourhood Plan</i><br/> <i>Neighbourhood Plan [sic] will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations and therefore does not need to be subject to a SEA Report.</i></p> <p>EEBC also concluded with regards to the HRA:</p> <p><i>Similarly, the screening assessment concludes that no likely significant effects are likely to occur with regards to the integrity of any European sites and a full HRA is not required.</i></p> |
|             | Section 38B, which include paragraphs 38B(4)(c), 5 & 6,                                                                                                                                                                                                                                                                         | The remaining requirements of Section 38B are not of relevance to this Basic Conditions Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Requirement                                                                                                 | Interpretation                                                                                                                                | NP response                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area                                         | This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.              | The NP relates solely to land that falls within the Wards of Stoneleigh and Auriol, prior to the minor boundary changes that took place in 2022, before the 2023 local elections. |
| 4B 8 (1)(e) Other Matters 3.28.                                                                             | This requires the examiner to consider such other matters as may be prescribed                                                                | There are no other prescribed matters.                                                                                                                                            |
| Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 | These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary. | EEBC concluded that there are no SEA and HRA effects within the Stoneleigh and Auriol Neighbourhood Plan.                                                                         |

*Figure 3 – Table of Legal Requirements for a Neighbourhood Plan*

**3**

## **Conformity with the National Planning Policy Framework (NPPF)**

### 3

## Conformity with the National Planning Policy Framework (NPPF)

3.1 The SANP has been prepared with appropriate regard to the NPPF (December 2024), ensuring its policies align with national planning priorities, which are built around "Achieving Sustainable Development".

3.2 Paragraph 8 of the NPPF states:

*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

3.3 Logically, if the SANP policies are shown to be compatible with NPPF policies, then it follows that they must also align with the NPPF priority of "Achieving Sustainable Development".

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| NPPF Topic (Chapter #)                      | SANP Objectives                                                                                                                                                                                                                                                                                                                                                                 | SANP Policies                                                                                                                                                                                                       |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivering a sufficient supply of homes (5) | To ensure that any backland developments do not have an adverse impact to the local character of the Designated Area.                                                                                                                                                                                                                                                           | SA-P-H-03 – Permitted Backland Development                                                                                                                                                                          |
| Building a strong, competitive economy (6)  | <p>To protect and enhance existing Retail, Commercial, Hospitality &amp; Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents</p> <p>To ensure that any new Retail, Commercial, Hospitality &amp; Community / Cultural development is compatible with the available parking in the immediate area.</p> | <p>SA-P-R-01 – Safeguarding of Retail and Service Facilities</p> <p>SA-P-R-02 – Safeguarding of Public Houses</p> <p>SA-P-R-03 – Parking at Retail, Commercial, Hospitality &amp; Community/Cultural Facilities</p> |
| Ensuring the vitality of town centres (7)   | Not applicable to Stoneleigh and Auriol                                                                                                                                                                                                                                                                                                                                         | None.                                                                                                                                                                                                               |
| Promoting healthy and safe communities (8)  | <p>To protect the water supply and foul water drainage for new and existing residents.</p> <p>To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area.</p>                                                                                                                         | <p>SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage</p> <p>SA-P-T-02 – Residential Parking and Cycle Storage</p>                                                                                       |
| Promoting sustainable transport (9)         | <p>To ensure that any new Retail, Commercial, Hospitality &amp; Community / Cultural development is compatible with the available parking in the immediate area.</p> <p>To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area.</p>                                               | <p>SA-P-R-03 – Parking at Retail, Commercial, Hospitality &amp; Community/Cultural Facilities</p> <p>SA-P-T-01 – Assessment of Transport Impact</p> <p>SA-P-T-02 – Residential Parking and Cycle Storage</p>        |
| Supporting high quality communications (10) | Defaults to the NPPF and Local Plan objectives.                                                                                                                                                                                                                                                                                                                                 | None.                                                                                                                                                                                                               |
| Making effective use of land (11)           |                                                                                                                                                                                                                                                                                                                                                                                 | SA-P-H-03 – Permitted Backland Development                                                                                                                                                                          |

