

# Water Neutrality Offsetting Report

Site: C3499 Lyncorte, Dial Post  
Prepared by: Laura Jagiela  
Approved by: Neil Jaques  
Date: 31 March 2025

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## 1.0 Introduction

- 1.1 This report has been created to set out the proposed offsetting measures for the site at C3499 Lyncorte, Bentons Lane, Dial Post, RH13 8NW.
- 1.2 The NE Position Statement states that offsetting can be carried out by retrofitting existing properties with grey water recycling systems, rainwater harvesting and/or water reduction fittings.
- 1.3 The proposal is to offset the development against a water offsetting scheme in Crawley. A summary of the offsetting scheme can be seen in **Appendix A**. 114 Weald Drive, Crawley (RH10 6NW) will be used to offset this development.

## 2.0 Offsetting Measures

- 2.1 114 Weald Drive is a six-bed property with a maximum population of six people. Within the HMO there are two kitchen spaces, one kitchen used by three occupants and one kitchen used by the other three occupants. The bathrooms are split between the bedrooms. This means that one bathroom (Bathroom One) will be used by three of the occupants and the second bathroom (Bathroom Two) will be used by three other occupants.

### *Meter Readings*

- 2.2 Meter readings are available for 114 Weald Drive and these can be seen in **Appendix B**. The meter readings cover a period from 22<sup>nd</sup> June 2021 to 19<sup>th</sup> December 2024 and show a water usage of 899.69 litres per day. A copy of the calculations can be seen in **Appendix C**.
- 2.3 The NE Position Statement states that offsetting can be carried out by retrofitting existing properties with grey water recycling systems, rainwater harvesting and/or water reduction fittings. Therefore, a flow survey was undertaken on the property to determine the water savings available.

### *Flow Survey*

- 2.4 A flow survey was undertaken in April 2024 to determine the water savings available at 114 Weald Drive. A copy of the flow survey can be found in **Appendix D**.
- 2.5 Noting how the kitchens and bathrooms are used, the Part G calculation has been split into two. A Part G calculation for the water use by the first three occupants and a Part G calculation for the water use by the other three occupants. They all use the communal washing machine, therefore this will be the same across the calculations.
- 2.6 A Part G calculation following the flow survey on Bathroom One gives a water consumption of 183.96 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 551.89 litres per day with a population of three.
- 2.7 A Part G calculation following the flow survey on Bathroom Two gives a water consumption of 126.89 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 380.66 litres per day with a population of three. A copy of the Part G calculations for each bathroom can be found in **Appendix E**.
- 2.8 Following the flow survey, the total water consumption at 114 Weald Drive comes to 932.55 litres per day.

- 2.9 The flow survey shows a higher water consumption than the water bills. A precautionary approach has been taken and the lower value from the meter readings will be used as the baseline water usage at 114 Weald Drive.
- 2.10 Therefore, the water usage at 114 Weald Drive is 899.69 litres per day.

#### **Water Reduction Measures**

- 2.11 Flow restricting valves will be fitted to the basin taps and kitchen taps within the property to reduce the water consumption. The shower in Bathroom One will be fitted with a flow restricting valve and the bath in Bathroom Two will be disconnected so that it will act as a shower tray.
- 2.12 A water calculation in accordance with Building Regulations Part G has been carried out and this confirms that the water use of the occupants using Bathrooms One can be reduced to 89.51 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. A copy of the Part G calculation can be found in **Appendix F** and is summarised in Table 2.1 below:

	<b>Total Water Usage (l/p/day)</b>
WC (Dual Flush)	8.76
WC (Dual Flush) Part	8.88
Taps (Excluding kitchen)	7.11
Shower Only	44.80
Kitchen Sink	12.56
Washing Machine	10.76
<b>Total</b>	92.87
Normalisation Factor	0.91
<b>Total</b>	84.51
External Water Use	5.00
<b>Total</b>	89.51

