

Examination into the West of Bewbush Joint Area Action Plan

SCHEDULE OF SUGGESTED / 'ROLLING' OVERALL CHANGES

10th February 2009

The Changes are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

Page	Policy/ Para	Suggested Change	Report Ref
3	1.12	<p>This Joint Area Action Plan has been prepared in accordance with the Councils' respective Local Development Schemes and is compliant with the Councils' Statements of Community Involvement. The Final SA/SEA Report has also been prepared and covers the appraisal of options that helped to refine the proposals in this document.</p> <p><u>The submission JAAP and accompanying Final SA/SEA Report were submitted to the Secretary of State for independent public examination. Around 280 representations were received from organisations and individuals within the specified 6 week period for representations.</u></p>	
3	1.13	<p>This Submission Joint Area Action Plan will be the subject of a six week period for representation before being considered at an independent Examination. If the representations received seek to include alternative or additional sites, alternative uses of the site (if they are significant in nature) or propose changes to the boundaries of the West of Bewbush area (as indicated on the Proposals Map), they will be advertised as soon as possible after the close of the period for the receipt of submission representations. There will then be a further period of six weeks for representations to be made on these matters. Any representation must relate solely to the advertised changes and should not include further alternatives.</p> <p><u>Some of the representations received sought the inclusion of alternative sites for development, or for changes to the boundary identified in the document (and indicated on the Conceptual Masterplan). These proposed changes were published in the West of Bewbush Joint Area Action Plan Alternative Development Sites and Boundary Changes document. As required, there was a further six week period for the receipt of representations on these proposed site or boundary changes. A further 105 representations were received on the 10 alternative sites or boundary changes.</u></p>	
3	1.14	<p>Representations must be made within the specified representation periods and only those who have done so will have the right to have their objections considered at the Examination.</p> <p><u>The Submission Joint Area Action Plan was subject to independent</u></p>	

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		<p><u>public Examination in January/February 2009 in order to test its soundness and to consider issues arising from the representations made at the Submission stage. The Inspector appointed by the Secretary of State to conduct the Examination produced a report with recommendations that were binding on the Councils. The changes required by the Inspector have been incorporated and the West of Bewbush Joint Area Action Plan, along with the Proposals Map, have been adopted by both Councils as formal Development Plan Documents and form part of their Local Development Frameworks.</u></p>	
3	1.15	<p>Next Steps in Joint Area Action Plan Production</p> <p>This Submission Joint Area Action Plan will be subject to independent Examination to test its soundness and to consider representations on the basis of whether its policy approach and proposals are sound. The Inspector appointed by the Secretary of State to conduct the Examination will produce a report with recommendations, which will be binding on the Councils. Any changes that required by the Inspector will be incorporated in the Joint Area Action Plan, to be adopted (if found sound), along with the Proposals Maps for both Councils, as Development Plan Documents, which will then form part of the LDFs for Horsham District Council and Crawley Borough Council.</p>	
4	1.19	<p><u>There is an archaeological parkscape around the property Kilnwood. An "historic parkscape" is recorded on West Sussex County Council's Historic Environment Record (HER) in land to the south-east of Kilnwood. Recent surveys by a landscape historian and archaeologist have confirmed to the satisfaction of the County Archaeologist that there is no evidence of a designed parkland landscape and that this entry on the HER does not present a constraint to development. The southern part of this parkscape is now agricultural land...</u></p>	
5	1.21	<p>The remediation works will be undertaken before any development takes place <u>the commencement of Core Phase Two</u>, through a full programme of agreed land remediation works.</p>	
5	1.21	<p>It is anticipated that an <u>The</u> application for the surrender will be <u>was</u> submitted, by the prospective developers...</p>	
5	1.21	<p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed changes to paragraph 1.21</i></p> <p>Around a third of the developable land West of Bewbush was subject to tipping between 1977 and 2006. Material tipped in the area, is largely construction waste of silts and clays and does not contain domestic refuse. The site has been monitored including boreholes and water quality sampling since 2002. Some issues of contamination have been identified but all of the extensive assessment work that has been carried out confirms that the site can be developed for residential use with appropriate remediation. The remediation works will be undertaken before any development takes place <u>the commencement of Core Phase Two</u>, through a full programme of agreed land remediation works. The first stage of these works is is <u>was</u> the surrender of the Waste Licence. An <u>The</u> application for the surrender is is <u>was</u> made after a programme of monitoring has <u>had</u> been agreed by <u>with</u> the Environment Agency and has been completed. It is anticipated that an <u>The</u> application for the</p>	

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		surrender will be <u>was</u> submitted, by the prospective developer <u>landfill operator</u> , to the Environment Agency in mid <u>October</u> 2008 and was agreed <u>accepted by the Agency</u> in early 2009. The second stage is the physical remediation of the site. It is not anticipated that <u>some</u> landfill material will be removed from the site but <u>and</u> that the landform will be remodelled. This provides opportunities in terms of masterplanning the new neighbourhood. Details regarding the landfill site and available remediation options are set out in the background documents to this Joint Area Action Plan.	
12		Land East of Holmbush Farm Access and West of Landfill Site Access – South of the Railway: Core Phases 1 and 2	
12	3.5	Land between the Holmbush Farm access and Hoppers Brook is identified as informal open space linked with Pondtail Shaw, which <u>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.</u>	
13		Land East of Holmbush Farm Access and West of Landfill Site Access – North of the Railway: Core Phase 3	
13		Land East of Landfill Site Access and West of Bewbush – South of the Railway: Core Phases 1 and 2	
13	3.9	Land immediately south and east of Kilnwood will be provided as a landscape buffer and to take into account the historic context of the area. A landscape buffer will also be provided...	
13	3.10	A secondary access will be provided onto the A264 as a right and left in, left out signalised junction. This may <u>will</u> be used as the access for the first core phase of development and will be provided for emergency access <u>or for limited access for necessary or sustainable modes of transport such as school buses</u> in the long term.	
14	3.13	The Neighbourhood Centre will be provided in the second core phase of development although elements of it may be provided earlier.	
14	3.13	...A 2-3 form of entry primary school will be provided...	
14	3.14	A Combined Heat and Power plant (CHP) <u>and possibly a waste management or recycling facility</u> could be provided as part of the neighbourhood development in off-setting the carbon emissions of the new development. If this is considered the most appropriate method to off-set carbon emissions, the Conceptual Masterplan identifies 1 hectare of land adjacent to the neighbourhood centre for the CHP as an Environmental Infrastructure Area which could include a CHP, close to the access road and Pondtail Shaw. <i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i> A Combined Heat and Power plant (CHP) <u>and possibly a waste management or recycling facility</u> could be provided as part of the	

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		neighbourhood development <u>to assist in off-setting reducing</u> the carbon emissions of the new development. If this is considered the most appropriate method to <u>off-set reduce</u> carbon emissions, the Conceptual Masterplan identifies 1 hectare of land adjacent to the neighbourhood centre <u>for the CHP as an Environmental Infrastructure Area which could include the above uses</u> , close to the access road and Pondtail Shaw.	
15		Land East of Landfill Site Access and West of Bewbush – South of the Railway: Core Phase 2	
15	3.17	A bridge will be provided across the railway line at this point for pedestrians, cyclists, <u>equestrians</u> , public transport and emergency vehicles.	
15	3.19	A pedestrian, cyclist, <u>equestrian</u> , public transport and emergency vehicle route will be provided adjacent to the railway line between the new neighbourhood and Ifield West into Woodcroft Road.	
15	3.20	A <u>landscaped</u> buffer will be provided along the railway...	
17	4.2	...which contains a mixture of uses to serve local needs...	
18	4.4	... To assist this process planning applications for phases of development should be accompanied by design appraisal.	
19		Photograph on page 19 – perhaps the photograph should appear earlier to support Policy WB 3.	
19		<p><u>4.6 To ensure that the design of the new neighbourhood is of high quality, there should be a good, well-reasoned, consistent and thorough Design and Access Statement (DAS) in place at the outline planning stage, to include a phasing strategy. Early sections of the DAS should deal with the context, constraints and character analysis supplemented, where necessary, by supporting statements. There should be an overall vision and overarching design principles drawn from the contextual analysis to provide a solid foundation for the creation of a high quality development. The DAS must demonstrate with the necessary clarity and consistency, and in accordance with best practice, how the vision and principles would inform the detailed design and ensure a high quality development. This approach would establish the design principles and the commitment to quality and delivery at the appropriate stage. The DAS should be developed with the involvement of local communities, stakeholders and CABE or the Regional Design Panel and in partnerships with the District and Borough Councils.</u></p> <p><u>4.7 The DAS should include a strategic, site-wide masterplan which shows the different land use elements and the broad urban form, including the block structure and street pattern, etc. This would form the basis for individual strategies and detailed sample layouts needed to demonstrate how the vision would work and how the desired level of quality would be achieved. The DAS should also include a high level Design Code which should be of high quality and provide clarity and the right balance between prescription and flexibility.</u></p> <p><u>4.8 A detailed masterplan and design code for each phase,</u></p>	

