



**Colchester Local Plan 2017 - 2033**

**Section 2 Examination**

**MATTER 19: Development Management  
Policies**

**Written Statement**

**Anglian Water Services Ltd**

**MARCH 2021**

## **Policies DM24 and DM25 –Sustainable Urban Drainage Systems and Renewable Energy, Water, Waste and Recycling**

### **Are the Flood Risk and Water Management, Sustainable Urban Drainage Systems and Renewable Energy, Water, Waste and Recycling policies justified by appropriate available evidence, having regard to national guidance, and local context, and CLP 1?**

### **Do policies DM23 to DM25 provide a clear direction as to how a decision maker should react to a development proposal?**

Anglian Water considers that the inclusion of the requirement for development proposals to incorporate Sustainable Drainage Systems to manage surface water run-off wherever possible is justified, effective and consistent with national planning policy. This will reduce the risk of surface water and sewer flooding and has wider community and environmental benefits.

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)'<sup>1</sup>, 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.

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

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.

#### Locally specific evidence including water cycle studies

Colchester Council commissioned a water cycle study to support the preparation of the Local Plan which recommends applying the optional higher water efficiency target<sup>2</sup>.

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

Anglian Water and the Environment Agency are of the view that there is sufficient evidence to justify the inclusion of the optional higher water efficiency standard in the Colchester Section 2 Local Plan<sup>3</sup>.

#### 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 £6-9<sup>4</sup> per dwelling. We therefore consider that this does not make the Colchester Local Plan, or individual development proposals, unviable.

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<sup>2</sup> Page 36 of the Water Cycle Study report.

<sup>3</sup> <https://www.anglianwater.co.uk/siteassets/household/about-us/aw-ea-natural-england-water-efficiency-advice-note-final.pdf>

<sup>4</sup> [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.