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Award-Winning Epsom Town Masterplan Shines Spotlight on Council's Planning Priorities

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Epsom & Ewell Borough Council's Epsom Town Centre Masterplan has been named "Best Plan" at the Royal Town Planning Institute's (RTPI) South East Awards for Planning Excellence 2024. The win brings regional recognition to the Council's efforts in shaping the future of the town centre — but it also casts a renewed spotlight on the long-standing delays in finalising a borough-wide Local Plan.

The RTPI judges praised the Masterplan's participative and innovative approach, its use of digital consultation tools, and its firm emphasis on sustainability. The plan was commended as a model of non-statutory planning excellence, particularly impressive given it was not prompted by legislative requirement but by what the judges described as "a strong desire to make a better place."

The planning team achieved an unprecedented level of local engagement, with 1,979 consultation responses — almost 3% of the borough's population — including many residents participating in a council consultation for the first time. This level of public involvement far exceeds the national average of 1%, according to RTPI data.

Councillor **Peter O'Donovan**, (RA Ewell Court) Chair of the Licensing and Planning Policy Committee, described the award as "reflective of the hard work and expertise" of the planning policy team, highlighting the central goal of "making Epsom an even better place."

The Masterplan, developed with consultancy firm David Lock Associates, provides clear development parameters for key town centre sites including the Ashley Centre, Hook Road, Depot Road car park, and Hope Lodge. It also outlines placemaking objectives, environmental improvements, and key design principles aimed at preserving and enhancing Epsom's historic core.

A Tale of Two Plans

While the award marks a triumph for the Town Centre strategy, it also contrasts sharply with the ongoing delays and controversy surrounding the borough's statutory Local Plan. The Local Plan, which is essential for long-term housing and infrastructure development across the wider borough, has faced repeated postponements, public protests, and uncertainty over Green Belt protections.

Epsom and Ewell Times has reported extensively on the Local Plan's troubled progress — from stalled timelines and passionate public campaigns resisting proposed housing developments on cherished green spaces. The Local Plan was officially submitted to the Secretary of State for Housing, Communities and Local Government for independent examination. This significant step, taken on 10 March 2025

Observers may see the Masterplan's success as both a sign of the Council's planning capability and a reminder of its failure to deliver its statutory planning framework in a timely manner. The Masterplan may now proceed to the national RTPI Awards for Planning Excellence later this year, but it remains a non-binding vision — its implementation depends, in part, on a coherent Local Plan to support infrastructure and development across the borough.

Until then, residents can celebrate Epsom's win on the regional stage, while continuing to ask: when will the borough-wide plan finally materialise?

Epsom Town Centre Masterplan now advances as a finalist for the RTPI National Awards for Planning Excellence, to be announced in October. The awards ceremony is scheduled for 26 November 2025.

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Mind the Epsom Town Centre Masterplan!

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