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		<u>graphically illustrating the layout and built form and designed to accord with the principles in the DAS, is a necessary precursor to the submission of reserved matters applications in order to clearly establish the relationship of each development parcel to the scheme as a whole. The detailed master plans and design codes would build on the DAS and provide an appropriate level of detail for the submission of individual reserved matters applications. This approach will allow the masterplan to respond to changing circumstances as the site develops, while still being guided by the overarching principles set out in the DAS. Planning permission would include a condition requiring that the detailed masterplans, design codes and reserved matters applications should be in accordance with the DAS unless otherwise agreed in writing by the LPA.</u>	
19	WB 4	<ul style="list-style-type: none"> • Good quality external facing materials, surface and boundary treatments will be required. <p>The Design and Access Statements accompanying planning applications must provide a robust link between general development principles and final detailed designs and clearly demonstrate, through the use of examples and illustrative diagrams, how these principles would ensure high quality design.</p>	
20	4.7	...the equivalent of three or four GP surgeries <u>a surgery for three or four GPS</u> will be required to meet additional demand...	
21	4.10	On <u>the</u> application of West Sussex County Council's... ...requirement of 170m ² to 200m ² will exist, although, West Sussex County Council...	
21	4.11	...to fund an <u>an</u> expansion in library floorspace provision.	
21	WB 7	Policy WB 7 Library 150m ² of library floorspace should be provided, within...	
22	4.13	Several neighbourhood centres also contain <u>a</u> multi-purpose...	
23	4.14	...at the planning application stage, the nature of the...	
23	4.15	Both Councils' Housing Departments have worked jointly to inform the policy context and strategy for affordable housing delivering <u>delivery</u> .	
23	4.17	To ensure a balanced supply each phase should include 30% to 40 <u>50%</u> affordable housing.	
24	4.18	A range of non-general needs housing will be required <u>should be provided</u> , such as wheel chair accessible homes, independent move-on accommodation, clustered accommodation and extra care. It is anticipated <u>recommended</u> that a minimum <u>approximately</u> of 25% of all affordable homes should meet fully adapted wheel chair standards and, <u>in the event that national requirements do not come into force, the developers are encouraged to design approximately 20% of the scheme designed affordable homes to meet Lifetime-Homes standards.</u>	
25	WB 11	Affordable housing should comprise <u>a target</u> 40% of the total housing provided in the neighbourhood.	

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		<p>Each phase of the development should contain between 30% and 50% affordable housing. The precise proportion for each phase will be determined having regard to the viability of that phase, the form and nature of the development, local housing needs and objectives, the need to secure a balanced programme of affordable housing delivery and the need to ensure that different types of affordable housing are appropriately and sustainably located</p> <p>A tenure split of 70% social rented and 30% intermediate tenure should be provided across the neighbourhood.</p> <p>A range of affordable housing type and size should be delivered for each tenure type. The guide within the Housing Position Statement should be considered as the starting point for negotiations with the local planning authority regarding the mix of dwelling type and size.</p> <p>A minimum <u>target</u> of 5% of all affordable homes should be to fully adapted wheel chair standard and 20% of affordable homes should be designed to meet Lifetime-Homes standards.</p> <p>The delivery of affordable housing will be kept under review during the course of the development. Changes in the size, type or tenure of the affordable housing may be sought to reflect changes in affordable housing need or objectives.</p> <p>In the event that, for viability reasons, the developer considers the full requirement for affordable housing can not be met, the local planning authority will need to be satisfied fully that this is the case. In those circumstances it will discuss with the developer how and to what extent those requirements might be amended. <u>The local planning authority may request a viability appraisal be carried out to accompany a planning application.</u></p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>Affordable housing should comprise <u>a target</u> 40% of the total housing provided in the neighbourhood.</p> <p>Each phase of the development should contain between 30% and 50% affordable housing. The precise proportion for each phase will be determined having regard to the viability of that phase, the form and nature of the development, local housing needs and objectives, the need to secure a balanced programme of affordable housing delivery and the need to ensure that different types of affordable housing are appropriately and sustainably located</p> <p>A tenure split of 70% social rented and 30% intermediate tenure should be provided across the neighbourhood.</p> <p>A range of affordable housing type and size should be delivered for each tenure type. The guide within the Housing Position Statement should be considered as the starting point for negotiations with the local planning authority regarding the mix of dwelling type and size.</p> <p><u>Developers are encouraged to design and build approximately A</u></p>	

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		<p>minimum of 52% of all affordable homes should be to fully adapted wheel chair standards and <u>approximately</u> 20% of affordable homes should be designed to meet Lifetime-Homes standards.</p> <p>The delivery of affordable housing will be kept under review during the course of the development. Changes in the size, type or tenure of the affordable housing may be sought to reflect changes in affordable housing need or objectives.</p> <p>In the event that, for viability reasons, the developer considers the full requirement for affordable housing can not be met, the local planning authority will need to be satisfied fully that this is the case. In those circumstances it will discuss with the developer how and to what extent those requirements might be amended. <u>The local planning authority may request a viability appraisal be carried out to accompany a planning application.</u></p>	
26	4.24	The Conceptual Masterplan outlines the core elements of landscaping required to mitigate <u>minimise</u> the visual impact of the development on the surrounding area, particularly in terms of impact on the High Weald AONB and the Horsham Crawley Strategic Gap. The need to remediate the former inert landfill site, and as part of the remediation, reconfigure the topography of the site, means that opportunities exist through the remediation strategy to mitigate <u>minimise</u> the impact of the development on the landscape.	
27	4.26	In some locations advanced planting may be required to ensure that planting is sufficient mature to mitigate <u>minimise</u> any adverse effects...	
27	4.27	The valued features and elements of these designations are to be retained and, where possible <u>appropriate taking into account the effect of increased access on biodiversity</u> , improved access and enhancement should be achieved.	
27	4.28	...Capon Copse <u>Grove</u> and...	
27	4.29	...records from the Sussex Biodiversity Records Office <u>Centre</u> ...	
28	Policy WB13	<p>Policy WB 13</p> <p>Biodiversity</p> <p>Capon Copse <u>Grove</u> and...</p>	
28	4.31	A historic parkscape exists around Kilnwood, a property in the north west corner of the neighbourhood. West Sussex County Council's Historic Environment Record (HER) records an "historic parkscape" in land to the south-east of Kilnwood. However, a survey in early 2008 has confirmed that there is no evidence of a designed landscape although several specimen trees which pre-date the development at Kilnwood remain in the current agricultural landscape and should be retained where possible. The first addition <u>edition</u> 6-inch Ordnance Survey Map (1872-1874) shows the land as parkland, but the southern part of the Kilnwood parkscape is now agricultural land. This means that it is unlikely that parkland relics exist in the agricultural element; however, relics may survive in the northern element of the parkscape (just south and east of Kilnwood) <u>which lie outside the area identified for residential development.</u>	
28	4.32	In light of the current uncertainty regarding the historic parkscape's merit any proposals for development in this locality will be subject	

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		to a survey, recording and assessment by a landscape historian.	
28	WB 14	<p>Archaeology</p> <p>Before any development in the historic parkscape surrounding Kilnwood takes place, a survey, and assessment of the area should be undertaken by a landscape historian to establish its historic value.</p> <p>Where parkland relics are identified through the assessment process, action to mitigate the impact of development on these relics will be required.</p>	
29	4.34	<p>Furthermore, green linkages will provide access to the surrounding countryside, the High Weald AONB and Bewbush. <u>Whilst the area to the south of the A264 is outside of the West of Bewbush allocation, the Councils are seeking to enhance the link to the public rights of way network to the south of the A264 so it connects with the new 'at grade' crossing to provide a valuable and useable route into the High Weald AONB and Buchan Country Park.</u></p>	
29	4.35	<p>The Conceptual Masterplan indicates several green linkages, which are integrated into the neighbourhood, link the formal and informal open space, <u>and provide and promote access to the surrounding areas. The opportunity exists to explore further links into the existing Rights of Way network from the circular green linkage shown on the Conceptual Masterplan, particularly in the north-east corner of the site.</u></p>	
29	4.36	<p>..or potentially subject to, 60dBA or above more.</p>	
30	4.39	<p>Across the neighbourhood, Sustainable Drainage Systems (SuDS) and other measures, <u>such as Sustainable Drainage Systems (SuDS) where appropriate,</u> should be implemented in accordance with PPS25 and the SFRA's development recommendations.</p>	
30	4.40	<p>Flood attenuation measures and <u>the possible</u> implementation of SuDS should ensure that run-off <u>run-off</u> levels are not increased.</p>	
30	WB 17	<p>Policy WB 17</p> <p>Flood Risk / Management</p> <p>Elsewhere within the neighbourhood flood attenuation measures and, <u>where appropriate,</u> SuDS should be incorporated to ensure there is no increase in pre-development run-off <u>run-off</u> rates.</p>	
31	4.41	<p>The eConceptual mMasterplan has sufficient flexibility to incorporate such a facility should an environmental infrastructure area which provides the opportunity for the development of such a facility should it be included in the West Sussex Minerals and Waste LDF Core Strategy.</p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>Part of the West of Bewbush neighbourhood was identified by West Sussex County Council as potentially being suitable for a Built Waste Management Facility site. It was not considered appropriate for such a facility to be identified in the Joint Area Action Plan at this time. The cConceptual mMasterplan has sufficient flexibility to incorporate</p>	

