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Mutual easing of access benefits Epsom development

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Epsom & Ewell Borough Council has agreed to enter into a mutual deed of **easement** with the developer of the SGN Gas Works site in Hook Road, Epsom. This site is situated next to the council-owned Hook Road car park, and the deed of easement grants reciprocal access rights over each site's roads.

This agreement is an important step in the council's long-standing ambition to promote the redevelopment of this combined site, in order to provide an improved, attractive, better connected and rejuvenated area that would attract new residents and businesses to Epsom Town Centre.

The combined site has previously been included in the November 2023 consultation of the Epsom Town Centre Masterplan, and the Reg 18 March 2023 consultation of the Draft Local Plan.

The deed of easement will enable the Gas Works site developer to design a scheme that could use the council's Rainbow Leisure Centre access road as the main entrance off East Street. In return, the council would have access across the Gas Work developer's estate road infrastructure from the current Hook Road car park entrance. By removing the need for separate, duplicated road infrastructure, the Gas Works site can be designed to maximise open space and connectivity across the wider combined site.

The deed of easement is conditional, which means it will not be completed or take effect until such time that the developer of the Gas Works Site is granted planning permission for development. This will ensure the council can maintain its two separate, independent capacities as landowner and as Local Planning Authority.

Cllr **Hannah Dalton**, (RA Stoneleigh) Vice Chair of the Strategy & Resources Committee, said: "Members unanimously voted for the mutual deed of easement at a special Strategy and Resources Committee held on Wednesday 19 June. This is an excellent example of the council working in partnership with other landowners and we hope that, as a result of this decision, we can deliver wider benefits for the community through appropriate high-quality redevelopment and regeneration of the SGN Gas Works site."

Image aerial view East Street Epsom – Google.

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