



Redevelopment at:

East Court, College Lane, East Grinstead, RH19 3LT

Planning Statement

20th May 2024

Introduction

This Planning Statement is written in respect of a proposal for the redevelopment of The former East Grinstead Police station, with conversion of the west wing and alterations to the roof of the existing building, demolition of the south and west wings of the existing building and replacement with new replacement buildings and provision of 33 dwellings along with access, landscaping and parking ("the Proposed Development") on the site of The Former East Grinstead Police Station, College Lane , East Grinstead ("the Application Site").

The Application Site is located to the north west of East Court and accessed from College Lane. It currently comprises the site of a series of disused buildings and extensive parking areas.

The Application Site is allocated for residential development under the Mid Sussex District Council Site Allocations Development Plan Document (DPD) Policy Reference SA18.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material consideration indicate otherwise. The Development Plan with regards to this Site comprises:

- Saved policies of the Mid Sussex Local Plan (adopted in May 2004)
- Mid Sussex District Plan (adopted in March 2018)
- East Grinstead Neighbourhood Plan (made in November 2016)

It is also considered that the following documents represent material considerations in respect of the Site:

- The National Planning Policy Framework (published in February 2019)
- National Planning Policy Guidance
- Mid Sussex Affordable Housing SPD
- Mid Sussex Design Guide SPD
- Mid Sussex Site Allocations Development Management Plan Document (2022)

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's policies for England and how they should be applied. It requires that planning applications are determined in accordance with the presumption in favour of sustainable development. Sustainable development is considered to have three overarching objectives:

An economic objective – to help build a strong, responsible and competitive economy;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and,

An environmental objective – to contribute to protecting and enhancing our natural, built environment.

The presumption in favour of sustainable development, set out at paragraph 11 of the NPPF requires that for decision taking, development proposals that accord with an up-to-date development plan should be approved without delay.

Section 4 of the NPPF refers to decision-making. It requires that local planning authorities approach decisions on proposed development in a positive and creative way. It requires that decision-makers seek to approve applications for sustainable development where possible. Section 4 also acknowledges the importance of early engagement, which has significant potential to improve the efficiency and effectiveness of the planning application system, noting that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

Section 5 of the NPPF sets out the Government's policies for significantly boosting the supply of new homes. Paragraph 68 recognises that small and medium sized sites can make an important contribution towards meeting housing requirements as they are often built out relatively quickly.

Section 8 promotes policies and decisions that aim to achieve healthy, inclusive and safe places, as well as providing for social, recreational and cultural facilities.

Section 9 promotes sustainable transport. It requires that the potential impacts of development, on transport networks, are addressed and that there are opportunities to promote walking, cycling and public transport. Paragraph 109 states that development should only be prevented or refused on highways grounds, where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Section 11 of the NPPF requires that policies and decisions promote an effective use of land in meeting the need for homes, whilst safeguarding and improving the environment. Paragraph 122 of the NPPF promotes the efficient use of land, taking into account:

- a) The identified need for different types of housing, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services;
- d) The desirability of maintaining an area's prevailing character and setting; and

e) The importance of securing well-designed, attractive and healthy places.

Section 12 of the NPPF sets out the need to achieve well-designed places. It acknowledges that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It states that good design is a key aspect of sustainable development, and creates better places in which to live and work. Paragraph 127 requires that planning decisions ensure development:

- a) Will function well and add to the overall quality of the area;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting;
- d) Establish or maintain a strong sense of place;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future user. Paragraph 128 requires that design quality is considered throughout the evolution and assessment of proposals, including early discussion between applicants, the local planning authority and local community.

