Interference with broadcast and telecommunications services (Point 2 of Policy LE12)

10.118 There is a need to ensure new buildings and structures do not interfere with broadcast and telecommunications services as set out in the NPPF.

Further information

The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002 - DfT/ODPM Circular 01/2003 (updated 2016):

www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas

Policy LE13: Water Resources

POLICY LE13: WATER RESOURCES

The 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 Environment Regulations. New development should take opportunities to enhance these resources wherever possible.**

2. **Development proposals will be permitted provided that the necessary water resources are available. New residential development proposals should include measures that will reduce the consumption of water to 110 litres per person per day (including external water use).**

3. **Development proposals will be permitted provided that they 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 the provision of necessary wastewater infrastructure so as to safeguard the environmental qualities of the area. It will also 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 should include Sustainable Drainage Systems in accordance with Policy D7.

EXPLANATION OF POLICY LE13

Water quality (Point 1 of Policy LE13)

10.119 It is necessary to protect water resources from all sources of pollution in line with the Water Environment Regulations. This includes protection from existing or potentially contaminated land which has the potential to be disturbed through new construction. 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.

10.120 The 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;
- Sustainable Drainage Systems are used wherever possible to help protect and enhance the water environment;
- proposals that have significant adverse impact upon the water environment must demonstrate that they will avoid, minimise and mitigate any significant adverse impacts; and
- proposals that enhance water quality, such as new saltmarsh, intertidal mudflats or reedbeds will be supported.

Water consumption (Point 2 of Policy LE13)

10.121 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.

10.122 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.

10.123 All new development should meet the water efficiency standard of 110 litres per person per day (including external water use) and is encouraged to achieve Southern Water's 'Target 100' goal[356]. 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[357].

Wastewater (Point 3 of Policy LE13)

10.124 Southern Water provides the sewage and wastewater infrastructure for the Borough. In order to assess available network capacity, Southern Water will be consulted on planning applications to review development proposals and work with the developer on the intended delivery programme for any potential network reinforcement requirements. Where there is a capacity constraint, the Local Planning Authority will, where appropriate, apply phasing conditions to any planning approval to ensure that necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. Developers are encouraged to submit a Pre Planning Enquiry to Southern Water prior to the submission of a planning application. Further details are available online[358].

10.125 To reduce the volume of surface water entering the sewer network, and to avoid the need for significant increases in the capacity of existing drainage and wastewater networks, surface water should be separated from foul sewers. Southern Water advise that they will refuse any request to discharge surface water into the foul only sewer network, this includes where the surface water hierarchy has been followed and all alternative options have been exhausted. In addition, a surface water discharge to any combined sewer will only be permitted in exceptional circumstances.

10.126 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 metres or more are required dependent on the size and depth of the infrastructure. The easement should be clear of all proposed buildings and substantial tree planting. Any wastewater pumping station on-site will require 15 metres clearance to any sensitive development (such as housing). The layout of development should take these sewerage

[356] www.southernwater.co.uk/water-for-life/target-100
[357] www.portsmouthwater.co.uk/news/publications/water-resources-planning/
[358] www.southernwater.co.uk/building-and-developing/our-services/planning-your-development/pre-planning-enquiries/

infrastructure requirements into account or make allowance for diversions at the developers' expense.

Sustainable Drainage Systems (Point 4 of Policy LE13)

10.127 The use of Sustainable Drainage Systems (SuDS)[359] within new developments can have a number of benefits including improving water quality, reducing flood risk (see Policy D7), contributing to local green infrastructure (see Policy D4) and enhancing biodiversity (see Policy LE8), 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.

10.128 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 Water Environment Regulations. SuDS can include a number of different elements including green roofs, permeable pavements, rainwater harvesting, infiltration trenches, swales and retention ponds.

10.129 It is important that the incorporation of SuDS into the design of developments is 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.

Further information

Nutrient Neutrality including NE Methodology (GBC)
www.gosport.gov.uk/article/1888/Nutrient-Neutrality

Water Resources Planning (Portsmouth Water)
www.portsmouthwater.co.uk/news/publications/water-resources-planning/

Reducing flood risk in planning (HCC)
www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning

[359] www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning