

up character, nature conservation designations and aviation and defence constraints as well as the presence of more viable opportunities located elsewhere in the sub-region and beyond. However scope does exist for micro-generation schemes in the Borough including small scale wind turbines, photovoltaic solar systems and ground source heat pumps.

- 12.16 Schemes associated with individual domestic dwellings would in most cases be deemed as permitted development by the Town and Country Planning (General Permitted Development) Order 1995, as amended (GPDO), and not require planning permission²¹⁹ subject to specific criteria relevant to each type of technology. Proposals associated with Listed Buildings and Scheduled Monuments are not afforded permitted development rights and in Conservation Areas such rights will be more limited than other areas. Such proposals would also not be classed as permitted development if they would affect the integrity of internationally important habitats.
- 12.17 In relation to proposals connected to non-residential properties and larger community schemes, they may or may not require planning permission depending on the type and nature of the micro-generation scheme proposed (as set out in the GPDO). Those proposals which require planning permission together with proposals affecting relevant designations will be assessed with the criteria in LP38 and other relevant policies.
- 12.18 The Borough Council considers that there are opportunities in the Borough for the use of combined heat and power (CHP). This includes district heating in large scale developments and mini and micro CHP in all developments. CHP is most effective where the generation plant is relatively close to the users of the heat, where this includes a mix of uses to even out the pattern of demand for electricity and heat through the day and where the density and layout of development reduces cost of installation. CHP is particular appropriate for Gosport Borough given its built-up nature and the characteristics of the proposed regeneration sites with opportunities for a mix of uses. Schemes will be assessed against the above criteria.

POLICY LP39: WATER RESOURCES

The Borough Council together with its partners will seek to manage the use of water resources through the following measures.

- 1. Development proposals which would have an adverse effect on the quality of surface, ground or coastal water will not be permitted in accordance with the Water Framework Directive. New development should take opportunities to enhance these resources.**
- 2. Development proposals will be permitted provided that the necessary water resources are already available. New residential development proposals should include measures that will reduce the consumption of water equivalent to 110 litres per person per day (including external water use).**
- 3. Development proposals will be permitted provided that they**

²¹⁹ Full details in the Town and Country Planning (General Permitted Development) Order 1995, as amended and additional proposed permitted development rights are contained in 'permitted development rights for small scale and low carbon energy technologies and electric vehicle charging infrastructure consultation': Government Response (DCLG March 2012).

facilitate the efficient use of new and existing sewerage infrastructure. In cases where these are deficient, development proposals and their occupation should be phased to coincide with provision of necessary wastewater infrastructure so as to safeguard the environmental qualities of the area. It will be necessary to:

- a) ensure that existing underground sewers are not built over and future access to the existing sewerage infrastructure must be secured for operational, maintenance and upsizing purposes;
 - b) ensure that surface water is separated from existing foul or combined sewers; and
 - c) where required, construct on-site and off-site sewers to adoptable standards to ensure they function effectively and that adequate capacity is provided to serve the development.
4. Development proposals which incorporate, where practical, the use of sustainable drainage systems will be permitted provided that:
- a) sewerage, sewage disposal facilities and surface water drainage of adequate capacity and design are available;
 - b) the required capacity will be provided prior to the occupation of the development; and
 - c) appropriate long term management arrangements are made for their maintenance.

EXPLANATION OF POLICY LP39

Water quality (Point 1 of policy LP39)

- 12.19 It is necessary to protect water resources from all sources of pollution in line with the Water Framework Directive (see Box 12.3). This includes protection from existing contaminated or potentially contaminated land which has the potential to be mobilised through the construction of new development. It will also be necessary to ensure that the operation of new development through its use or the infrastructure required to serve it does not cause pollution or worsen existing problems.

Box 12.3: Water Framework Directive

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003.

The Directive aims to ensure that there is no deterioration of water quality and improvements are made where possible to achieve a 'good status' for all ground and surface waters (rivers, lakes, transitional waters and coastal waters).

Ecological and chemical attributes are assessed when determining its quality.

- 12.20 The Borough Council will seek guidance from the Environment Agency when this issue is likely to be a material consideration in assessing planning applications. It will be necessary to ensure:
- that foul water and surface water drainage are separated for new developments;
 - water efficiency standards are adhered to; and

- sustainable surface water drainage systems are used wherever possible to help protect and enhance the water environment.

