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What is an Infrastructure Plan?

This Infrastructure Plan has been prepared to support the Review of the Crawley Local Plan. It sets out how the developments and policies of the updated Local Plan will be delivered and supported by the necessary infrastructure.

includes an assessment of the quality and capacity of a wide range of infrastructure and its ability to meet forecast demands.

The preparation of an Infrastructure Plan will provide this evidence. By identifying what needs to be delivered, where, when and by whom, the infrastructure plan will be an essential tool to help ensure the creation of sustainable communities.

The Infrastructure Plan helps ensure that the deliverability of the key aims and strategic objectives of the Local Plan.

This Infrastructure Plan outlines:

- current provision of infrastructure;
- work that has been undertaken to ensure sufficient infrastructure is or will be available to support new development;
- any key issues that need to be addressed.

The Borough Council itself is not responsible for many elements of the types of infrastructure which are required to support development. Therefore, the production of an Infrastructure Plan requires the local authority to work with other infrastructure providers and to take into account their strategies and investment plans. It is recognised that the timing of the budgeting and planning processes of other organisations may not always tie in with that of the Local Plan and that investment plans of many infrastructure providers focus on timeframes different to those covered by the Local Plan. However, the preparation of the Infrastructure Plan

Why produce an Infrastructure Plan?

An increasing emphasis has been placed on demonstrating the deliverability of development strategies. The National Planning Policy Framework (NPPF) states that Strategic Policies within Local Plans should make sufficient provision for 'infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)', as well as 'community facilities (such as health, education and cultural infrastructure'. Furthermore, the NPPF requires local plans to be based on relevant and up-to-date evidence about the area. This

How has the Infrastructure Plan been prepared?

As highlighted earlier, the Borough Council is not directly responsible for the provision of most types of infrastructure. Therefore, it has worked with the infrastructure providers such as WSCC, the utility providers, transport operators, and the health authorities to take their plans and programmes into account in the preparation of the Local Plan and Infrastructure Plan as well as ensuring that they prepare over the longer term for the levels of development proposed in the Local Plan.

Infrastructure providers have contributed to the development of the Infrastructure Plan in a number of ways. These include the preparation of agreed position statements, as well as asset management plans (or equivalent) which are produced on a periodic basis by various infrastructure providers, in particular the utilities. This dialogue has taken place on a regular basis to ensure that the Infrastructure Plan reflects the latest position.

Some elements of infrastructure provision serve more than just the borough or need to consider issues over a wider area and a co-ordinated approach with the adjoining local authorities has been taken towards these issues. For example, the Borough Council is one of four local authorities which was involved in updating the Gatwick Sub Region Water Cycle Study to plan for infrastructure in a region of serious water stress. This was prepared in conjunction with the Environment Agency and the water companies responsible for water supply and waste water treatment in the sub area. This joint work led to further cross-boundary work on water neutrality, due to the potential impact of water supply abstraction on protected Habitats raised by Natural England.

What key issues have been identified?

The tables contained in “Appendix 1 – Key Infrastructure” of this Infrastructure Plan illustrate the main conclusions that have been reached regarding the provision of each type of infrastructure. The main conclusions are:

- Overall, in most cases, it was concluded, at the time of preparing the 2015-2030 Local Plan, that sufficient infrastructure already exists or could be improved to support the anticipated level of development. In some areas, this is still considered to be the case; while, in others, it is anticipated that this will require reassessment in respect of the growth now projected over the new Local Plan Review Plan period: 2024-2040.
- A number of issues need to be monitored or the nature of the provision considered in further detail. However, these are not considered to be critical to the delivery of the development outlined in the Local Plan. These include:-
 - Ensuring that development within the Sussex North Water Resource Zone is water neutral;
 - Potential issue of sewage infrastructure towards the end of the Plan period;
 - Secondary school provision;
 - Improved access to primary healthcare;
 - Mitigation of impacts of development on the local and strategic highways network.

What are the next steps?

The Borough Council will continue to liaise with the infrastructure providers during the course of the Plan period to discuss the provision of infrastructure alongside the phasing of new development.

WATER SUPPLY

Current Provision

- Provided primarily by Southern Water.
- Small areas of Crawley are supplied by South East Water and Sutton and East Surrey Water.
- Crawley forms part of the Sussex North Water Resource Zone which is part of the wider Central Sub Region.
- Supply for region is provided through groundwater (35%), river abstractions (51%), surface water reservoirs of which Weir Wood is the main reservoir (8%), and transfers (6%).

