

Home Builders Federation

Matter 4

Matter 4: Policies for the Environment

Issue 2: Whether the approach to flooding and managing the coast is justified, effective and consistent with national policy.

4.21 Whether the requirement in Policy EV13 to restrict predicted internal potable water consumption to 100 litres per person per day, below the optional requirement at Approved Document G of the Building Regulations, is justified (see Planning Practice Guidance at Paragraph: 014 Reference ID: 56-014-20150327)?

HBF recognises that in some areas that new homes should be designed to reduce the level of water consumption where homes are being built in water stressed areas. This is set out in PPG and allows LPAs to adopt through their local plans a lower standard than building regulations of 110 litres per person per day (lppd). On the basis that the Isle of Wight is in a water stressed area there is evidence to support the 110 lppd standard allowed for in PPG but to go lower than this figure is not consistent with national policy and unjustified.

4.23 Policy EV14 requires all development proposals to undergo the sequential test but §4.109 states that this does not apply to allocated sites. Is this consistent and, therefore, effective?

To avoid confusion, the Council must ensure internal consistency within the IPS and with national policy by stating that sites allocated in the local plan, and other exempted development, will not be required to undertake a sequential test.

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