

AGENDA

10.00 hours on Tuesday 27 January 2009 in Committee Rooms A and B at Crawley Town Hall

Issue 3: Policies for Development

Whether the JAAP provides sufficiently clear and comprehensive guidance to developers on the various necessary requirements to provide a functioning neighbourhood

Chapter 4: Policies WB 5 to WB 11

The majority of the questions on the policies and supporting text relate to the tests of soundness requiring the JAAP to be justified, effective and consistent with national policy.

Where the parties have clearly stated their respective positions on the questions and there is sufficient information for me, then there is no specific item on the agenda

1. Introduction.
2. Is the wording of the policies clear, reasonable and effective? *Crest Nicholson to start, particularly on whether WB 5 and 6 are inflexible and prescriptive*
3. WB 11: *Councils to start each*
 - What evidence is there that there should be a requirement for this level of Lifetime Homes in advance of its likely national introduction in 2011, and has it been assessed for viability as per PPS3 ¶ 29? Given the Councils' points in ¶ 2.30 of its Statement, should there be a change to the policy accordingly?
 - Similarly, what evidence is there for the target (as opposed to encouragement) of the stated percentage for wheelchair standards, and has it been viability assessed?
 - Is the percentage range for each phase in conformity with policy CP 12 of the Horsham CS?
 - Is the viability exception in conformity with policy CP 12 of the Horsham CS?
 - How will the percentage targets in the policy be reached over the plan period if there is no or much reduced affordable housing provision in the early phases? Is this necessarily a problem – does a target have to be attained?
 - Any other comments on the Councils' proposed changes?
4. Any further points?