

Stoneleigh and Auriol Neighbourhood Plan 2024 – 2039

Strategic Environmental Assessment (SEA)

Screening Statement - Determination under Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004

Habitats Regulations Assessment (HRA)

Screening Statement – Determination under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended)

Determination – 25 February 2025



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1. Introduction

- 1.1 This screening report is to determine whether the content of the Stoneleigh and Auriol Neighbourhood Plan 2024-2039 requires a strategic environmental assessment in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 This report also contains a Habitats Regulations Assessment (HRA) screening to determine whether the plan would have a likely significant effect on a European site, either alone or in combination with other plans or projects as required by the Habitats Directive.
- 1.3 This draft has been prepared to inform consultation with the statutory consultees, Natural England, Historic England and the Environment Agency. The consultation commenced on 30 January for the five week period up until 6 March 2025. The responses received are detailed in Appendix 1

Neighbourhood Plan Area

- 1.4 Stoneleigh and Auriol Neighbourhood plan area covers the wards of Stoneleigh and Auriol (prior to boundary changes in 2023) and as designated by Epsom and Ewell Borough Council on 12 November 2020:

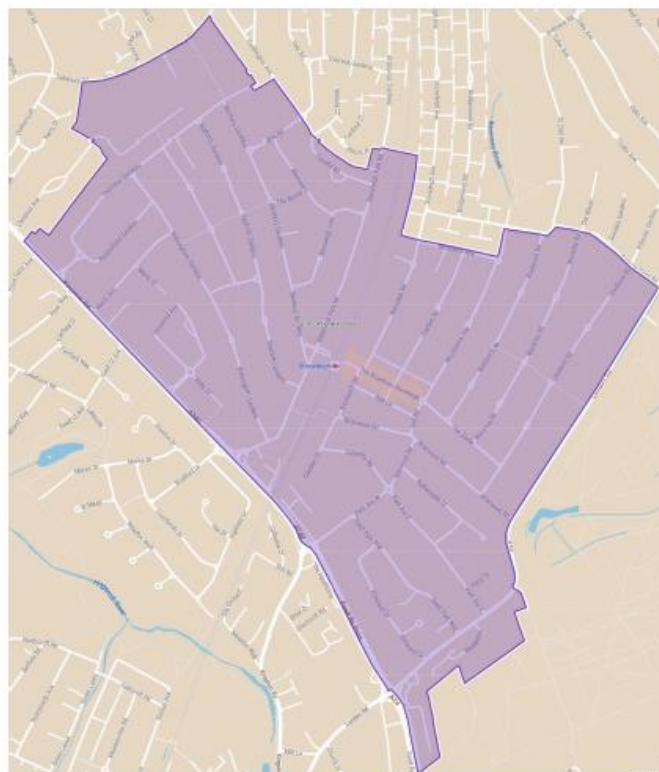


Figure 1 – The SANP Designated Area

1.5 The Stoneleigh and Auriol Neighbourhood Plan is being prepared by Stoneleigh and Auriol Neighbourhood Forum (a qualifying body as defined by the Localism Act 2011). The Plan was subject to [consultation under Regulation 14](#) from 9th of September 2024 to 27th of October 2024.

Existing Development Plan

1.6 The Plan area falls within the remit of the Borough of Epsom and Ewell which includes the following [development plan documents](#):

- The Core Strategy 2007
- Plan E – An Area Action Plan for Epsom Town Centre 2011
- Development Management Policies Document 2015

1.7 In addition, there is the Surrey County Council Minerals and Waste Plan. Surrey County Council, as the Minerals and Waste Planning Authority, are preparing a new Minerals and Waste Local Plan for Surrey to provide an up to date minerals and waste planning framework for a period of 15 years. The Minerals and Waste Local Plan will replace the existing [Surrey Minerals Plan 2011](#) (and associated development plan documents and guidance) and the [Surrey Waste Local Plan 2020](#).

