

Epsom Draft Town Centre Masterplan (TCM) – issued Nov/ consultation closes 22 Dec 2023

– summary sheet linking ECS observations to TCM questions

	ECS question	ECS observations	Cross ref to TCM constl'n qn
1	What we like about TCM	<ul style="list-style-type: none"> • Masterplan principles – including environmental aims and baseline aims • Identification of opportunity sites, character areas, public realm and sustainable transport 	<ul style="list-style-type: none"> • Q1, Q6 Q14 • Q15
2	What's missing	<ul style="list-style-type: none"> • Clear building heights limits • Prioritisation <i>between</i> opportunity sites • Principle of 'retro fitting not demolition' for redevelopments 	<ul style="list-style-type: none"> • Q3 • Q2 • Q1, Q15
3	What needs clarifying / correcting	<ul style="list-style-type: none"> • How achieve environmental / zero carbon objective • How engage with and address motorist concerns re improving pedestrian and cycling experience • Town Hall relocation – where to? Is new location appropriate? • Bus layby – where does it get moved to post opportunity site scheme 	<ul style="list-style-type: none"> • Q1, • Q5&6, Q8, Q10 , Q12 • Q11 • Q7
4	What we don't like re TCM	<ul style="list-style-type: none"> • Repetitive presentation of opportunity sites in TCM document • Contradiction between West Street gateway status and planning permission granted to demolish Furniss Building • Lack of labels on Views In Appx A 	<ul style="list-style-type: none"> • Q2 • Q5 • Q13
5	Suggestions – what we would like to see	<ul style="list-style-type: none"> • Grid to link principles to specific sections of chapters 2 to 5 and appendices • Improvements to air quality of town centre • Expansion of locally listed buildings completed and reflected in TCM 	<ul style="list-style-type: none"> • Q1 • Q2, Q9 • Q4