Technical Appendix E: Developer Checklist

1 Introduction

This checklist provides developers with a summary of how water management should be considered in the planning and design of their development proposals.

1.1 Checklist Aims

Use of the checklist will aid developers understand what is needed to comply with Local Plan and London Plan water related policy and to account for requirements specific to the Isle of Dogs and South Poplar area as set out in the Integrated Water Management Plan (IWMP).

1.2 Using the Checklist

The checklist elements have been set out in a prioritised order. Developers should sequentially work through each of the checklist elements from top to bottom of the list as this will ensure water considerations are considered in the optimal order to support the overall water management aims.

Where a checklist element relates to a policy requirement, the checklist element will refer to this as something developers **must do** in order to be compliant. Where it relates to an Isle of Dogs and South Poplar IWMP output, the checklist element will refer to this as a something developers are **required to consider,** providing evidence where some requirements cannot be met.

The checklist elements will direct readers to sections of the IWMP which provide more context to that element, or further detail on measures that can be considered in order to meet a policy need or IWMP requirement. This checklist should therefore be used in conjunction with the IWMP main document.

Finally, developers must use the checklist in conjunction with national planning policy and legislative requirements which are not explicitly covered by this checklist.

Developers should submit a completed checklist as part of their planning applications, indicating whether each checklist element has been met, and which of their submitted documents provide the evidence.

1.3 Spatial Scope

All developments located within the IWMP study area (Figure 1-1), are expected to use this checklist.

The study area figure also shows the spatial zones for which some measures and options have been identified and the IWMP has a sub-section for each Zone in Section 6. Developers in each Zone should refer to these report sections as indicated for each relevant checklist element.