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| NPPF Topic (Chapter #)                                                    | SANP Objectives                                                                                                                                                                                                                                                                                                                                                                                                                                     | SANP Policies                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Achieving well-designed places (12)                                       | <p>To ensure that the unique character of Stoneleigh and Auriol is maintained or improved, and that any new or modified buildings are appropriate with this character and sympathetic with the existing building lines.</p> <p>To ensure that any backland developments do not have an adverse impact to the local character of the Designated Area.</p> <p>To protect the water supply and foul water drainage for new and existing residents.</p> | <p>SA-P-H-01 – Consistency of Building Lines</p> <p>SA-P-H-02 – New Development Height and Character</p> <p>SA-P-H-03 – Permitted Backland Development</p> <p>SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage</p> |
| Protecting Green Belt land (13)                                           | To protect and enhance existing green spaces, sites of environmental significance, the semi-rural/leafy suburb character of the area and to ensure that they remain to the benefit of the community.                                                                                                                                                                                                                                                | SA-P-G-01 – Protection of Local Green Spaces                                                                                                                                                                                    |
| Meeting the challenge of climate change, flooding and coastal change (14) | <p>To protect the roles green spaces, trees and hedgerows play in community health and well-being, biodiversity, carbon capture, air quality and flood prevention.</p> <p>To protect residents from flooding.</p> <p>To encourage the use of renewable energy in the home</p>                                                                                                                                                                       | <p>SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.</p> <p>SA-P-S-02 – Minimising Flood Risks.</p> <p>SA-P-S-03 – Renewable Energy and Energy Efficiency</p>                                                           |
| Conserving and enhancing the natural environment (15)                     | To protect and enhance existing green spaces, sites of environmental significance, the semi-rural/leafy suburb character of the area and to ensure that they remain to the benefit of the community.                                                                                                                                                                                                                                                | <p>SA-P-G-02 – Protection of Notable Green Spaces</p> <p>SA-P-G-03 – Managing the Impact on Biodiversity.</p> <p>SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.</p>                                                  |
| Conserving and enhancing the historic environment (16)                    | Not applicable to Stoneleigh and Auriol                                                                                                                                                                                                                                                                                                                                                                                                             | None.                                                                                                                                                                                                                           |
| Facilitating the sustainable use of minerals (17)                         | Not applicable to Stoneleigh and Auriol                                                                                                                                                                                                                                                                                                                                                                                                             | None.                                                                                                                                                                                                                           |

Figure 4 – Table of Fit with Achieving Sustainable Development

## Conformity with the National Planning Policy Framework (NPPF)

- 3.4 There is an overlap between many of the SANP policies and their sustainability objectives. For example: it could be argued that many of the environmental policies also have a social/well-being element as part of their inclusion in the Neighbourhood Plan. Protecting trees and woodland also has a positive impact on reducing flood risks as well as maintaining biodiversity.
- 3.5 Each of the SANP policies conforms to the NPPF objectives as follows:

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| SANP Policies and Goals                                                                                                                                                                                                                                                                                                                                                         | NPPF (2024) Paragraphs                  | Comments on Conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>Policies</u></p> <p>SA-P-H-01 – Consistency of Building Lines</p> <p>SA-P-H-02 – New Development Height and Character</p> <p><u>Goals</u></p> <p>To ensure that the unique character of Stoneleigh and Auriol is maintained or improved, and that any new or modified buildings are appropriate with this character and sympathetic with the existing building lines.</p> | 125, 129, 130, 132, 134, 135, 137 & 139 | <p>Conforms with paragraph 125 (e), as it is ensuring developments are consistent with the prevailing form of neighbouring properties.</p> <p>Conforms with paragraph 129 (d &amp; e) as this too reflects the desirability of maintaining an area's prevailing character and setting, keeping the long-established area well-designed and attractive.</p> <p>Conforms with paragraph 130 as the design code SANF commissioned, along with the 2021 census, which identifies the character of the area as predominantly 2 storey semi-detached and detached properties.</p> <p>Conforms with paragraph 132 as SANF have commissioned a design guide as a supplementary document for the designated area, which can be found on the SANF website.</p> <p>Conforms with paragraph 134 as it refers to a specific design guide for the neighbourhood, which SANF have commissioned and referenced in the SANP.</p> <p>Conforms with paragraph 135 as this will ensure the resulting developments are visually attractive, sympathetic to the local character, which is predominantly (87%+) semi-detached and detached properties and maintains the strong sense of place.</p> <p>Conforms with paragraph 137 as the views of the community are that developments should meet these policies.</p> <p>Conforms with paragraph 139 as these ensure developments fit in with the overall form and layout of their surroundings.</p> <p>Neither of these policies prevent higher density developments, which are a key objective within the NPPF.</p> |