1.8 Epsom and Ewell Borough Council are in the process of preparing a [new local plan](#) for the Borough up to 2040. However, given the timings of this and the need for an examination prior to adoption, the Neighbourhood Plan will be examined on the basis of the relevant strategic policies in the existing development plan, as set out in the table below:

Table 1: Strategic Policies relevant to the Stoneleigh and Auriol Neighbourhood Plan:

Ref.	Assumed title
CS1	Sustainable Development
CS2	Green Belt
CS3	Conservation and Biodiversity
CS4	Strategic open spaces
CS5	Heritage Assets
CS6	Environment and Climate Change
CS7	Meeting Housing Need

Ref.	Assumed title
CS8	Location of New Housing Development
CS9	Affordable Housing
CS10	Travellers
CS11	Protection of Employment
CS12	Community Infrastructure
CS13	Community Facilities
CS14	Epsom Town Centre
CS15	Local Centres
CS16	Transport

- 1.9 Plan E – An Area Action Plan for Epsom Town Centre 2011 contains some strategic policies. However, the policies in this document only apply within Epsom Town Centre boundary. Therefore, these policies do not apply in the neighbourhood plan area.
- 1.10 This screening is therefore, based on the information within the neighbourhood plan and accompanying documents that informed the Regulation 14 version of the Neighbourhood Plan and have been updated to proceed to Regulation 16.

2. Key information on the emerging neighbourhood plan Vision, and objectives of neighbourhood plan.

2.1 The vision for Stoneleigh and Auriol is set out in 1.2 of the neighbourhood plan and is as follows:

To ensure that the Stoneleigh and Auriol wards retain their original, unique character and strong sense of community by promoting and improving the economic, social and environmental well-being of those living and working in Stoneleigh and Auriol, whilst growing to meet future needs.

2.2 To support the vision, the neighbourhood plan has the following objectives in five themes that have provided a benchmark for the preparation of its planning policies.

Table 2: Neighbourhood Plan Objectives

Housing	<ul style="list-style-type: none"> i. 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. ii. To ensure that any backland developments do not have an adverse impact to the local character of the Designated Area.
Retail, Commercial, Hospitality and Community/Cultural Facilities	<ul style="list-style-type: none"> i. 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 ii. To ensure that any new Retail, Commercial, Hospitality & Community / Cultural development is compatible with the available parking in the immediate area.
Green Spaces and Biodiversity	<ul style="list-style-type: none"> i. 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.
Environmental Sustainability	<ul style="list-style-type: none"> i. To protect the water supply and foul water drainage for new and existing residents ii. To protect residents from flooding. iii. To encourage the use of renewable energy in the home
Transport	<ul style="list-style-type: none"> i. To create safer roads and footpaths within the neighbourhood, minimising traffic congestion and promoting better transport links with the wider area.

Approach to Development

2.3 The purpose of the Stoneleigh and Auriol Neighbourhood Plan is to:

enable the community of Stoneleigh and Auriol to have a say in deciding the future development of Stoneleigh and Auriol in a way that maintains the unique character and sense of community of the area, whilst growing to meet future needs, (Para 1.1.1 of the draft Plan).

2.4 The Neighbourhood Plan has been created to supplement and build on existing strategic and local policies in the Epsom and Ewell Local Plan which are relevant to local issues in the area of Stoneleigh and Auriol. In recognition that the area would benefit from specific additional guidance, the Neighbourhood Plan does not seek to allocate any specific sites for development.

2.5 The neighbourhood plan includes the following policies:

Table 3: Neighbourhood Plan Policies

Policy Ref and Title	Purpose of Policy
Policy SA-P-H-01 Consistency of Building Lines	Requires new development to complement existing form, massing and roofscape of built development in the area with a consistent building line.
Policy SA-P-H-02 New Development Height and Character	Requires new developments to reflect the height of existing development in the locality to

