

**New developments, the intensification of existing development or the raising of land in areas at risk from flooding will not be permitted unless it can be demonstrated either that the development would not of itself, or in conjunction with other development:**

- a) reduce the capacity of the flood plain to store flood water; or**
- b) restrict the flow of floodwater; or**
- c) increase the number of people or properties at risk from flooding.**

**In cases where development is to be permitted, a detailed investigation of the risks of flooding will be required and appropriate flood protection and alleviation measures shall be included within the scheme.**

### **Sustainable Development**

- 5.114 New development proposals should be designed to secure the conservation of natural resources, including water, minerals and energy. When considering applications the Council will take into account the extent to which the development is sustainable in terms of its location, form and design.
- 5.115 New developments should not significantly increase the requirement for water supply or surface water drainage. Nor should it have an adverse effect upon the quality and quantity of existing water resources. The conservation of energy will be required of new developments by seeking energy efficiency through appropriate orientation, design, layout, use of materials, in particular recycled building materials, and landscaping to provide effective shelter.
- 5.116 Planning Policy Guidance 12 (Development Plans) states that the adequacy of infrastructure, in particular water supply and sewage treatment, to service development should be considered in the development plan terms of provision, timing and the environmental effects of increased demand on such infrastructure. Whilst there are no known major constraints on development proposed in the Local Plan due to the lack of existing utility infrastructure, some constraints may become evident when sites, either identified in the Local Plan or not, come forward for development. Utilities should plan for infrastructure improvements to tie in with planned development but the timing of new development or development not identified in the plan may be restricted if capacity constraints are not overcome. Planning permission may not be granted unless necessary improvements are guaranteed. Developers can enter Planning Obligation Agreements to fund early provision of infrastructure.

### **Policy EN34 (Utility Infrastructure)**

**Development which increases the demand for off-site service infrastructure, such as water supply, surface water, foul water drainage or sewerage treatment, will not be permitted unless sufficient capacity already exists or extra capacity will be provided in time to serve the development without harm to the environment.**

### **Recycling**

- 5.117 Policies on this subject are in the Berkshire Structure Plan and the Waste Local Plan for Berkshire.