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| SANP Policies and Goals                                                                                                                                                                                                                                                                              | NPPF (2024) Paragraphs       | Comments on Conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Policy</u><br>SA-P-H-03 – Permitted Backland Development<br><br><u>Goals</u><br>To ensure that any backland developments do not have an adverse impact to the local character of the Designated Area.                                                                                             | 124, 126, 127, 128, 129, 130 | <p>Conforms with paragraph 124 as it does not prevent more effective use of land. Previously, backland development was discouraged in the area.</p> <p>Conforms with paragraphs 126 -128 as permitted development allows the local planning authority to meet development needs.</p> <p>Conforms with paragraph 129 d) by maintaining appropriate and proportional green spaces, which define the character of the area.</p> <p>Conforms with paragraph 130, as the design code SANF commissioned identifies the character of the area as having generous "front and back gardens"</p> |
| <u>Policies</u><br>SA-P-R-01 – Safeguarding of Retail and Service Facilities<br><br><u>Goals</u><br>To protect and enhance existing Retail, Commercial, Hospitality & Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents. | 90                           | <p>Conforms with paragraph 90 as its purpose is to retain and enhance the current facilities in the existing retails areas within the SANP designated area. This helps to define the range of uses in the SANP primary shopping areas.</p>                                                                                                                                                                                                                                                                                                                                             |
| SA-P-R-02 – Safeguarding of Public Houses<br><br><u>Goals</u><br>To protect and enhance existing Retail, Commercial, Hospitality & Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents.                                    | 90 & 96                      | <p>Conforms with paragraph 90 as its purpose is to retain and enhance the current facilities in the existing retails areas within the SANP designated area. This helps to define the range of uses in the SANP primary shopping areas.</p> <p>Conforms with paragraph 96 as the public houses in the area are used for community events and promote social interaction within the community.</p>                                                                                                                                                                                       |

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| SANP Policies and Goals                                                                                                                                                                                                                                                                                                                                      | NPPF (2024) Paragraphs | Comments on Conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Policy</u><br>SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities<br><br><u>Goals</u><br>To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development is compatible with the available parking in the immediate area.                                                                     | 116 & 118              | Conforms with paragraph 116 as this prevents unacceptable levels of new traffic and impacts on the local road network.<br><br>Conforms with paragraph 118 as this prevents new developments from ignoring their impact on local traffic movement and therefore parking, by enforcing the creation of a travel plan.                                                                                                                                                                                                       |
| <u>Policies</u><br>SA-P-G-01 – Protection of Local Green Spaces<br>SA-P-G-02 – Protection of Notable Green Spaces<br><br><u>Goals</u><br>To protect and enhance existing green spaces, sites of environmental significance, the semi-rural/leafy suburb character of the area and to ensure that they remain to the benefit of the community.                | 106 & 107              | Conforms with paragraph 106 as these identify important (large and smaller, but still significant) green spaces in within the designated area.<br><br>Conforms with paragraph 107 as the green spaces are within the local area, serving the entire community and were created when the area was first developed to enhance the local character. These areas also are rich in wildlife. Some have historical significance and others have been identified as being areas with high potential for historical significance. |
| <u>Policies</u><br>SA-P-G-03 – Managing the Impact on Biodiversity.<br>SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.<br><br><u>Goals</u><br>To protect and enhance existing green spaces, sites of environmental significance, the semi-rural/leafy suburb character of the area and to ensure that they remain to the benefit of the community. | 192 & 193              | Conforms with paragraph 192 as the areas of local wildlife-rich habitats that remain in a significantly built-up area, whilst ensuring any new developments protect and enhance the existing biodiversity in the SANP designated area.<br><br>Conforms with paragraph 193 as protects and enhances biodiversity.                                                                                                                                                                                                          |

