

ISSUE 8: SUSTAINABLE DESIGN (POLICY 19)

8.1 Are the requirements of policy 19 reasonable, justified and in accordance with current national advice?

8.1.1 The first section of the policy relates to residential development and specifies that all new dwellings must achieve a water efficiency standard of no more than 110 litres/person/day. As set out in para 4.19 of the Submission Adur Local Plan 2016 (CD07/1), this relates to the optional water efficiency standard of 110 lpd under Building Regulations which can only be applied in areas with specific local needs (such as water stress). This water efficiency standard is justified and reasonable for two reasons:

1. The South East is an area of serious water stress as set out in the Environment Agency document 'Water Stressed Areas - Final Classification' (2013) (CD16/2).
2. The area to the west of the River Adur is defined as "water not available for licensing" as set out in the Adur & Ouse Abstraction Licensing Strategy (Environment Agency, 2013) (CD03/2). This scenario highlights water bodies where flows are below the indicative flow requirements to help support Good Ecological Status (as required by the Water Framework Directive). No new consumptive licences for abstraction will therefore be permitted in this water body.

8.1.2 The second section of this policy relates to non -residential development and requires that non-domestic floorspace achieves a standard of BREEAM 'Very Good'. Given that paragraph 94 of the NPPF states that planning authorities should adopt proactive strategies to mitigate and adapt to climate change, and paragraph 93 emphasises the role Planning plays in securing radical reductions in greenhouse gas emissions, this policy is considered reasonable, justified and in line with national advice.

8.1.3 This policy has been assessed as part of the Adur Whole Plan Viability and Community Infrastructure Levy Viability Assessment (CD 24/11). No adverse impacts have been identified.