Section 14 sets out the need to meet the challenges of climate change, flooding and coastal change. It requires that proposals take account of the long-term implications for flood risk, water supply, biodiversity and landscapes. Paragraph 163 suggests that where appropriate, applications should be supported by a site-specific flood-risk assessment, it also requires that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Section 15 of the NPPF requires the conservation and enhancements of the natural environment, by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value;
- b) Recognising the intrinsic character and beauty of the countryside;
- c) Maintaining the character of the undeveloped coast, whilst improving public access to it where appropriate;
- d) Minimising impacts on providing net gains for biodiversity;
- e) Preventing new and existing development from contributing to soil, air, water or noise pollution or land instability.
- f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Section 16 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraph 187 refers to the need for local authorities to hold up-to-date historic environment records, to be used in assessing the significance of heritage assets and predicting the likelihood that unidentified heritage assets, including those of archaeological interest, will be discovered. Paragraph 189 requires that where development has the potential to include

heritage assets of archaeological interest, developers will be required to submit an appropriate desk-based assessment. Paragraph 197 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Mid Sussex District Plan (MSDP) 2018

Policy DP4 of the MSDP sets out the strategy for delivering housing need across the plan period. It identifies an objectively assessed (housing) need (OAN) of 14,892 and provision towards unmet housing needs of 1,498, resulting in a housing requirement of 16,390 dwellings between 2014-2031. The housing requirement will be met through a stepped trajectory of 879 dwellings per annum (dpa) until 2023/24 and 1,090 thereafter. Policy DP4 sets out the District Plan minimum requirements and notes that 7,091 dwellings are met through existing commitments, including allocations in made Neighbourhood Plans.

Policy DP6 sets out the settlement hierarchy, noting that East Grinstead is a Category 1 Settlement (along with Burgess Hill and Haywards Heath), which is a “Settlement with a comprehensive range of employment, retail, health, education, leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the small settlements.”

Policy DP17 seeks the protection of the Ashdown Forest SPA and SAC. Within a 7km zone of influence of the Ashdown Forest SPA, residential development must contribute towards the provision of Suitable Alternative Natural Greenspace (SANG), and a financial contribution towards Ashdown Forest Strategic Access Management and Monitoring (SAMM) strategy.

Policy DP20 seeks contributions towards infrastructure mitigation, where necessary.

Policy DP21 refers to transport. It requires that decisions on development proposal take account of whether:

The scheme is sustainably located to minimise the need for travel;

Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car;

The scheme is designed to adoptable standards, or other standards as agreed;

The scheme provides adequate car parking for the proposed development;

Development which generates significant amounts of movement is supported by a Transport Assessment/Statement and a Travel Plan;

The scheme provides appropriate mitigation to support new development on the local and strategic road network;

The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of proposed mitigation;

The scheme does not harm the special qualities of the South Downs National Park or High Weald Area of Outstanding Natural Beauty through its transport impacts.

In terms of parking demand the West Sussex County Council Guidance on Parking at New Developments indicates a requirement for a total of 33 parking spaces.

Policy DP22 seeks the protection and promotion of rights of way and recreational routes, ensuring that development provides safe and convenient links to such routes.

Policy DP26 refers to character and design, it requires a range of design criteria to be met, ensuring a high quality of design, landscaping and greenspace.

Policy DP27 requires that development meets nationally described space standards for internal floor space.

Policy DP28 requires that development meets and maintains high standards of accessibility. In addition, for developments of 5 or more, a provision of 20% of dwellings to meeting Category 2 – accessible and adaptable dwellings (Building Regulations – Approved Document M Requirement M4(2)) will be required.

Policy DP30 requires a mix of dwelling types and sizes, to reflect current and future housing needs. The latest Strategic Housing Market Assessment (SHMA) Policy DP31 requires that for developments of 11 dwellings or more, 30% on-site affordable housing should be provided.

Policy DP34 requires the protection of heritage assets, including buildings that are not listed, with a preference towards their retention where they are of architectural or historic merit. The Council will determine proposals affecting heritage assets in accordance with the NPPF and NPPG.

Policy DP37 seeks the protection and enhancement of trees, woodland and hedgerows, the loss of protected species will only be permitted if there is no alternative and replacement trees (1:1) are provided.