Evidence Base

- Water Cycle Study 2020
- Water Cycle Study Addendum and Appendix A (2021)
- Water Neutrality Study Parts A-C (2021-2022)
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by far the biggest impact on supply-demand balance. In addition to the reductions Southern Water has already agreed with the Environment Agency, there may be further reductions in the future to address emerging evidence of environmental impacts in Sussex North and to achieve a long term sustainable abstraction regime in line with the Water Resources National Framework.

- Demand side solutions include a reduction in demand of around 20 litres/person/day by 2040 as part of Target 100 programme, as well as leakage reduction by 15% by 2025 and 50% by 2050 across the Southern Water region.
- Supply side solutions include increased internal transfers to move water from areas of surplus to areas of deficit and water re-use schemes.
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**Future Studies
and Plans**

- Continue liaison with Southern Water regarding future housing plans and preparation of water companies' 5 year plans and long term plans.
- Strategic Water Neutrality Scheme to be agreed among Local Planning Authorities and stakeholders to ensure water neutrality through a combination of on-site demand reduction and offsetting within the Sussex North Water Resource Zone.

WASTE WATER INFRASTRUCTURE	
Current Provision	<ul style="list-style-type: none"> • Provided by Thames Water • Waste water is treated at Crawley Waste Water Treatment Works (WwTW)
Evidence Base	<ul style="list-style-type: none"> • Water Cycle Study 2020 • Water Cycle study Addendum and Appendix A (2021) • Draft Duty to Cooperate Statement (Crawley Borough Council, 2023) • Northern West Sussex Statement of Common Ground (2020) • Crawley Borough Council and Reigate & Banstead Borough Council Statement of Common Ground (2021) • Crawley Borough Council and Arun District Council Statement of Common Ground (2021) • Water Resources Management Plan 2019 (Thames Water, 2020) • Thames Water Business Plan 2020-2025 (AMP7)
Current Findings	<ul style="list-style-type: none"> • 2020 Water Cycle Study & 2021 Addendum indicate that growth over the period up to 2037 may exceed the hydraulic capacity of Crawley WwTW and the permitted flow from the WwTW into the associated catchment. Upgrades to infrastructure capacity are likely to be required and may take 3-5 years to deliver. •& 2021 Addendum indicate

**Future Studies
and Plans**

Phasing

- Any upgrades to sewage capacity will need to be justified as part of the Asset Management Plan process. The requirement for additional treatment facilities will be dependent upon various facts such as realisation of housing forecasts, changes in technology for the treatment of waste water and trade flows.
- The phasing of growth post 2021 will need to take into account the outcome of Asset Management Plan 2020 - 2025 and any proposals for a further upgrades to the WwTW which might be required.

Funding	<ul style="list-style-type: none">• Funding arrangements, which are set in periodic price reviews by the regulator, Ofgem, specifically do not allow the Electricity company to invest in infrastructure ahead of need. The regulator views such investment as risky, inefficient and not in the best interests of customers as a whole.• Connections to network will be funded by developers.• Delivery of the new SGT is to be funded by customers/developers. An identified developer/customer must commit to the full cost in order to trigger delivery, although under the ‘second comer’ rule the cost will in reality be widely shared among new connections across the area served from Bolney which benefit from the increased capacity, meaning that the cost to individual developers is reasonable.
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DISTRICT ENERGY NETWORKS

Current Provision

- Some decentralised energy (source) centres in place (e.g. Combined Heat and Power unit at K2 Crawley, and Biomass Boiler at Town Centre Library).
- Planning permission (ref CR/2018/0139/FUL) has been granted for an energy centre containing a gas-fuelled CHP unit as part of the wider Town Hall redevelopment scheme (planning ref CR/2017/0997/OUT). The energy centre came online in 2022 and will provide heat and power to a new civic centre/office building, residential developments on or adjacent to the Town Hall site, and other developments and existing buildings in the Town Centre.

