

**HEARING SESSION NOTE
BY HORSHAM DISTRICT COUNCIL &
CRAWLEY BOROUGH COUNCIL**

ISSUE 1 – Agenda Item No. 3

**Paragraphs 3.5, 5.11, 5.13, Table 3, Table 4,
5.31, 5.36 and 5.37**

**HORSHAM DISTRICT AND CRAWLEY BOROUGH LOCAL
DEVELOPMENT FRAMEWORKS**

**WEST OF BEWBUSH JOINT AREA ACTION PLAN
DEVELOPMENT PLAN DOCUMENT**

JANUARY 2009



**Horsham
District
Council**



ISSUE 1: Whole document and general; Chapters 1-3: Setting the Scene; Development vision, Principles and Objectives; West of Bewbush Neighbourhood – Allocation of land and Conceptual Masterplan; Policies WB1 and WB2

Proposed changes to the JAAP

In response to the Inspector's questions set out in Agenda Item 3:

"If the *Councils (to start)*, West Sussex and Crest are right that the WRR is unlikely to be built, the effect of the suggested changes is that (after 5 years) an informal park on the field west of the link road and south of Pondtail Shaw will be realised. Given this likely alternative, when and in what core phase would the park be laid out?

Alternatively, if the WRR does occur:

- should the JAAP be clearer about what would happen in development terms? - ¶ 5.35 as suggested to be changed mentions "contingency development" What is this?"

The Councils propose the following wording changes to the JAAP for the Inspector's consideration:

3.5 Land between the Holmbush Farm access and Hoppers Brook is identified as informal open space linked with Pondtail Shaw, which together form part of the firm western boundary of the development. Pondtail Shaw will be retained and managed for public access, including part of the circular route that contributes to the green linkages provided in and around the land West of Bewbush. However, part of this informal open space maybe safeguarded for an alignment of a possible western relief road after May 2014 if an agreed alignment is determined.

Justification for informal open space west of Hoppers Brook is also included in paragraph 3.4.

5.11 The following infrastructure will be developed in conjunction with Core Phase Two:

- Completion of primary A264 Junction
- Completion of development of the link road to south of Pondtail Shaw
- The road infrastructure to the neighbourhood centre
- Development of the central railway crossing will commence
- Completion of eastern railway crossing
- Bus/Fastway access Woodcroft Road, Ifield West

- Bus/Fastway links to the neighbourhood centre from the A264 and Bewbush
- Completion of an A-CHP plant Environmental Infrastructure Area adjoining the neighbourhood centre
- A railway station and railway station parking (dependent on agreement from Network Rail)
- Formal play area and club house
- Informal open space adjacent to Bewbush Brook
- The Primary School – land made available for onward completion in Core Phase Three

5.15 Insert fifth bullet:

- Informal open space adjacent to Hoppers Brook

Table 3, page 68:

Services and Facilities			
Combined heat and power plant <u>Environmental Infrastructure Area</u>	Developer / operator	Operator	West Sussex County Council (as waste authority), bus operator, Horsham District Council and Crawley Borough Council
Formal open space, including club house	Developer	Developer	Horsham District Council and Crawley Borough Council
<u>Informal open space adjacent to Bewbush Brook</u>	<u>Developer</u>	<u>Developer</u>	<u>Horsham District Council and Crawley Borough Council</u>
Primary School – <u>land made available for onward completion in Core Phase Three</u>	Developer	Developer	West Sussex County Council (as education authority), bus operator, Horsham District Council and Crawley Borough Council
Neighbourhood centre (including 1250 – 2500 m2 of retail floorspace, approximately 8000 m2 of employment floorspace, approximately 700 m2 of community floorspace and Primary Care Centre)	Developer, or perhaps anchor convenience store retailer, or pre-let commercial developer	Developer, or perhaps anchor convenience store retailer, or pre-let commercial developer	West Sussex County Council, bus operator, Horsham District Council and Crawley Borough Council

Table 4, page 70:

Services and Facilities			
Formal open space	Developer	Developer	Horsham District Council and Crawley

			Borough Council
<u>Informal open space adjacent to Hoppers Brook</u>	<u>Developer</u>	<u>Developer</u>	<u>Horsham District Council and Crawley Borough Council</u>
North of the railway small area of mixed use development	Developer	Developer	Horsham District Council and Crawley Borough Council
<u>A Primary School</u>	<u>Developer</u>	<u>Developer</u>	<u>West Sussex County Council (as education authority), bus operator, Horsham District Council and Crawley Borough Council</u>

5.31 PPS 12: Local Spatial Strategies (paragraph 4.52) outlines the tests of soundness, which a Development Plan Document should meet to be found sound. Part of the 'effective' test is that the plan should be reasonably flexible to enable it to deal with changing circumstances. This section sets out the flexibility and contingency that exists in bringing forward the neighbourhood.

5.35 The Conceptual Masterplan does not include the development of the field west of the link road and south of Pondtail Shaw, which forms part of the firm western boundary of the development. The western boundary of the field runs adjacent to the Holmbush Farm entrance and the mature hedgerow that bounds the access. ~~If the delivery in other Core Phases were to become constrained the opportunity exists to include this area as part of the development of Core Phase One, or retrospectively if delay were to occur late in the development of the neighbourhood~~ This field although identified for informal open space is not required in its entirety to meet the requirements of WB19. As a result, it is safeguarded for a period of 5 years from May 2009 to enable West Sussex County Council to agree an alignment for a Western Relief Road (WRR), if required, and provides a 'contingency' development site in the unlikely event of the delivery of dwellings in the Core Phases being delayed for technical reasons, for example remediation. If a definitive decision confirming the requirement and alignment for a WRR were made in the five year period then the capacity of the land parcel as informal open space or a contingency development site would be reduced accordingly. The requirement for this land to be used as a WRR and/or a contingency development site will be established during Core Phase Two, which will allow the informal open space to be provided in Core Phase Three or earlier. If development is required in this locality however, it Therefore, in the absence of a definitive requirement, it is not possible at this stage to quantify the capacity of this contingency option. However, ~~d~~Development in this locality would need to respect the landscape character of this parcel of land and its proximity to the Strategic Gap and provide a firm western boundary to development, possibly by the provision of landscaping. Theoretically, with this area being approximately 9.5 hectares and applying a minimum density of 30 dwellings per hectare this area could accommodate 285 of the 2500 dwellings.

This proposed change replaces the proposed change included in Issue 1/HDBD/58778/73910 SoCG. It is made in the light of discussions at the Examination Hearing on Issue 1.

5.37 Finally, should unforeseen circumstances occur and delivery was severely constrained the Councils' Core Strategy reviews present the opportunity to explore alternative strategic development locations and manage delivery in this context. Table 1 illustrates how it is anticipated that the development will be complete by 2018. If circumstances such as the economic climate indicate that the development proceeds at a slower rate than anticipated however, the South East Plan recognises the role of this development, west of Bewbush, to meet Horsham District/sub regional housing requirements to 2026. Whilst it is fully intended that the development will be complete by 2018, the flexibility that this provides allows the JAAP to conform with the regional planning guidance, whilst any shortfall in housing numbers will be addressed in the Councils' Core Strategy reviews as set out in.~~In accordance with the Longer Term Chapter, the Core Strategy reviews will demonstrate a strategy for delivering the development requirements of the adopted South East Plan and the considerable shortfall from this Strategic Development Location, if it was to occur.~~