Policy Ref and Title	Purpose of Policy
	maintain and complement the existing character.
Policy SA-P-H-03 Permitted Backland Development	Sets out criteria where new development will be permitted, including access, parking, provision of green space and for no detrimental amenity to local residents or the locality.
SA-P-R-01 Safeguarding of Retail and Service Facilities	The policy supports the protection and retention of existing services and facilities in the area.
Policy SA-P-R-02 Safeguarding of Public Houses	Identifies two public houses as valued community facilities, which should be retained whilst they remain viable.
Policy SA-P-R-03 Parking at Retail, Commercial, Hospitality and Community/Cultural Facilities	Requires adequate on-site parking provision, where new, expansions or changes of use are proposed.
Policy SA-P-G-01 Protection of Local Green Spaces	Identifies 6 Local Green Spaces, to be protected in accordance with National Planning Policy.
Policy SA-P-G-02 Protection of Notable Green Spaces	Seeks protection of other types of green space from new development in the Neighbourhood Plan area.
Policy SA-P-G-03 Managing the Impact on Biodiversity	The policy seeks protection of green lanes in the area and requires provision of biodiversity net gain.
Policy SA-P-G-04 Protection of Trees, Woodlands and Hedgerows	Requires all applications to minimise destruction of trees, woodland and hedgerows.
Policy SA-P-S-01 Certainty of Water Supply and Foul Water Drainage	Requires new developments to not have a detrimental impact on third party properties with regard to water supply/quality and foul water drainage.
Policy SA-P-S-02 Minimising Flood Risks	All proposals requiring planning permission should minimise the amount of excess surface water run-off and retain green space and install water butts as mitigation.

Policy Ref and Title	Purpose of Policy
Policy SA-P-S-03 Sustainable Drainage	Requires SuDS proposals for new developments.
Policy SA-P-S-04 Renewable Energy and Energy Efficiency	Encourages new development to incorporate renewable and low carbon measures, with a focus on construction materials and design.
Policy SA-P-T-01 Assessment of Transport Impact	Proposals for new residential and major developments are required to assess transport impacts and submit a Transport Assessment and Travel Plan.
Policy SA-P-T-02 Residential Parking and Cycle Storage	The Policy sets out the requirements for car and cycle parking and charging points for electric vehicles.

3. SEA and HRA Legislative Background

- 3.1 The basis for strategic environmental assessment (SEA) legislation is European Union Directive 2001/42/EC4 which requires a strategic environmental assessment to be undertaken for certain types of plans or programmes that could have a significant environmental effect. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, commonly referred to as the SEA regulations.
- 3.2 To decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan preparation according to the requirements set out in Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. These include a requirement to consult the environmental assessment consultation bodies.
- 3.3 Where it is determined that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination should be prepared. A copy of the statement must be submitted with the neighbourhood plan proposal and made available to the independent examiner.
- 3.4 If likely significant environmental effects are identified, a Strategic Environmental Assessment needs to be carried out and an environmental report must be prepared in accordance with paragraphs 2 and 3 of Regulation 12 of those regulations.
- 3.5 In accordance with Regulation 9 of the SEA Regulations 2004, Stoneleigh and Auriol Neighbourhood Forum (the qualifying body) has requested Epsom and Ewell Borough Council to consider whether a Strategic Environmental Assessment of the emerging neighbourhood plan is required due to significant environmental effects.
- 3.6 Sustainability Appraisal is not legally required for neighbourhood plans, but it must be demonstrated how the neighbourhood plan contributes to the achievement of sustainable development in the area, in accordance with National Planning Policy Framework. It is the responsibility of the qualifying body to demonstrate how its neighbourhood plan will contribute to achieving sustainable development.
- 3.7 In addition, a Habitats Regulations Assessment identifies whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. This assessment must determine whether significant effects on a European site can be ruled out based on objective information.