Policy DP38 requires the protection and enhancement of biodiversity. Ensuring that development contributes and takes opportunity to improve, enhance, manage and restore biodiversity and green infrastructure. Proposals should protect existing biodiversity, so that there is no net loss of biodiversity and minimise habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats.

Policy DP39 seeks to improve the sustainability of development through its design and construction.

Policy DP41 requires that developments follow a sequential risk-based approach to flood risk, including a reduction from existing run-off rates. Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more. SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces.

East Grinstead Neighbourhood Plan 2016

The EGNP was made in 2016, it predates the MSDP 2018, but remains part of the development plan insofar as it accords with the MSDP.

Policy EG3 seeks the promotion of good design, requiring that it is:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and
- h) Proposals make provision for green infrastructure and biodiversity enhancement.

Policy EG5 sets out how housing will be delivered within the EGNP area, it indicates that residential developments will be supported on previously developed land and green infrastructure which can be demonstrated to be surplus to requirements, provided that such proposals are in compliance with other policies. Further to the above, it confirms that other proposals for housing will be supported if:

- a) The proposed development contributes to sustainable development;
- b) An application is supported by robust assessment of the environmental and visual impact of the proposal and include as necessary appropriate mitigation
- c) An application is supported by a robust assessment of the impact of the proposal on the local highway network
- d) The proposal complies with design guidance contained in Policy EG3;
- e) The proposal provides a mixture of tenure types;
- f) Contributions are made towards SANG and SAMM; and,
- g) The proposal meets its own infrastructure needs.

Policy EG7 requires a minimum density of 30 dpa, unless local character indicates otherwise. It also requires that on sites of 5 or more dwellings, a minimum of 30% small family accommodation is provided in the form of 2 and 3 bedroom properties.

Policy EG11 identifies highways constraints within the neighbourhood plan area. As such, new proposals are expected to be supported by an appropriate assessment of the impacts on the highway network, and include access arrangements that are appropriately designed and include adequate visibility splays.

Policy EG12 requires that vehicle and cycle parking is provided in accordance with the West Sussex County Council adopted parking standards.

Policy EG16 requires the protection of the Ashdown Forest SAC and SPA through the contribution towards SANG and SAMM. Mid Sussex Design Guide (MSDG) SPD The MSDG was adopted in November 2020 and sets out a series of design principles in relation to both residential and commercial developments. It is considered that the following principles are particularly relevant to this Proposed Development:

Principle DG3: Work with the natural features and resources of the site

Principle DG4: Establish a landscape and green infrastructure network

Principle DG5: Water features and sustainable drainage systems

Principle DG6: Design to enhance biodiversity

Principle DG7: Respond to topography and strategic views

Principle DG8: Establish a clear movement network

Principle DG9: Reduce reliance on the private car

Principle DG11: Respond to existing townscape

Principle DG12: Deliver a clear and connected structure of streets

Principle DG13: Provide positive frontage to streets

Principle DG14: Provide enclosure

Principle DG16: Create a positive development edge

Principle DG17: Provide attractive streets defined by buildings

Principle DG18: Integrate car parking to support attractive streets

Principle DG19: Provision of off-street parking

Principle DG20: Integrate on-street parking

Principle DG21: Consider and allow for servicing, refuse collection and deliveries

Principle DG22: Integrate refuse and recycling into the design of new development

Principle DG24: Plan for cyclists

Principle DG25: Enhance the environment and sense of place through open spaces

Principle DG27: Integrate tree planting and soft landscape

Principle DG29: Deliver a coordinated public realm

Principle DG31: Focus development in sustainable locations

Principle DG37: Deliver high quality buildings that minimise their environmental impact

Principle DG38: Design buildings with architectural integrity

Principle DG39: Design buildings that respond to and animate the street space

Principle DG40: Design buildings that respond to and animate the street space

Principle DG45: Privacy of existing and future residents

Principle DG46: Provision of external amenity space

Principle DG47: Provide homes with sufficient daylight and sunlight

Principle DG48: Design to minimise the impact of noise, air and light pollution

Scheme Appraisal

Having considered the context of the site, nature of the proposed development and policies contained within the Development Plan, it is considered that how the submitted design addresses / responds to each of the above Principles have been detailed in the related section of the Design and Access Statement.