Evidence Base

- Corporate Climate Change Strategy (2008) (*Crawley Borough Council*)
- Strategic Design Advice Report - Decentralised Energy Study (2011) (*hurleypalmerflatt*)
- West Sussex Energy Study (2013) (*AECOM*)
- K2 CHP Detailed Engineering Study (2013) (*Ramboll*)
- DCS/024 Cabinet Repor

DIGITAL INFRASTRUCTURE	
Current Provision	<ul style="list-style-type: none"> Existing broadband infrastructure is operated by Openreach and Virgin Media: superfast and ultrafast broadband speeds achievable using part-fibre connections are widely available but access to faster speeds resulting from full fibre connection is more patchy 4G mobile infrastructure is operated by Vodafone, O2, EE and Three: between them these provide good 4G coverage over most of the borough 5G coverage available from some providers as of late 2022 with further rollout plans underway.
Evidence Base	<ul style="list-style-type: none"> UK Industrial Strategy: <i>Building a Britain Fit for the Future</i> (Secretary of State for Business, Energy and Industrial Strategy, 2017) Gatwick 360°, Coast to Capital LEP Strategic Economic Plan (2018-2030) Gatwick Diamond Local Strategic Statement (2017)
Current Findings	<ul style="list-style-type: none"> UK Industrial Strategy sets out the objective for ‘a Britain that lives on the digital frontier, with full-fibre broadband, new 5G networks and smart technologies’. Pledges to boost digital infrastructure with over £1bn of public investment, including £176m for 5G and £200m for local areas to encourage roll out of full-fibre networks. Outlines that the availability of high quality infrastructure is essential for lives and work, and future growth and prosperity, allowing people to lead modern lives and to do business in the technologies and industries of the future. The Gatwick 360° Coast to Capital LEP Strategic Economic Plan identifies need to prioritise investment in a new standard of full fibre broadband connectivity between economic hubs. The document outlines that in spite of the area’s innate strengths in digital and creative technologies, the quality of infrastructure remains inconsistent; with problems accessing modern technology services. Ultra-Fast Broadband is only accessible to premises in limited parts of the Coast to Capital area. The Gatwick Diamond Local Strategic Statement identifies that continued development and roll-out of superfast broadband is central to the promotion of sustainable economic growth across the Gatwick Diamond. Its Priority 5 is to provide superfast broadband and other ICT technologies for new housing and employment developments

Future Studies and Plans	<ul style="list-style-type: none"> • West Sussex Gigabit Project will deliver a full fibre network connecting key public sector sites
Phasing	<ul style="list-style-type: none"> • New developments during the Local Plan will be provided with gigabit-capable full fibre connections as required by proposed Local Plan Policy IN3 and it is anticipated that full-fibre connections and 5G services will be extended to existing homes and businesses over the course of the Local Plan period.
Funding	<ul style="list-style-type: none"> • Existing services are largely provided to homes and businesses on a commercial basis but some additional funding for infrastructure is provided by the Department of Culture Media and Sport
Summary	<ul style="list-style-type: none"> • All the local authorities in West Sussex have agreed to work together to secure greater coverage of full fibre infrastructure by attracting further commercial investment, to support the expansion of key urban clusters across the county into gigabit towns and cities. Increased speeds and data transmission and the demands of future technologies such as 5G will rely on higher frequencies, greater bandwidth and network densification. Without the required level of investment, including in digital infrastructure, the full growth potential in the area will not be achieved. Exclusion from access to broadband can also reduce access to public services and employment opportunities, cause social isolation and mean that people may not be able to benefit from discounts for online billing or payments.

ensure that, in the absence of an available site within Crawley, a strategic site is identified as close to the borough as possible.

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	<ul style="list-style-type: none">• Refugee resettlement programmes can create localised demand at short notice.• Further discussions are required regarding the approach to meeting additional requirements for Special Educational Needs provision.
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LIBRARY	
Current Provision	<ul style="list-style-type: none"> • Major new library in Crawley Town Centre opened in December 2008. • Facilities enhanced through S106 contributions from housing developments. • Local neighbourhood library in Broadfield.
Evidence Base	<ul style="list-style-type: none"> • Position Statement (2008-2014) • At Crawley Study 2009
Current Findings	<ul style="list-style-type: none"> • The proposals for a community building at Forge Wood currently include provision for a pick up / drop off library in library facility.
Future Studies and Plans	<ul style="list-style-type: none"> • No additional studies needed.
Phasing	<ul style="list-style-type: none"> • The pick up / drop off facility will be provided within the community building as part of the development of Forge Wood.
Funding	<ul style="list-style-type: none"> • The community building is being provided as part of the development of Forge Wood.
Summary	<ul style="list-style-type: none"> • Excellent existing provision. • Requirements for additional provision relate to new neighbourhoods.