**Table 2.1 – Offsetting Water Usage: Bathrooms One**

- 2.13 Using the Part G water consumption of 89.51 litres per person per day and a population of three, it is estimated that the water usage of Bathroom One will reduce to 268.54 litres per day.
- 2.14 A water calculation in accordance with Building Regulations Part G has been carried out and this confirms that the water use of the occupants using Bathroom Two can be reduced to 69.13 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. A copy of the Part G calculation can be found in **Appendix F** and is summarised in Table 2.2 below:

	<b>Total Water Usage (l/p/day)</b>
WC (Dual Flush)	8.76
WC (Dual Flush) Part	8.88
Taps (Excluding kitchen)	7.11
Shower Only	22.40
Kitchen Sink	12.56
Washing Machine	10.76
<b>Total</b>	70.47
Normalisation Factor	0.91
<b>Total</b>	64.13
External Water Use	5.00
<b>Total</b>	69.13

**Table 2.2 – Offsetting Water Usage: Bathrooms Two**

- 2.15 Using the Part G water consumption of 69.13 litres per person per day and a population of three, it is estimated that the water usage of Bathroom Two will reduce to 207.39 litres per day.
- 2.16 A copy of the flow restricting valves to achieve the above water consumptions can be found in **Appendix G**.
- 2.17 Following the installation of the flow restrictions at 114 Weald Drive the total water consumption can be reduce to 475.93 litres per day.

#### **Summary of Offsetting**

- 2.18 114 Weald Drive's baseline water usage was 899.69 litres per day, following the incorporation of the above measures the water usage will be reduced to 475.93 litres per day. This will provide a water saving of 423.76 litres per day within the SNWSZ.
- 2.19 136 of these credits are already allocated against a development in Horsham, thus of the residual 287.76 credits available from 114 Weald Drive, 160 are being allocated to the proposed development at C3499 Lyncorte, Dial Post.
- 2.20 The remaining 127.76 credits will remain in the credit scheme for use on other proposed developments.
- 2.21 A copy of the title plan and details for 114 Weald Drive can be found in **Appendix H**.
- 2.22 A copy of the a management and maintenance plan for 114 Weald Drive can be found in **Appendix I**.

### **3.0 Summary and Conclusions**

- 3.1 This report sets out the offsetting measures for the site at C3499 Lyncorte, Dial Post (RH13 8NW).
- 3.2 The proposed development at C3499 Lyncorte, Dial Post, will purchase 160 credits as part of the offsetting scheme by Sussex Water Neutrality. Therefore, the residual mains water requirement of the development has been fully offset and there is no additional mains water requirement within the SNWSZ as a result of the development.

## **Appendix A**

### Sussex Water Neutrality Offsetting Scheme Summary

## Sussex Water Neutrality Offsetting Scheme

### Developer and Water Credit Allocation

Property	Total Number of Credits	Developer	Planning Reference	Number of Credits Used	Remaining Credits
15 Aintree Road	265	Mr Kevin Shaw	DC/24/0511	265	0
112 Weald Drive	188	Weetman (Lurgashall) Limited	SDNP/23/03365/FUL	159.19	0
118 Weald Drive	597	Wildgoose (UK) Ltd	TBC	597	0
124 Brighton Road	294	Wildgoose (UK) Ltd	TBC	291	3.98 (remaining used below)
73 Ditchling Hill	257	Mr Keith Potts	DC/19/2477	185	72.97 (remaining used below)
73 Ditchling Hill	72.97	Dominos Pizza	DC/24/1265	72.85	0.12
43 Ardingly Close	133.15	Dominos Pizza	DC/24/1265	133.15	0
42 Caburn Height	348	Mr Kevin Shaw	DC/24/112	305	23.42 (remaining used below)
13 Scott Road	381	Mitchell Evans LLP	DC/24/1003	80	301.40 (remaining used below)
37 Five Acres	287.64	Mr Kevin Shaw	DC/24/1486	186	101.64 (remaining used below)
37 Five Acres	101.64	Brix Limited	TBC	101.64	0
20 Buckswood Drive	229.72	Brix Limited	TBC	229.72	0
124 Brighton Road	3.98	Brix Limited	TBC	2.64	1.34
13 Scott Road	301.40	Mr & Mrs Spencer-Smith	DISC/23/0084	301.40	0
11 Aintree Road	40	Mr & Mrs Spencer-Smith	DISC/23/0084	28.60	55.32 (remaining used below)
19 Epsom Road	358.37	Mr Kevin Shaw	TBC	256	102.37 (remaining used below)
42 Caburn Heights	348.68	Christopher Reed	TBC	80	268.68 (remaining used below)
40 Caburn Heights	23.42	Lesley Sheppard	SDNP/23/04579/HOUS	21	2.42
19 Epsom Road	102.37	Mr Kevin Shaw	TBC	24	78.37 (remaining used below)
11 Aintree Road	55.32	Weetman (Lurgashall) Limited	SDNP/23/03365/FUL	10.81	44.51
49 Arden Road	425.60	Remmus Designer Homes Ltd (Burgess Hill)	TBC	220	205.60