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| SANP Policies and Goals                                                                                                                                                                   | NPPF (2024) Paragraphs | Comments on Conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Policy</u><br>SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage<br><br><u>Goals</u><br>To protect the water supply and foul water drainage for new and existing residents. | 20                     | Conforms with paragraph 20 b) as this ensures that sufficient provision is made for water supply and waste water for existing and new developments.                                                                                                                                                                                                                                                                                                                                      |
| <u>Policy</u><br>SA-P-S-02 – Minimising Flood Risks.<br><br><u>Goals</u><br>To protect residents from flooding.                                                                           | 20, 164, 182           | Conforms with paragraph 20 as this sets out the neighbourhood strategy to ensure there is the correct infrastructure in place to lower the flood risk in the area.<br><br>Conforms with paragraph 164 as this states that new developments should manage risks by incorporating sustainable drainage systems.<br><br>Conforms with paragraph 182 which says that drainage in, or around sites should incorporate proportionate SuDS to control flow rates and reduce volumes of run-off. |
| <u>Policy</u><br>SA-P-S-03 – Renewable Energy and Energy Efficiency<br><br><u>Goals</u><br>To encourage the use of renewable energy in the home                                           | 165, 167               | Conforms to and explicitly references paragraph 165.<br><br>Conforms to paragraph 167 as the policy promotes energy efficiency and low carbon heating improvements.                                                                                                                                                                                                                                                                                                                      |

## 3

## Conformity with the National Planning Policy Framework (NPPF)

| SANP Policies and Goals                                                                                                                                                                                                                         | NPPF (2024) Paragraphs | Comments on Conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Policy</u><br>SA-P-T-01 – Assessment of Transport Impact<br><br><u>Goals</u><br>To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area.        | 115, 116, 117, 118     | <p>Conforms to paragraph 115 as this ensures that any significant impacts on the parking areas, surrounding streets and local public transport services are taken into account.</p> <p>Conforms to paragraph 116 as this helps identify developments that may have an unacceptable impact on the local road network.</p> <p>Conforms to paragraph 117 as this will ensure that access to the development is appropriate for all who need it.</p> <p>Conforms to paragraph 118 as this will ensure that developments that generate significant amounts of movement are identified early in the planning process.</p>               |
| <u>Policy</u><br>SA-P-T-02 – Residential Parking and Cycle Storage<br><br><u>Goals</u><br>To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area. | 109, 111, 112, 113     | <p>Conforms to paragraph 109 (b &amp; e) as this will ensure parking and patterns of traffic movement are considered, as on-street parking can affect traffic flow in the local area. It also promotes cycle usage by giving residents somewhere to store their bicycles.</p> <p>Conforms to paragraph 111 (d) as this provides for cycle parking.</p> <p>Conforms to paragraph 112 as this takes into account local car ownership levels and current usage.</p> <p>Conforms to paragraph 113 as the policy states that if the number of allocated spaces is higher in another policy, then the higher number should be used.</p> |

Figure 5 – Table of Fit with the NPPF

**4**

## **Conformity with Local Strategic Policy Obligations**

## 4

## Conformity with Local Strategic Policy Obligations

- 4.1 This section details the conformity of the SANP Policies within the current Epsom and Ewell Borough Council Local Plan (2007). The SANP policies should conform with EEBC Core Strategy Policies if a local policy exists and not contradict any others.
- 4.2 There are instances where no relevant EEBC Core Strategy policy exists and the NPPF policies are the default policies in this case. Where this is the case, the SANP Policy is not shown in the table below.