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		such a facility should an environmental infrastructure area which provides the opportunity for the development of such a facility should it be included in the West Sussex Minerals and Waste LDF Core Strategy. The Environmental Infrastructure Area provides sufficient flexibility to incorporate, if required, a neighbourhood scale waste management facility, such as a household waste recycling facility.	
31	4.42	Typically, such as a facility would...	
31	4.43	...a Household Waste Recycling Site, at Metcalf Way... Such a facility is not identified on the Conceptual Masterplan; however, it might be possible to deliver such a facility at the planning application stage. The Conceptual Masterplan incorporates an Environmental Infrastructure Area which provides the opportunity for the development of such a facility if there is evidence to support its inclusion.	
32	4.48	...the final form of provision; for example the provision...	
32	4.50	The neighbourhood should also contribute to built sports facilities to serve the neighbourhood with opportunities to improve and enhance school provision close to the neighbourhood, which provide public access to built sports facilities.	
33	Policy WB 19	Policy WB 19 Recreation and Open Space ...accessible to the community and and to create...	
35	Policy WB 20	Policy WB 20 Education The development should include the following education facilities: <ul style="list-style-type: none"> Nurseries, or equivalent facilities will be provided by the developer <u>development</u> to meet the requirements of the neighbourhood, through appropriate index linked contributions at each core phase. A three <u>2-3</u> forms of entry primary school at the site identified on the Conceptual Masterplan. ...Additional secondary school capacity and accommodation will be provided at secondary schools in Crawley, and the developer <u>development</u> will be expected to secure the capacity through index linked contributions at each core phase.	
35	4.59	Furthermore, Policy Gat4 – Economic Development (which relates to the Gatwick Area – Sub Region) of the Submitted South East Plan (<u>which is now Policy Gat2 in the Secretary of State's Proposed Modifications to the South East Plan</u>), states that...	
36	4.64	In addition to the above, the neighbourhood may present the opportunity to accommodate existing non-conforming <u>service</u> employment uses from within Horsham District and Crawley Borough, <u>to the benefit of the neighbourhood.</u>	
37	4.66	...In order to ensure that this Joint Area Action Plan fully embraces the principles of sustainable development, a number of issues are considered below, including the overall standards of sustainable	

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		<p>construction that will be required in residential and other development, as well as the need for <u>strongly encourage</u> decentralised energy generation and water conservation <u>for residential and other development</u> in order to achieve an exemplary development in sustainability terms.</p>	
37	4.67	<p>The developers involved in constructing the new neighbourhood will be expected to develop a robust and ambitious energy strategy that will meet the objectives of the PPS <u>supplement</u> on Climate Change, <u>the South East Plan</u> and of the Core Strategies of both Councils. In doing this, the developers will need to consider more than just the buildings themselves; for example, taking account of the likely energy demands of transport generated by the development itself.</p>	
38	4.69	<p>For residential development, the Government has set out an ambitious timetable for the reduction of emissions through the progressive tightening of the Building Regulations that will seek to achieve 'zero carbon' homes by 2016 <u>and non-residential buildings by 2019</u>. The Councils will expect all homes within the new neighbourhood to meet this timetable. However, <u>reflecting the opportunities presented by the scale, mix and location of this development</u>, there will also be an expectation that every effort is made, through the energy strategy, to ensure that homes <u>enable development to</u> exceed the national timetable for emission reductions. This additional requirement <u>expectation</u> will depend on the ability of the development to achieve an appropriate 'critical mass'...</p>	
38	4.70	<p>The form of development set out in this Joint Area Action Plan provides good opportunities to attain the critical mass that would be required for a significant 'community energy system' based on, but not limited to, <u>possibly including</u> a CHP system fuelled by locally sourced biomass or other sustainable and low-carbon source of fuel. Such systems depend on relatively dense development layouts and on the inclusion of a significant proportion of non-residential energy users that could provide the daytime demand for heat and hot water. The Councils also recognise that there may be further opportunities for an appropriately sized community energy system to serve new or existing development adjacent to the new neighbourhood covered by this Joint Area Action Plan. The developers will be expected to explore such opportunities in order to off-set carbon emissions of the new neighbourhood and strive to achieve a 'zero carbon development'. It is considered that this opportunity represents an appropriate strategy for the developers to meet the requirement <u>expectation to exceed the Government's national timetable for emissions reduction for the development to make a contribution towards meeting the national, regional and sub-regional targets for renewable energy and carbon emissions reductions</u>.</p>	
38	4.71	<p>It is likely that energy efficiency measures and a community energy system will not, in themselves, be sufficient to allow the emissions reductions targets <u>set out in the national programme</u> to be met and exceeded. Therefore, the energy strategy devised will need to set out a clear independent energy <u>approach</u> that will show how integrated <u>community and stand-alone low and zero carbon energy</u></p>	

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		generation techniques can meet the required carbon emissions savings. Overall through the energy strategy, the developers will be expected to show how a minimum target of 510% of the new neighbourhood's annual (non-transport) energy demands can be achieved through the generation of on-site <u>decentralised</u> renewable and low-carbon sources by the completion of the development.	
39	4.72	... a robust strategy to both conserve supplies as well as to ensure that wherever possible <u>feasible</u> water is reused and rainwater intercepted and harvested.	
39	Photo Caption	Wherever possible <u>feasible</u> rainwater harvesting through water butts will be incorporated.	
39	4.73	The developers involved in the neighbourhood will be expected to put in place such a strategy that will ensure that water usage demand is minimised <u>substantially reduced</u> and that there are no significant detrimental effects of the development on ecosystems downstream of the development. At the development level, this should include, <u>where appropriate,</u> sSustainable dDrainage sSystems (SUDS) that are...	
39	4.74	At the household level the Councils expect measures to be put in place to achieve a <u>design</u> maximum level of usage equivalent... <i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i> At the household level the Councils expect <u>high standards of sustainable construction, including measures to be put in place to achieve a maximum level of usage equivalent to 105 litres per person per day (pppd) which represents a saving of approximately one third of current water consumption in Horsham and Crawley reduce overall water demand to exceed Building Regulations wherever feasible.</u> In the same way as for energy, the water strategy will need to use <u>consider</u> both an 'independent dwelling' as well as a 'community' approach to demand reduction. <u>Wherever feasible,</u> individual homes should incorporate appropriate maximum consumption levels as well as water efficient fittings and appliances wherever feasible. <u>Wherever possible,</u> <u>and</u> simple rainwater harvesting through water butts must be incorporated to reduce external water consumption. Where further reductions are required, for example in achieving Levels 5 or 6 of the Code for Sustainable Homes <u>possible, or where water butts are inappropriate,</u> household rainwater harvesting or gray water recycling systems or community rainwater harvesting systems will be required <u>should be considered.</u> Where, due to density considerations, water butts are inappropriate or where further water consumption reductions are required, community rainwater harvesting systems will be required.	
39	4.74	Individual homes should incorporate appropriate maximum <u>design</u> consumption levels...	
39	4.74	...household rainwater harvesting or gray grey water...	
40	4.78	... Level One being the lowest <u>and</u> Level Six the highest...	
40	4.79	The need to create a sustainable and exemplary neighbourhood incorporating a range of land uses, justifies the requirement for all homes to meet high levels of sustainability performance.	

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		<p>Consequently all homes, from the commencement of the development, must meet Level 3 of the Code. Subsequently, from 2013, when the Government emission reduction target of 44% above Part L of the Building Regulations begins to apply, all homes must meet Level 4. Further, the developers must plan to provide a significant proportion of homes at Levels 5 and 6 of the Code in the later stages of the development. These requirements apply equally to all homes including affordable homes, subject to any additional requirements of the Housing Corporation or successor bodies.</p> <p><u>The development at West of Bewbush will offer the opportunity to create a genuinely sustainable and possibly an exemplary neighbourhood in sustainability terms. In order to achieve the objective of a sustainable new neighbourhood, the developers will need to ensure that opportunities are exploited to design and build the new homes to incorporate high standards of sustainable construction. This might involve the use of construction practices and technologies that go beyond those needed to achieve the energy and water requirements of Building Regulations and seek, in addition, to address the full range of aspects covered by the Code for Sustainable Homes. This approach would be encouraged to ensure, for example, that the sustainability of construction materials was carefully considered, that pollution was reduced, that the reduction and recycling of waste was planned for and that the ecological value of the site was protected and enhanced where feasible and viable.</u></p>	
40	4.80	<p>...requirements set out above for the energy strategy in terms of the delivery of a 'community energy system' <u>an appropriately scaled energy system</u>...</p> <p>...This represents a modest improvement over the maximum consumption levels that will <u>may</u> soon be required by Building Regulations...</p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>The result of the requirements will be that the majority of the homes provided will meet Level 4 or above of the Code, with early phases meeting Level 3. This is considered a reasonable approach that fully reflects the requirements above relating to energy and water use. At each stage of the development, the emissions reduction targets, which are well known to constitute the largest portion of additional costs required in meeting the Code Levels, will reflect and be led by the Government's national timetable. This is considered the most reasonable approach in order to avoid prejudicing the requirements set out above for the energy strategy in terms of the delivery of a 'community energy system'. Further, the early work by the developers on the feasibility of a sizable 'community energy system' has suggested that high levels of emissions reduction, and possibly even a net zero carbon development, may be possible by the end of the plan period, assuming the appropriate critical mass can be achieved. Equally, the water consumption target levels for both Code Level 3 and 4 are equal at 105 litres pppd, reducing to 80 litres pppd for Levels 5 and 6. This represents a modest improvement over the maximum consumption levels that will soon be required by Building</p>	