42 Caburn Heights	268.68	Mr Kevin Shaw	TBC	140	128.68 (remaining used below)
8 Ardingly Close	593.94	Mr Kevin Shaw	TBC	87	506.94
19 Epsom Road	78.37	Mr Kevin Shaw	TBC	49	29.37
42 Caburn Heights	128.68	Mr Kevin Shaw	TBC	93	35.68
114 Weald Drive	423.76	Mr Kevin Shaw	TBC	136	287.76 (remaining used below)
114 Weald Drive	287.76	Mr Kevin Shaw	TBC	160	127.76
<b>Total Allocated Credits</b>				4,215	
<b>Total Remaining Credits</b>					953.74

## Appendix B

Meter Readings: 114 Weald Drive



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**0330 303 0277**  
 Weekdays - 8am to 7pm  
 Saturday - 8.30am to 2pm



Your customer number



Your payment reference



Invoice number



Dear ACCRUE PROPERTY LTD,

Here's your latest bill based on the meter reading we took on 20 December 2021 for: 114 WEALD DRIVE, CRAWLEY RH10 6NW. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

## Meter reading

Water used in cubic metres

# 184 m<sup>3</sup>

One cubic metre = 1,000 litres  
 This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 8163174

Latest reading: 20 Dec 2021

		2	0	1	5	·	0	0
--	--	---	---	---	---	---	---	---

Previous reading: 22 Jun 2021

		1	8	3	1	·	0	0
--	--	---	---	---	---	---	---	---

Your next meter reading is scheduled to take place by 24 Jun 2022

Previous bill's usage  
 110.00 m<sup>3</sup>

## Charges

# £284.27

Bill date  
 31 Dec 2021

Billing period  
 From: 23 June 2021  
 To: 20 December 2021

Bill type  
 Metered - Direct Debit

Previous bill's charges  
 £169.99

## Future payments

Next monthly payment

# £47.70

## 7 Feb 2022

For full list of future payments,  
 see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments  
 £29.70 monthly



## Water

Period: 23 June 2021 to 20 December 2021

**Variable Rate** £1.487 x 184.00m<sup>3</sup> = £273.61

**Standing Charge** = £10.66

**Total Water** **£284.27**



## Wastewater

**Thames Water** takes away your wastewater. Its customer service number is **0800 980 8800**. You'll receive a separate bill from Thames Water for your wastewater.

Southern Water supplies your water.

### Standing Charge:

This covers essential service costs such as sending bills, collecting payments and dealing with enquiries.





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 Saturday - 8.30am to 2pm



Your customer number



Your payment reference



Invoice number



Dear ACCRUE PROPERTY LTD,

Here's your latest bill based on the meter reading we took on 06 December 2022 for: 114 WEALD DRIVE, CRAWLEY RH10 6NW. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

## Meter reading

Water used in cubic metres

# 153 m<sup>3</sup>

One cubic metre = 1,000 litres  
 This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 8163174

