



Water Efficiency

Policy WA4: Water Efficiency

- A. All new residential developments must achieve, as a minimum, the optional requirement set through Building Regulations Requirement G2: Water Efficiency or any future updates.
- B. All major non-residential development must incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM 'Excellent' standard. Where the 'Excellent' Standard cannot be achieved, evidence must be submitted with an application to the satisfaction of the Local Planning Authority. The BREEAM 'Very Good' standard must be met as a minimum.

Places for Everyone Links

Policy JP-S2; and JP-S4.

Relevant Strategic Objectives

SO3 and SO7

- 10.27. A tighter water efficiency standard in new development has multiple benefits including a reduction in water and energy use, as well as helping to reduce customer bills. Building Regulations currently include a requirement for all new dwellings to achieve a water efficiency standard of 125 litres of water per person per day (l/p/d). In 2015 an 'optional' requirement of 110 l/p/d for new residential development was introduced.
- 10.28. The Local Plan proposes to use this higher standard, which ties in with the Council's approach to be a greener borough and declaring a climate emergency, and Greater Manchester declaring a biodiversity emergency. Pressures from water supply also affect the achievement of the Water Framework Directives through impacts on water quality, species and habitats. As such there are environmental reasons for addressing water efficiency as well as helping residents achieve lower bills in new housing.



Consultation Question 10-4

Do you support Policy WA4? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.