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		<p>Regulations and is considered reasonable considering the potential impact of the development on water resources in this area of West Sussex.</p> <p><u>Under current Homes and Communities Agency grant funding rules, all affordable homes must achieve Level 3 of the Code, which is a base level for homes to be considered sustainable. This minimum rating may be increased in the future. Reflecting these requirements and the need for a balanced approach between housing tenures and mindful of the need to consider a full range of sustainable construction aspects, the developers are strongly encouraged to ensure that all of the homes on the development meet at least Level 3 of the Code. Where feasible and viable, homes achieving higher levels of the Code would be expected, particularly during the second and third phases of the development.</u></p>	
41	4.81	<p>Given the factors outlined above, it is considered essential that, in addition to the targets for emissions and water use reduction, the development be designed to incorporate the other aspects of the Code for Sustainable Homes.</p>	
41	4.82	<p>...The Councils will expect that, wherever feasible and viable, the non-residential development within this neighbourhood should be built to at least 'Very Good' standard and, where opportunities allow, should include, wherever possible, individual buildings that meet the 'Excellent' standard.</p>	
41	4.83	<p>This requirement expectation reflects the crucial role played by non-residential buildings in helping to achieve the critical mass required for the potential community energy system outlined above. In many respects the construction of larger commercial, employment, leisure or public (educational) buildings presents great opportunities for the use of sound sustainable construction techniques, renewable and low-carbon energy generation and water recycling. The developers will be expected to exploit these opportunities in order to secure high levels of sustainability performance and increase the viability of any community energy and water approaches employed.</p>	
42	WB 22	<p>A water strategy will be required to show how all homes can be designed <u>built</u> to achieve a <u>design</u> maximum water consumption target of 105 litres or less pppd.</p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>Policy WB 22</p> <p>Sustainability / Sustainable Construction</p> <p><u>The design and construction of the development should incorporate high standards of sustainable construction and seek to exploit opportunities for the creation of a genuinely sustainable new neighbourhood.</u></p> <p>An energy strategy will be required indicating how both independent and/or community approaches to renewable and low-carbon energy generation will be implemented to meet and exceed (where possible</p>	

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		<p>feasible and viable) the national timetable for carbon emissions reductions in new homes. Overall the energy strategy should show how at least 510% of the development's annual (non-transport) energy needs can be met through on-site <u>decentralised</u> renewable and low-carbon generation.</p> <p>A water strategy will be required to show how <u>the development's overall water demand can be reduced in order to meet and exceed (where feasible and viable) the Building Regulations.</u> all homes can be designed to achieve a maximum water consumption target of 105 litres or less pppd.</p> <p>The new neighbourhood should be designed and constructed to incorporate the principle of adaptation to climate change.</p> <p>New homes should <u>Developers are strongly encouraged to incorporate the sustainable construction practices and technologies required to address the full range of aspects covered by the Code for Sustainable Homes and should strive to ensure that all homes meet a minimum of Level 3 of the Code, for Sustainable Homes, rising to a minimum of Level 4 for dwellings constructed in or after 2013. Later phases (post 2016) should include a significant proportion of homes that meet Levels 5 and 6 of the Code. Where feasible and viable, homes achieving higher levels of the Code will be expected, particularly within the second and third Core Phases.</u></p> <p><u>Developers are strongly encouraged to ensure that A</u>all non-residential development in the neighbourhood should <u>meets</u> a BREEAM standard of <u>at least</u> 'Very Good' or its equivalent under any replacement code, with a proportion of buildings meeting the 'Excellent' standard.</p> <p>In the event that, for viability reasons, the developer considers the full requirements for sustainability can not be met in part or all of the development, the local planning authority will need to be satisfied fully that this is the case. In these circumstances it will discuss with the developer how and to what extent the requirements might be amended.</p>	
42	4.84	The depth of the tipped area <u>fill</u> ranges between 0.35cm and 12m.	
44	4.86	Since the Preferred Options stage further <u>evaluation of the options for</u> land remediation work has been undertaken...	
44	4.87	To date, assessments have identified some issues of contamination throughout the site, primarily related to soil contaminations, groundwater leachate and methane concentrations.	
44	4.89	There are two key stages that need to be agreed and delivered to ensure the remediation of the site is to a standard and level that is suitable to accommodate residential development. The first stage is the surrender of the Waste Licence by the Environment Agency (EA), which if surrendered, <u>This surrender occurred in January 2009 and</u> means the site is unlikely to cause pollution of the environment or harm to human health, when restored in accordance with the	

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		Waste Management Licence and planning conditions. The second stage is the formulation of <u>a</u> remediation strategy, which outlines a programme of works required to remediate the site to a standard to accommodate residential development. The remediation strategy requires the approval of the local authority, in consultation with the Environment Agency.	
44	4.90	<p>The former inert landfill site closed in May 2006. The Waste Licence surrender process began in October 2006 when a Closure Plan was submitted to the Environment Agency outlining how the site will be monitored and stabilised. The Closure Plan <u>has effectively been agreed</u> is in the final stages of agreement with the Environment Agency. It is anticipated that The application for the Waste Licence surrender should be <u>was</u> submitted to the Environment Agency in autumn 2008 following two years of post closure monitoring.</p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>The former inert landfill site closed in May 2006. The Waste Licence surrender process began in October 2006 when a Closure Plan was submitted to the Environment Agency outlining how the site will be monitored and stabilised. The Closure Plan has effectively been <u>was agreed</u> is in the final stages of agreement with the Environment Agency <u>in 2008</u>. It is anticipated that The application for the Waste Licence surrender should be <u>was</u> submitted to the Environment Agency <u>in autumn October 2008</u>, following two years of post closure monitoring, <u>and was approved in January 2009</u>. The Environment Agency have four months to determine the surrender application. It has been concluded, in consultation with the Environment Agency, that the surrender of the Waste Licence should be forthcoming provided the developers promoting the site carry out the programme of works they have agreed with the Environment Agency.</p>	
45	4.91	<p>In terms of remediation the options fall into three categories:</p> <ul style="list-style-type: none"> • Contaminant source removal or reduction • Pathway interruption (to break the connection between the source of the contamination and receptor) • Receptor removal (or sensitivity reduction) 	
45	WB23	<p>Former Inert Landfill Remediation</p> <p>Development of the former inert landfill site is subject to:</p> <ul style="list-style-type: none"> • The surrender of the waste management licence has been achieved; • The approval and implementation of the remediation strategy; and • The implementation of landform modifications linked to the remediation strategy in accordance with the Conceptual 	

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		Masterplan	
46	4.99	<ul style="list-style-type: none"> Review existing transport- assessments produced... 	
47	4.100	<p>...Peter_Brett Associates (May 2007)</p> <p>...Steer Davies_Gleave (May 2007)</p>	
47	4.101	...highway infrastructure context, West of Bewbush...	
49	4.111	In the context of w West of Bewbush...	
49	4.115	...an eastern bridge for pedestrians, cyclists, <u>equestrians</u> , public transport and emergency vehicles...	
50	4.117	<p>...WWR will need to <u>be</u> safeguarded. The southern section of the WRR safeguarding is shown on the Conceptual Masterplan, safeguarding through the remainder of the development site will be determined at the planning application stage. The WRR safeguarding at the neighbourhood's primary junction is shown indicatively on the Conceptual Masterplan. An agreed alignment for the WRR does not currently exist. However, although not shown on the Conceptual Masterplan, land to the west of the neighbourhood's primary junction and link road is safeguarded for the period of 5 years from May 2009 to enable WSCC to fix the alignment of the WRR, if required. If a definitive decision confirming the requirement and alignment for a WRR were made in this period then the confirmed alignment will be safeguarded for the remainder of the JAAP period (completion of the neighbourhood) to enable the delivery of the WRR.</p>	
53	Photograph	...will connect the various parts of <u>the</u> neighbourhood	
54	WB 26	<ul style="list-style-type: none"> Pedestrian and cycle access into: <ul style="list-style-type: none"> Ifield West Bewbush <u>Pedestrian, cycle and equestrian access into:</u> <ul style="list-style-type: none"> rural areas to the north and south across the A264 to the AONB Junction improvements at <u>the</u> A23/A2220 	
53	4.132	If in the fullness of time a station cannot be delivered it does not undermine the integrity of the Conceptual Masterplan and the neighbourhood principle that is trying to be achieved West of Bewbush. The role of the safeguarded land if a station was not to be provided will be the subject of detailed discussions with the Councils <u>although it is most likely to form an extension of the informal open space adjacent to Bewbush Brook. The Councils will to ensure that any proposals conform with the neighbourhood principle and do not undermine the integrity of the Conceptual Masterplan.</u>	
55	4.137	Post 2010, through AMP5 (April 2010 to March 2015) Thames Water will be applying for funding to secure infrastructure upgrades to meet anticipated development levels, as set out in the provide capacity up to 2021 based on and in accordance with the housing requirements of the Secretary of State's South East Plan Proposed Modifications, which includes the provisions of this JAAP and the	

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		development allocated in Crawley Borough Council's Core Strategy (November 2007) and this JAAP. AMP5 is to be submitted to OFWAT October 2009 and if the application for funding is successful new infrastructure upgrades could be in place by 2012.	
57	5.3	On completion of <u>Core Phase Two</u> the phase will be accessed via the primary A264 access and link road.	
57	5.4	Also, residents will be able to use the Fastway service 10, that should <u>will</u> have been extended into the site via the bus access at Sullivan Drive, Bewbush. It is possible development of the neighbourhood centre could commence in conjunction with development of this phase.	
58	5.5	<ul style="list-style-type: none"> • Primary A264 Junction • Development of the link road to south of Pondtail Shaw • Commencement of the primary A264 junction for initial use for construction traffic • Commencement of the eastern railway crossing (to facilitate development of Core Phase Two) • Delivery of the potential CHP facility as part of the Environmental Infrastructure Area adjoining the neighbourhood centre. 	
58	5.6	<p>The process for <u>surrendering the Landfill Waste Management Licence and then remediating the landfill commenced in 2006 following the closure of the landfill. It will conclude in late 2012 to facilitate the development of Core Phase Two. Licence surrender and remediation of the former inert landfill site will commence in 2008 and conclude in early 2012 to facilitate the development of Core Phase Two.</u> Remediation will be broadly undertaken in accordance with the following key milestones:</p> <ul style="list-style-type: none"> • Waste Management Licence surrender application submitted to EA – June October 2008 • Waste Management Licence surrendered – January early 2009 • Agreement of remediation strategy with Horsham District Council – April/June 2010 • Bewbush Brook realignment – June/September 2010 • Earthworks and remediation Core Phases One and Two – July/December 2010 Autumn 2010 to Autumn 2012 • Core Phase One Infrastructure – July 2010 / March 2011 • Ground improvements / foundations Core Phase Two – January/June 2011 • Earthworks and remediation for Core Phase Three – March/November 2011 <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p><u>For the purposes of development control and clarity, the following definitions have been adopted in order to define the spatial distribution and timing of the activities set out below:</u></p> <p><u>Remediation</u></p> <p><u>The excavation, sorting, treatment and ultimate off-site disposal of contaminating materials or materials that could give rise to contamination.</u></p>	

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		<p><u>Ground Improvement and Foundations</u></p> <p><u>The re-grading and improvement of the ground to provide a stable and well graded development platform followed by the installation of appropriate foundations (including any necessary gas protection measures incorporated in individual dwellings) and topsoil.</u></p> <p>The process for surrendering the Landfill Waste Management Licence and then remediating the landfill commenced in 2006 following the closure of the landfill. It will conclude in late 2012 to facilitate the development of Core Phase Two. Licence surrender and remediation will be broadly undertaken in accordance with the following key milestones:</p> <ul style="list-style-type: none"> • Waste Management Licence surrender application submitted to EA – June <u>October</u> 2008 • Waste Management Licence surrendered – early <u>January</u> 2009 • Agreement of remediation strategy with Horsham District Council –April/June 2010 • Bewbush Brook realignment – June/September 2010 • Earthworks and remediation Core Phase One and <u>remediation Core Phase Two</u> – July/December <u>2010</u> Autumn 2010 to Autumn 2012 • Core Phase One Infrastructure – July 2010 / March 2011 • Ground improvements and <u>and</u> foundations Core Phase Two – <u>2013/4 to 2016/7</u> • Earthworks and remediation for Core Phase Three – March/November 2011 	
59	5.10	Furthermore, a small convenience centre <u>mixed use development</u> may be developed north of the railway to meet the needs of Ifield West.	
59	5.11	<ul style="list-style-type: none"> • <u>Completion of primary A264 Junction</u> • <u>Completion of development of the link road to south of Pondtail Shaw</u> • The road infrastructure to the neighbourhood centre • Development of the central railway crossing will commence • <u>Completion of eastern railway crossing</u> • Bus/Fastway access Woodcroft Road, Ifield West • Bus/Fastway links to the neighbourhood centre from the A264 and Bewbush • <u>Completion of an A-CHP plant</u> 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 • <u>Informal open space adjacent to Bewbush Brook</u> • The Primary School – <u>land made available for onward completion in Core Phase Three</u> 	
60	5.15	<p>The following infrastructure will be developed in conjunction with Core Phase Three:</p> <ul style="list-style-type: none"> • Central railway crossing will be completed • The western railway crossing • Small mixed use development • Formal Open Space • <u>Informal open space adjacent to Hoppers Brook</u> • <u>Primary School</u> 	

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Task / Infrastructure	Delivery Agency	Funding source	Key Consultation / Responsible Bodies
Former Inert Landfill Remediation			
Waste Management Licence surrender application submitted	Developer	Developer	Environment Agency, Horsham District Council and Crawley Borough Council
Waste Management Licence surrendered	Environment Agency agree surrender	Developer	Horsham District Council and Crawley Borough Council
Agreement of remediation strategy	Horsham District Council agree strategy	Developer	Environment Agency
Earthworks and remediation Core Phases One and Two	Developer	Developer	Environment Agency, Horsham District Council and Crawley Borough Council
Earthworks and remediation for Core Phase Three	Developer	Developer	Environment Agency, Horsham District Council and Crawley Borough Council
Highway and Transport Infrastructure			
<u>Commencement of Primary A264 Junction</u>	Developer	Developer	Highways Agency, West Sussex County Council (as highway authority), Horsham District Council and Crawley Borough Council
<u>Commencement of Development of link road to south of Pondtail_Shaw</u>	Developer	Developer	Highways Agency, West Sussex County Council (as highway authority), Horsham District Council and Crawley Borough Council
Secondary A264 left in, left out and right in access	Developer	Developer	Highways Agency, West Sussex County Council (as highway authority), Horsham District Council and Crawley Borough Council
Pedestrian/cycle access across Spring Hill Brook	Developer	Developer	Horsham District Council and Crawley Borough Council

Sullivan Drive, Bewbush bus/Fastway access	Developer	Developer	West Sussex County Council (as highway authority), the bus operator, Horsham District Council and Crawley Borough Council
<u>Commencement of Eastern railway crossing</u>	Developer	Developer	Network Rail, rail operator, Horsham District Council and Crawley Borough Council
Services and Facilities			
Formal open space	Developer	Developer	Horsham District Council and Crawley Borough Council
General Infrastructure			
Additional Sewage Capacity (to be delivered in light of the level of funding secured from OFWAT in 2009 towards Assets Management Plan 5)	Thames Water / Developer	OFWAT / Developer	OFWAT, Thames Water, Developer, Environment Agency and landowners

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Task / Infrastructure	Delivery Agency	Funding source	Key Consultation / Responsible Bodies
Highway and Transport Infrastructure			
<u>Completion of Primary A264 Junction</u>	<u>Developer</u>	<u>Developer</u>	<u>Highways Agency, West Sussex County Council (as highway authority), Horsham District Council and Crawley Borough Council</u>
<u>Completion of link road to south of Pondtail Shaw</u>	<u>Developer</u>	<u>Developer</u>	<u>Highways Agency, West Sussex County Council (as highway authority), Horsham District Council and Crawley Borough Council</u>
Road infrastructure to neighbourhood centre	Developer	Developer	West Sussex County Council (as highway authority), Horsham District Council and Crawley Borough Council
Woodcroft Road, Ifield_West bus/Fastway access	Developer	Developer	West Sussex County Council (as highway authority), bus operator, Horsham District Council and Crawley Borough Council
Bus/Fastway links onto the A264	Developer	Developer	West Sussex County Council (as highway authority), bus operator, Horsham District Council and Crawley

			Borough Council
<u>Completion of Eastern railway crossing</u>	<u>Developer</u>	<u>Developer</u>	<u>Network Rail, rail operator, Horsham District Council and Crawley Borough Council</u>
Central railway crossing commences construction	Developer	Developer	Network Rail, rail operator, Horsham District Council and Crawley Borough Council
Rail Station and railway station parking	Developer	Developer	Network Rail, rail operator, Horsham District Council and Crawley Borough Council
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
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
General Infrastructure			
Additional Sewage Capacity (to be delivered in light of the level of funding secured from OFWAT in 2014 towards Assets	Thames Water / Developer	OFWAT / Developer	OFWAT, Thames Water, Developer, Environment Agency and landowners

