

## **7. REPORT ON EAST GRINSTEAD TOWN CENTRE REGENERATION PROPOSALS BY FRONTIER ESTATES**

REPORT OF: TOM CLARK, SOLICITOR TO THE COUNCIL  
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Wards Affected: East Grinstead  
Key Decision: No  
Report to: Scrutiny Committee for Planning & Economic Development  
4th June 2014

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### **Purpose of Report**

1. To update Scrutiny on progress in this matter since the report to Scrutiny for Planning and Economic Development on 14th January 2014.

### **Recommendations**

2. Members are recommended to note the update on this matter since the report to Scrutiny for Planning and Economic Development on 14th January 2014.
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### **Background**

3. The report of 14th January 2014 set out the details of the proposed development by Frontier. The scheme had been endorsed by Cabinet on 2nd December 2013. There are currently no changes to this scheme to report but the final detailed scheme will obviously be subject to planning consent.
4. Lawyers have been instructed to prepare and complete the development agreement but Frontier Estates are not willing to progress this agreement until the anchor supermarket tenant has been signed up. This issue is expected to be resolved shortly.

### **Policy Context**

5. A town centre development in East Grinstead would support various Council policies as follows:-

Mid Sussex District Plan Consultation draft policies:-

- DP1-Economic Development
- DP2-Retail Development
- DP3-Housing
- DP25-Housing Mix
- Mid Sussex sustainable Communities Strategy
- Theme 3-Promoting Economic Vitality-developing a strong sustainable local economy, providing housing and infrastructure to meet the range of local needs, delivering vibrant town centres that meet economic, social and cultural aspirations of the community.

## **Financial Implications**

6. There are no financial implications of the project for the Council at this stage. The Council's third party legal and property advisers costs are being covered by Frontier Estates.

## **Risk Management Implications**

7. Cabinet has identified this project as one of the six Strategic Risks for the Council in 2014/15. The town centre project risk is described in the following terms:-

<b>Risk 1 - Town Centre Revitalisation project does not deliver anticipated improvements</b>
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<b><u>Description of Risk:</u></b>
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The risk in 2014/15 is that the private sector is unable to progress any improvements/schemes to contribute to the longer term revitalisation of our town centres and key railway stations outlined in our draft District Plan and detailed in other adopted policies and strategies.
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This would also impact on the Council's ability to successfully facilitate and assist in delivering improvements in our town centres through its town centre regeneration projects it is aiming to achieve working with other landowners, tenants and other interested parties/groups.
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This would result in the loss of investment opportunities and trade to competing centres resulting in an adverse impact on the local economy and wellbeing/growth of our towns' infrastructure and amenities.
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8. This risk is reduced by the Council entering a time limited development agreement with Frontier Estates to assist in delivery of a town centre improvement scheme.

## **Equality and Customer Service Implications**

9. The proposed scheme will be subject to an Equalities Impact Assessment where appropriate. The scheme will be subject to extensive public consultation as part of the planning process.

## **Background Papers**

10. Cabinet report of 2nd December 2013.