| ID | SANP Policies and Goals                                                                                                                                                                                                                                                                                                                                      | EEBC Core Strategies | Comments on Conformity                                                                                                                                                                                                                                                                                                                                                                                                               |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) | <u>Policies</u><br>SA-P-H-01 – Consistency of Building Lines<br>SA-P-H-02 – New Development Height and Character<br><br><u>Goals</u><br>To ensure that the unique character of Stoneleigh and Auriol is maintained or improved, and that any new or modified buildings are appropriate with this character and sympathetic with the existing building lines. | CS 5                 | Conforms with Core Strategy 5 as this reinforces the local distinctiveness and ensures new developments complement the attractive characteristics of the Borough;                                                                                                                                                                                                                                                                    |
| 2) | <u>Policies</u><br>SA-P-R-01 – Safeguarding of Retail and Service Facilities<br><br><u>Goals</u><br>To protect and enhance existing Retail, Commercial, Hospitality & Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents.                                                         | CS 15                | Conforms to Core Strategy 15 as this provides measures to protect the role, function and needs of the local centre.                                                                                                                                                                                                                                                                                                                  |
| 3) | SA-P-R-02 – Safeguarding of Public Houses<br><br><u>Goals</u><br>To protect and enhance existing Retail, Commercial, Hospitality & Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents.                                                                                            | CS 13                | Conforms to Core Strategy 13 as this should help prevent the loss of community, cultural and built sports facilities.                                                                                                                                                                                                                                                                                                                |
| 4) | <u>Policy</u><br>SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities<br><br><u>Goals</u><br>To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development is compatible with the available parking in the immediate area.                                                                     | CS 16                | Conforms to Core Strategy 16 as this should provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements and also ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, nor materially increase other traffic problems, taking account of any contributions that have been secured to the provision of off-site works. |

## 4

## Conformity with Local Strategic Policy Obligations

| ID | SANP Policies and Goals                                                                                         | EEBC Core Strategies | Comments on Conformity                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------|
| 5) | <u>Policy</u><br>SA-P-S-02 – Minimising Flood Risks.<br><br><u>Goals</u><br>To protect residents from flooding. | CS 6                 | Conforms to Core Strategy 6 as this should help to avoid increasing the risk of, or from, flooding |

Figure 6 – Table of Fit with The EEBC Core Strategy Policies

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**5**

## **European Union Obligations and Human Rights**

### 5.1 SRA and HRA Screening

- 5.1.1 A screening process was carried out by Epsom & Ewell Borough Council (EEBC) to determine whether a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and / or a Habitats Regulation Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).
- 5.1.2 Through consultation with the statutory environmental agencies, Epsom and Ewell Borough Council has advised that
- ...it is concluded that the Stoneleigh and Auriol Neighbourhood Plan Neighbourhood Plan [sic] will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations and therefore does not need to be subject to a SEA Report. Similarly, the screening assessment concludes that no likely significant effects are likely to occur with regards to the integrity of any European sites and a full HRA is not required.*
- 5.1.3 A full copy of the SEA and HRA assessment by Epsom & Ewell Borough Council can be found on our website: [www.sanf.org.uk/neighbourhood-plan](http://www.sanf.org.uk/neighbourhood-plan) under the supporting information section or can be downloaded directly from this link: Final SEA-HRA Screening of the Stoneleigh and Auriol Neighbourhood Plan.pdf

### 5.2 Human Rights

- 5.2.1 The public consultation process for the Stoneleigh and Auriol Neighbourhood Plan (SANP) has been wide and inclusive and has included direct engagement with the local community as well as on-line engagement for those physically unable to attend events.
- 5.2.2 The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.
- 5.2.3 The overall purpose of the SANP is to maintain or improve the quality of life for all people living, working and visiting the designated area.

## 5

## European Union Obligations and Human Rights

- 5.2.4 The aims and therefore the policies in the SANP have been formulated in response to the views of local residents, along with guidance from Epsom and Ewell Borough Council planning officers on what additional policies, such as those for Sustainable Drainage Systems (SuDS) and Energy Efficiency need to be included in a Neighbourhood Plan.
- 5.2.5 Furthermore, the aims and policies of the SANP focus on maintaining the existing characteristics of the designated area, along with minimising negative impacts of any new developments in the area on existing, and future residents or businesses.
- 5.2.6 The SANP has been scrutinised to ensure that the aims and policies within it do not have any unintended consequences that would disadvantage any potentially vulnerable groups. SANP believes that the focus on maintaining character and ensuring that there is suitable access for parking etc will be beneficial for everyone.
- 5.2.7 The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not. “Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 5.2.8 The following table assesses the Submission Draft of the SANP, showing how the Neighbourhood Forum satisfies its statutory duties in this regard. An assessment has been made on whether the objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on certain protected characteristics.