- 3.8 European sites are defined in Regulation 8 of the Conservation of Habitats and Species Regulation 2017 and include special areas of conservation and special protection areas, potential special protection areas, and potential special areas of conservation. The National Planning Policy Framework requires decision makers to apply the same protection and process to listed or proposed Ramsar sites. The sites collectively are referred to as habitats sites in this document.
- 3.9 If the conclusion of the habitats regulations assessment screening is that the plan is likely to have a significant effect on a European site then an appropriate assessment of the implications of the plan for the site, in view of the conservation objectives of the site, must be undertaken. If a plan is one which has been determined to require an appropriate assessment under the Habitats Directive, then it will normally also require a strategic environmental assessment.
- 3.10 Espom and Ewell Borough Council are in the process of updating their Local Plan and have therefore undertaken updates of various legislative requirements for plan making purposes. Published to date is the [Sustainability Appraisal incorporating Strategic Environmental Assessment](#) and an [Interim Habitat Regulation Assessment](#), pending further updates.

The SEA Screening Process

- 3.11 The process for determining whether or not an SEA is required is called screening. In order to conduct this screening exercise, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in Schedule I of the 2004 Regulations. The following table provides details of the screening assessment for Stoneleigh and Auriol Neighbourhood Plan. A determination cannot be made until the three statutory environmental consultation bodies have been consulted: the Environment Agency, Natural England and Historic England.
- 3.12 Within 28 days of making its determination the authority must publish a statement such as this one, setting out its decision. If it determines that an SEA is not required, the statement must include the reasons for this.

The HRA Screening Process

- 3.13 A Habitats Regulations Assessment screening will need to be carried out which identifies whether a plan or project is likely to have a significant effect on the integrity of a 'European site', either alone or in combination with other plans or projects. This assessment must determine whether significant effects on a European site can be ruled out on the basis of objective information. Consultation for this process is with Natural England alone.

4. SEA and HRA Assessments

SEA Screening Assessment

- 4.1 A neighbourhood plan may have a significant effect on the environment depending on the proposals within it and a case-by-case assessment is required. The criteria for undertaking this assessment are drawn from Article 3(5) of Directive 2001/42/EC (Annex II) and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004 as set out in the table below:

Table 4: SEA Screening and Assessment of likely significant effect

Criteria in Annex II of the SEA Directive and Schedule I of the Regulations	Epsom and Ewell Borough Council comments for SEA Screening – ‘is there likely to be a significant effect?’
Characteristics of the plan and programmes, having regard, in particular, to:	
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The strategic framework for development is set by the adopted Development Plan (see para 1.6 above) and the emerging Local Plan of Epsom and Ewell Borough Council, both of which have been subject to SEA.</p> <p>Growth set by the new Local plan is expected to be delivered through the Local Plan site allocations.</p> <p>The Neighbourhood Plan does not include site allocations but allows for small scale growth through Policy SA-P-H-03.</p> <p>Overall there would be no significant effect.</p>
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<p>The Neighbourhood Plan does not influence other plans or programmes, it supplements them. The NP once made will be applied alongside the other plans that form part of the Development Plan for the borough.</p> <p>The Neighbourhood Plan expands upon the strategic policies of the local plan and provides local detail of importance to the community.</p> <p>Overall there would be no significant effect.</p>

Criteria in Annex II of the SEA Directive and Schedule I of the Regulations	Epsom and Ewell Borough Council comments for SEA Screening – ‘is there likely to be a significant effect?’
<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>A number of policies seek to promote sustainable development that can be considered to be in conformity with the NPPF. This is a ‘basic condition’/requirement of the Neighbourhood Plan making process.</p> <p>The NDP does not seek to allocate sites for development and does not promote development above and beyond that expressed in the adopted Local Plans relevant to the area.</p> <p>The draft Plan includes Policy SA-P-S-03 - Sustainable Drainage, which requires SuDS proposals for new developments. Policy SA-P-S-04 - Renewable Energy and Energy Efficiency, encourages new developments to incorporate renewable and low carbon measures, with a focus on construction materials and design. The NP also includes reference to electric charging points for vehicles (Policy SA-P-T-02, Residential Parking and Cycle Storage).</p> <p>A number of policies seek to retain the existing character of the area, by allowing development that reflects existing building form, massing and layout (Policies SA-P-H-01 - Consistency of Building Lines, SA-P-H-02 - New Development Height and Character, and SA-P-H-03 Permitted Backland Development).</p> <p>Overall there would be no significant effect, and it is likely that the draft policies proposed will result in minor improvements to the local environment.</p>
<p>Environmental problems relevant to the plan or programme</p>	<p>Given the built up nature of the neighbourhood plan area there are no environmental designations within it, with the exception of a number of trees protected by Tree Preservation Orders. Outside but in close proximity lies Nonsuch Park to the south, both a</p>