Mid Sussex Site Allocations Development Management Plan Document (2022)

Mid Sussex District Council adopted its Site Allocations Development Plan Document (DPD) on the 29th June 2022. The Site Allocations DPD identifies sufficient housing sites to provide a five year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs.

The Site Allocations DPD identifies additional site allocations (to the MS District Plan 2018) to meet the objectively assessed development requirements for the district.

This site (Former East Grinstead Police Station) is identified as Policy Reference SA18.

The policy framework for the development of the site:

Objectives

- *To deliver a high density development and comprehensive landscape scheme which respects the parkland setting of East Court and protects the setting of nearby heritage assets.*

Urban Design Principles

- *Optimise the development potential of the site through the provision of apartments of no more than 2 ½ storeys taking account of potential development opportunities that exist immediately beyond the site boundaries to ensure future redevelopment opportunities are not hindered.*
- *Provide well integrated parking solutions to ensure parking areas do not dominate the public realm.*
- *Informed by a slope/land stability risk assessment report prepared by a qualified structural engineer, provide an appropriate layout and scale of development and ensure any necessary mitigation is undertaken to the rear of the site adjacent to Blackwell Hollow.*

Landscape Considerations

- *The design shall respect the parkland setting, providing a comprehensive landscaping scheme that maintains the open frontage of the site, avoiding the use of prominent hard boundary treatment.*

Historic Environment and Cultural Heritage

- *Informed by a Heritage Impact Assessment, provide an appropriate design, layout and scale of development and landscaping scheme to protect the setting of the nearby Estcots and East Court Conservation Area and the Grade II Listed Council Offices.*

Biodiversity and Green Infrastructure

- *Provide a net gain in biodiversity and Green Infrastructure, taking account of the wider ecological context, creating additional habitat in the construction of the building, including where appropriate integral bat and bird boxes, and inclusion of well-designed and diverse landscaped areas with native species.*
 - *Conserve and enhance areas of wildlife value and ensure there is a net gain to biodiversity overall. Avoid any loss of biodiversity through ecological protection and enhancement, and good design. Where this is not possible, mitigate and as a last resort, compensate for any loss*
 - *Incorporate SuDS within the Green Infrastructure to improve biodiversity and water quality.*
- Highways and Access*
- *Utilise existing access arrangements and make any necessary safety improvements.*
 - *Informed by a Transport Assessment, provide an appropriate and level of well-integrated car parking.*
- Flood Risk and Drainage*
- *Surface Water Drainage to be designed to minimise run off, to incorporate SuDS and to ensure that Flood Risk is not increased.*

Minerals

- *The site lies within the brick clay (Wadhurst clay) Minerals Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with policy M9 of the West Sussex Joint Minerals Local Plan (2018) and the associated Safeguarding Guidance.*

Utilities

- *Occupation of the development will be phased to align with delivery of necessary sewerage infrastructure, in liaison with the service provider.*

In addition to its allocation, the Site is located within the defined built up area boundary of East Grinstead and is considered to lie within a sustainable location where additional housing would contribute to the economic and social well-being of the area and would be development of a brown-field site in contrast with a green-field site.

Policy DP6 of the District Plan allows for development within the defined built-up area of towns and villages where it has regard for the character and function of the settlement. East Grinstead is a Category 1 Settlement, defined as being a: “Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements. As such, there is a presumption in favour of development of the Site owing to its location within the built up area of a highly sustainable settlement.

