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23<sup>rd</sup> July 2020

Dear Sir/Madam,

**Re: Site Allocations DPD – Regulation 18**  
**Site/Policy: SA18 – EG Police Station, East Grinstead**

On behalf of the Police Crime Commissioner for Sussex, I am writing in support of strategic allocation SA18, the former East Grinstead Police Station.

The former East Grinstead Police Station was successfully relocated to the Chequer Meads Arts centre in March 2017. This modern facility has proven highly successful and acts as a base for the East Grinstead Neighbourhood Policing Team. The former PS is no longer required and Sussex Police are seeking to dispose of the site. Whilst comments have been received to keep this site in Community use, we are legal obligated to secure best value from the site and careful consideration has been given to our choice of development partner for this site.

Sussex Police have been working with Raven Housing Trust (RHT) to develop a masterplan for the site which conserves the sensitivity of the East Court Conservation area and protects to amenity of nearby properties. We appreciate that East Court is an important area to the residents of East Grinstead. RHT provided evidence of other high quality affordable housing around the South-east and have worked with us on every step of this site allocation process.

I am writing in response to a number of the consultee and 3<sup>rd</sup> party comments received from the Regulation 18 consultation. Where appropriate I will respond to each of the issue raised, which are as follows:

Heritage

Whilst no Heritage Impact Assessment has been provided to support this allocation, the proposed development would be a similar height to the existing two storey Police Station. The existing 1960's purpose built building also provides no benefit to the existing East Court Conservation Area and a high quality new development would not cause any adverse impact to the setting of the CA. In addition, a HIA would be required to support a full planning application and the finer design details (materials, elevation treatment) will be carefully considered given this sensitive planning designation.

Proposed use

Following assessment of the site and detailed master planning, the proposed layout demonstrates that the site is considered capable of accommodating 22 residential units in a mixture of 1 and 2 bed units. This mix is considered to accurately reflect the housing need of the area and will be subject to discussion at pre-application stage.

Scale and massing

The site has been master planned to ensure the neighbouring site to the north may come forward for development at some stage in the future. The masterplan also provides separation distance to the Old Court

House to the south of the site and the principal elevation of the development is set back. The southern part of the site closest to the court house provides an open frontage and includes a secondary parking area and amenity space for residents.

With regard to the height, the masterplan indicates that this would be approximately two storeys with a GEA of 1426sqm. This is only marginally larger than the existing site which is recorded as 1,024sqm and 2 storeys with basement provision.

#### Community infrastructure and highways improvements

These matters would be subject to discussion at pre-application stage. As a neighbouring land owner we would be happy to work with the Town Council to ensure adequate parking and traffic management measures are adopted on the site. This would include sustainable transport measures outlined in the response from WSCC.

#### Transport / sustainability

The site is located in a sustainable location only 10 minutes' walk from the main high street. There are also public transport links within short walking distance of the site. Although the site has been vacant for an extended period of time, it was once a busy divisional police site which would have generated a large number of traffic movements per day. The provision of 22 units and associated private parking would not provide an unacceptable uplift in traffic on this site. A residential use on this site would also change journey times in and out of the site to a morning and evening peak which could be favourable to a continued day and night use.

#### Other matters

Comments regarding construction would be addressed in any Construction Management Plan submitted as part of the planning application.

Regarding the memorial tree, please be reassured we will be discussing this matter with RHT and the officer's family prior to any works being undertaken. This is an important matter to the Force which will be given utmost consideration to protect the memory of the officer.

Finally, there were also comments regarding stability of one of the banks on site. In 2008 following a land slippage and tree survey, extensive stabilising works were undertaken by Sussex Police and East Grinstead Town Council on the Blackwell Hollow slope at the rear of the Police Station and the former Courts/Nursery building. The works included the removal of some large trees, old tree stumps and loose debris. The slope required extensive regrading/re-profiling and bank reinforcement/stabilisation works. Anchored Steel mesh and Hydro-seeding was then applied. These works were undertaken successfully and were monitored by facilities teams following completion.

I hope this information is of assistance and we look forward to hearing of this sites progression to Regulation 19 stage and adoption.

Yours sincerely



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