Criteria in Annex II of the SEA Directive and Schedule I of the Regulations	Epsom and Ewell Borough Council comments for SEA Screening – ‘is there likely to be a significant effect?’
	<p>SINC and Registered Park and Garden and within this lies The Wood a small area designated as ancient woodland. To the west lies the Hogsmill Nature Reserve (also a SINC). Policy SA-P-G-04 seeks to protect existing trees, woodlands and hedgerows and Policy SA-P-G-03 - Managing the Impact on Biodiversity, acknowledges the value of the local green lanes in the area and requires Biodiversity Net Gain as appropriate.</p> <p>The southern part of the Neighbourhood Plan Area lies within Source Protection Zones 2 & 3. None of the area falls within Flood Zone 2, 3 or 3b, albeit the Hogsmill Nature Reserve to the West does have parts designated as Flood Zones 2,3 and 3b. Small parts of the Neighbourhood Plan area are designated as Critical Drainage areas which are defined in the Epsom and Ewell Surface Water Management Plan (2011) and require attention to reduce incidents of flooding. The Neighbourhood plan includes Policies SA-P-S-02 (Minimising Flood Risks) and Policy SA-P-S-03 (Sustainable Drainage), with regard to minimising flood risk and for developments to incorporate mitigation measures.</p> <p>Overall there would be no significant effect, and it is likely that the draft policies proposed will result in improvements to the local environment.</p>
The relevance of the plan or programme for the implementation of community legislation on the environment (for example plans and programmes linked to waste-management or water protection).	<p>Strategies relating to waste disposal or water protection, and other community legislation on the environment, are dealt with in higher tier plans which have already been tested in full.</p> <p>Neighbourhood Plan Policy SA-P-S-01 Certainty of Water Supply and Foul Water Drainage, seeks to reduce adverse impacts from new developments on existing premises in terms of water</p>

Criteria in Annex II of the SEA Directive and Schedule I of the Regulations	Epsom and Ewell Borough Council comments for SEA Screening – ‘is there likely to be a significant effect?’
	<p>supply and quality and foul water drainage. This is in response to the amount of water available within the catchment and that the drainage system installed many years ago incorporates shared systems. The Policy seeks to reduce the risk of further adverse incidents to local residents.</p> <p>Overall there would be no significant effect, and it is likely that the draft policies proposed will result in improvements to the local environment</p>
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
The probability, duration, frequency and reversibility of the effects	<p>The NDP will provide a context and framework to guide future development within the Neighbourhood Area and will supplement adopted planning policy.</p> <p>It will guide development up to 2039. It is not seeking to allocate sites, rather it includes policies that seek to protect and improve the environment, and to minimise the effects of development on its immediate surroundings and ensure development is delivered to high levels of sustainability. The NDP has been prepared in conformity with the policies of the adopted Local Plan, which has itself been subject to SEA.</p> <p>No significant effects are envisaged due to the scope and duration of the NDP.</p>
The cumulative nature of the effects	<p>As above.</p> <p>No significant effects are envisaged.</p>
The trans-boundary nature of the effects;	<p>No transboundary (international) effects with another EU member state would arise from the policies of the Neighbourhood Plan.</p>