The Council are currently able to demonstrate a 5 year housing land supply (HLS). However, this is calculated at 5.37 years (5 Year Housing Land Supply Position Statement December 2020) and is therefore marginal, putting the Council at risk of speculative applications.

The Site is not included within the Council's 5 year HLS, but it is a commitment forming part of the development plan. Paragraph 69 of the NPPF highlights the importance of small and medium sized sites in contributing towards housing delivery, this is especially the case where an LPA is relying heavily on a few large strategic sites, as set out in the District Plan.

As such, the grant of planning permission would secure the delivery of housing on an allocated site which will contribute to the Council's 5 year HLS position, this weighs heavily in favour of the proposal. It is considered that the principle of development is acceptable by virtue of the allocation of the Site in the Local Plan 2004 (Policy EG8) and by policy DP6 of the District Plan 2018 which allows for development within defined settlement boundaries.

Housing Mix and Affordable Housing

The scheme will deliver 33 dwellings towards the Council's housing land supply. Additionally, it will deliver a range of housing types, sizes in accordance with Policy DP30 of the District Plan and the SHMA 2012 (Update) which seeks small family housing.

Furthermore, the proposals will deliver a high proportion of smaller 2 bedroom family housing, exceeding the 20% requirement set out in Policy EG7 of the EGNP.

It is noted that Policy EG8 of the MSLP requires a 40% contribution for affordable housing. However, this policy is almost 20 years old and the requirement has now been superseded by the Mid Sussex District Plan which under Policy DP31 sets out a requirement for 30% affordable housing.

The Re-Application Advice received (on a proposal for 31 units) was that *'the affordable housing provided will need to be split 25% First Homes (3 units) and 75% Social Rent or Affordable Rent (7 units).'*

However, the applicant has commissioned a Development Viability Report prepared by Bespoke Property Consultants which accompanies this Statement who concludes:

'In summary we can conclude the development does not generate any surplus over the Benchmark Land Value to fund affordable housing on site and the effect on viability is being significantly impacted by the requirement for planning obligations.'

Therefore this Development will therefore not make a policy compliant contribution towards affordable housing in accordance with the Policy DP31,

Transport, Access & Parking

The Site lies in a sustainable location with good accessibility with public means of transport, both in terms of access to services and jobs but also to leisure routes. This will reduce the need to use private car, promote walking and cycling and help to strengthen use of existing public transport services in accordance with the NPPF and MSDP. A Traffic Analysis / TRICS Analysis has been carried out in respect of this proposal.

This report identifies that the Proposed Development will result in a significantly lower number of trip generations than when the building was used as a police station.

All parking requirements will be met on site and the proposals is not designed give rise to additional parking on the local highway network. In terms of parking the proposals will provide 33 unallocated off-carriageway parking spaces in accordance with parking requirements set out by West Sussex Parking at New Developments.

Consequently, it is considered that the proposals are in accordance with Policy DP21 of the MSDP and EG11 and EG12 of the EGNP.

Appearance

The point of access is via the existing shared fixed point of access off College Lane

The Site is visually well contained enabling the design to form its own character whilst recognising the character and architectural detailing of the immediate area and setting of the nearby listed building. The dwellings have been designed to make some reference to the design and materials used by adjacent buildings.

The materials will comprise of multi-stock and feature bricks and plain tiles. Whilst of a consistent design approach the form of the buildings will vary throughout the site to provide some visual interest.

The accompanying Design and Access Statement sets out in full the rationale behind the layout and design of the proposal and how it has evolved from the scheme initially submitted to Mid Sussex District Council for Pre-Application Advice. It also demonstrates how it has developed in accordance with the principles set out in the Mid Sussex Design Guidance.

It is considered that these proposals are of a high quality design that has successfully addressed the design criteria set out within the Mid Sussex Design Guide and the Pre-Application Advice received from both the Council's Urban Designer and Conservation Officer.

