

Policy UD1

Utilities and Digital Infrastructure

1. Proposals will be required to demonstrate that there will be sufficient capacity within the utilities infrastructure to meet the needs of the development. Applicants will be expected to engage with the utilities providers to ensure that this is the case, and may be required to undertake assessments to demonstrate sufficient capacity.
2. The Council will need to be satisfied that applicants and utilities providers have worked together to ensure the appropriate provision of required utilities infrastructure at the right time.
3. Large scale developments may need to be phased to ensure that there is sufficient capacity, and that any required upgrades can take place at the right time.
4. Through the use of planning conditions, developers will be required to ensure any necessary water or waste water upgrades are in place before the occupation of a development in order to avoid adverse impacts such as sewer flooding, pollution or issues of low/no water pressure.
5. The expansion and improvement of digital infrastructure across the District is supported, in line with the latest Building Regulations, including the provision of gigabit-capable broadband and enhanced mobile connectivity. All new development proposals will be expected to demonstrate how they contribute to the improvement of digital infrastructure, with particular emphasis on addressing gaps in connectivity and supporting underserved areas. Proposals that facilitate the expansion of broadband networks, mobile coverage, and future-proofed digital systems will be supported in principle. Developers are strongly encouraged to engage early with infrastructure providers to ensure the timely and effective installation of digital services as part of the development process.