

Policy COM15: Infrastructure

Development will be permitted provided that the appropriate investment has been secured either in the form of works and/or financial contributions to mitigate the impact on existing infrastructure.

- 5.142 Investment in a range of infrastructure and services is often necessary for development to proceed. Examples include water supplies, waste water, schools, community facilities, health, green infrastructure, telecommunication (including broadband) and transport. Some of the infrastructure is provided by statutory undertakers whilst some is provided by Hampshire County Council or by the Borough Council. Those items required by the Council are contained within the Infrastructure and Developer Contributions SPD and the three Access Plan SPDs.
- 5.143 The Council has undertaken an assessment of the infrastructure requirements of the development proposed in the Plan and these are set in the Infrastructure Delivery Plan (IDP). In preparing the IDP the Council has worked with key partners in assessing the requirements for the Borough including cross boundary issues.
- 5.144 New provision or improvements to existing infrastructure may be required to ensure a development is acceptable. This can take the form of contributions or physical improvements. The type, scale and location and impact of the development will determine the necessary contribution. Developers will be expected to provide information, and if necessary negotiate with, the Council, or the relevant provider, on the infrastructure necessary to make the proposal acceptable. This will include the timing of provision which should be phased to minimise the impact on existing resources. The Council will use planning conditions and/ or agreement to secure contributions or works to ensure that necessary requirements and improvements are provided.
- 5.145 The provision of infrastructure should be taken into account when estimating the costs of a scheme and its viability. The Council in preparing its policies on affordable housing and the charging schedule for the Community Infrastructure Levy (CIL) has sought to ensure they do not have an adverse impact on the viability of development taking account of the infrastructure requirements. Where a developer considers that the proposal has been made unviable by the level of infrastructure required the Council will work with the developer to address the issue. The developer will need to demonstrate how this would threaten the delivery of the development.
- 5.146 Some infrastructure can have an impact on the character and amenity of the area. The visual effect can be minimised through good design and landscaping. Smaller infrastructure which is more technical or operational in nature e.g. electricity sub stations, can be visually intrusive in layouts. The impact of these should be minimised through careful positioning and landscaping and their location identified at an early stage of the development.