

Landscape Characterisation and the Warwickshire Historic Towns Project data, and can be obtained via Warwickshire County Council. The Borough Council, and where appropriate Warwickshire County Council, will continue to maintain, update and make available these documents to help inform change and the conservation of the Borough's heritage assets.

Policy SDC4: Sustainable Buildings

Residential buildings

All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.

Non-residential buildings

All non-residential development over 1000 sqm should aim to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:

- Reduce energy demand through energy efficiency measures; then
- Supply energy through efficient means (i.e. low carbon technologies); then
- Utilise renewable energy generation.

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

The re-use and recycling of surface water and domestic waste water within new development will be encouraged.

10.24. The Council will apply Policy SDC4 to all new dwellings on developments of one dwelling or more and non-residential development of 1000 sq. m or over (changes of use are exempt from this Policy). The threshold set for non-residential development seeks to ensure that the requirements of Policy SDC4 are not imposed on modest structures and therefore avoids unnecessary burdens being placed on their development. Buildings without heating and a water supply will not be required to comply with Policy SDC4.

10.25. The Council will require new development to meet mandatory building regulations, including in relation to energy efficiency.

10.26. The Water Cycle Study 2010 recommended that for water efficiency all new development should meet a minimum efficiency the equivalent of 105 litres per day (as per the Code for Sustainable Homes level 4). This measure was included in the Core Strategy 2011. Given the growth of households

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.