Latest reading: 6 Dec 2022

		2	3	2	2	0	0
--	--	---	---	---	---	---	---

Previous reading: 31 May 2022

		2	1	6	9	0	0
--	--	---	---	---	---	---	---

Your next meter reading is scheduled to take place by 26 Jun 2023

Previous bill's usage  
 154.00 m<sup>3</sup>

## Charges

# £246.89

Bill date  
 08 Dec 2022

Billing period  
 From: 01 June 2022  
 To: 06 December 2022

Bill type  
 Metered - Direct Debit

Previous bill's charges  
 £241.74

## Future payments

Next monthly payment

# £48.00

5 Jan 2023

For full list of future payments,  
 see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments  
 £48.00 monthly



## Water

Period: 01 June 2022 to 06 December 2022

**Variable Rate** £1.550 x 153.00m<sup>3</sup> = £237.15

**Standing Charge** = £9.74

**Total Water** **£246.89**



## Wastewater

**Thames Water** takes away your wastewater. Its customer service number is **0800 980 8800**. You'll receive a separate bill from Thames Water for your wastewater.

Southern Water supplies your water.

### Standing Charge:

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 Saturday - 8.30am to 2pm



Your customer number



Your payment reference



Invoice number



Dear ACCRUE PROPERTY LTD,

Here's your latest bill based on the meter reading we took on 06 June 2023 for: 114 WEALD DRIVE, CRAWLEY RH10 6NW. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

## Meter reading

Water used in cubic metres

# 152 m<sup>3</sup>

One cubic metre = 1,000 litres  
 This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 8163174

Latest reading: 6 Jun 2023

		2	4	7	4	.	0	0
--	--	---	---	---	---	---	---	---

Previous reading: 6 Dec 2022

		2	3	2	2	.	0	0
--	--	---	---	---	---	---	---	---

Your next meter reading is scheduled to take place by 26 Dec 2023

Previous bill's usage  
 153.00 m<sup>3</sup>

## Charges

# £254.67

Bill date  
 07 Jun 2023

Billing period  
 From: 07 December 2022  
 To: 06 June 2023

Bill type  
 Metered - Direct Debit

Previous bill's charges  
 £246.89

## Future payments

Next monthly payment

# £50.80

5 Jul 2023

For full list of future payments,  
 see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments  
 £48.00 monthly



## Water

Period: 07 December 2022 to 31 March 2023

**Variable Rate** £1.550 x 96.00m<sup>3</sup> = £148.80

**Standing Charge** = £5.93

Period: 01 April 2023 to 06 June 2023

**Variable Rate** £1.716 x 56.00m<sup>3</sup> = £96.10

**Standing Charge** = £3.84

**Total Water** **£254.67**



## Wastewater

**Thames Water** takes away your wastewater. Its customer service number is **0800 980 8800**. You'll receive a separate bill from Thames Water for your wastewater.

Southern Water supplies your water.

### Standing Charge:

This covers essential service costs such as sending bills, collecting payments and dealing with enquiries.

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**0330 303 0277**  
 Weekdays - 8am to 6pm



Your customer number



Your payment reference



Invoice number



Dear ACCRUE PROPERTY LTD,

Here's your latest bill based on the meter reading we took on 21 December 2023 for: 114 WEALD DRIVE, CRAWLEY RH10 6NW. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

## Meter reading

Water used in cubic metres

# 139 m<sup>3</sup>

One cubic metre = 1,000 litres  
 This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 8163174

Latest reading: 21 Dec 2023

		2	6	1	3	0	0
--	--	---	---	---	---	---	---

Previous reading: 6 Jun 2023

		2	4	7	4	0	0
--	--	---	---	---	---	---	---

Your next meter reading is scheduled to take place by 26 Jun 2024

Previous bill's usage  
 152.00 m<sup>3</sup>

## Charges

# £249.86

Bill date  
 22 Dec 2023

Billing period  
 From: 07 June 2023  
 To: 21 December 2023

Bill type  
 Metered - Direct Debit

Previous bill's charges  
 £254.67

## Future payments

Next monthly payment

# £34.60

5 Jan 2024

For full list of future payments,  
 see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments  
 £50.80 monthly



## Water

Period: 07 June 2023 to 21 December 2023

**Variable Rate** £1.716 x 139.00m<sup>3</sup> = £238.52

**Standing Charge** = £11.34

**Total Water** **£249.86**



## Wastewater

**Thames Water** takes away your wastewater. Its customer service number is **0800 980 8800**. You'll receive a separate bill from Thames Water for your wastewater.

