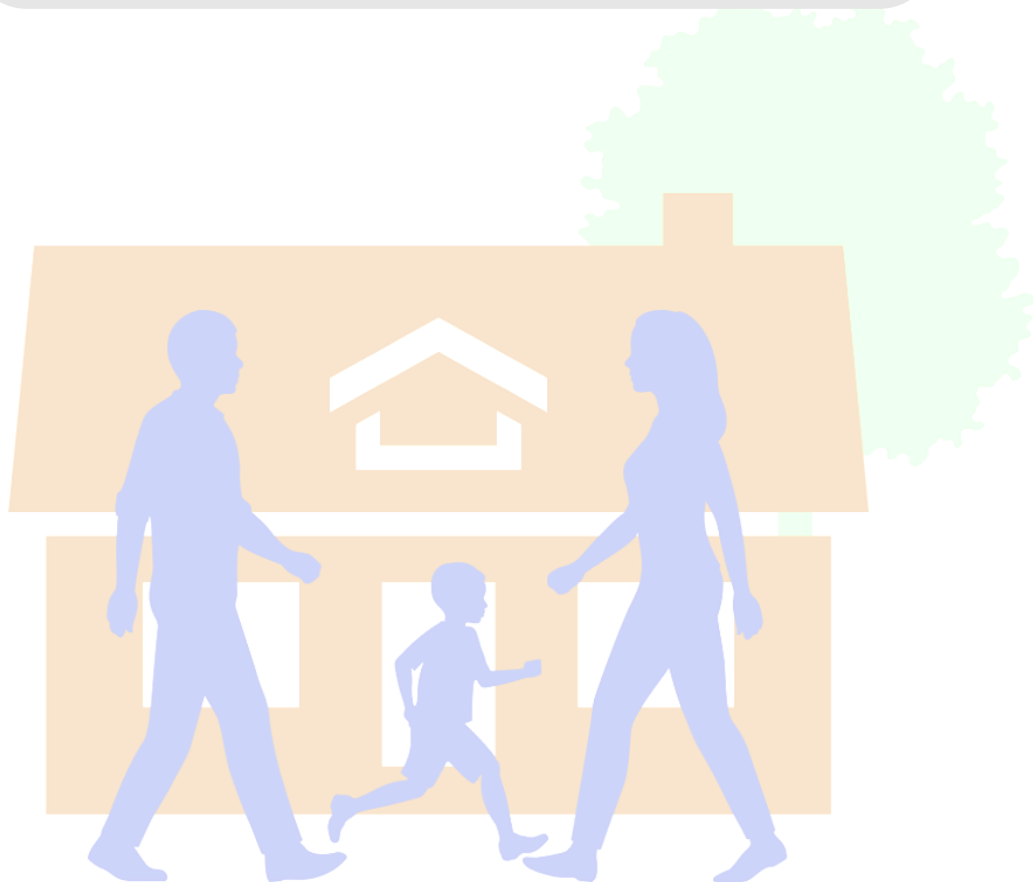




# Stoneleigh and Auriol Neighbourhood Plan

## Green Spaces Evidence Base



**Revision:** 1.00

**Released:** 19<sup>th</sup> June 2025

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## Contents

# Contents

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**1**

## **Introduction**

**1.1 Green Spaces Overview**

1.1.1 The Stoneleigh and Auriol Neighbourhood Plan (SANP) has six designated green spaces (numbered 1-6 in the map below).

1.1.2 These are:

1. Auriol Park
2. Cherry Orchard (Nonsuch Park)
3. Park Ave. Recreation Ground.
4. Park Ave. Allotments
5. Barn Elms Allotments
6. Salisbury Road Old School Field

1.1.3 Each of these meets the NPPF criteria of being:

- Close to the community
- Not extensive tracts of land
- Special, as described in each of the chapters below.

