

Eastleigh Borough Local Plan (2016-2036)

April 2022

- **Site Characterisation** – desk study and/or site investigations that allow for the previous use, contaminant, pathway and receptor linkages to be identified and develop a conceptual model of the site;
- **Risk Assessment** – characterisation and assessment of the impacts of the risks posed to proposed and existing receptors from the hazards identified; and
- **Remediation Scheme** – identification of appropriate risk management measures (remedial works or protective measures) to mitigate unacceptable risks. This will include appropriate verification, validation and certification to ensure compliance with the scheme.

Public utilities and communications

Relevant issues and objectives

Issues (Chapter 2): P11, G11

Objectives (Chapter 3): v, xi, xii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
PfSH	Economic Development Strategy 2010 Integrated Water Management Strategy
Solent Local Enterprise Partnership	Solent LEP Vision July 2011
Hampshire County Council	Hampshire Faster Broadband Initiative
Southern Water	Water Resource Management Plan
Portsmouth Water	Water Resource Management Plan
NPPF	Paragraphs 42-46

Policy DM9, Public utilities and communications

- 1. The development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of this plan. In the event of conflict with other policies of this plan the Borough Council will require a full justification including an assessment of alternative means of provision.**
- 2. New development will only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. Where off-**

site utilities infrastructure is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers.

- 3. The development of new telecommunications infrastructure will be permitted where:**
 - a. it will enhance broadband speeds and the quality of telecommunications services; and**
 - b. all possible steps are taken to minimise the environmental impact of the development, and it can be demonstrated that alternative sites and means of provision including mast-sharing have been examined and there are no feasible alternatives to the proposal.**
- 4. The Council will encourage developers to make provision for the installation and maintenance of telecommunications infrastructure within new developments.**

5.53 It is essential that new development can be provided with utilities infrastructure such as water supply, waste water disposal, energy (electricity and gas), and telecommunications. In addition, development sites can be crossed by existing utilities infrastructure such as power lines, gas pipelines, sewers, water pipelines etc. In such cases, developers should agree with the utilities providers arrangements for connection to and/or diversion of such infrastructure and any additional provision required to serve the development prior to the submission of a planning application.

5.54 Communications refers to modern telecommunications technology such as high- speed broadband, 4G and other similar systems. Telecommunications play a vital role in supporting economic development. Good telecommunications provision can also enable flexible working practices which limit the need to travel. For these reasons the Borough Council is keen to encourage the installation of telecommunications equipment and facilities to serve new development sites, in accordance with national guidance in the NPPF.

Water and Waste Water

Policy DM10, Water and Waste Water

- 1. Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:**
 - a. compliance with the Habitats Regulations;**
 - b. that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and**
 - c. the avoidance or mitigation of any other adverse impacts.**
- 2. Wherever possible measures should be implemented which would improve the water environment.**

5.55 Planning Practice Guidance notes that adequate water and wastewater infrastructure is needed to support sustainable development and that a healthy water environment can deliver multiple benefits such as helping to enhance the natural environment generally and adapting to climate change.