

Statement of Common Ground

This Statement of Common Ground (SoCG) is between Epsom & Ewell Borough Council (EEBC) and Gavil Group (GG) in relation to the Epsom & Ewell Local Plan 2040.

1) Constituent parties to this SOCG

Epsom & Ewell Borough Council (EEBC)
Gavil Group (GG)

2) Background

This SOCG sets out the agreed position as at January 2026 in relation to site allocation SA11: Finachem House, 2-4 Ashley Road, within Epsom and Ewell Borough Council's (EEBC) Proposed Submission Local Plan.

The Proposed Submission Local Plan, policy SA11 allocates the site for "Approximately 20 dwellings (C3)". In addition, there are several further policy requirements. The full policy is available in Appendix 1.

With regards to the site:

- It is within Epsom Town Centre boundary.
- It is adjacent to Ashley House, a Grade II* listed building (to the north).
- It is adjacent to the Epsom Town Centre Conservation Area.
- There are two buildings on site which are currently in use. One as a clinic, and the other is part office (ground floor), part residential.

Gavil Group (GG), who have an interest in the allocation site Finachem House (FH), have engaged in the Local Plan process through their planning agent Andrew Black Consulting (ABC). Formal responses have been provided to the 2022 'call for sites exercise' to inform the Local Plan evidence base and the Regulation 19 consultation (December 2024 to February 2025). 'Matters statements' were submitted in response to the Inspector's MIQs and ABC participated in the examination hearings.

Outside of the Local Plan examination process, the site has been the subject of pre-application discussions in 2022/23 relating to a potential scheme for a 7-storey block containing 131 student rooms across 20 cluster flats.

EEBC has published the Epsom Town centre Masterplan in August 2024 which forms part of the Local Plan evidence base. The purpose of the masterplan is to provide a framework of development principles to help guide decisions within Epsom Town Centre. Finachem House is identified as being within the 'Ashley Centre and

Global House opportunity site' with the masterplan stating that "there is further potential to incorporate residential property at the corner of Ashley Avenue and Ashley Road to deliver a larger scheme." The residential property is Finachem House.

Policy SA11 was discussed at the Local Plan stage 2 examination hearings with the Inspector requesting a SoCG to be agreed between EEBC and GG.

Both parties agree that the site should be an allocation within the Local Plan. The main area of disagreement was the capacity of the site, which is allocated in the Proposed Submission Local Plan for approximately 20 dwellings (SA11).

3) Matters agreed

Both parties agree on the following matters:

Site suitability and availability:

The site is suitable and available for development and has the capacity to deliver C3 housing or student accommodation.

Site context:

The site is in a prominent location and adjacent to heritage assets. The design of any development must respond to this context.

Site capacity:

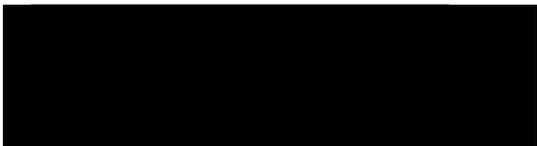
The site is in a highly sustainable town centre location. It has the capacity to deliver a minimum of 38 C3 units or a minimum of 90 units of student accommodation.

Delivery:

The site is anticipated to come forward by 2028/29.

4) Signatories

Epsom & Ewell Borough Council



Councillor Peter O'Donovan
Chair of Licencing and Planning Policy Committee

Date: 8 January 2026
Andrew Black Consulting on behalf of Gavil Group



Andrew Black

Date: 6 January 2026

Appendix 1: Proposed Submission Local Plan – SA11: Finachem House, 2-4 Ashley Road

Policy SA11 – Finachem House, 2 – 4 Ashley Road

Allocated for: Approximately 20 dwellings (C3)

Site Area: 0.12 ha

Planning history: Pre-application



In addition to complying with the policies in the plan, any developer of this site will be required to:

- a) Provide appropriate vehicle, pedestrian and cycle access to the site from the Ashley Road.
- b) Provide suitable noise and vibration attenuation measures to ensure that future occupiers are not subject to a significant adverse level of noise disturbance from the adjoining A24.
- c) Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy S16 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
- d) Design surface and foul water drainage to include all required measures arising from the site being located in Groundwater Source Protection Zone 1.
- e) Conserve and, where possible, enhance the setting of the Epsom Town Centre Conservation Area and the Grade II* listed 'Ashley House' that adjoin the site boundary to the North.
- f) Undertake archaeological investigations in accordance with Policy DM15, taking account of the site's location within an Area of High Archaeological Potential.