12.21 There are two watercourses within the Borough that are currently failing under the Water Framework Directive as a result of poor water quality and habitat modification. The identified watercourses are the River Alver and the Hoeford Stream and consequently it will be important that opportunities are taken to improve them and that new development does not exacerbate the problem.

Water supply (Point 2 of policy LP39)

12.22 Population, household size and affluence all affect how much water is consumed. Climate change is also likely to affect demand placing greater pressure on future water supply. To meet current and future need it is essential that the demand for water is managed sustainably. Whilst new homes account for a relatively small proportion of total water consumption, the additional demand they represent can be significant.

12.23 Water efficiency provides other benefits as well. It increases the amount of water available for other purposes, such as agriculture, and can reduce the amount of water that has to be abstracted from water sources including those that contribute to the integrity of habitats of international importance. Reducing water consumption can also have a positive impact on water quality and reduce the amount of energy and chemicals used in providing, distributing and treating it.

12.24 The Borough Council will require new development to meet the water efficiency standard of 110 litres per person per day (including external water use) in accordance with the provisions set out in the Government's National Planning Policy Guidance²²⁰. The Environment Agency has identified the need for water efficiency measures in South Hampshire which can also maintain and enhance water quality within the Borough as well as reduce pressure on the Peel Common wastewater treatment works (operated by Southern Water). Similarly this approach accords with Portsmouth Water's overall objectives to increase water efficiency as set out in its latest Water Resources Management Plan. Where possible developers are encouraged to adopt tighter restrictions on water consumption.

Waste Water (Point 3 of policy LP39)

12.25 Southern Water provide the sewage and waste water infrastructure for the Borough and have identified that there are capacity issues within South Hampshire which are required to be dealt with on phased basis. The separation of surface water from foul sewers will release capacity in the foul sewer thus making more efficient use of it and minimising the risk of flooding.

12.26 When assessing proposals for new developments it will be necessary to consider the latest evidence to ensure that the environmental permits at the Peel Common Wastewater Treatment Works (WWTW) are not exceeded. This has particular implications on water quality and the protection of habitats including those of international importance. The Borough Council will seek advice from the Environment Agency and Natural England.

²²⁰ The justification for the local standard of 110 litres per person per day is set out in the Sustainable Development and Climate Change Background paper

- 12.27 Southern Water advise that there are no issues regarding nitrogen levels at the Peel Common WWTW based on the latest evidence from certified flow measurement data since 2008 which has meant it has been able to reassess the capacity in the environmental permit. There is also now evidence that demonstrates that nitrogen levels can be achieved to lower concentrations than previously estimated.
- 12.28 It will be necessary to ensure that future access to sewers for the purposes of maintenance and upsizing is secured. This requires that sewers are not built over and easements of 6 to 10 metres wide are required dependent on the size and depth of the infrastructure. Any pumping station on site will require 15 metres clearance to the nearest habitable room. The layout of development should take these sewerage infrastructure requirements into account or make allowance for diversions at the developers' expense.

Use of Sustainable Drainage Systems (SuDS) (Point 4 of policy LP39)

- 12.29 The use of Sustainable Drainage Systems (SuDS)²²¹ within new developments can have a number of benefits including improving water quality, reducing flood risk (see Policy LP45), contributing to local green infrastructure (see Policy LP41) and enhancing biodiversity (see Policy LP42-LP44) all of which can make areas more desirable to live in. Importantly SuDS can reduce the speed and amount of storm water and thereby reduce pressure on sewers and surface water flooding and prevent pollution of the local environment.
- 12.30 By incorporating natural processes SuDS can assist with managing water resources sustainably and protecting local water quality and thereby helping to achieve the requirements of the European Water Framework Directive. SuDS can include a number of different elements including green roofs, permeable pavements, rainwater harvesting, infiltration trenches, swales and retention ponds.
- 12.31 It is important that the incorporation of SuDS into the design of developments should be informed by relevant contamination investigations; otherwise there is a risk of re-mobilisation of any contaminants in the soils and therefore the pollution of controlled waters. The approval of SuDS in new development will be subject to appropriate location, standards of design, maintenance and legal responsibility. Further guidance is supplied by the Environment Agency.

²²¹ <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm>