

West of Bewbush Joint Area Action Plan

Revised Housing Trajectory Comments

November 2008

In accordance with the requirements of Government guidance the Submission Joint Area Action Plan (JAAP) included a housing trajectory (appendix 1) outlining the phased delivery of the development. Unfortunately, a simplified housing trajectory was mistakenly included in the Submission JAAP, as opposed to the detailed housing trajectory that was intended to be included. The detailed housing trajectory reflects table 1 (Programme of Housing Delivery for the JAAP) of chapter five of the Submission JAAP.

To ensure that full public consultation had taken place the Councils invited comments, solely on the detailed housing trajectory, from respondents to the Submission JAAP, or the Alternative Development Sites and Boundary Changes document.

Within the three weeks in which comments were invited, the Councils received six comments from five different individuals/organisations. A copy of this document has been sent to the Programme Officer for the Inspector's consideration to include the revised trajectory within the JAAP. This proposed change will also be shown on the Schedule of Rolling Changes, which is available to view at www.westofcrawley.gov.uk .

From: David Trench [mailto:]
Sent: 18 October 2008 11:59
To: forward.plans@crawley.gov.uk
Cc: Strategic Planning
Subject: West of Bewbush Submission JAAP - Revised Housing Trajectory

Dear Steven Dennington and Barbara Childs

REPRESENTATION

Your letter of 17th October 2008 appears to be slipping major changes under the radar. The suggestion is that the revised housing trajectory is merely changing from "simplified" information to "detailed" information.

This is disingenuous.

Comparison between pages 93 and 94 in the JAAP submission and the revised tables show:

- 50 dwellings formerly on the landfill phase 2 site have been removed.
- 50 additional dwellings have been added to the phase 3 site north of the rail track bordering on Kilnwood Lane.
- Phase 3 construction has been brought forward by a year when 150 houses will be built on this north site.
- 100 houses on the landfill site have their completions delayed until 2016/17.

This appears to be a renegotiation between planning officers and the developer whose primary interest is building the "market" housing north of the rail tracks which is the portion of the site on which Crest have a registered option. The changes clearly are to the substantial benefit of the developer by bringing forward private housing on the most valuable part of the site as well as increasing its density. The cheaper primarily affordable housing is being correspondingly put back. Are these changes not of such commercial significance that the revised submission should be put before the two councils?

What happened to transparency?

Yours sincerely

David Trench

From: David Trench [mailto:]
Posted At: 12 November 2008 15:06
Posted To: Forward.Plans
Conversation: West of Bewbush JAAP submission - Revised housing trajectory
Subject: West of Bewbush JAAP submission - Revised housing trajectory

Steven Dennington and Barbara Childs

REPRESENTATION

Your letter 17th October 2008 attaching a revised housing trajectory suggests the new projections are a change from “simplified” information to “detailed” information.

Comparison between the new tables and pages 93 and 94 Of the submission show the following fundamental changes:

1. 50 dwellings formerly on the high density landfill site have been repositioned elsewhere.
2. 50 additional dwellings have been added to the former lower density site north of the rail track bounded by Kilnwood Lane.
3. Phase 3 construction of houses has been brought forward a year when 150 houses will be completed on the north of the rail track site. This pre-supposes that bridging for construction traffic over an operating railway will be available for use or construction traffic will access development from Kilnwood Lane.
4. 100 house on the landfill site will have their completion delayed until 2016/17

The changes are substantial and particularly affect residents living in Kilnwood Lane in regard to construction activity and density of surrounding development. The changes also herald a change in commercial strategy in regard to the balance of completions of affordable and private housing. Surely there is an argument that such changes should not be slipped under the radar after the public consultation has finished nor be portrayed as a move from simplicity to detail.

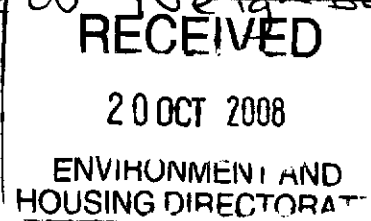
David Trench – respondent 170415

Arshad Khan

Dear Steven Dennington,
you are making great mistake,
I am against Revised Housing Trajectory,
because it is disaster waiting to happen
for people of Bewbush.

You will turn Bewbush into concrete
jungle. Already traffic cues are bumper
to bumper.

You will have committed environment
disaster if you build New Neighbourhood
west of Bewbush.