## 5

## European Union Obligations and Human Rights

| Stoneleigh and Auriol Neighbourhood Plan - Aims and Objectives                                                                                                                                                       |                                                                                                                                                                                                                                                                                                             | Outcome for Persons with Protected Characteristics |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Housing                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                             |                                                    |
| To ensure that the unique character of Stoneleigh and Auriol is maintained or improved, and that any new or modified buildings are appropriate with this character and sympathetic with the existing building lines. | Promotes the preservation of the character of the area, so that any new developments are welcomed as part of the existing community and not seen as an intrusion. Broadly positive impact for persons with certain protected characteristics as they will not feel isolated or excluded from the community. |                                                    |
| To ensure that any backland developments do not have an adverse impact to the local character of the Designated Area.                                                                                                |                                                                                                                                                                                                                                                                                                             |                                                    |
| Retail, Commercial, Hospitality & Community / Cultural Facilities                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                                    |
| To protect and enhance existing Retail, Commercial, Hospitality & Community / Cultural Facilities whilst ensuring a diverse range of facilities are available and accessible to local residents.                     | Promotes a diverse range of retail and other services in the community, to benefit all members of the community. Broadly positive impact for persons with certain protected characteristics as they will have facilities local to them, rather than having to travel outside of the area.                   |                                                    |
| To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development is compatible with the available parking in the immediate area.                                                            | Positive impact for persons with protected characteristics as this should ensure that any new developments do not restrict or lessen vehicular access to local facilities.                                                                                                                                  |                                                    |
| Green Spaces and Biodiversity                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                             |                                                    |
| To protect and enhance existing green spaces, sites of environmental significance, the semi-rural/leafy suburb character of the area and to ensure that they remain to the benefit of the community.                 | Promotes wellbeing for the entire community. Broadly positive for persons with certain protected characteristics as they will have access to open spaces for recreation.                                                                                                                                    |                                                    |
| Environmental Sustainability                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                             |                                                    |
| To protect the water supply and foul water drainage for new and existing residents.                                                                                                                                  | Promotes sustainable development, whilst ensuring new developments do not impact the existing water supply and drainage systems, or increase the potential for flooding in the area which could have an exaggerated impact on persons with certain protected characteristics.                               |                                                    |
| To protect residents from flooding.                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                             |                                                    |
| To encourage the use of renewable energy in the home                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                             |                                                    |

## 5

## European Union Obligations and Human Rights

| Stoneleigh and Auriol Neighbourhood Plan - Aims and Objectives                                                                                        | Outcome for Persons with Protected Characteristics                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Transport</b>                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                       |
| To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area. | Promotes a healthier environment by lowering the potential for traffic and the associated noise pollution, whilst simultaneously promoting a healthier lifestyle by encouraging walking, cycling and the use of public transport. A well implemented footpath / cycle scheme would have a broadly positive impact for persons with certain protected characteristics. |

Figure 7 – Assessment of Aims and Objectives Outcomes for Persons with Protected Characteristics

| Stoneleigh and Auriol Neighbourhood Plan - Policy                            | Outcome for Persons with Protected Characteristics                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Housing</b>                                                               |                                                                                                                                                                                                                                                                       |
| SA-P-H-01 – Consistency of Building Lines                                    | Neutral to small positive impacts for persons with certain protected characteristics as it promotes inclusion.                                                                                                                                                        |
| SA-P-H-02 – New Development Height and Character                             |                                                                                                                                                                                                                                                                       |
| SA-P-H-03 – Permitted Backland Development                                   | Broadly positive impact for persons with certain protected characteristics as this promotes well designed backyard developments that retain some of the green spaces and has access for vehicles, which would include care workers, emergency vehicles etc.           |
| <b>Retail, Commercial, Hospitality &amp; Community / Cultural Facilities</b> |                                                                                                                                                                                                                                                                       |
| SA-P-R-01 – Safeguarding of Retail and Service Facilities                    | Neutral to small positive impacts for persons with certain protected characteristics as this aims to preserve local services that include pharmacies and community spaces such as cafes which are easy to access and do not rely on car journeys or public transport. |
| SA-P-R-02 – Safeguarding of Public Houses                                    | Neutral, although the local public houses do promote community activity and socialisation.                                                                                                                                                                            |