Southern Water supplies your water.

### Standing Charge:

This covers essential service costs such as sending bills, collecting payments and dealing with enquiries.

If you would like to know more about how we calculate our charges, please go to [www.southernwater.co.uk/account/how-we-calculate-your-bill](https://www.southernwater.co.uk/account/how-we-calculate-your-bill)



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0330 303 0277  
Weekdays - 8am to 6pm



Your customer number  
[REDACTED]



Your payment reference  
[REDACTED]



Invoice number  
[REDACTED]

Dear ACCRUE PROPERTY LTD,

Here's your latest bill based on the meter reading we took on 25 June 2024 for: 114 WEALD DRIVE, CRAWLEY RH10 6NW. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

## Meter reading

Water used in cubic metres

95 m<sup>3</sup>

One cubic metre = 1,000 litres  
This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 8163174

Latest reading: 25 Jun 2024

2 7 0 8 . 0 0

Previous reading: 21 Dec 2023

2 6 1 3 . 0 0

Your next meter reading is scheduled to take place by 26 Dec 2024

Previous bill's usage  
139.00 m<sup>3</sup>

## Charges

£185.02

Bill date  
03 Jul 2024

Billing period  
From: 22 December 2023  
To: 25 June 2024

Bill type  
Metered - Direct Debit

Previous bill's charges  
£249.86

## Future payments

Next monthly payment

£39.60

5 Aug 2024

For full list of future payments, see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments  
£34.60 monthly



## Water

Period: 22 December 2023 to 31 March 2024

Variable Rate	£1.716 x	51.30m <sup>3</sup> =	£88.03
Standing Charge		=	£5.78

Period: 01 April 2024 to 25 June 2024

Variable Rate	£1.958 x	43.70m <sup>3</sup> =	£85.56
Standing Charge		=	£5.65

**Total Water £185.02**



## Wastewater

Thames Water takes away your wastewater. Its customer service number is **0800 980 8800**. You'll receive a separate bill from Thames Water for your wastewater.

Southern Water supplies your water.

### Standing Charge:

This covers essential service costs such as sending bills, collecting payments and dealing with enquiries.

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0330 303 0277  
Weekdays - 8am to 6pm



Your customer number  
[REDACTED]



Your payment reference  
[REDACTED]



Invoice number  
[REDACTED]

Dear ACCRUE PROPERTY LTD,

Here's your latest bill based on the meter reading we took on 19 December 2024 for: 114 WEALD DRIVE, CRAWLEY RH10 6NW. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

## Meter reading

Water used in cubic metres

**271 m<sup>3</sup>**

One cubic metre = 1,000 litres  
This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 8163174

**Latest reading: 19 Dec 2024**

		2	9	7	9	0	0
--	--	---	---	---	---	---	---

**Previous reading: 25 Jun 2024**

		2	7	0	8	0	0
--	--	---	---	---	---	---	---

Your next meter reading is scheduled to take place by 26 Jun 2025

**Previous bill's usage**  
**95.00 m<sup>3</sup>**

## Charges

**£542.24**

Bill date  
**07 Jan 2025**

Billing period  
**From: 26 June 2024**  
**To: 19 December 2024**

Bill type  
**Metered - Direct Debit**

**Previous bill's charges**  
**£185.02**

## Future payments

Next monthly payment

**£60.00**

**5 Feb 2025**

For full list of future payments, see Your payment summary.

**Struggling to pay? See p. 3**

**Previous bill's payments**  
**£39.60 monthly**



## Water

Period: 26 June 2024 to 19 December 2024

**Variable Rate** £1.958 x 271.00m<sup>3</sup> = £530.62

**Standing Charge** = £11.62

**Total Water** **£542.24**



## Wastewater

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## Appendix C

Meter Readings Calculations

**Water Bill - Calculations**

Meter Number: 8163174

ADDRESS: 114 Weald Drive, Crawley, RH10 6NW

**Existing**

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
22/06/2021	1831				
20/12/2021	2015	181	184	184000	1016.57
31/05/2022	2169	162	154	154000	950.62
06/12/2022	2322	189	153	153000	809.52
06/06/2023	2474	182	152	152000	835.16
21/12/2023	2613	198	139	139000	702.02
25/06/2024	2708	187	95	95000	508.02
19/12/2024	2979	177	271	271000	1531.07
	<b>Total</b>	1276	1148	1148000	<b>899.69</b>

## Appendix D

Flow Survey: 114 Weald Drive



# Residential Flow Survey

16 Apr 2024 / Kevin Shaw @ 114 Weald Drive

Complete

Score	1 / 1 (100%)	Flagged items	9	Actions	0
Site conducted	114 Weald Drive, Crawley, RH10 6NW				
Conducted on	16.04.2024 15:40 BST				
Prepared by	Kevin Shaw @ 114 Weald Drive				
Location	114 Weald Dr Crawley England RH10 6NW United Kingdom (51.1070445199826, -0.1691138454218425)				
Water Meter Reading	N/A				
Type of Property	Terrace				
Number of bedrooms	6				

**Flagged items**

9 flagged

Untitled Page / Kitchen

**- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED**

No

Untitled Page / Kitchen

**- Dishwasher Make & Model - litres/place setting PHOTO REQUIRED**

No

Untitled Page / Kitchen

**- Water Softener - litres/person/day**

No

Untitled Page / Kitchen

**- Waste Disposal Unit - litres/use**

No

Untitled Page / Bathroom 3

**Is there an additional bathroom?**

No

Untitled Page / Bathroom 4

**Is there an additional bathroom?**

No

Untitled Page / Bathroom 5

**Is there an additional bathroom?**

No

Untitled Page

**Hot tub**

No

Untitled Page

**Swimming Pool**

No

Untitled Page	9 flagged
Kitchen	4 flagged

**- Sink Taps - litres/minute VIDEO REQUIRED**

Mixer Tap: 9Lpm

3 tenants share this kitchen

[FA001222-7235-481E-9D5C-E529AE55ACD3-video.mov](#)

<b>- Washing Machine Make &amp; Model - litres/kg dry load PHOTO REQUIRED</b>	No
<b>- Dishwasher Make &amp; Model - litres/place setting PHOTO REQUIRED</b>	No
<b>- Water Softener - litres/person/day</b>	No
<b>- Waste Disposal Unit - litres/use</b>	No

Utility Room
--------------

**- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED**

Yes



Photo 1



Photo 2

**- Sink Taps - litres/minute VIDEO REQUIRED**

Mixer Tap 16Lpm

This is a second kitchen 3 of the tenants use it

[5CB3EEB1-8822-452E-BF57-D1585064F384-video.mov](#)

WC
----

**- Basin Taps - litres/minute VIDEO REQUIRED**

Separate Hot and Cold Taps: Cold  
15Lpm Hot 22Lpm

[1D0F27B3-38EB-4CA4-AF6D-7A55DA945876-video.mov](#)

[11C82C72-AFCF-4A88-A1BF-9F4F2CE508D8-video.mov](#)

**- WC (Single Flush) - litres PHOTO REQUIRED**

Yes

This single flush will be changed to a dual flush



Photo 3

**- WC (Dual Flush) - part litres/full litres PHOTO REQUIRED**

N/A

Bathroom 1

**- Shower Make/Model - litres/minute VIDEO REQUIRED**

Triton thermostatic mixer: 21Lpm

3 Tenants Share this bathroom

[FF50846E-018B-4E53-AECB-BD3F02B84CA2-video.mov](#)

**- Basin Taps - litres/minute VIDEO REQUIRED**

Mixer tap 22Lpm +

[796E2DF4-CB26-4B32-8452-0E46F6C011D7-video.mov](#)

