

The Caveats

1. The Studies provide a strategic overview of infrastructure needs based on adopted or emerging local plans up to 2030. They also provide an assessment of potential infrastructure needs beyond 2030 based on assumptions about future growth which will depend on future decisions about strategies for growth.
2. The Studies should not be used directly as service planning documents as they consider the overall impact of development. In a number of instances the precise location of the development is not yet known and service planning will be dependent on identifying these locations and the scale of development precisely.
3. The Studies should not be viewed as a replacement for the evidence base which underpins development plan documents (i.e. local plans). The evidence base for development plan documents should set out the site-specific impacts of development on public services and what service improvements are required to accommodate planned growth.
4. The Studies have not considered the availability of land to deliver new housing and infrastructure where this has not yet been allocated in local plans or taken account of environmental and other constraints. Decisions about the suitability of land for development will be taken by local planning authorities through the statutory planning system; i.e. through the preparation of local plans.
5. The basis for demographic information used in the Studies, particularly in terms of population growth, is different from that used in local plan and CIL preparation across West Sussex and is not 'policy adjusted'; i.e. to take account of housing policies in local plans
6. The "Gatwick Diamond Post 2030 Infrastructure Study" has been based on assumptions about future growth, projected forward from the "2030 Infrastructure Studies". As the Studies are not based on an assessment of the availability of land or specific infrastructure capacity to accommodate future growth, they should not be taken as confirmation that these levels of growth can be accommodated in the future.
7. The assumptions used in these Studies reflect an understanding at a point-in-time and the actual situation will change over time, not least, in response to local decisions about strategies for growth, including the location and scale of development and demographic change which, in turn, will affect the capacity of services to accommodate further growth.
8. The Studies have not assessed the deliverability of infrastructure improvements to support economic growth.