| Stoneleigh and Auriol Neighbourhood Plan - Policy                                      | Outcome for Persons with Protected Characteristics                                                                                                                                                       |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA-P-R-03 – Parking at Retail, Commercial, Hospitality & Community/Cultural Facilities | Broadly positive as this policy should prevent new developments from causing adverse parking issues for persons with certain protected characteristics who rely on their cars to access local facilities |
| <b>Green Spaces and Biodiversity</b>                                                   |                                                                                                                                                                                                          |
| SA-P-G-01 – Protection of Local Green Spaces                                           | Neutral to small positive impacts for persons with certain protected characteristics as it promotes wellbeing and can provide local outdoor recreation facilities.                                       |
| SA-P-G-02 – Protection of Notable Green Spaces                                         | Neutral.                                                                                                                                                                                                 |
| SA-P-G-03 – Managing the Impact on Biodiversity.                                       | Neutral.                                                                                                                                                                                                 |
| SA-P-G-04 – Protection of Trees, Woodlands and Hedgerows.                              | Neutral.                                                                                                                                                                                                 |
| <b>Environmental Sustainability</b>                                                    |                                                                                                                                                                                                          |
| SA-P-S-01 – Certainty of Water Supply and Foul Water Drainage                          | Neutral.                                                                                                                                                                                                 |
| SA-P-S-02 – Minimising Flood Risks.                                                    | Neutral.                                                                                                                                                                                                 |
| SA-P-S-03 – Renewable Energy and Energy Efficiency                                     | Neutral.                                                                                                                                                                                                 |
| <b>Transport</b>                                                                       |                                                                                                                                                                                                          |
| SA-P-T-01 – Assessment of Transport Impact                                             | Neutral as the intention is to ensure that any impact of a new development in the area does not make things worse for everybody.                                                                         |
| SA-P-T-02 – Residential Parking and Cycle Storage                                      | Neutral to small positive impacts for persons with certain protected characteristics who have car ownership as part of their support structure.                                                          |

Figure 8 – Assessment of Policy Outcomes for Persons with Protected Characteristics

## Reference List

## Reference List

EEBC (2007) *Core Strategy 2007* Available at: <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Core%20Strategy%202007.pdf> (Accessed 12 November 2024)

EEBC (2015) *Development Management Policies Document* Available at: [https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Development Management Policies Document Final Version.pdf](https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Development%20Management%20Policies%20Document%20Final%20Version.pdf) (Accessed 31 May 2024)

