

AGENDA

10.00 hours on Wednesday 28 January 2009 in Committee Rooms A and B at Crawley
Town Hall

Issue 5: 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 23 to 27

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. WB 23: Are the Councils' explanations and suggested changes in their Statement concerning remediation accepted? If not, what technical evidence is there to the contrary? And what are the likely implications of not accepting the Councils' evidence?
3. *Crest Nicholson*: please explain the gas protection measures necessary in phase 2.
4. WB 24 to 26: Are the Councils', West Sussex's and Crest Nicholson's explanations and suggested changes in their Statement of Common Grounds concerning transport in policies WB 24 to WB 26 (with some small changes to Chapter 5) accepted? If not, what technical evidence is there to the contrary?
5. *Councils to start*: How has the period of 5 years safeguarding from May 2009 for the WRR been arrived at (see S of CG Issue 1)? Is this sufficient time for the County Council to assess the possible need for a WRR in the light of other development possibilities in the Core Strategy reviews? Should that period be in the actual policy (WB 24) rather than in the explanatory text?
6. *Councils to start*: WB 25: I am still concerned about what happens to the land if the station and car park are not provided (¶ 4.132), especially as the Councils have now indicated their possible alternative use as informal open space (¶ 2.19 Statement). I note that Crest Nicholson said on Issue 1 (and in ¶ 19 of their Statement here) that some housing might be possible (50 houses?) It seems to me that in order to be effective and flexible the JAAP should state how this possibility would be dealt with – it should answer the “what, when and how” questions. What do participants think?
7. *Councils to start*: WB25: in the light of the information provided by Crest Nicholson at ¶ 18 of their Statement is there a case for some explanation of the more limited multi-modal interchange outlined there in the event that the station does not proceed?
8. *Councils to start*: ¶s 4.136 and 4.137: Is there a conflict in timescales for the implementation of necessary new waste water treatment works? ¶ 4.137 says upgrades would be in place by 2012, but ¶ 4.136 says between 5 to 10 years, dependant on method.
9. Any further points?