

Eastleigh Borough Local Plan (2016-2036)

April 2022

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.

- 5.56 PfSH and its constituent local authorities, including Eastleigh Borough Council have produced an Integrated Water Management Strategy (IWMS) which was endorsed by PfSH in June 2018 as part of the collective evidence base to inform the preparation of future local plans. The IWMS identifies at a strategic level any measures associated with water abstraction/supply and waste water treatment works and other appropriate measures such as nutrient neutral development to ensure no adverse impact on internationally important ecology designations protected by the Habitat Regulations (e.g. the River Itchen Special Area of Conservation [SAC] and the Solent maritime SAC and Solent and Southampton Water SPA and Ramsar); and to ensure compliance with the Water Framework Directive. PfSH and its constituent authorities have committed to continue to work together with key stakeholders including the Environment Agency, Natural England and the water companies to deliver the IWMS action plan and to ensure that it meets the requirements for the Local Plan ('programme level') habitats regulations assessment.
- 5.57 The Council has also committed to work with Southern Water to ensure that any constraints at waste water treatment works can be addressed, there is sufficient capacity to ensure water supply and to improve utilities infrastructure to meet the needs of existing communities. Developers should contact utilities providers to establish requirements in respect of all the proposed site allocations. Development should include SuDS to reduce surface water entering the sewage system (see policy DM6 Sustainable surface water management and watercourse management).

Nature conservation

Relevant issues and objectives

Issues (Chapter 2): G2, G3, G4

Objectives (Chapter 3): ii, v, vii

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

Source	Reference/title
Eastleigh Borough Council	Biodiversity SPD 2009 Biodiversity Action Plan 2012
PfSH	Green Infrastructure Strategy Solent Disturbance and Mitigation Project Solent Waders and Brent Goose Strategy 2010 (and emerging updates)
Hampshire Biodiversity Partnership/Hampshire Biodiversity Information Centre	Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas
Environment Agency	River Basin Management Plan

JNCC	UK Post 2010 Biodiversity Framework
Defra	A Green Future: Our 25 Year Environment Plan to Improve the Environment Biodiversity 2020: A Strategy for England's Wildlife and ecosystem services 2011
NPPF (2012)	Paragraphs 17, 117-119

Overview of nature conservation issues in the Borough

- 5.58 The Borough contains areas of international, European and national conservation interest, focused mainly on the rivers and coast. A network of locally designated sites contains ancient and wet woodlands, wetland, species-rich meadows and remaining or former heathland. Development in the Borough could have effects on these and other sites beyond its boundaries, for example through recreational pressures, surface water run-off and traffic emissions. Areas of particular sensitivity outside but within reach of the Borough include other parts of the Solent coastline and the New Forest. In relation to development proposals in south Hampshire, there are concerns about the impact on migrating and over-wintering birds on the Solent shores and the New Forest due to increases in recreational pressure from new development. PFSH has worked with Natural England and others as part of the 'Solent Recreation Mitigation Partnership' which has developed a definitive strategy to implement mitigation measures to address this impact jointly across south Hampshire. The Council will contribute as required to the implementation of the SRMP's proposals, and will also implement any measures identified as part of its own interim project proposals which are not incorporated into the wider SRMP scheme. Where development may impact on high tide roosts used by birds for which the Solent and Southampton Water SPA is designated, mitigation may be required taking account of the Solent Waders and Brent Goose Strategy.
- 5.59 The Council has produced a Biodiversity Supplementary Planning Document which explains the nature conservation interest and site designations in the Borough and the ways in which the Council will protect and enhance them. The Council has also produced a Biodiversity Action Plan (BAP), revised in 2012, which defines Priority Biodiversity Areas and Priority Biodiversity Links. Priority biodiversity areas include the Biodiversity Opportunity Areas in the Borough identified by the South East Biodiversity Forum and other areas, including some that are subject to various forms of nature conservation designation. They cover areas which hold the greatest concentrations of priority habitats, species and land where there is potential to enhance or restore priority habitats. Priority biodiversity links include land where there is an opportunity to enhance, restore or create areas, corridors or stepping stones of habitat to facilitate the movement of priority species. They can join or link priority biodiversity areas. The importance of connecting sites is also recognised in the Local Nature Partnership's work on a strategic approach to the delivery and enhancement of a Local Ecological Network (LEN) for the county.
- 5.60 All the sites subject to nature conservation designations are identified in policy DM11 and shown on the policies maps. The priority biodiversity areas and links are shown in the Biodiversity Action Plan.