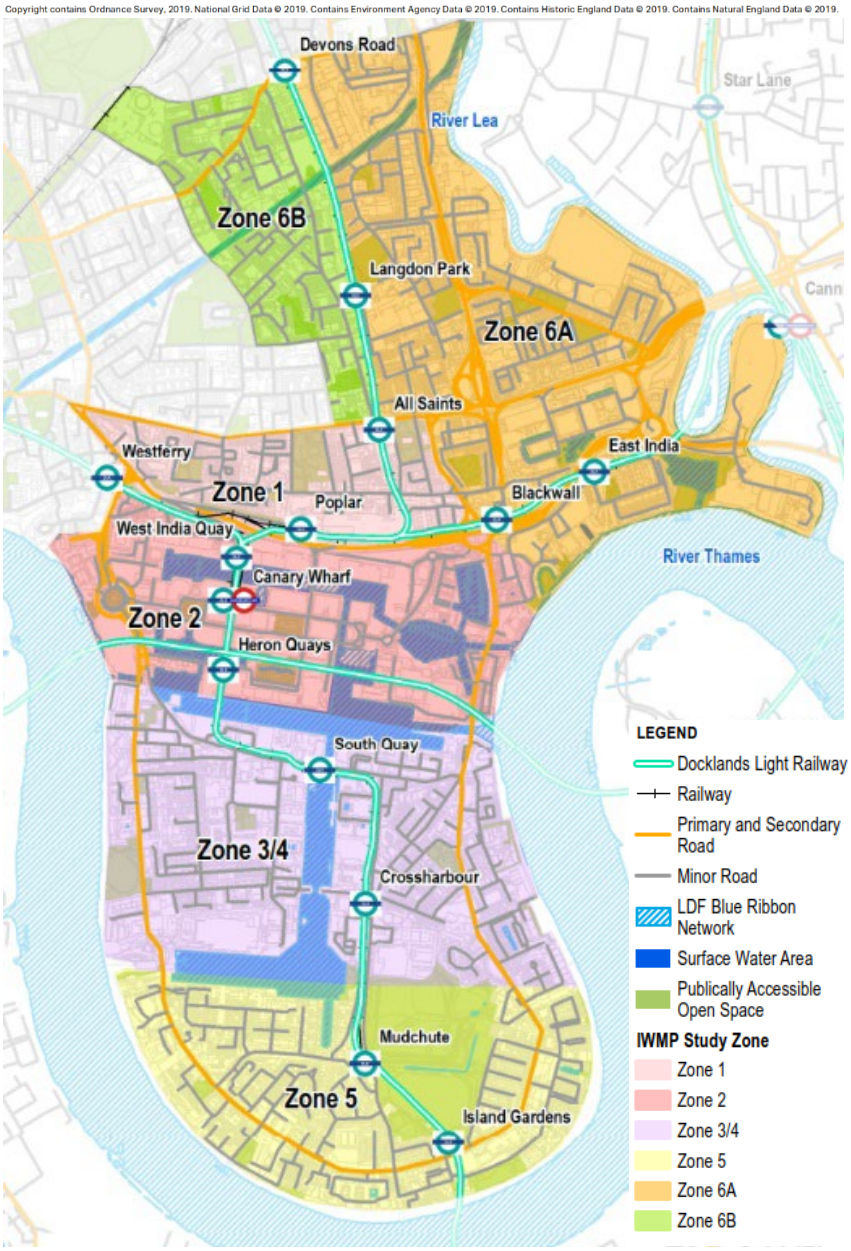

Figure 1-1 IWMP Study Area (IWMP Appendix A Figure 2)

2 Checklist

Requirement	Detail of Requirement	Policy Requirement	Policy Contributor	IWMP Reference	Achieved?	Developer Evidence Document
Consider provision of water services for your development from an inset provider (or NAV[1]).	Developers should consider whether a NAV/inset provider could be appointed to provide all water and wastewater services to new development. NAVs are often able to design, build and adopt a range of water services infrastructure (such as SuDS, re-use systems etc) which Thames Water generally do not; thereby allowing a simpler route to meeting more of requirements set out in this checklist.	(N/A)	(N/A)	The IWMP provides information on NAVs in Section 5.2 and 7.2. LBTH will also aim to make details of NAVs available via its infrastructure co-ordination service.		
For residential development, use efficient fixtures and fittings to ensure demand for water does not exceed 105 l//h/d.	**Must** achieve this in line with London Plan and Local Plan policy.	Required by: - London Plan[2] Policy SI 5 (C1) - Local Plan Policy D.ES6 (1)		Guidance on efficient fixtures and fittings in Section 5.2 of the IWMP.		
For commercial development, achieve at least BREAM Excellent Rating for the WAT01 water category (or equivalent).	**Must** achieve this in line with London Plan policy and to assist with Local Plan policy.	Required by - London Plan Policy SI 5 (C2)	Supported by: - Local Plan Policy D.ES6 (1)	Brief guidance in Section 5.2 of the IWMP.		
For residential development. Minimise potable water demand to no greater than 90 l/h/d through reuse of rainwater or recycled water.	Developers are **required to consider** meeting 90 l/h/d through the provision of reused water systems to meet all (or some of) the expected non-potable demands. Where this target is not met developers will be required to pay an offset charge via a s106 agreement.		Supported by: - London Plan Policy SI 13 (A1) and SI 13 (B1) - Local Plan Policy D.ES (1)	Section 5.2 sets out the IWMP requirement on reuse and measures which should be considered across the study area. Zone specific opportunities for re-use are set out in Sections 6.1 to 6.7.		
Consider installation of dual plumbing for water supply (separate potable and non-potable systems).	Developers are **required to consider** the provision of both potable and non-potable water supply pipework in buildings as standard. This will facilitate adoption of reused water for non-potable needs and provide future resilience to climate change by making retrofit of larger scale re-use facilities to buildings simpler in the future		Supported by: - London Plan Policy SI 5 (C3) and SI 13 (B1) - Local Plan Policy D.ES5 (1)	Section 7.2 of the IWMP provides further detail on costs associated with dual plumbing		

[1] New appointments and variations (NAVs) are limited companies which provide a water and/or sewerage service to customers in an area which was previously provided by the incumbent monopoly provider.
[2] Greater London Authority – London Plan, Intend to Publish Version (2019).

