

## **8Giii Infrastructure and Implementation**

### **8Giii.1 Have the water supply and waste water treatment, flood risk, and transport implications of the growth proposals been adequately considered?**

1. We cannot stress too often that infrastructure **MUST** precede or be coincident with development. GAT5 is vague and we must therefore insist the necessary infrastructure is delivered with planned development. We commend West Sussex County Council's drive to ensure all forms of the necessary infrastructure are included in significant development schemes.

2. The failure to upgrade major roads causes damage to the countryside as travellers seek alternative routes. There is already severe pressure on water, sewage, and waste treatment resources, transport links are congested and education and health facilities inadequate to meet the needs of existing communities. Residents are already faced with hosepipe bans of ever increasing longevity as sources are stretched. Proposals for new sources and transfer schemes will only scratch the surface as demand moves closer to exceeding supply in the regional water balance. The Environment Agency concludes that to achieve and sustain a balance for the plan period would require three quarters of the deficit to be met from new supplies (mainly new reservoirs), with the remainder covered by water-efficiency measures, aiming at a reduction in per capita consumption of 21% as an average for all new households created in the region. Such a heavy reliance on reservoir capacity would seem optimistic in light of the questionable viability of some schemes and the long lead times involved.<sup>1</sup> Also reservoirs are dependent on rainwater and river flows for replenishment, and in conditions of increasing drought this and the parallel increases in demand for potable water renders this part of the plan unsustainable.

3. The estimates of population growth assume that the majority of new houses will be occupied by consumers within the existing and/or future Southern region population, thereby continuing the trend toward single occupancy. It is expected that single occupancy will account for up to 75% of new housing, half of these originating from within the region, with each occupant using 20 l/day more than the members of a shared household. In migration forecasts only exacerbate this difficult resource capacity situation. .

4. With regard to domestic waste, 80% of rubbish collected in West Sussex currently goes to landfill. Mid Sussex recycling rates are slightly better with some 25% of household waste recycled. However landfill capacity is running out, West Sussex sites will be full in approximately six years<sup>2</sup>

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5. Provision for improvements *must* be delivered in tandem with housing. Unfortunately, this has not been the case in the past. The Bolnore development in Haywards Heath is indicative of the problems that arise when necessary infrastructure fails to be delivered. The estate now boasts the longest cul-de-sac in Sussex. With planning permission for 860 homes and hundreds of homes already in occupation, the relief road has yet to be delivered - the road has to cross a railway line which has involved protracted negotiations with Network Rail. Although promised, there is still no Primary School resulting in dozens of young children being disbursed to various schools in the area.

**8Giii.2 Are the proposals in the Implementation Plan<sup>1</sup> (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities?**

6. The proposals for infrastructure in the Implementation Plan are imprecise and the delivery is aspirational based on current experience. Development cannot be allowed unless the infrastructure is delivered simultaneously. Current water shortages, sewage problems, transport difficulties highlight that much of the area is already operating at capacity - what guarantees can be given to ensure that the necessary infrastructure is provided?

<sup>1 & 2</sup> *A Water Resources Strategy for the South East Region* – G Warren, CPRE Kent, December 2006.

<sup>3</sup> Mid Sussex District Council website  
[www.midsussex.gov.uk/page.cfm?pageID=2269](http://www.midsussex.gov.uk/page.cfm?pageID=2269)