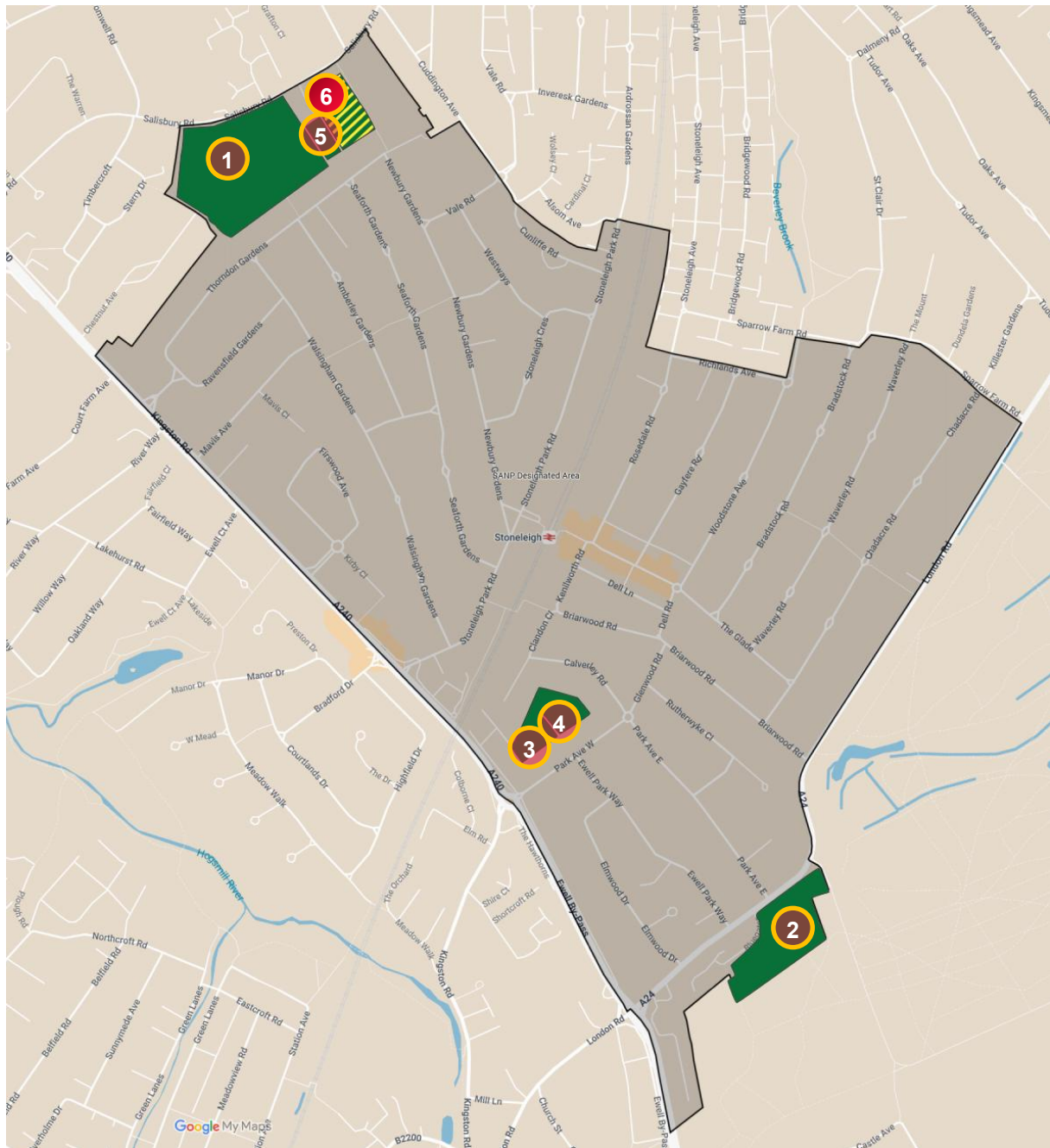


Figure 1 – Map of Local Green Spaces in the SANP designated area

- 1.1 It should be noted that sites numbered 1, 5 & 6 form part of a contiguous green corridor, along with the playing field that makes up part of the Cuddington Community Primary School Site.