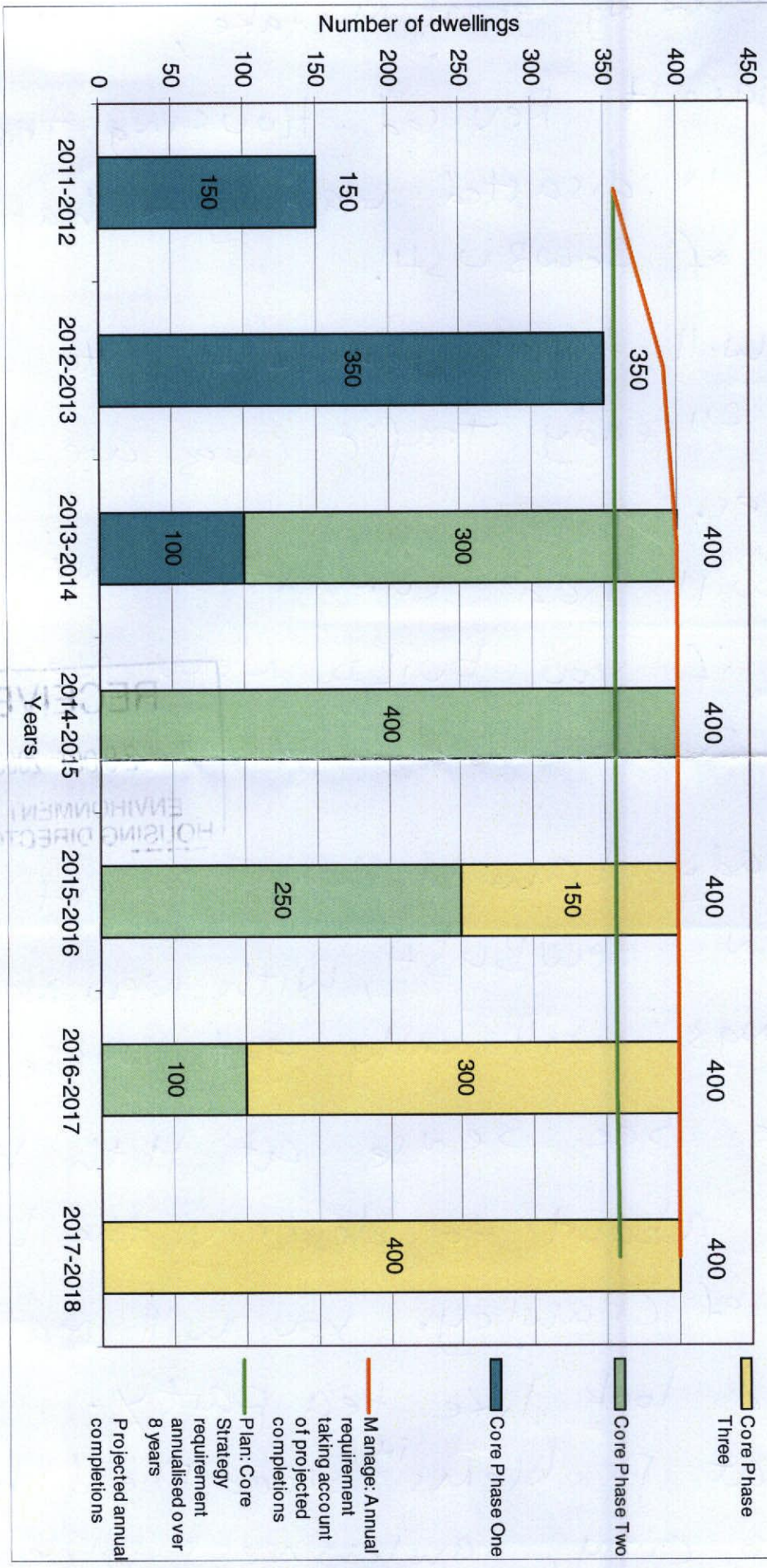


Already lawlessness is out of
control in Bewbush, with New Neighbour-
hood things will only get worse.

Please see sense at 11th hour,
you are about to destroy the lives of
people of Crawley. You will make
Broadfield look like tea party.

Look at problemsⁱⁿ Broadfield had been
created, Giro City, lawlessness, where no body
works, drugs & crime, Hub for world's immigrants.
After only 30 years houses & flats had become unfit to live in.

West of Crawley projected completions and phasing (2011 to 2018)



HOUSING DIRECTORATE
 ENVIRONMENT AND
 PLANNING

From: Richard Evans [mailto:richard.evans@surreycc.gov.uk]
Sent: 17 October 2008 12:04
To: Strategic Planning
Cc: David Sutton; Caroline Smith
Subject: West Of Bewbush JAAP - Revised Housing Trajectory

Dear Horsham (Steven Dennington)

Surrey County Council are in receipt of the above revisions to the Bewbush JAAP Submission draft concerning the Revised Housing Trajectory for consultation.

We note in particular the graph and figures indicating that cumulative housing completions are programmed to increase significantly from 2012-13 onwards. Whilst we have no have particular concerns over this revision in respect of our comments made in our response on the Submission Draft, given in our letter dated 9 July 2008, we are aware that such completion rates will impact on the need to ensure the proper provision of infrastructure and services, and on traffic increases generally.

You will be aware from our July response that our concerns involve the need to be assured that there would be no undue impact on the Surrey side of the border, or that such impact is properly taken into consideration during assessments for the masterplanning process.

Regards.

Richard J. Evans
Principal Planning Officer
Planning Implementation Team
Surrey County Council
0208-541 9458

From: Steve.Brown@westsussex.gov.uk [mailto:Steve.Brown@westsussex.gov.uk]
Sent: 07 November 2008 15:28
To: Dennington, Steve; Childs, Barbara
Cc: Gary.Abraham@westsussex.gov.uk
Subject: West of Bewbush Submission Joint Area Action Plan (JAAP) - Revised Housing Trajectory. WSCC response.

Dear Barbara & Steve,

Thank you for consulting West Sussex County Council on this issue. I have consulted my colleague Mr Gary Abraham (Lead Professional Housing Strategy) and he finds that the projected development timescales shown in this Housing Trajectory are consistent with those incorporated in the 2008 Residential Land Availability Study. Hence we do not wish to make any representations on this document.

Thank you.

Regards,

Steve Brown

Steven Dennington
Planning Policy Manager
Crawley Borough Council
Town Hall, The Boulevard
Crawley, West Sussex
RH10 1UZ

21 October 2008

Dear Mr Dennington,

**WEST OF BEWBUSH SUBMISSION JOINT AREA ACTION PLAN -
REVISED HOUSING TRAJECTORY**

Thank you very much for the opportunity to comment on the West of Bewbush Joint Area Action Plan - Revised Housing Trajectory.

The Assembly has no comments to make relating to this document.

If you require any further information, please contact NAME on 01483 555224 or dominickveasey@southeast-ra.gov.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Veasey', with a horizontal line underneath.

Dominick Veasey
Regional Planner