

and population in Rugby since the study, the expected water demand and that Rugby falls within an area of 'serious water stress' as defined by Severn Trent, it is considered appropriate to adopt the requirement of 110 litres per person per day, in line with the national standards. The Council has undertaken a Water Cycle Study to update its evidence base and this has confirmed the approach taken in Policy SDC4.

10.27. For non-residential development the Council will expect buildings to be designed in line with BREEAM standards which represent best practice in sustainable design for non-residential buildings.

10.28. Developments exempt from Policy SDC4 will still be required to meet standards for sustainable construction set out in building regulations and are encouraged where possible to incorporate measures required through Policy SDC4.

10.29. It is accepted that there may be instances where achieving the requirements of Policy SDC4 will not be financially viable. Where this is the case the Council will expect applicants to set out in the Sustainable Buildings Statement, by way of a financial appraisal, why the requirements of this Policy cannot be met.

10.30. It is important that overall energy demand is reduced before looking to alternative methods of energy generation. Therefore in meeting mandatory carbon reduction targets the Council will expect developments to be designed in line with the energy hierarchy which seeks to minimise energy use first.

10.31. Internal space standards have been issued by Government as part of the New National Technical Standards. There is not however an evidenced need for these to date in Rugby Borough, nor has the effect of these on viability been considered. As such these are not intended for inclusion in the Local Plan.

10.32. The Council has an adopted Supplementary Planning Document entitled Sustainable Design and Construction. This will be revised to set out further guidance on how to demonstrate compliance with the Climate Change policies in this Local Plan and new National standards.

Policy SDC5: Flood Risk Management

A sequential approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.

If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF.

Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:

- That the development does not increase flood risk elsewhere;
- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.

Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:

- In Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA;
- Minor development and change of use more than 1ha and in Flood Zone 1;
- Within 20m of a watercourse;
- Adjacent to, or including, any flood bank or other flood control structure; or
- Within an area with critical drainage problems.

The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.

10.33. The purpose of Policy SDC5 is to direct new development to areas at the lowest risk of flooding first. It will then be necessary to carry out a sequential test to find the most appropriate site which carries the lowest level of flooding risk possible, according to the type of development proposed.

10.34. Rugby Borough Council (together with other authorities) has produced a Strategic Flood Risk Assessment (SFRA), which provides the basis for applying the sequential test. The SFRA includes mapping of Flood Zones and should be used as a reference and basis for consultation. Additional information may be obtained by contacting the Borough Council's drainage engineers. Further information is also available via the Environment Agency, who have maps of the Flood Zones and also a Flood Map for Surface Water.

10.35. The flood zones show the level of risk and therefore appropriate uses within them. The flood zones are; Zone 1, being the low probability zone where all land uses are considered acceptable; Zone 2 which carries medium risk and requires some development to satisfy an exception test, and Zone 3 which has further restrictions and includes the flood plain, which can only be suitable for water compatible and less vulnerable uses. Table 3: Flood risk vulnerability and flood zone 'compatibility' of the National Planning Practice Guidance provides further details of these.

10.36. Development proposals that lie adjacent to a canal, river or tributary should ensure that the natural features and functions of the watercourse and its wider corridor are retained, or where possible reinstated and that appropriate habitat buffers are established.

10.37. Physical and visual access to watercourses will be promoted where it respects the natural function of the watercourse and sensitive nature of the river corridor as a whole.

10.38. Where a development site contains areas identified as flood plain, the development layout design should ensure that no surface water attenuation features are located in Flood Zone 3. There should be an 8 metre easement to allow maintenance and access to all main rivers and to ensure that the river corridor is sensitively managed to support environmental infrastructure (including wildlife corridors) and to protect/improve habitat for Biodiversity Action Plan (BAP) species and/or ecological networks.

10.39. Finished floor levels for both residential and commercial buildings must be set a minimum of 600mm above the 1% Annual Exceedance Probability (1 in 100 year) plus climate change flood level. Single-storey residential development will not be permitted in Flood Zone 3 as they offer no opportunity for safe refuge on upper floors. For developments requiring a Flood Risk Assessment, further information is available in the national Planning Practice Guidance (MHCLG), which includes a checklist for site specific assessments.

10.40. Development proposals will take full account of the biodiversity value of watercourses and river corridors and their role in supporting local ecological networks. Impacts from lighting, noise and visual disturbances should be avoided or mitigated and opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.

Policy SDC6: Sustainable Drainage

Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

- Be designed and located outside the floodplain and to integrate with Green and/or Infrastructure functions;
- Be appropriate for the needs of the site;
- Promote enhanced biodiversity;
- Improve water quality;
- Increase landscape value; and
- Provide good quality open spaces.

Infiltration SuDs is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible,