

Geoffrey Stone Chairman  
 Alan Baker Vice Chairman  
 Malcolm Boyd Secretary  
 Robert Austen  
 Norman Dempster

Anthony Evans E+E planning  
 Tony Michael

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- Purpose of the meeting was to record the general approach of the EPS towards the future of the area, which needs to be taken into account in the production of the DR/UHS site appraisal study by the planning office;
- A site map, with the current timetable & explanatory text for the project, were noted;
- The EPS tabled a paper on their suggested development priorities for the town centre & in particular for the Upper High Street (UHS) area; this aimed to open up the possibilities for the future of the area, provide locally needed facilities, recognise the considerable local interest, reflect that the site was at an important entry to the town centre, and that the (refused) scheme for the HB was not an appropriate design;
- The wider issue of reconsidering the presence of so much through traffic in the town centre remained an item for separate discussion with SCC;

The 4 main priorities for the DR/UHS site were seen by the EPS as;

- Providing housing (aiming to take some of the pressure off sites where back gardens are being lost to over-intensive development);
- Regenerating the Upper High Street area, now being rather low key;
- Retaining the important existing level of public car parking (c400 spaces) which aids the functioning of the town centre;
- Minimising the traffic increase that would come from more development (the SCC views that the proposed superstore traffic could be accepted were not agreed);

Other EPS points included:

- Encouraging the "Urban Village" concept, with its special ambience; the view was that a balanced range of uses could be encouraged in this significant area of Epsom;
- Incorporating entertainment facilities for younger people, which would bring life to the town and also help youth development;
- Improving access through the site, including service vehicles, from Depot Road, and possibly improving the intersection with Church Street;
- Retaining access to the car park from UHS for people coming from the east;
- Increasing office/industrial development was not seen as a priority;
- The replacement/demolition of Phoenix Court could allow a degree of flexibility in the siting of residential property;
- Car parking on the UHS frontage would create a dull street scene; instead there should be housing, which would give life and interest;
- On the street level, there might be local demand for a small supermarket (with smaller shops & cafes) would also complete an attractive street scene;
- The aim would be to act as a focal point for the area; the possibility of having a Square, or Green, as an integral part of the development was mentioned, as an alternative to the routine following along of the normal street frontage; it would also be desirable, if practicable to retain the two trees on the UHS frontage, the Lime in the car park having been donated by the EPS;
- The electricity station was seen as having a negative visual impact; valuable though the function was, thought should be given to mitigating this dulling effect;
- An entertainment complex, with bowling, skateboarding etc could complement the cinema complex, and could be placed under say a car parking stack;
- It was recognised that such development would have to be attractive to developers if it were to attract finance.