Reference should also be made to the accompanying Heritage Statement.

Housing Standards

In terms of future occupiers all new dwellings will meet or exceed the Nationally Described Space Standards. The proposals will therefore provide a high standard of accommodation complying with policies DP26 and DP27 of the MSDP.

Ecology Appraisal / Net Gain Assessment

The accompanying Preliminary Ecology Appraisal and Net Gain Assessment (NGA) make several recommendations to enhance the ecology of the site to achieve a 23% Net Gain which will be incorporated into the Detailed Landscape Design. In summary these recommendations are as follows:

- 0.007ha onsite mixed scrub;
- Planting of x12 trees onsite;
- Retention of x2 onsite trees;
- Enhancement to good condition of 0.039ha of onsite other neutral grassland;
- Enhancement to moderate condition of 0.039ha of onsite other neutral grassland; and
- Creation onsite of 0.022ha other neutral grassland.

Shrubs and Trees shall be native species.

This NGA score does not include recommended enhancements detailed within the Preliminary Ecological Appraisal (JWK Wildlife Surveys, 2023), specifically bird, bat and insect boxes which will further increase the overall onsite biodiversity value as a result of the development. Therefore the proposal will include:

Installation of 3 nr artificial bat boxes to be installed to each wing buildings

Installation of 3 nr tree mounted bat boxes to the existing retained trees

Use of a sensitive low pressure sodium lighting strategy in accordance with guidance from the Institute of Lighting Professionals.

Suitable bird nest boxes will be provided around the boundary of the Site.

A range of insect nesting boxes will be attached to offsite and retained trees/shrubs within the wider site to encourage insect biodiversity at the site.

All site clearance works should be undertaken under ecological supervision. It is considered that subject to the above being secured by planning condition the Proposed Development will comply with Policy DP38 of the MSDP.

The Site lies within 7km of the Ashdown Forest and therefore a contribution will be required towards the provision of SANG (Suitable Alternative Natural Greenspace) and SAMM (Strategic Access Management and Monitoring). The Applicant is happy for these measures to be secured by a Section 106 Agreement. Subject to this Agreement the Proposed Development will accord with Policy DP17 of the MSDP and Policy EG16 of the EGNP.

Flood Risk and Drainage

The submitted Flood Risk Assessment confirms that the site is located within Flood Zone 1 with a low probability of flooding. In addition, a full review of the likelihood of flooding from all types of sources has been carried out and the Environment Agency confirms that there have been no incidents of flooding from main rivers or watercourses within the boundary of the site.

With reference to the most recent Strategic Flood Risk Assessment there have been no recorded events of groundwater emergence at the site or surrounding area.

There is no recorded incidents of flooding to the site from existing sewers, the site is also free from the presence of public or main water sewers.

The site does not discharge surface water to Blackwell Hollow

There is no increase of hard surfacing across the site resulting from the proposed development, indeed it is reduce by the green landscaping of the courtyard, formation of roads and patio areas it is proposed that all surface water will be attenuated on site via the use of Sustainable Drainage Systems before being discharged (at greenfield rates) to the existing surface water sewer beyond the northern boundary of the site.

A full Drainage Design will be prepared for approval as a condition of this Planning Application. Having regard to the above it is considered that the Site lies in an acceptable location in flood risk terms and that suitable drainage techniques have been used to ensure that the development will not result in the increase of flooding within or outside of the Site. Therefore it is concluded that the proposals comply with Policy DP41 of the Mid Sussex District Plan.

Utilities

No diversion of existing utilities will be required as a result of this Proposed Development. Furthermore there is good connectivity to existing services which serve the existing building/s.

Sustainability and Other Material Considerations

The NPPF indicates that it is the role of planning to secure sustainable development, which broadly has three strands, environmental, economic and social. As set out in Section 2 the Site is considered to lie in a highly sustainable area in close proximity to services to meet all day to day needs. In addition it is located close to good quality public transport links to ensure that there are opportunities to travel other than by private motor vehicle.