Management Plan 6)			
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70	Table 4	<u>Table 4</u> Delivery of the elements of Phase Three	

Task / Infrastructure	Delivery Agency	Funding source	Key Consultation / Responsible Bodies
Highway and Transport Infrastructure			
<u>Completion of Central railway crossing</u>	<u>Developer</u>	<u>Developer</u>	<u>Network Rail, rail operator, Horsham District Council and Crawley Borough Council</u>
Western railway crossing (pedestrian, cycle and equestrian)	Developer	Developer	Network Rail, rail operator, Horsham District Council and Crawley Borough Council
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>

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71	5.23	...select two, or three, RSL delivery partners... ...includes their status with <u>the</u> Housing Corporation...	
72	5.26	...(AMP) 5 (April 2010 to March 2015)...	
72	5.28	Horsham District Council has appointed a Major Development Planning Manager to provide a smooth transition between preparation and adoption of the Joint Area Action Plan and consideration and management of the applications related to the neighbourhood. <u>In late 2008 the Councils' Cabinets approved the principle of establishing joint development management processes to jointly consider and determine planning applications relating to the JAAP. The specific nature of the joint consideration and determination mechanisms will be the subject of further Council reports. Furthermore, the principle of the Councils entering into a</u>	

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		Planning Performance Agreement (PPA) was approved. The PPA anticipated to be approved in early 2009. The precise nature of the joint working arrangements for this process are presently under consideration by both Councils. The Joint Members Steering Group has given early consideration and direction to the possible options and in this respect, the approach to determining the planning applications is likely to incorporate the following elements: Joint working by officers of both Councils in the form of a development team; Joint working arrangements with the principal external partners, i.e. WSCC as Highway Authority; A 'Development Management' approach to managing the planning applications (incorporating the principles of Planning Performance Agreements);	
73	5.29	It is anticipated that the joint working arrangements that have delivered the Joint Area Action Plan are therefore likely to be mirrored. The Joint Members Steering Group will act as an informal Advisory Group and will be a suitable means of keeping the development on track and in accordance with the principles set out in this Joint Area Action Plan. In relation to formal decision making, the possibility of a Joint Development Control Committee with decision making powers specifically for planning applications arising from the strategic development location, comprising members of both Councils is being examined. The possible options for decision making will shortly be formally considered by both Councils' but in essence, the established joint working arrangements between officers and Members are set to continue, with the precise form being the subject of ongoing consideration.	
73	5.30	...delivery of development; the Councils will undertake...	
73	5.31	PPS12: Local Development Frameworks <u>Local Spatial Strategies</u> (Paragraph 4.24) outlines nine tests of soundness, which a <u>other</u> Development Plan Documents should meet to be found sound <u>JUSTIFIED</u> and <u>EFFECTIVE</u> and consistent with NATIONAL POLICY. The ninth Effectiveness test states <u>means that the plan document should <u>must</u> be reasonably flexible to enable it to deal with changing circumstances <u>deliverable, flexible and able to be monitored.</u></u> This section sets out the flexibility and contingency that exists in bringing forward the neighbourhood. <i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i> PPS 12: Local Development Frameworks <u>Local Spatial Strategies</u> (<u>Pparagraph 4.24 4.52</u>) outlines <u>nine the</u> tests of soundness, which a Development Plan Document should meet to be found sound. The <u>ninth test states Part of the 'effective' test is that</u> 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.	
74	5.35	The Conceptual Masterplan does not include the development of the field west of the link road and south of Pondtail Shaw. The western boundary of the field runs adjacent to the Holmbush Farm entrance and the mature hedgerow that bounds the access. <u>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</u> <u>This field is safeguarded for a</u>	

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		<p>period of 5 years from May 2009 to enable WSCC to fix the alignment of the WRR, if required. If a definitive decision confirming the requirement and alignment for a WRR were made in this period then the capacity of the land parcel as a contingency development site would be reduced accordingly. Therefore, in the absence of a definitive requirement, it is not possible at this stage to quantify the capacity of this contingency option. However, development in this locality would need to respect the landscape character of this parcel of land and its proximity to the Strategic Gap. 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.</p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change. This proposed change also replaces the proposed change included in Issue 1/HDBD/58778/73910 SoCG.</i></p> <p>The Conceptual Masterplan does not include the development of the field west of the link road and south of Pondtail Shaw, <u>which forms part of the firm western boundary of the development.</u> 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 <u>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 <u>Therefore, in the absence of a definitive requirement, it is not possible at this stage to quantify the capacity of this contingency option. However, 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.</u></u></p>	
74	5.37	<p>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. <u>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,</u></p>	

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		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.	
75	6.1	...However, the Inspectors' Reports into both Core Strategies outlined a requirement for the Councils to undertake early reviews of their Core Strategies. These early Core Strategy reviews are already programmed and form part of the Councils' current Local Development Schemes. As a consequence, it is anticipated that Horsham District Council's and Crawley Borough Council's replacement Core Strategies will be adopted by the end of 20101 and mid 20142 respectively.	
75	6.3	...Joint Area Action Plan plans for, forms part of the...	
75	6.5	...of the neighbourhood West and of Bewbush and the...	
76	6.6	<p>The Longer Term Context</p> <p>6.6 With regard to the longer term context, the sub region (and consequently the Area of Study) is currently subject to a number of uncertainties. The main uncertainties are considered to be the Draft South East Plan, the Crawley North East Sector, the potential requirement for a second runway at Gatwick, the emerging Mid Sussex District Council Core Strategy and the Environment Agency's River Mole Strategy.</p> <p>South East Plan</p> <p>6.7 The South East Plan was submitted to the Secretary of State in March 2006, and the Examination into the Plan concluded in March 2007. The Panel Report was published in August 2007, in light of which the Secretary of State's proposed modifications are anticipated to be published in July 2008, with adoption of the plan anticipated by the end of 2008. To date, the timetable for the adoption of the South East Plan has been subject to delay, consequently the programme for the Councils' Core Strategies Reviews have had to have regard to this. The Panel Report proposed that the annual housing requirement for Horsham District of 620 (net) dwellings per annum should be increased to 650 (net) dwellings and also concluded that for Crawley Borough the figure should be increased from 350 dwellings (net) per annum in draft South East Plan to 375 (net) dwellings per annum. The Secretary of State's proposed modifications may alter these figures further, or potentially the spatial strategy for delivery, which means in the absence of a definitive position through an Adopted South East Plan, no sub regional strategy of any weight can be formulated. This compounds the fact that the appropriate approach to addressing the South East Plan's development requirements is through the Councils'</p>	

Page	Policy/ Para	Suggested Change	Report Ref
		<p>Core Strategy reviews, based upon a sub-regional evidence base.</p> <p>North East Sector</p> <p>6.8 The North East Sector (NES) is a Strategic Development Location within Crawley Borough that was originally identified in the 1993 West Sussex Structure Plan and then again in the 2001 West Sussex Structure Plan. It was identified in the 2000 Crawley Borough Local Plan and is retained in the Crawley Borough Core Strategy. The retention of the Strategic Development Location in the Core Strategy is conditional on a second runway not being required at Gatwick; and therefore, the neighbourhood being able to be satisfactorily brought forward in terms of noise exposure and achieving the requirements of the neighbourhood principle. This Core Strategy policy context relating to the NES is the subject of a Core Strategy High Court challenge submitted in January 2008, which the Council is contending.</p> <p>6.9 In late 2006 a Planning Inquiry for 1900 homes at the NES was conducted. In light of the Inspector's report, the Secretary of State concluded the noise shadow of a second runway would create an unsuitable living environment and at that time sufficient housing land supply existed. The Secretary of State published the Decision Letter in May 2007 and a High Court challenge to this decision was submitted in June 2007. The Secretary of State is contending this challenge.</p> <p>6.10 The uncertainty regarding the requirement for a second runway at Gatwick, means that the NES is likely to remain undelivered for some considerable time, particularly as the Government are yet to provide a clear steer regarding when a definitive decision regarding the requirement for a second runway at Gatwick will be forthcoming. As further context, Crawley Borough Council in responding to the submitted South East Plan indicated that the Borough would only be able to meet its development requirements in the longer term (post 2018) with the availability of the NES.</p> <p>6.11 The uncertainty regarding whether the NES will be able to make a contribution to Crawley meeting its South East Plan development requirement is set to continue for some considerable time. Crawley Borough Council's Core Strategy review will bring forward a revised policy approach for the NES, if required, in light of any outcomes from the above.</p> <p>BAA</p> <p>6.12 BAA published its Interim Masterplan for Gatwick in November 2006. The Masterplan retained the option of a second runway at Gatwick in accordance with the Aviation White Paper. Development of a second runway at Gatwick is largely dependant on the Government's ability to deliver further runways at Heathrow and</p>	