# 1

## Introduction

### 1.2 NPPF Criteria Framework

- 1.2.1 The NPPF states that green spaces should meet at least one of the six categories below, along with not being an extensive tract of land.
- 1.2.2 Many of these criteria are subjective, especially when it comes to beauty and tranquillity.

	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness of Wildlife	Local in Character
Auriol Park	✓	✓	✓	✓		✓
Cherry Orchard (Nonsuch Park)	✓	✓	✓	✓	✓	✓
Park Ave. Recreation Ground.			✓	✓		✓
Park Ave. Allotments			✓	✓	✓	✓
Barn Elms Allotments		✓	✓	✓	✓	✓
Salisbury Road Old School Field		✓	✓	✓	✓	✓



**2**

## **Auriol Park**



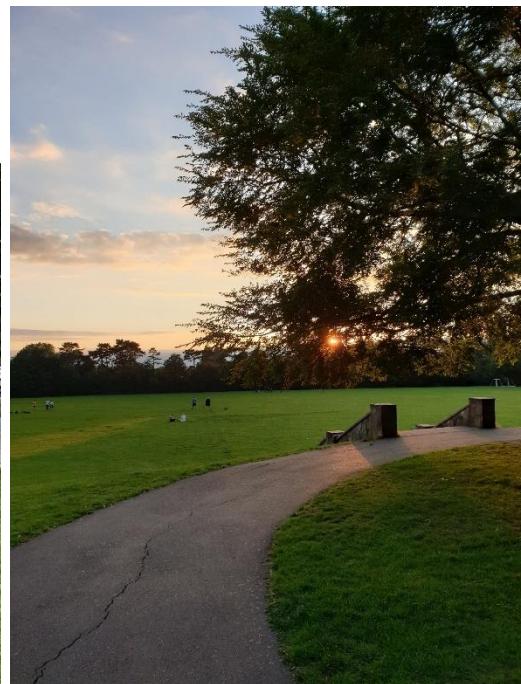
Figure 2 – Satellite View of Auriol Park

## 2.1 Information

<b>Map Reference</b>	1
<b>Size</b>	Approx 14.5 acres / 5.9 hectares
<b>Description</b>	An area of grass and trees containing sports/football pitches, bowling green, tennis courts, an under 12's playground, a fenced multi-use play area and a café.
<b>Usage</b>	Used by hundreds of people each week (based on a snap survey taken on Saturday 17 <sup>th</sup> February 2024 at approximately 11am). The park is used for many sporting activities, dog walking, general leisure activities including the children's play area.  The park has also been used in recent years to host community festivals.
<b>Other Useful Information</b>	Also known as King Georges Field.
<b>Historical Significance</b>	Area of High Archaeological Importance (See Chapter 8 - Area of High Archaeological Potential).
<b>Wildlife</b>	The park will have the usual wildlife associated with an area of this type. However, the bat survey carried out for Salisbury Road Old School Field shows a high concentration of bats in the area and it is highly unlikely that these bats will not be limited to that location and will be making use of Auriol Park and the rest of the surrounding area.  More information about wildlife in Auriol Park can be found in: Park Management Plan Annexe 3 (EEBC, 2017)



## 2.2 Photos of Auriol Park



**3**

## **Cherry Orchard in Nonsuch Park**





Figure 3 – Satellite View of the Cherry Orchard Area Within Nonsuch Park.

## 3

## Cherry Orchard in Nonsuch Park

## 3.1 Information

<b>Map Reference</b>	2
<b>Size</b>	Approx. 6 acres / 2.4 hectares
<b>Description</b>	An area of dense woodland where there is “an exceptional population of slow worms”. (EEBC, Nonsuch Park Management Plan, 2023, Ch 1.5).
<b>Usage</b>	Members of the community walk through its winding pathways daily. Popular with dog walkers.
<b>Other Useful Information</b>	<p>The whole of Nonsuch Park, along with the adjoining Warren Farm has been designated as a Site of Nature Conservation Importance (SNCI).</p> <p>It has been selected as a SNCI, as indicated on the EEBC Local Plan, for its mosaic of habitats and important wildlife (EEBC 2023, Nonsuch Park Habitat Management Plan, Chapter 1.5).</p>
<b>Historical Significance</b>	This area is also very close to the scheduled monument and site of Nonsuch Palace and the area may be of significant archaeological interest in the future.



## 3.2 Photographs of Cherry Orchard in Nonsuch Park





**4**

## **Park Avenue West Recreation Ground**



Figure 4 – Satellite View of Park Avenue West Recreation Ground.

## 4.1 Information

<b>Map Reference</b>	3
<b>Size</b>	Approx. 1.6 acres / 0.3 hectares
<b>Description</b>	A grassy area bordered by trees.
<b>Usage</b>	Many members of the community walk through daily. Especially popular with dog walkers.
<b>Other Useful Information</b>	<p>This area is the designated landing area for the air ambulance service.</p> <p>There were covenants placed on this area when the estate was built that prevented any buildings on the site.</p> <p>There may be references to this recreation ground where it is named after a local resident. This was done as a prank, but was accepted by on-line resources such as Google and took many years to be rectified.</p>



## 4.2 Photographs of Park Avenue West Recreation Ground



**5**

## **Park Avenue West Allotments**



*Figure 5 – Satellite View of Park Avenue West Allotments*



## 5.1 Information

<b>Map Reference</b>	4
<b>Size</b>	Approx. 1.9 acres / 0.77 hectares
<b>Description</b>	Self-managed allotments run by their own associations with council support (EEBC, 2023).
<b>Usage</b>	Located next to the Recreation Ground. A high percentage of plots (near 100%) are tenanted, with a waiting list.
<b>Recreational Value</b>	Gardening is recognised as a valuable recreational activity that is good for both physical and mental health.
<b>Wildlife</b>	Allotments are a vital resource for many different pollinators and animals that prey on them, such as various songbirds.
<b>Other Useful Information</b>	<p>EEBC state on their website that Allotments provide:</p> <ul style="list-style-type: none"> <li>• Exercise - working an allotment gives you plenty of fresh air and healthy exercise.</li> <li>• Stress relief – spending time outdoors and with others relieves stress.</li> <li>• Food source – cultivating an allotment provides an affordable source of fruit and vegetables.</li> <li>• Socialise – getting together with fellow gardeners is a great way to socialise and make new friends. It's the sort of activity that lends itself to co-operation and contact.</li> <li>• Biodiversity – allotments provide a varied and valued habitat for wild plants and animals. They provide valuable green space within our towns and cities and make them more environmentally friendly, sustainable and attractive places to live. Education - Sites can help children learn about nature and how food is grown.</li> </ul>

## 5.2 Photograph of Park Avenue West Allotments





**6**

## **Barn Elms Allotments**



*Figure 6 – Satellite View of Barn Elms Allotments.*

## 6

## Barn Elms Allotments

## 6.1 Information

<b>Map Reference</b>	5
<b>Size</b>	Approx 0.9 acres / 0.36 hectares
<b>Description</b>	Council managed allotments (EEBC, 2023). A high percentage of plots (near 100%) are tenanted, with a waiting list.
<b>Historical Significance</b>	These allotments are included entirely within the Surrey Designated Area of High Archaeological Importance (See Chapter 8 - Area of High Archaeological Potential)
<b>Recreational Value</b>	Gardening is recognised as a valuable recreational activity that is good for both physical and mental health.
<b>Other Useful Information</b>	See Park Avenue Allotments for the list of benefits of having an allotment as stated on the EEBC web site.
<b>Wildlife</b>	Allotments are a vital resource for many different pollinators and animals that prey on them, such as various songbirds.

## 6.2 Photograph of Barn Elms Allotments



**7**

## **Salisbury Road Old School Field**



owned by SCC (not currently officially publicly accessible).