HEALTH

Current Provision

- 12 GP practices.
- Bewbush Medical Centre, Bridge Medical Centre, Coachman's Medical practice, Furnace Green Surgery. Gossops

	<ul style="list-style-type: none">• NHS Long term Plan• Sussex and East Surrey Sustainability and Transformation Partnership: North Place Business Plan 2019/20• Sussex and East Surrey Sustainability and Transformation Partnership: Transition Year Business Operating Plan 2019-20
Current Findings	<ul style="list-style-type: none">• Crawley Hospital has the capacity to provide more services and is underused.• Most practices in Crawley have capped lists, hence the majority of patients who would like to register need to be allocated a GP practice through NHS England• Capping is due to the population incr

Funding	<ul style="list-style-type: none">• Pound Hill Practice development has been identified as a project for support through CIL. NHSE funding for the new build in Bewbush has since been withdrawn. Crawley Borough Council have moved over to CIL funding so some may become available in the future for Health.
Summary	<ul style="list-style-type: none">•

POLICE

Current Provision •





AMBULANCE	
Current Provision	<ul style="list-style-type: none"> • Service provided by South East Coast Ambulance Service (SECAMB). • SECAMB HQ and Emergency Operations Centre opened at Nexus House on Gatwick Road in 2017. • Faraday Road base opened in 2016 includes Make Ready Centre (MRC) and supports one of two Hazardous Area Response Teams (HART) which support the region.
Evidence Base	<ul style="list-style-type: none"> • Position Statements (2008-2013) • SECAMB Five Year Strategic Plan 2017-2022 (2017) • SECAMB Trust Delivery Plan 2017-19 (2017) • Demand and Capacity Review: Final Summary Report (2018) • Sustainable SECAMB: Strategy (2020)
Current Findings	<ul style="list-style-type: none"> • SECAMB has a programme of providing Make Ready Centres throughout the region which act as a hub for the preparation and maintenance of vehicles. Staff pick up their vehicles from these centres. Such centres are considered to be a more efficient use of resources in terms of the preparation and maintenance of vehicles and

SPORTS AND PLAY FACILITIES	
Current Provision	<ul style="list-style-type: none"> • K2 Leisure centre – 50m swimming pool, athletics track, climbing wall, gymnastics facility, sports halls, squash courts and indoor bowls • Bewbush Centre sports hall and gym • Sports facilities at Oriel School and Ifield Community College used by public • 16 health and fitness suites • Indoor bowls rink • Indoor tennis and outdoor tennis courts • 30 playing fields • 75 play areas of varying sizes • Skate Park • Parkour facilities • BMX track • Watersports on Tilgate Lake • Golf Course and Driving Range
Evidence Base	<ul style="list-style-type: none"> • Open Space, Sport and Recreation Assessment (2020) • Indoor Sports Facilities Assessment (2021) • Playing Pitch Strategy Stage C & D (2021) • Play Facilities (Investment Proposals, Crawley Borough Council November 2013)
Current Findings	<ul style="list-style-type: none"> • Studies assessed quality, quantity and accessibility standards for each typology. • Overall provision and range of facilities in the town is good but distribution across the borough varies. • Priorities for new provision are for allotments and youth provision in some areas of the town. • Quality of existing provision should be improved: <ul style="list-style-type: none"> - Enhance existing facilities of children and young people; - Sports pitch surfaces, drainage and changing facilities.