Criteria in Annex II of the SEA Directive and Schedule I of the Regulations	Epsom and Ewell Borough Council comments for SEA Screening – ‘is there likely to be a significant effect?’
The risks to human health or the environment (e.g. due to accidents);	<p>No risks to human health have been identified as a result of the proposed policies in the Neighbourhood Plan. Policies relating to environmental nuisance, pollution control and noise pollution are included in higher tier planning documents.</p> <p>Overall there would be no significant effect</p>
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	<p>The designated Neighbourhood Area is about 180 hectares. At the last census in 2021, the population of the two wards was 8,571.</p> <p>Neighbourhood Plans cover small geographical areas and their policies must be in general conformity with the strategic policies of the Local Plan. As such they contain non-strategic development plan policies to address specific local issues. The Neighbourhood Plan will provide a context and framework to guide future sustainable development in the area. The majority of effects would be focused within the two wards of Stoneleigh and Auriol.</p> <p>Overall there would be no significant effect.</p>
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> i) Special natural characteristics or cultural heritage; ii) Exceeded environmental quality standards or limit values iii) Intensive land use <p>And</p>	<p>There are few built and natural environmental designations within or adjacent to the Neighbourhood Area.</p> <p>In terms of the built environment within the area of Stoneleigh ward there are three listed buildings The Station, Ivy Cottage and 79-85 London Road. The Registered Park and Garden of Nonsuch Park lies to the south outside of the designated Neighbourhood Plan area.</p> <p>Within the Neighbourhood Plan area there are no sites recognised for environmental protection – both Nonsuch Park to the south and Hogsmill Local Nature Reserve to the west are SINCs.</p>

Criteria in Annex II of the SEA Directive and Schedule I of the Regulations	Epsom and Ewell Borough Council comments for SEA Screening – ‘is there likely to be a significant effect?’
The effects on areas or landscapes which have a recognised national, Community or international protection status.	In light of the fact that the Neighbourhood Plan is not seeking to support development above and beyond that expressed in the adopted development plan for the area, which themselves have been subject to SEA, it is not considered that the Neighbourhood Plan is likely to have any significant effects on local heritage assets or nature conservation interests and it is likely that the draft policies proposed will result in minor improvements to the local environment. As such, an SEA of the plan is not considered necessary.

4.2 Based on these findings, the Council’s initial conclusion is that a SEA of the Stoneleigh and Auriol Neighbourhood Plan is not necessary under the SEA Directive and Regulations because it has been demonstrated that there will not be significant environmental effects as a result of the Neighbourhood Plan.

4.3 In addition, Stoneleigh and Auriol Neighbourhood Plan has also had regard to the following:

- The draft Neighbourhood Plan has been written to support policies from the Strategic Policies of the Epsom and Ewell Development Plan which was subject to SEA (as part of a Sustainability Appraisal) at a higher tier.
- The draft Neighbourhood Plan also accords with the latest National Planning Policy Framework December 2024.

Table 5: Neighbourhood Plan and NPPF Compliance

Stoneleigh and Auriol Neighbourhood Plan references	Relevant National Planning Policy Framework (2024) theme:
Whole plan	2. Achieving Sustainable Development 3. Plan-making 4. Decision making

Stoneleigh and Auriol Neighbourhood Plan references	Relevant National Planning Policy Framework (2024) theme:
Policies: SA-P-H-01 SA-P-H-02 SA-P-H-03	5. Delivering a sufficient supply of homes
Policies: SA-P-R-01 SA-P-R-02 SA-P-R-03	6. Building a strong, competitive economy
Policies: SA-P-R-01 SA-P-R-02 SA-P-R-03	7. Ensuring the vitality of town centres
Policies: SA-P-G-01 SA-P-G-02 SA-P-G-03	8. Promoting healthy and safe communities
Policies: SA-P-S-05 SA-P-T-01 SA-P-T-02	9. Promoting sustainable transport
No specific policies apply	10. Supporting high quality communications
Policy: SA-P-H-03	11. Making effective use of land
Policies: SA-P-H-01 SA-P-H-02 SA-P-H-03 SA-P-G-01 SA-P-G-02 SA-P-G-03 SA-P-S-03 SA-P-S-04 SA-P-T-02	12. Achieving well-designed places
No specific policies apply	13. Protecting Green Belt land
Policies: SA-P-S-01	14. Meeting the challenge of climate change, flooding and coastal change