*Figure 7 – Satellite View of Salisbury Road Old School Field.*

## 7.1 Information

<b>Map Reference</b>	6
<b>Size</b>	Approx. 2.9 acres / 1.19 hectares
<b>Description</b>	A former school field, bordered by trees.
<b>Usage</b>	Prior to SCC removing access to the playing field, it was used by the school and groups such as the Scouts for camping and other outdoor activities.
<b>Other Useful Information</b>	<p>This site has been potentially lost since the initial creation of the plan due to a planning application made by Surrey County Council, subject to appeals.</p> <p>(ID: 23/00633/CMA and ID: 24/00387/CMA)</p> <p>The status of current planning application according to the EEBC planning website, as of April 2024 is "Objection". The overall status of the planning application is unclear.</p>
<b>Historical Significance</b>	The majority of this site is included within the Surrey Designated Area of High Archaeological Importance (See Chapter 8 - Area of High Archaeological Potential)
<b>Wildlife</b>	<p>The Biodiversity Net Gain survey carried out by Surrey Wildlife Trust (2023, P3) indicates the adverse impact that the proposed development of the field would have. Even with mitigation measures the BNG Survey states:</p> <p><i>"The implementation of the measures will not meet a measurable gain for hedgerow units or habitat units. Furthermore, the project proposals will not satisfy trading rules."</i></p> <p>A substantial loss of biodiversity would occur.</p> <p>Nine species of bat that have been identified in the Protected Species Survey of the Salisbury Road area (Surrey Wildlife Trust, 2023).</p>

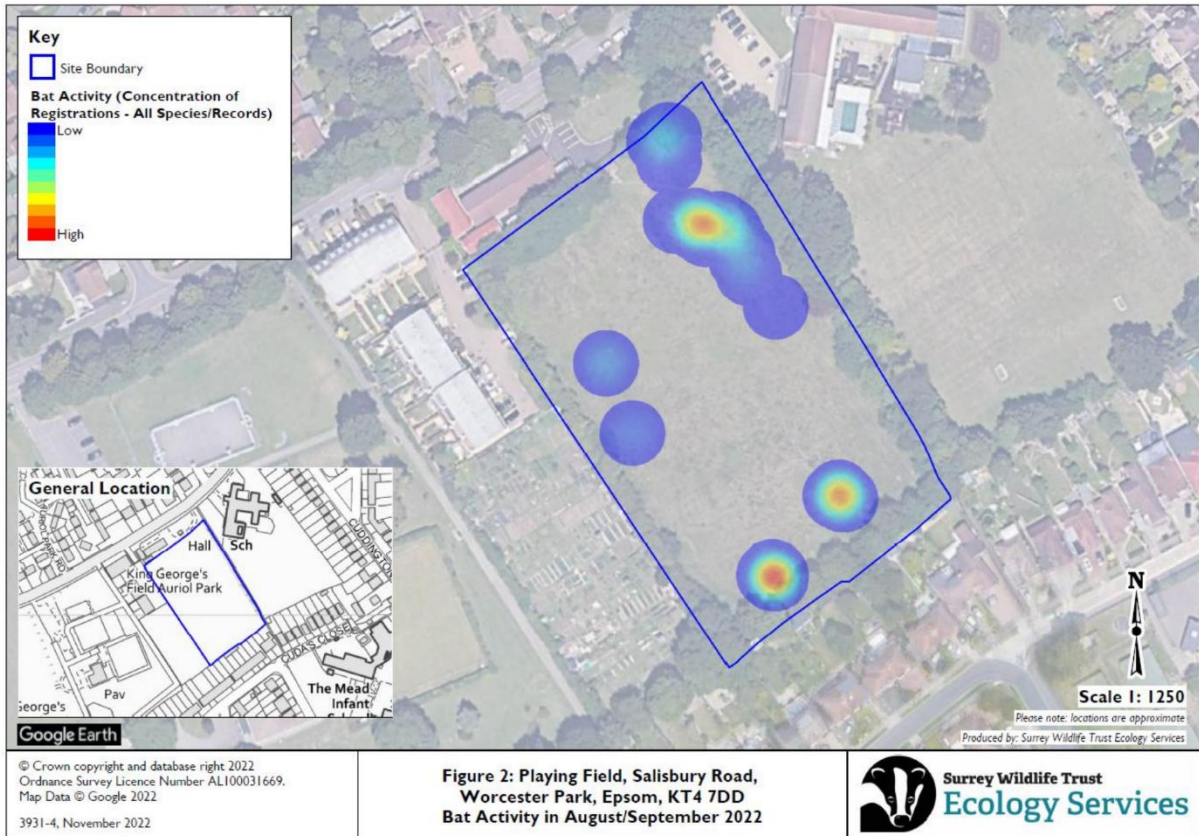


Figure 8 – Heatmap of bat activity in the Salisbury Road Old School Field site.



