

EAST GRINSTEAD TOWN COUNCIL

West Sussex Structure Plan 2001-2016 Deposit Draft Modifications - East Grinstead Town Council Response. (February 2004)

The Town Council considered the Modifications document at Council on 2nd February 2004. The following resolution was proposed by Councillor Baldwin, seconded by Councillor Marmara and duly approved as the Council's official policy response.

1. East Grinstead Town Council welcomes the opportunity to comment further on the Structure Plan and wishes to focus in particular on the proposed 2500 homes development in the East Grinstead area.
2. To provide a context for its review of the Structure Plan and proposed Modifications, the Town Council has agreed the following four Principles as determining its opinion on the acceptability, or otherwise, of the proposed homes development to East Grinstead.

2.1 A vision for the Town.

The proposed additional housing must be part of a process that develops a total vision for the Town. It must be of high-quality design that complements the current identity and character of the Town. It must bring with it benefit to the existing Town in terms of economic regeneration and necessary additional infrastructure. The housing must be integrated into the Town, and not become a separate community.

2.2 The right relief road.

The development must bring with it a relief road that delivers traffic relief to the Town's existing congestion as well as servicing its own additional traffic. The road must be completed well before the completion of the development itself. The route must not be immediately adjacent to the existing East Grinstead built up area, must be as environmentally sensitive as possible and should be routed south of Forest Row.

2.3 Affordable housing.

The development must address the pressing need for cheaper housing: 30% should be available as 'affordable housing'. A significant proportion of this must be made available to the Town's young people and the provision of affordable housing must be ring fenced by means of a legally enforceable agreement.

2.4 **Local consensus.**

The Town Council and the wider community must be fully involved in the detailed planning of any major development and relief road as these proposals are both of fundamental importance to the people of East Grinstead.

3. Based on these Principles, its own local consultations and detailed review of the Structure Plan and proposed modifications, the Council considers that the Deposit Draft fails to provide the safeguards necessary for East Grinstead's future in the following four areas.

- 3.1 **The Council finds the Deposit Draft unclear and contradictory due to the introduction of the Strategic Development Principles as a new appendix.** To improve clarity it requests the addition of the following amendment.

- 3.1.1 Format of the Plan, add new paragraph 50a: 'Policies are further defined by the Strategic Development Principles listed in the appropriate appendix'.

- 3.2 **The Council is very disappointed that the linkage of the relief road with the additional housing has been removed from the Structure Plan Deposit Draft into the appendices.**

It regards this as a serious weakening of that essential link. The Council welcomes the provision of improved public transport links but the Council sees them as complementing a relief road and not as a substitute.

The Council requests the following amendments.

- 3.2.1 LOC 1:

(i) Section (b) (2), insert after (iv) '...subject to the provision of a relief road.'

(ii) Section (b) (2), insert new last sentence: "All these locations are subject to the Strategic Development Principles contained in Appendix ** (page 115) and should not proceed unless both the general and location-specific Principles set out in that Appendix are met in full."

(iii) Paragraph 77 - East Grinstead. Insert at end: '...and include a relief road on the western side of the Town away from the existing built up area to act as an outer boundary to the new development and other transport infrastructure including an extension to Fastway'.

(iv) Insert new Paragraph 80 '....development at East Grinstead on the scale suggested is dependent on the provision of a relief road to deal with traffic congestion in the town. If a relief road cannot be secured, strategic development will not be possible at this location.'

- 3.2.2 Policy NE13, paragraph 196, add at end: ‘However, it is recognised that the extension of Fastway should not be a substitute for a relief road as part of the East Grinstead scheme.’
- 3.2.3 Policy NE15, paragraph (c): add ‘except in the case of East Grinstead, where the scheme should be completed by 2010’
- 3.2.4 Policy NE15, paragraph 219: Replace the phrase ‘The relief road should be part...’ with ‘The relief road must be part...’
- 3.3 **The Council considers it is essential that affordable housing is referred to as a condition of the major strategic development proposal at East Grinstead and requests the following amendment:**
- 3.3.1 Strategic Development Principles: add to the conditions necessary for the development ‘affordable housing as 30% of the development, with a significant proportion of this being available to local young people.’
- 3.4 **The Council’s role to speak for the people of East Grinstead on this issue must be recognised in the Plan and it requests the following amendment.**
- 3.4.1 Policy DEV6: Insert in paragraph (c) before ‘and other stakeholders’ ‘Town and Parish Councils ‘.
4. The Town Council instructs the Town Clerk, in conjunction with the Leader of the Council, to complete and return WSCC’s Plan Modification Forms to reflect the foregoing amendments, backed up by a copy of this Resolution.