Opportunities to enhance the site ecology have been considered with a series of proposals set out within the Preliminary Ecological Appraisal including significant enhancements as listed in the previous section.

All the new and existing buildings will be provided/upgraded to the requirements of the current Building Regulations and each unit shall be served with a Air Source Heat pump.

Consequently, it is considered that the proposals would meet the environmental strand of sustainable development.

The proposals will make an important contribution to the delivery of housing within East Grinstead which would make an important contribution towards securing the social sustainability of East Grinstead as supported by Policy SS6 of the EGNP.

In economic terms the proposed development will generate employment opportunities during the course of its construction. It is therefore considered that the proposed development will also meet the economic strand of sustainable development.

Statement of Community Involvement

The NPPF emphasises the benefits of pre-application consultation and collaboration. It sets out that early engagement (with both statutory consultees and the public) has the potential to improve the efficiency and effectiveness of the planning application system for all parties. It identifies that LPAs have a key role in encouraging all applicants to engage with the local community before submitting their applications. The NPPF states that applications which have been the subject of effective engagement, and where feedback is incorporated, should be viewed positively.

A separate Statement of Community Involvement accompanies this application which reference should be made for details of the process.

In summary consultation was engaged as follows:

1. Pre-Planning Advise application to Mid Sussex District Council Ref: DM/24/0261
2. On-site meeting with 4 of the 5 neighbouring properties to the north
3. On-site meeting with officers and one council member of the East Grinstead Town Council, in their role as landowner of the neighbouring properties to the south.
4. Meeting with the operators of one of the properties to the south.
5. Presentation to the Planning Committee of East Grinstead Town Council

Conclusion and summary

This Planning Statement is written in respect of a proposal for the redevelopment of The former East Grinstead Police station, with conversion of the west wing and alterations to the roof of the existing building, demolition of the south and west wings of the existing building and replacement with new replacement buildings and provision of 33 dwellings along with access, landscaping and parking ("the Proposed Development") on the site of The Former East Grinstead Police Station, College Lane , East Grinstead ("the Application Site").

The Application Site is located to the north west of East Court and accessed from College Lane. It currently comprises the site of a series of disused buildings and extensive parking areas.

The Application Site is allocated for residential development under the Mid Sussex District Council Site Allocations Development Plan Document (DPD) Policy Reference SA18.

A Traffic Assessment has been submitted with the Planning Application that concludes that these proposals will not have a significant impact on the local highway network.

The site is serviced by both surface and foul drainage, and it is to be noted that the surface outflow will be substantially reduced as hard surfacing is to be considerably reduced, and permeable paving will be incorporated into the detailed design. A full design will be provided for approval as a condition of approval.

There is very limited soft landscaping on the site currently and no trees on or adjacent to the site will be affected by the proposals. Refer to the accompanying Preliminary Ecology Appraisal Section 3.2 Field Study which notes the existing trees. Soft landscaping will be significantly enhanced with this proposal.

An appropriate level of car parking has been provided to ensure that all parking can be accommodated within the Site.

The layout and design of the dwellings is considered to be of a high quality that will provide good levels of amenity to new occupiers whilst protecting amenity of existing adjacent occupiers.

It is considered that the enhancements to the existing elevations, hard and soft landscaping will improve the sites visual appearance and the sites relationship with the parkland setting and nearby listed building. The development will have a number of social benefits in addition to the provision of housing which are considered to be important material considerations in favour of the Application.

In conclusion, it is considered that the proposals will secure a high quality residential development which will enhance the social and economic wellbeing of the local area. Therefore we respectfully request that planning permission is granted in accordance with Paragraph 11 of the National Planning Policy Framework.

Prepared by: Tom Drysdale RIBA

WAS CHARTERED ARCHITECTS

Date: 5th June 2024