Stoneleigh and Auriol Neighbourhood Plan references	Relevant National Planning Policy Framework (2024) theme:
SA-P-S-02 SA-P-S-03 SA-P-S-04 SA-P-S-05	
Policies: SA-P-G-01 SA-P-G-02 SA-P-G-03	15. Conserving and enhancing the natural environment
No specific policies apply	16. Conserving and enhancing the historic environment
No specific policies apply – not a function of neighbourhood plans	17. Facilitating the sustainable use of minerals

HRA Screening Assessment

4.4 There are no Natura 2000 (European Sites) sites within the Stoneleigh and Auriol Neighbourhood Plan area. At the Local Plan level, the [Interim HRA](#) of the emerging Epsom and Ewell Local Plan concluded that there was no direct connection with or necessary for to the management of any European site. Consequently, the Local Plan HRA assessed potential links or causal connections between the effects of the Local Plan and European sites within the study area to identify Likely Significant Effects (LSEs). This exercise was undertaken through the collation of information for each European site and application of a ‘source-pathway-receptor’ model. Taking no account of mitigation measures, the screening stage concluded that the Local Plan has the potential to have LSEs at the following European sites:

- Mole Gap to Reigate Escarpment SAC – air quality and recreational pressure LSEs;
- South West London Waterbodies SPA – water quantity LSEs;
- South West London Waterbodies Ramsar – water quantity LSEs; and
- Wimbledon Common SAC – water quantity LSEs

4.5 Accordingly an Appropriate Assessment was undertaken and concluded that no adverse impacts on the site integrity of any European site due to a change in water quality, or quantity or an increase in recreational pressure, as a result

of the Local Plan either alone or in-combination. With regard to air quality this is subject of further assessment to be published in due course.

4.6 The potential for effects to occur in combination with any small-scale development in the local plan and with other projects has been considered.

4.7 In terms of the Neighbourhood plan area, this lies some distance from the European sites identified above:

- Mole Gap to Reigate Escarpment SAC – approx. 9.2km;
- South West London Waterbodies SPA/Ramsar – approx. 9.4km; and
- Wimbledon Common SAC – approx. 6km

and also

- Richmond Park SAC/NNR – approx. 6km

4.8 In close proximity to the Neighbourhood Plan area is Nonsuch Park to the south, both a SINC and Registered Park and Garden and within this lies The Wood a small area designated as ancient woodland. To the west lies Hogsmill Local Nature Reserve which is also a SINC.

4.9 However, it is judged that the scale of additional development likely to occur as a result of the neighbourhood plan is unlikely to lead to in-combination effects.

4.10 It is concluded that given the nature of the Neighbourhood Plan, in that it does not allocate any sites for development and adds local detail to existing strategic policies with a focus on design and layout, it is unlikely that the outcomes of this would change the outputs of the Local Plan HRA for Neighbourhood Plan purposes. Accordingly likely significant effect on any European site can be screened out.

5. Screening outcome

- 5.1 This report contains the detail of the assessment of the need for the Stoneleigh and Auriol Neighbourhood Plan to be subject to strategic environmental assessment as required by Strategic Environmental Assessment Directive (2001/42/EC) and appropriate assessment as required by the Habitats Directive (92/43/EEC).
- 5.2 The assessment for both these requirements has been undertaken on the basis of the policies set out in the neighbourhood plan and summarised above. Based on the environmental information, and the scope of the policies in the Stoneleigh and Auriol Neighbourhood Plan, the preliminary outcome of the assessment is:
- In respect of strategic environmental assessment, significant environmental effects can be screened out (para 4.1- 4.2, Table 4).
 - In respect to habitats regulations assessment, likely significant effects can be screened out (paras 4.4 – 4.10).
- 5.3 The statutory consultees, the Environment Agency, Natural England and Historic England, were consulted on the draft screening report for a period of 5 weeks as per the legislative requirements from 30 January 2025.
- 5.4 Consultation responses were received from all three bodies on the basis of the information provided, all three consultation bodies agreed with the draft screening conclusions. The Environment Agency did recommend a change to clarify that the reference to source protection zones should refer to source protection zones 2 and 3

6. Screening Conclusions

- 6.1 On the basis of the above, and following consultation with the statutory bodies, it is concluded that the Stoneleigh and Auriol Neighbourhood Plan Neighbourhood Plan 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.

