



**Breckland Local Plan (2011-2036)
Examination**

**MATTER 7: Other Housing Types and
Related Policies (HOU 10)**

Written Statement

Anglian Water Services Ltd

March 2018

7.4 Are the Technical Design Standards for New Homes set out within Policy HOU 10 justified and consistent with national policy?

All new dwellings have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day). Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

The National Planning Policy Framework policies expect local planning authorities to adopt proactive strategies to adapt to climate change that take full account of water supply and demand considerations. The local planning authority can consider whether a tighter water efficiency requirement for new homes is justified to help manage demand.

To include the optional higher target, national planning practice guidance states that it will be for a local planning authority to establish a clear need based on:

- existing sources of evidence
- locally specific evidence including water cycle studies.
- consultations with the local water and sewerage company, the Environment Agency and catchment partnerships.
- consideration of the impact on viability and housing supply of such a requirement.

Existing sources of evidence

The main source of information for establishing need is the Environment Agency 'Water Stressed Areas Final Classification (2013)'¹, which identifies areas of serious water stress where household demand for water is (or likely to be) a high proportion of the current effective rainfall available to meet that demand.

The Environment Agency advises the Secretary of State that the areas classified as 'Serious' in the final classification table should be designated as 'Areas of serious water stress'. The Anglian Water region is identified as an area of serious water stress.

In addition, Anglian Water's Water Resource Management Plan 2015² identifies how we will manage the supply and demand balance over the next 25 years. It shows what demand and supply measures will be introduced to manage the longer term challenge of population increase, climate change and growing environmental needs. It is currently forecasted that our average supply-demand balance will reduce by 249MI/d. In response, reducing the levels of consumption will help to counteract the low levels of resources as well as other proactive alterations.

¹ <https://www.gov.uk/government/publications/water-stressed-areas-2013-classification>

² <http://www.anglianwater.co.uk/environment/our-commitment/our-plans/water-resource-management.aspx>

Locally specific evidence including water cycle studies

Breckland Council commissioned an updated water cycle study (document LP/E/5) to support the preparation of the Local Plan which recommends applying the optional higher water efficiency target.

Consultations with the local water and sewerage company and the Environment Agency

Anglian Water is of the view that there is sufficient evidence to justify the inclusion of the optional higher water efficiency standard in the Breckland Local Plan.

Viability

Local Planning Authorities are required to consider viability taking account of local circumstances and policy requirements but Government research has shown that the cost of the optional higher water efficiency standard and associated cost can be as low as £6-9³ per dwelling. We therefore consider that this does not make the Breckland Local Plan, or individual development proposals, unviable.

³ [The Housing Standards Review Cost Impact report \(2014\)](#) prepared for DCLG advises that the cost of introducing such a standard would be between £6-£9 per dwelling.