Future Studies and Plans	<ul style="list-style-type: none">• Consider the need for a new 3G pitch for competitive football and other sports for training and small-sided competition.• Provision is added and updated in line with population growth.•
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FLOOD DEFENCES	
Current Provision	<ul style="list-style-type: none"> • Crawley lies within the Upper River Mole Catchment area. • The majority of Crawley identified as being at low risk of fluvial flooding, with some areas at moderate to high risk, and the majority of Crawley is at moderate to high risk of surface water flooding. • Areas at risk of fluvial flooding range from the functional floodplain to areas with a risk of 0.1% AEP (Annual Exceedance Probability). A number of properties in Crawley and downstream in Horley are at a risk from a 1 in 100 year (1% AEP) fluvial flood event.
Evidence Base	<ul style="list-style-type: none"> • Upper Mole Flood Alleviation Scheme (UMFAS) 2000-2019 • Strategic Flood Risk Assessment 2020 (SFRA) • Upper Mole Flood modelling study (2020)
Current Findings	

TRANSPORT - RAIL

Current Provision

- Four rail stations - Three Bridges and Gatwick on Brighton Main Line. Crawley and Ifield on Arun Valley Line.
- Frequent services between London, Brighton, Horsham, Chichester and Portsmouth.

Evidence Base

- Network Rail South East Route: Sussex Area Route Study (2015)
- Network Rail Route Specifications 2016 South East (2016)
- Network Rail Delivery Plan for Control Period 6 (2019-24)

Phasing	<ul style="list-style-type: none"> • Detailed planning applications are pending for Three Bridges Station and Crawley Station public realm improvements. • New concourse at Gatwick Station to be completed 2023-4.
Funding	<ul style="list-style-type: none"> • Gatwick Station improvements are funded by the DfT, Network Rail, the Coast to Capital LEP and Gatwick Airport Limited. • Station improvements schemes included within the Growth Programme are to be funded by a combination of public and private sources, including the Coast to Capital LEP, developer contributions, West Sussex County Council and Crawley Borough Council.
Summary	<ul style="list-style-type: none"> • Crawley has good rail connections through a number of stations. • Improvements to station facilities taking place.

- School streets (timed closures / parking restrictions during school drop off and pick up times close to schools);
- Car park exclusion zones outside schools;
- Low traffic neighbourhoods;
- Public transport improvements (improved services and frequencies to be delivered in conjunction with commercial operators);
- Personalised Travel Planning delivered by developers.
- After taking account of mitigation achievable via these types of measures, the Study finds that a number of junctions would remain over-capacity, as follows:
 - Broadfield Roundabout (Scenario 1 PM; Scenario 2 PM; Scenario 3 PM)
 - Ifield Roundabout/Ifield Avenue/A23 Crawley Avenue roundabout (Scenario 2 PM; Scenario 3 PM)
 - A2011 Crawley Avenue/B2036 Balcombe Road (Scenario 1 PM; Scenario 2 AM & PM; Scenario 3 AM & PM)
 - Southgate Avenue/College Road/Haslett Avenue East (Scenario 1 AM; Scenario 2 AM; Scenario 3 AM)
 - Southgate Avenue/ Southgate Drive (Scenario 1 AM; Scenario 2 AM; Scenario 3 AM & PM)
 - A264 Crawley Road/Faygate Lane roundabout (Scenario 3 PM)
 - Bewbush Manor Roundabout/A264/Sullivan Drive (Scenario 3 AM & PM)
 - Gossops Drive/Buckswood Drive (Scenario 3 PM)
 - Cheals Roundabout/A2220/Horsham Road/Crawley Avenue (Scenario 3 PM)
 - B2036/Radford Road (Scenario 3 PM)
 - Southgate Avenue/Ashdown Drive (Scenario 3 PM)
 - Southgate Avenue/Hawth Avenue (Scenario 3 PM)
 - A2004 Southgate Avenue/ Station Way (Scenario 3 PM)
 - Airport Way/Northway Roundabout/ North Terminal Approach (Scenario 3 AM)
 - A217/A23 London Road/PownBT/F2dc8 Tf1 0 0 298.424 591m0 g0 G 0a3(nd)3(on)3()-4(R)5(oa)3(d)13(/)6(P

existing congestion and additional anticipated growth. This is supported by an initial options study. Further feasibility studies will be needed to identify and progress a specific route.

- Transport forms one issue addressed in the 2020

- Bus priority

Funding	<ul style="list-style-type: none"> • WSCC adult social care budget accounts for 34% of total council budget.
Summary	<ul style="list-style-type: none"> • A range of care homes are present, and demand for these is set to increase according to current trends, although this is less certain in the wake of the Covid-19 pandemic. • In future, it is anticipated that adult social care will be more focused on a community-based approach with less emphasis on residential care. • Further engagement will be required to identify scope to support services through planning policy measures.