**8**

## **Area of High Archaeological Potential (AHAP) in Auriol**



Figure 9 – Area of High Archaeological Potential as identified by SCC

- 8.1 The three sites in the North of Auriol, identified as Green Spaces in the Stoneleigh and Auriol Neighbourhood Plan are all part of an Area of High Archaeological Potential (AHAP) identified by Surrey County Council. These can be found using the SCC Interactive Map (SCC, 2023).
- 8.2 The summary information for this area states:

<b>Name</b>	Iron Age, Roman and Medieval activity, near Cuddington Community Primary School, Worcester Park
<b>Local Authority</b>	Epsom and Ewell Borough Council
<b>Summary Description</b>	A significant number of linear and curved features were identified during evaluation works along with ceramic finds of Iron Age, Roman and Medieval date. Probable multiperiod occupation site.
<b>Curator Notes</b>	AHAP created on recent archaeological work and interim reporting. Recommend reviewing boundaries on publication of work.

<b>Significance</b>	Very High; Iron Age finds and features, Roman finds and features, Medieval finds and features.
<b>Source</b>	SCAU. 2022 Interim report of findings at former playing field west of Cuddington Community Primary School
<b>Boundary Reasoning</b>	c - Current topography indicates a sensible and reasonable edge based upon the modern landscape.
<b>Date assigned</b>	01/08/2023
<b>Last amended</b>	August 1 2023

- 8.3 The Archaeological areas in Surrey (SCC, 2024) web page states that these areas should trigger an automatic consultation with the Historic Environment Planning Team.

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EEBC (Undated) *Allotments* Available at: <https://www.epsom-ewell.gov.uk/residents/venues-sport-and-leisure-facilities/allotments> (Accessed 19 June 2025)

EEBC (2024) *Auriol Accessibility* Available at: [https://www.epsom-ewell.gov.uk/sites/default/files/documents/business/Rangers/Auriol Accessibility version.pdf](https://www.epsom-ewell.gov.uk/sites/default/files/documents/business/Rangers/Auriol%20Accessibility%20version.pdf) (Accessed 19 June 2025)

EEBC (2023) *Nonsuch Park Management Plan* Available at: [https://democracy.epsom-ewell.gov.uk/documents/s26005/Nonsuch Park Habitat Management Plan 2023-2028 Appendix 1.pdf](https://democracy.epsom-ewell.gov.uk/documents/s26005/Nonsuch%20Park%20Habitat%20Management%20Plan%202023-2028%20Appendix%201.pdf) (Accessed 19 June 2025)

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SCC (2023) *Surrey Interactive Map* Available at: <https://surreycc.maps.arcgis.com/apps/webappviewer/index.html?id=3d9bbb5e659b4078bb1cae0112ccbead&> (Accessed 19 June 2025)

SCC (2024) *Archaeological areas in Surrey* Available at: <https://www.surreycc.gov.uk/land-planning-and-development/heritage-and-planning/archaeological-areas-in-surrey> (Accessed 19 June 2025)

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Surrey Wildlife Trust (2023) *Protected Species Survey* Available via: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV96H9GY0BY00> then [https://eplanning.epsom-ewell.gov.uk/online-applications/files/CEE57AF7986D36BE7EA84438106C59C4/pdf/23\\_00633\\_CMA-](https://eplanning.epsom-ewell.gov.uk/online-applications/files/CEE57AF7986D36BE7EA84438106C59C4/pdf/23_00633_CMA-)

PROTECTED\_SPECIES\_SURVEY-1293181.pdf (URL cannot be accessed directly)  
(Accessed 19 June 2025)