Page	Policy/ Para	Suggested Change	Report Ref
		<p>Stanstead, which are the Government's favoured locations for airport expansion. There is little certainty regarding when a definitive decision regarding the requirement of a second runway at Gatwick will be forthcoming. Therefore, the current climate of uncertainty is likely to continue for some considerable time.</p> <p>6.13 The implications the BAA Interim Masterplan has for the NES, Crawley Borough and the sub region are outlined above. With regard to West and North West of Crawley the uncertainty has greatest implications for the northern element of the Area of Study. Firstly, the most northern portion of the Area of Study north of Langley Green is safeguarded under Crawley Borough Council Core Strategy Policy G2: Safeguarding, which prevents development within the safeguarded area that would not be compatible with the delivery of a second runway. Secondly, in accordance with both Councils' policies regarding the upper limit of noise exposure for residential development (60dBA) a northern portion of the Area of Study is considered unsuitable for residential development as a consequence of the extent of the potential noise shadow of second runway.</p> <p>Mid-Sussex</p> <p>6.14 Mid-Sussex District Council are bringing forward their Core Strategy, which is examining the opportunities for contingency strategic development on the eastern side of Crawley. The key uncertainties are whether development on the eastern side of Crawley will emerge favourably through the latter stages of the formulation of the Core Strategy and result in a contingency based policy. Clearly, any reference to development on the eastern side of Crawley needs to be considered in the context of establishing the most appropriate location to accommodate development in the sub region as a whole.</p> <p>River Mole</p> <p>6.15 The final element in outlining the uncertainties is that the Environment Agency are currently finalising a River Mole flood attenuation strategy, which proposes that an area to the west of Ifield should be employed for flood attenuation, which would equate to the area not being available for development. The Environment Agency are proposing to take the strategy to their National Review Group in spring 2008 to gain both development and funding approval for the scheme. If this process is successful more detailed technical and modelling work will be undertaken and negotiations will commence with the respective landowners. Although the Upper Mole Flood Alleviation Scheme is well progressed, the scheme still requires the approval of the National Review Group to facilitate progression to detailed design and subsequent construction. Therefore, the appropriate arena to consider this proposal is through the Councils' Core Strategy reviews.</p>	
78	6.16	<p>...If this were to be the case the development would be planned for, and facilitated <u>allocated</u> through <u>Horsham District Council's Core Strategy review</u>, or <u>both Councils' Core Strategy reviews and a further JAAP produced as the best mechanism of addressing cross</u></p>	

Page	Policy/ Para	Suggested Change	Report Ref
		boundary issues, particularly timely delivery and ensuring democratic involvement a Joint Area Action Plan review. This A Core Strategy allocation and a further Joint Area Action Plan review will be assisted through this Joint Area Action Plan's policy context in that the masterplanning, design and infrastructure provision of the neighbourhood West of Bewbush will not have prejudiced further development elsewhere within the Area of Study.	
79	6.18	As a consequence of the pending recent High Court Challenges Judgements relating to the NES and the lack of a definitive decision regarding the requirement for a second runway at Gatwick the uncertainty regarding whether the NES will be able to make a contribution to Crawley meeting its South East Plan development requirements is set to continue for some considerable time. Crawley Borough Council's Core Strategy review will bring forward a revised policy approach for the NES, if required, in light of any <u>Government airport decisions, or the outcome of the re-opened NES Inquiry outcomes regarding the above.</u> Furthermore, it is appropriate that the availability of the NES is considered in the sub regional context in terms of the sub region as a whole meeting its South East Plan Development requirements (as outlined in Crawley Borough Council's Core Strategy Inspector's Report).	
80	6.20	With regard to Mid Sussex District Council's Core Strategy, it is essential that the formulation takes account fully of the Adopted South East Plan and is formulated in conjunction with adjoining authorities' Core Strategies.	
81	6.24	...will be designated as countryside on <u>the</u> Proposals Map.	
81	6.25	...annotated on Crawley B <u>o</u> rough Council's...	
83	7.4	...and indeed the requirements of PPS12 in relation to Area Action Development Plans Documents...	
85	Monitoring Framework Table		

Indicator number	Indicator	JAAP/LDF Policy	Targets <u>by 2018 unless otherwise specified</u>
WC1 (SO1a)	Condition of Landscape Character Areas L1, K2, I2 and K1 of the Landscape Character Assessment	WB 13	<ul style="list-style-type: none"> • Maintain or improve from current conditions • Retain Capon Copse and Pondtail Shaw
WBC2 1	Changes in <u>Condition of</u> areas designated for their	WB 13 DCLG Core	<ul style="list-style-type: none"> • Conserve and enhance areas and conditions of House Copse SSSI, Kilnwood Copse Ancient Woodland/SNCI and High Weald AONB







	intrinsic environmental value	output indicator	
WC3	Changes in priority species and habitats by type	WB 13 DCLG Core output indicator	<ul style="list-style-type: none"> Conserve and enhance from baseline populations and conditions
WBC 4 2	Provision of green linkages	WB 15	<ul style="list-style-type: none"> Implementation of green linkages outlined in the Conceptual Masterplan
WBC 5 3	Development within identified flood hazard zones	WB 17	<ul style="list-style-type: none"> No built development within Bewbush Brook flood zone 2
WBC 6 4	Provision of flood attenuation and SuDS	WB 17	<ul style="list-style-type: none"> No net increase on pre development surface run-off levels
WBC 7 5	Housing Density	WB 4	<ul style="list-style-type: none"> Development to occur at no less than 30 dwellings per hectare <u>within each phase</u>
WBC 8 6	Delivery of educational facilities	WB 20	<ul style="list-style-type: none"> Provision of a one primary school <u>places amounting to between 2 and 3 forms of entry</u>
WBC 9 7	Delivery of health facilities	WB 6	<ul style="list-style-type: none"> Provision of a Primary Health Centre <u>with for</u> a minimum of three GP's <u>surgeries</u>
WBC 10 8	Delivery of open space, sport and recreational facilities	WB 19	<ul style="list-style-type: none"> Provision of open space totalling 15.4 hectares equally divided between informal open space and formal open space <u>Provision equally divided between informal open space and formal open space</u>
WBC 11 9	Delivery of Community facilities	WB 5	<ul style="list-style-type: none"> A minimum of 700m² of indoor community facilities to be located at the Neighbourhood centre
WC12	Provision of financial contributions for community facilities	WB 5-9, 19 and 20	<ul style="list-style-type: none"> Securing contributions for community facilities including: health; education; libraries; open space, sport and recreation and community centre
WBC 13 10	Retail land supply	WB 9	<ul style="list-style-type: none"> Completion of between 1,250 and 2,500m² of retail floorspace within the neighbourhood centre
WBC 14 11	Supply of affordable housing	WB 11	<ul style="list-style-type: none"> Delivery of a minimum of 40% affordable housing in each phase Affordable housing delivered within each phase comprising 70% social rented and 30% intermediate tenure housing, subject to Housing Corporation grant availability <p>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</p> <ul style="list-style-type: none"> A minimum of 5% <u>proportion</u> of all

			<p>affordable dwellings to be fully adapted for wheelchair users (<u>approximately 2%</u>)</p> <ul style="list-style-type: none"> • A minimum of 20% <u>proportion</u> of affordable dwellings to meet Lifetime Homes Standards (<u>approximately 20%</u>)
WBC <u>15</u> <u>12</u>	Mix of affordable homes	WB 11	<ul style="list-style-type: none"> • Affordable housing provision to comprise sizes and types as set out in the Joint Housing Position Statement
WBC <u>16</u> <u>13</u>	Supply of supported (non-general) needs H housing	WB 11	<ul style="list-style-type: none"> • A minimum of 5% <u>proportion</u> of all affordable dwellings to be fully adapted for wheelchair users • A minimum of 20% of affordable dwellings to meet Lifetime Homes Standards
WBC <u>17</u> <u>14</u>	Employment land supply by type	WB 21	<ul style="list-style-type: none"> • Completion of at least 8,000m² (<u>gross internal</u>) employment floorspace (B use classes)
WBC <u>18</u> <u>15</u>	Delivery of energy infrastructure	WB 22	<ul style="list-style-type: none"> • Completion of a 'community energy and/or heat system' including a CHP plant and ESCo establishment by 2015/16
WBC <u>19</u> <u>15</u>	Renewable/Low-carbon energy generation capacity installed by type	WB 22	<ul style="list-style-type: none"> • A minimum of 5<u>10%</u> of the new neighbourhood's overall (non-transport) annual energy requirements to generated from on-site renewable and low-carbon sources by 2018
WC20	Renewable/Low-carbon Energy (including hot water) generated on site that is consumed off site	WB 22	<ul style="list-style-type: none"> • Maximise sale of site-generated renewable/low-carbon energy to achieve a near net 'zero carbon development' by 2018 • Potential to achieve full net 'zero carbon development' beyond the plan period
WBC <u>21</u> <u>16</u>	Environmental and sustainability performance of buildings <u>The proportion of all homes meeting Level 3 or above of the CSH</u>	WB 22	<ul style="list-style-type: none"> • All homes completed from 2011 to 2013 to achieve Level 3 or above of the CSH • All homes completed from 2013 to 2016 to achieve Level 4 or above of the CSH • Homes completed after 2016 to achieve a broad mix of Levels 4, 5 and 6 of the CSH • All relevant non-residential development to achieve a mix of 'Very Good' and 'Excellent' levels of BREEAM or equivalent • <u>100% is being encouraged by Policy WB22</u>
<u>WC17</u>	<u>The proportion of all relevant non-residential buildings meeting BREEAM 'Very Good' or above</u>	WB22	<ul style="list-style-type: none"> • <u>100% is being encouraged by Policy WB22</u>
WBC <u>22</u> <u>18</u>	Delivery of transport infrastructure	WB 26	<ul style="list-style-type: none"> • Delivery of road, cycling, pedestrian, equestrian and public transport infrastructure for each core phase as set out in the Phasing and Delivery chapter

