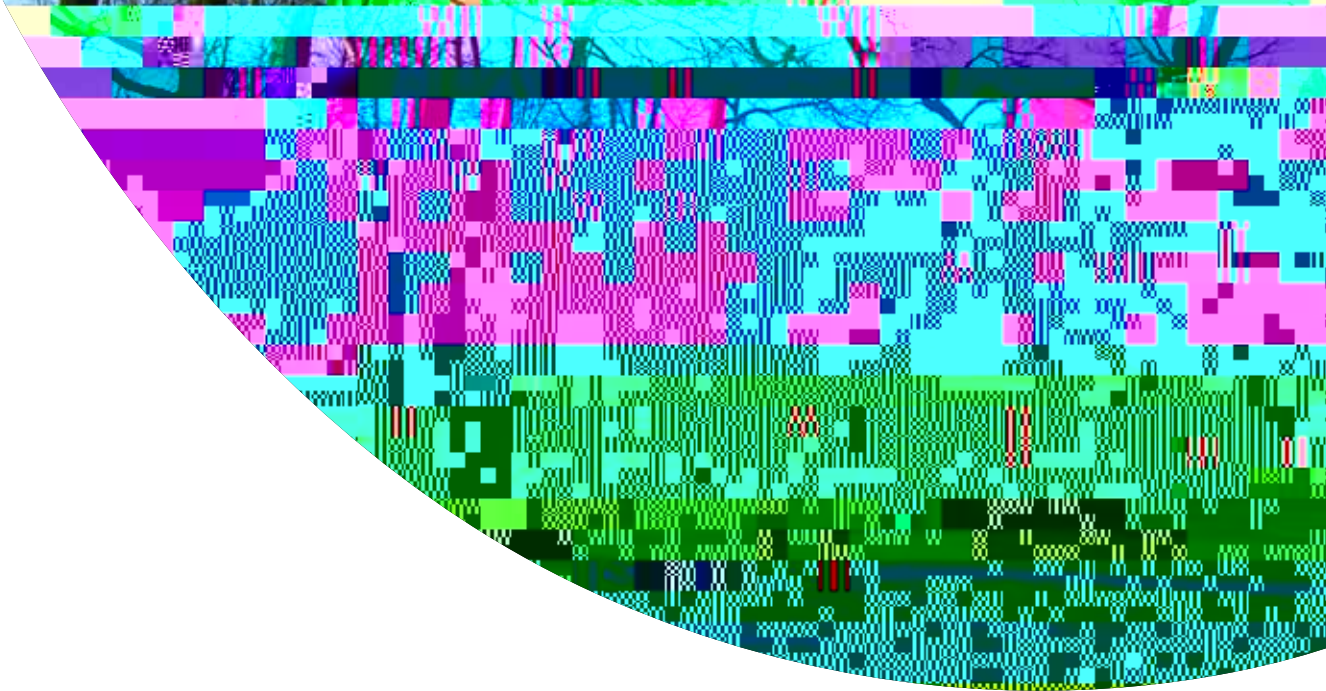




Summary of Current Context

The retention of existing essential infrastructure and the provision of additional facilities and services to support

Is the definition used in the South



Main Issues for Consultation

- Is the definition of infrastructure used in the South East Plan Proposed Modifications applicable to Crawley or should a locally specific definition be developed?
- What constraints are there with the Borough's existing infrastructure provision and what are perceived to be the issues with future development?
- What major infrastructure improvements are required to support the Borough's continued growth up to 2026?
- What approach should the Council take to the Community Infrastructure Levy?

include a clear definition of infrastructure and it would make sense to base it on the definition used in the South East Plan Proposed Modifications, taking into account any locally specific facilities and services that are identified.

- Development Management Policies should seek to retain and where possible enhance existing facilities and services unless an equivalent replacement or improvement to services can be provided. New innovations and features that respond to climate change should also be encouraged.
- The Core Strategy Review will need to establish what new infrastructure is required to serve the development proposed in the South East Plan Proposed Modifications. The ongoing consultation with West Sussex County Council and the other utility and service providers will assist with this. As the Core Strategy is progressed it should be possible to establish what infrastructure is required to support the development proposed in the Core Strategy Review itself. This should include the costs of this infrastructure and an indication of how

the development should be phased, the proposed funding sources; and the bodies and agencies responsible for its delivery. This will form part of an overarching Implementation Plan.

- References should be made to the Transport policies and the need to locate new services and facilities in accessible locations.
- As with the original Crawley Borough Core Strategy, the Core Strategy Review will need to include a reference to the S106 and Planning Agreements SPD, so that contributions can continue to be sought under the present system. However, it will also be necessary to include a commitment to consider replacement mechanisms (such as CIL). It is likely that this policy direction will be clarified by the time the Core Strategy Review reaches the Preferred Submission Stage.

Current Context

Planning Policy Statement 12 – Local Spatial Planning

- PPS12 states that core strategies should

be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided.

- Core strategies should draw on and, in parallel, influence any strategies and investment plans of the relevant local authority and other organisations. This allows for the identified infrastructure to be prioritised in discussions with key local partners.

The Planning Act (2008)

- The Act contains enabling powers to empower local councils to apply a CIL on new developments in their areas to support infrastructure delivery. It is hoped that the CIL will establish a better way to increase investment in the vital infrastructure that growing communities need.
- Draft regulations setting out the detail of the CIL regime are expected late 2009.

