

# I Policies

## INFRASTRUCTURE



### **POLICY I1 WATER MANAGEMENT AND FLOOD RISK**

**A. Development proposals will be supported, provided it can be demonstrated that, where appropriate:**

- i. Any development proposed in either flood zone 2 or flood zone 3 and on sites over 1ha in flood zone 1, must be accompanied by a site-specific Flood Risk Assessment that demonstrates that proposals will not increase flood risk from any form of flooding and takes opportunities to reduce flood risk where possible in accordance with national requirements;**
- ii. Managing flood risk must take account the impacts of climate change over the lifetime of the development and have full regard to development plan requirements on Sustainable Drainage Systems (SuDS);**
- iii. The Water Efficiency Standard of 110**

**litres per person per day as set out in the National Technical Standards, or any later recommended higher standard, will be achieved in new development;**

- iv. The sewer network can accommodate the additional demand for sewerage disposal either in its existing form or through planned improvements to the system to ensure sufficient wastewater treatment is in place in advance of the first occupation of the development. In this regard, applicants will need to demonstrate early engagement with the Sewerage Undertaker in relation to capacity and phasing of development and at the very least have demonstrated sufficient capacity will be in place prior to the first occupation on site;**
- v. They accord with any other relevant development plan policies.**

1. The town has suffered during its history from flooding and the destruction which has resulted from it. As a result a key issue for the town is protecting it from flooding. After a number of major flood events in the last 30 years, including three major river flood events in 1998, 2007 and 2020, flooding remains a significant concern to Buckingham. There is also an evidenced problem with sewage drainage. Given these characteristics and requirements the policy serves a number of purposes.
2. Firstly, due to the risks associated with development on flood risk areas, the policy requires proposals to be accompanied by a site-specific Flood Risk Assessment which must demonstrate that the development will be safe for its lifetime taking account of climatic factors and vulnerability of users, without increasing flood risk elsewhere, incorporating SuDS including above ground SuDS measures such as wetlands, ponds and swales. This is in line with

the requirements of national policy and advice that includes requirements for rainwater harvesting and permeable drives.

3. Finally, the policy highlights the requirement for meeting the optional building regulations standard on water efficiency and requires all proposals to demonstrate that there is sufficient sewage capacity to accommodate an increase in demand. The policy is intended to draw greater attention to these issues given the characteristics of the designated neighbourhood area when determining planning applications.

## **POLICY I2 DIGITAL INFRASTRUCTURE**

- A. The public benefit of improving access to digital communication infrastructure in the area will carry significant weight in the planning balance of proposals that may cause harm to designated heritage assets or to particular landscape features and qualities of a local landscape area. Proposals will still be required to be sensitively located and designed in order to minimise visual impact.**
- B. Where planning permission is required for new digital infrastructure, applicants will need to demonstrate that genuine efforts have been made to work with other providers to share infrastructure.**

1. This policy seeks to encourage the provision of new digital infrastructure that will drive technological advancements necessary to support new businesses and homes. In doing so it refines the provisions of VALP Policy I6 on Telecommunications. Digital infrastructure includes the installation of new transmitters, antennas, junction boxes and satellite dishes. Creative industries, office space and commerce rely on high speed, reliable connectivity but this can be difficult. It is acknowledged that many such works may be permitted development but where they are not then Clause A of the policy requires that significant weight is attached to the public benefit of having access to this infrastructure when weighed against any harm to heritage and landscape in the planning balance of each proposal. Clause B requires applicants to demonstrate that genuine efforts have been made to use existing digital infrastructure.