Requirement	Detail of Requirement	Policy Requirement	Policy Contributor	IWMP Reference	Achieved?	Developer Evidence Document
Surface water discharge rates from all sites discharging to sewer should not exceed greenfield runoff rates.	Developments in Critical Drainage Areas (CDA) **must** achieve greenfield runoff rates as per Local Plan policy. Development in the rest of the Isle of Dogs and South Poplar area is **required to consider** achieving greenfield runoff rates (in line with Local Plan Policy). Where this target is not met, developers will be required to pay an offset charge via a s106 agreement.	Required in CDAs by: - Local Plan Policy D.ES5 (3A) Aim to achieve by: - London Plan Policy SI 13 (B) - Local Plan Policy D.ES5 (3B)		Location of CDAs can be found in Appendix A Figure 6 of the IWMP. The offset requirement is set out in Section 5.6.		
Attenuate rainwater in green infrastructure prior to discharge (for example green roofs, swales, etc) and utilise such approaches to contribute to Urban Greening policy requirement through integrating water into landscape design.	Once re-use of rainwater has been considered (see above) development **is required to consider** preferentially use green infrastructure to provide attenuation which is required to meet greenfield runoff rates in line with London Plan Policy and to contribute to the London Plan and Local Plan Urban Greening policies.	Required by - London Plan Policy SI 13 (B3) *(preferential use of green infrastructure*).	Supported by: - London Plan Policy G5 (*urban greening)* - Local Plan Policy D.ES3 (*urban greening)*	Section 5.4 and Appendix D provides general good practice SuDS guidance and Section 6 provides strategic scale green infrastructure options for strategic storage for each Zone. Section 5.4 provides advice on how integrated landscape and drainage design can contribute to urban greening policy requirements (Appendix B provides further policy context).		
Where below ground tanks are proposed to provide surface water attenuation, these should be designed to also provide a source of supply for non-potable demands.	Tanked systems to meet attenuation requirements for greenfield runoff rate are not preferred over other SuDS systems, but where they are necessary, developers are **required to consider** designing such features so that they can be used to provide a source of non-potable water to the development.		Supported by: - London Plan Policy SI 13 (A1)	Section 5.2 of the IWMP provides more details on dual tank systems and provides case studies in Appendix D.		
After SuDS / green infrastructure has been considered as part of landscape plans for attenuation and urban greening, developers should provide drainage which discharges surface water selecting an option closest to the top of the list set out in the following rows. Developers **must** consider the discharge options sequentially as reflected in London Plan policy and supported by Local Plan policy and reasons for not selecting a preferential option needs to be clearly justified in the submitted Drainage Strategy and/or Flood Risk Assessment (FRA).		Required by - London Plan Policy SI 13 (B)	Supported by: - Local Plan Policy D.ES5 (2)			
Discharge surface water to ground (after attenuation in green infrastructure). *If not feasible, see next row.*	Opportunities to discharge to ground are variable, and likely to be limited in some areas of the Isle of Dogs and South Poplar; however, developers are **required to consider** this option preferentially.	Required by - London Plan Policy SI 13 (B2)	Supported by: - Local Plan Policy D.ES5 (2) (*reference to SuDS hierarchy)*	Section 5.3 describes the infiltration potential within Isle of Dogs and South Poplar area generally. Section 6 includes a Zone-specific section for each Zone on infiltration potential.		

Requirement	Detail of Requirement	Policy Requirement	Policy Contributor	IWMP Reference	Achieved?	Developer Evidence Document
Discharge to River Lea, River Thames or the Docks after attenuation in green infrastructure. (Runoff rates to be agreed with the statutory body for the receiving water body as attenuation to meet greenfield runoff rates may not be required in every case). *If not feasible, see next row.*	The IWMP has identified that many of the proposed development plots up to 2031 (and potential locations for development post 2031) have potential to separate out surface water and foul drainage and discharge surface water to one of the many water bodies. The IWMP sets out different mechanisms for this opportunity, including input from the Canal & River Trust, Thames Water, LBTH and potential inset providers/NAVs. Developers with this option **are required to consider** it preferentially over discharge to sewer and to provide full justification if it cannot be adopted via drainage strategies.	Required by - London Plan Policy SI 13 (B4)	Supported by: - Local Plan Policy D.ES5 (2) (reference to SuDS hierarchy)	Opportunities for discharge to surface water bodies are described generally in Section 5.2 and for each Zone specifically in Section 6. Section 7 also sets out recommendations for how stakeholders can and should work together to provide solutions.		
Discharge surface water to surface water sewer at greenfield runoff rate (via attenuation). *If not feasible, see next row.*	The majority of the Isle of Dogs and South Poplar is served by combined sewers so opportunities to discharge to surface water only sewers are limited. All development discharging with this option **must** discharge at greenfield runoff rates if in a CDA; or be expected to meet greenfield runoff rates if located elsewhere; or pay an offset contribution.	Required by - London Plan Policy SI 13 (B5)	Supported by: - Local Plan Policy D.ES5 (2) (reference to SuDS hierarchy)	Maps of sewer systems are provided in Appendix A.		
Discharge surface water to combined sewer at greenfield runoff rate (via attenuation).	Developers **must** only select this option as a last resort and only if preferential discharge options outlined above are shown to be infeasible. All development discharging with this option **must** discharge at greenfield runoff rates if in a CDA; or be expected meet greenfield runoff rates if located elsewhere; or pay an offset contribution.	Required by - London Plan Policy SI 13 (B6)	Supported by: - Local Plan Policy D.ES5 (2) (reference to SuDS hierarchy)	Maps of sewer systems are provided in Appendix A.		