WBC—23 <u>19</u>	Distance to public transport	WB 26	<ul style="list-style-type: none"> All residential, employment and community development to be within 400m (5 minute walk) of a bus stop
WBC—24 <u>20</u>	Landfill remediation	WB 23	<ul style="list-style-type: none"> Commencement of remediation by mid 2010 Completion of remediation by end 2011/12
WC25 (SO4e)	Number of dwellings completed in new neighbourhood, west of Crawley	HDC CP6 CBC XXX Chapter 5 of JAAP	<ul style="list-style-type: none"> 2,500 dwellings by 2018
WBC—26 <u>21</u>	Annual and phased completion of dwellings	Chapter 5 of JAAP	<ul style="list-style-type: none"> Average of 357 per year, 2011 to 2018 600 completed in core phase one by 2013/14, 1050 in core phase two by 2015/16 and 850 in core phase three by 2017/18

Page	Policy/ Para	Suggested Change	Report Ref														
91	8.1	This document will form part of both Horsham District Council's and Crawley Borough Council's Local Development Frameworks. The document is a key component in setting out the joint approach to the future growth of Crawley, in accordance with the respective Councils' Core Strategies and seeks to reflect the discussions and comments made by key stakeholders and the community during the Joint Area Action Plan's preparation.															
91	8.2	This Joint Area Action Plan, the Final SA/SEA Report, and the evidence base that has informed the preparation of the Joint Area Action Plan can be viewed at www.westofcrawley.gov.uk . Representations of either objection or support can be submitted on-line at the West of Crawley web site. Alternatively representations can be sent to either of the addresses below using the dedicated representation form. To assist those making representations the Councils have produced a 'How to Make Effective Representations' guidance booklet, which can be viewed on the West of Crawley web site, or at the locations listed below. Representations must be submitted no later than 4.20pm on 11 July 2008 to:-															
		<table border="0"> <tr> <td>Horsham District Council</td> <td>Crawley Borough Council</td> </tr> <tr> <td>Strategic and Community Planning</td> <td>Forward Planning Department</td> </tr> <tr> <td>Park North, North Street</td> <td>Town Hall</td> </tr> <tr> <td>Horsham</td> <td>Crawley</td> </tr> <tr> <td>West Sussex</td> <td>West Sussex</td> </tr> <tr> <td>RH12 1RL</td> <td>RH12 1RL</td> </tr> <tr> <td>strategic.planning@horsham.gov.uk</td> <td>Forward.Plans@crwaley.gov.uk</td> </tr> </table>	Horsham District Council	Crawley Borough Council	Strategic and Community Planning	Forward Planning Department	Park North, North Street	Town Hall	Horsham	Crawley	West Sussex	West Sussex	RH12 1RL	RH12 1RL	strategic.planning@horsham.gov.uk	Forward.Plans@crwaley.gov.uk	
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strategic.planning@horsham.gov.uk	Forward.Plans@crwaley.gov.uk																
91	8.3	The Proposed Submission JAAP and the Final SA/SEA Report are also available to view at the following locations:- <ul style="list-style-type: none"> Horsham District Council, Planning Reception, Park North, Horsham 															

Page	Policy/ Para	Suggested Change	Report Ref
		<ul style="list-style-type: none"> • Horsham Help Point, Horsham Library • Crawley Borough Council, Town Hall, Crawley • Crawley Library, The Boulevard, Crawley • Broadfield Library, Broadfield, Crawley 	
92	8.4	<p>What Happens Next?</p> <p>Once the representations have been received the Councils may need to undertake a further period of consultation if alternative sites or boundaries are suggested to those outlined in the Joint Area Action Plan. The further consultation will be on these matters alone and will be undertaken in August and September 2008.</p>	
92	8.5	<p>Consultation on alternative sites and boundaries will be followed by an Examination into the 'soundness' of the Joint Area Action Plan. The Examination is likely to take place in early 2009. The Inspector will determine whether the Joint Area Action Plan is sound. After the Examination, the Inspector will produce a report with recommendations, which will be binding on the two Councils. If found sound the West of Bewbush Joint Area Action Plan is likely to be adopted in summer 2009.</p>	
93	Housing Trajectory	Please see Appendix I	
94	Housing Trajectory	Please see Appendix II	
96	Glossary	<p>Core Phase</p> <p>A Core Phase relates to the stage at which development takes place. The document identifies three core phases of development for the land West of Bewbush.</p>	
97	Glossary	<p>Environmental Infrastructure Area</p> <p>The Environmental Infrastructure Area is an area within which facilities of communal environmental infrastructure are located such as waste management facilities, renewable/low carbon energy generation/transmission and water recycling facilities that are required in order for the development to meet the environmental and sustainability performance standards required by this JAAP.</p>	
99	Glossary	<p>Strategic Locations</p> <p>...The precise locations and boundaries, mix of uses, and phasing of development to be identified in the relevant local plan i.e. in this District the Horsham District Local Development Framework Horsham District the Horsham District Local Development Framework and in Crawley Borough the Crawley Borough Local Development Framework.</p>	
100	Glossary	Move "Stakeholder" definition to previous page into alphabetical order	
100	Glossary	<p>Strategic Location</p> <p>Broad Locations for major mixed-use development, including housing, identified within the West Sussex Structure Plan 2001-2016 The precise locations and boundaries mix of uses, and phasing of development to be identified in the relevant local plan i.e. in this</p>	

Page	Policy/ Para	Suggested Change	Report Ref
		Remove District the Horsham District Local Development Framework.	
101	Glossary	<p>Zero Carbon</p> <p>Buildings that produce net zero carbon dioxide emissions over the course of a year, taking into account all the energy used in the building — for lighting, heating, cooling, cooking, running the appliances, and so on. Net zero carbon is achieved by generating energy from renewable sources (at the building or elsewhere on the development site) to offset the energy used by the building and its occupants. The definition of 'zero carbon' homes has changed a number of times in recent years as the national policy in this area has evolved. The latest officially recognised definition may be found in the most recent version of the 'Code for Sustainable Homes – Technical Guide' published by the DCLG (currently October 2008) and available on their website.</p>	
	Conceptual Masterplan	Replace the  in the north-west corner with 	
	Conceptual Masterplan	<p>Replace the  that crosses the A264 with </p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>Replace the  that crosses the A264 with </p>	
	Conceptual Masterplan	<p>Remove Highway Infrastructure Safeguard from the area to the west of the link road</p> <p><i>Following the Examination Hearing session, the Councils have put forward an amendment to the existing proposed change</i></p> <p>Remove the oblong section of the Highway Infrastructure Safeguard to the west of the link road and east of the landscape and buffering annotation.</p>	
	Conceptual Masterplan	Remove Combined Heat & Power Plant Environmental Infrastructure Area	
	Conceptual Masterplan	Remove Bus/pedestrian/cyclist/equestrian/emergency vehicle link	
	Conceptual Masterplan	Remove Archaeological Sites & Parkscapes (also remove from Masterplan)	
	Conceptual Masterplan	"Spruce Hill Brook" and "Kilwood Lane" to be clearly labelled on the Conceptual Masterplan	
	Conceptual Masterplan	"Holmbush Farm Access" and "Landfill Site Access" to be clearly labelled on the Conceptual Masterplan	
	Conceptual Masterplan	"Hoppers Copse" to be clearly labelled on the Conceptual Masterplan	
	Conceptual Masterplan	"Poplar Copse" to be clearly identified on the Conceptual Masterplan	

Page	Policy/ Para	Suggested Change	Report Ref
	Conceptual Masterplan	The "multi-modal interchange" to be identified on the Conceptual Masterplan	

Appendix I

Period 2011-2018	Projected Completions / Development Phasing							Check
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	
Market Housing	90	210	240	240	240	240	240	1500
Affordable Housing	60	140	160	160	160	160	160	1000
It is anticipated that the development completions set out above will be delivered according to the phasing below								
Core Phase One of SDL	150	350	100					600
Core Phase Two of SDL			300	400	400 250	100		1,100 <u>1,050</u>
Core Phase Three of SDL					150	400 300	400	800 <u>850</u>
Projected annual completions	150	350	400	400	400	400	400	2,500
Cumulative projected completions	150	500	900	1,300	1,700	2,100	2,500	
Plan: Core Strategy requirement annualised over 8 years	357	357	357	357	357	357	358	2,500
Monitor: Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-207	-214	-171	-128	-85	-42	0	0
Manage: Annual requirement taking account of projected completions	357	392	400	400	400	400	400	0

Appendix II

West of Bewbush Housing Trajectory – Completions and Phasing