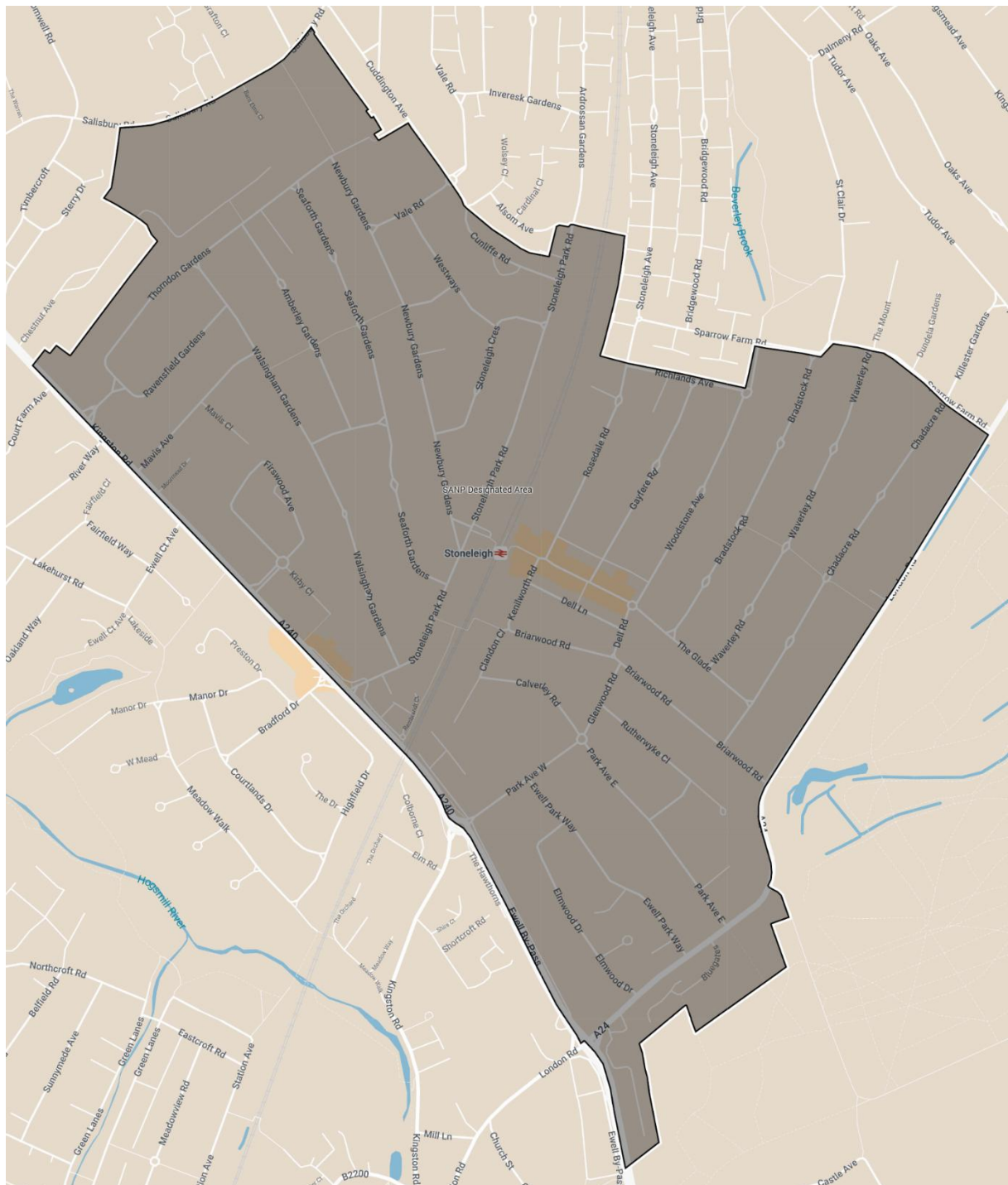
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## Appendices

## Appendices

### Appendix A: Large Map of the Stoneleigh and Auriol Neighbourhood Area



## Appendices

### Appendix B: Post 2022 Ward and Designated Area Differences

The following information lists the changes to the ward boundaries of Stoneleigh and Auriol in 2022 and where they currently fit into the SANP designated area.

| Street                      | Prior Ward  | New Ward   | Designated Area Status    |
|-----------------------------|-------------|------------|---------------------------|
| Bannow Close                | Ewell Court | Auriol     | Not Included              |
| Barn Elms Close             | Auriol      | Cuddington | Remain in Designated Area |
| Chestnut Avenue             | Ewell Court | Auriol     | Not Included              |
| Cuddington Avenue (68 – 72) | Auriol      | Cuddington | Remain in Designated Area |
| 332-368 Kingston Road       | Ewell Court | Auriol     | Not Included              |
| Serry Drive                 | Ewell Court | Auriol     | Not Included              |
| Timbercroft                 | Ewell Court | Auriol     | Not Included              |
| Vale Road (156, Flats 1-6)  | Auriol      | Cuddington | Remain in Designated Area |

A full list of boundary changes can be found at: [https://democracy.epsom-ewell.gov.uk/documents/s25233/Polling District and Places Review 2022 Appendix 1.pdf](https://democracy.epsom-ewell.gov.uk/documents/s25233/Polling%20District%20and%20Places%20Review%202022%20Appendix%201.pdf)