**- Bath Taps - litres/minute VIDEO REQUIRED**

N/A

**- WC (Single Flush) - litres PHOTO REQUIRED**

N/A

**- WC (Dual Flush) - part litres/full litres PHOTO REQUIRED**

Yes

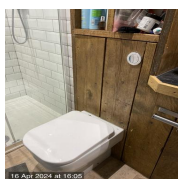


Photo 4

- Bathroom 2

**Is there an additional bathroom?**

Yes

**- Shower - litres/minute VIDEO REQUIRED**

Electric shower N/A

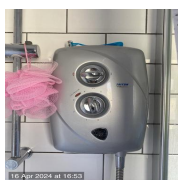


Photo 5

[713F2975-7DE2-4BC6-9FF9-E5B9A433B722-video.mov](#)

**- Basin Taps - litres/minute VIDEO REQUIRED**

Mixer Tap 22Lpm

[6FC632BC-39F0-468C-9E92-35FB1590040E-video.mov](#)

**- Bath Taps - litres/minute VIDEO REQUIRED**

Bath Internal Dimensions: L1530 x  
W600 x D (to overflow) 340

Plan to remove bath

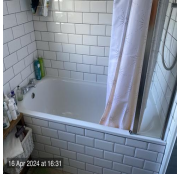


Photo 6

- WC (Single Flush) - litres PHOTO REQUIRED

N/A

- WC (Dual Flush) - part litres/full litres PHOTO REQUIRED

Yes



Photo 7

Bathroom 3

1 flagged

Is there an additional bathroom?

No

- Shower - litres/minute VIDEO REQUIRED

- Basin Taps - litres/minute VIDEO REQUIRED

- Bath Taps - litres/minute VIDEO REQUIRED

- WC (Single Flush) - litres PHOTO REQUIRED

- WC (Dual Flush) - part litres/full litres PHOTO REQUIRED

Bathroom 4

1 flagged

Is there an additional bathroom?

No

- Shower - litres/minute VIDEO REQUIRED

- Basin Taps - litres/minute VIDEO REQUIRED

N/A

- Bath Taps - litres/minute VIDEO REQUIRED

- WC (Single Flush) - litres PHOTO REQUIRED

- WC (Dual Flush) - part litres/full litres PHOTO REQUIRED

Bathroom 5

1 flagged

Is there an additional bathroom?

No

- Shower - litres/minute VIDEO REQUIRED

- Basin Taps - litres/minute VIDEO REQUIRED

- Bath Taps - litres/minute VIDEO REQUIRED

- WC (Single Flush) - litres PHOTO REQUIRED

- WC (Dual Flush) - part litres/full litres PHOTO REQUIRED

Hot tub

No

Swimming Pool

No

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

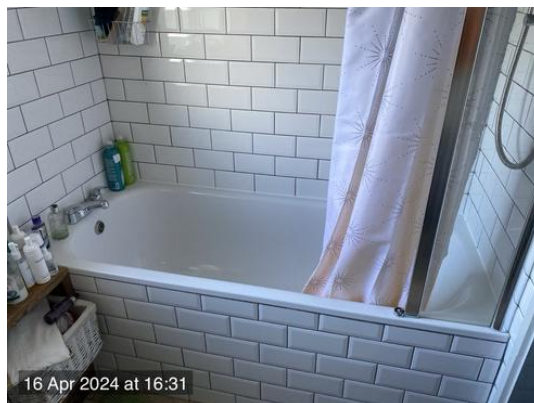


Photo 6



Photo 7

#### File summary

[FA001222-7235-481E-9D5C-E529AE55ACD3-video.mov](#)  
[5CB3EEB1-8822-452E-BF57-D1585064F384-video.mov](#)  
[1D0F27B3-38EB-4CA4-AF6D-7A55DA945876-video.mov](#)  
[11C82C72-AFCF-4A88-A1BF-9F4F2CE508D8-video.mov](#)  
[FF50846E-018B-4E53-AECB-BD3F02B84CA2-video.mov](#)  
[796E2DF4-CB26-4B32-8452-0E46F6C011D7-video.mov](#)