Appendix 1 – Statutory Consultee Responses

The responses received from the three statutory bodies are detailed below:

Consultation Body	Comments
Environment Agency	<p>Response dated 20/2/2025</p> <p>We are satisfied that there are no policies in the plan that would require further assessment- we note that no sites are allocated through development through the neighbourhood plan. The report states the area lies within groundwater protection zones- we recommend this is clarified to state source protection zones 2 & 3 (see Magic Map Application).</p> <p><i>Reference to groundwater protection zone has been replaced by Source Protection Zones 2 & 3.</i></p>
Historic England	<p>Response dated 24/2/2025</p> <p>On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.</p>
Natural England	<p>Response Dated 4/2/2025</p> <p>It is Natural England's advice, on the basis of the material supplied with the consultation, that:</p> <ul style="list-style-type: none"> • Significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and, • Significant effect on Habitats sites, either alone or in combination, are unlikely.

From: Goodby, George [REDACTED]
Sent: 20 February 2025 12:07
To: [REDACTED]
Subject: [CAUTION EXTERNAL] RE: 050225/KP10 Stoneleigh and Auriol Neighbourhood Plan - Consultation Draft Screening Statement Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA)

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Dear [REDACTED]

Thank you for consulting us on the SEA and HRA for the Stoneleigh and Auriol Neighbourhood plans. We are a statutory consultee in the SEA process.

We advise on whether plans will result in significant environmental impacts and require further assessment.

We are satisfied that there are no policies in the plan that would require further assessment- we note that no sites are allocated through development through the neighbourhood plan. The report states the area lies within groundwater protection zones- we recommend this is clarified to state source protection zones 2 & 3 (see [Magic Map Application](#)).

I hope the above is helpful but please let me know if you have any questions.

Best regards,

George Goodby
Planning Specialist –Kent and South London Sustainable Places
Environment Agency | 2 Marsham Street, Seacole Building, London, SW1P 4DF
[REDACTED]

Pronouns: he/him ([why is this here?](#))



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!
If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)



Historic England

By email only to: [REDACTED] [\[REDACTED\]@epsom-ewell.gov.uk](mailto:[REDACTED]@epsom-ewell.gov.uk)

Our ref: PL00798097

Your ref: Stoneleigh and Auriol Neighbourhood Plan SEA

Main: [REDACTED]

e-seast@historicengland.org.uk
[REDACTED]

Date: 26/02/2025

To whom it may concern

Stoneleigh and Auriol Neighbourhood Plan SEA Screening Opinion

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Stoneleigh and Auriol Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied.

The information supplied indicates that the plan will not have any significant effects on the historic environment. We also note there are no site allocations.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 HistoricEngland.org.uk

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Correspondence or information which you send us may therefore become publicly available.





Historic England

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, via email if you have any queries.

Yours sincerely

Louise Dandy
Historic Places Adviser



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Telephone 020 7973 3700 HistoricEngland.org.uk

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Date: 04 February 2025
Our ref: 501180
Your ref: Stoneleigh and Auriol Neighbourhood Plan - Consultation Draft
Screening Statement Strategic Environment Assessment (SEA) and Habitats
Regulations Assessment (HRA)



Epsom and Ewell Borough Council

BY EMAIL ONLY

Hornbeam House
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CW1 6GJ

T 0300 060 3900

Dear Sir / Madam

Stoneleigh and Auriol Neighbourhood Plan

Thank you for your consultation on the above dated 30 January 2025 which was received by Natural England on 30 January 2025

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites¹, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Ben Ramachandra
Nature Recovery Officer
Thames Solent Area Teams