[713F2975-7DE2-4BC6-9FF9-E5B9A433B722-video.mov](#)  
[6FC632BC-39F0-468C-9E92-35FB1590040E-video.mov](#)

## Appendix E

Part G Calculation: Flow Survey

## Part G Calculation - 114 Weald Drive Water Usage (Flow Survey)

### Bathroom 1

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	22	1.58	1.58	36.34
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	21	5.6		117.60
Kitchen Sink	9	0.44	10.36	14.32
Washing Machine	5.13	2.1		10.76
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			196.66
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				178.96
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				183.96

	Population	Mains Water Usage
6-bedroom	3	551.89
<b>Totals</b>	<b>3</b>	<b>551.89</b>

## Part G Calculation - 114 Weald Drive Water Usage (Flow Survey)

### Bathroom 2

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	22	1.58	1.58	36.34
Bath (where shower present)	312	0.11		34.32
Shower (where bath present)	4	4.37		17.48
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	16	0.44	10.36	17.40
Washing Machine	5.13	2.1		10.76
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			133.94
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				121.89
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				126.89

	Population	Mains Water Usage
6-bedroom	3	380.66
<b>Totals</b>	<b>3</b>	<b>380.66</b>

## Appendix F

Part G Calculation: Retrofit

**Part G Calculation - 114 Weald Drive Water Usage (Flow Restricting Valves)**

**Bathroom 1**

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person /day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	3.5	1.58	1.58	7.11
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	8	5.6		44.80
Kitchen Sink	5	0.44	10.36	12.56
Washing Machine	5.13	2.1		10.76
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			92.87
Normalisation Factor				0.91
<b>Total Water Consumption (CSH) (litres/person/day)</b>				84.51
External Water Use				5.00
<b>Total Water Consumption (Part G) (litres/person/day)</b>				89.51

	Population	Mains Water Usage
6-bedroom	3	268.54
<b>Totals</b>	3	<b>268.54</b>

## Part G Calculation - 114 Weald Drive Water Usage (Flow Restricting Valves)

### Bathroom 2

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person /day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	3.5	1.58	1.58	7.11
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	4	5.6		22.40
Kitchen Sink	5	0.44	10.36	12.56
Washing Machine	5.13	2.1		10.76
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			70.47
Normalisation Factor				0.91
<b>Total Water Consumption (CSH) (litres/person/day)</b>				64.13
External Water Use				5.00
<b>Total Water Consumption (Part G) (litres/person/day)</b>				69.13

	Population	Mains Water Usage
6-bedroom	3	207.39
<b>Totals</b>	3	<b>207.39</b>

## Appendix G

Fixtures and Fittings Specifications: Retrofit



### Fixtures and Fittings - Part G Specifications

Item	Capacity/Flow rate	Overview
Basin Tap	3.5 litres/minute	Flow Restricting Valve
Shower	8 litres/minute	Flow Restricting Valve
Kitchen Sink	5 litres/minute	Flow Restricting Valve

## Appendix H

Title Plan and Details



## Official copy of register of title

Title number WSX2481

Edition date 17.10.2016

- This official copy shows the entries on the register of title on 17 Oct 2016 at 16:15:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Oct 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry Durham Office.

### A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : CRAWLEY

- 1 (16.06.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 114 Weald Drive, Crawley (RH10 6NW).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 7 January 1975 referred to in the Charges Register.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

#### Title absolute

- 1 (17.10.2016) PROPRIETOR: ACCRUE PROPERTY LIMITED (Co. Regn. No. 10322391) of 114 Weald Drive, Crawley RH10 6NW and care of Taintfield Barn, Picts Lane, Cowfold, Horsham RH13 8AN.
- 2 (17.10.2016) The price stated to have been paid on 3 October 2016 was £318,000.
- 3 (17.10.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 3 October 2016 in favour of OneSavings Bank PLC referred to in the Charges Register.

### C: Charges Register

This register contains any charges and other matters that affect the land.

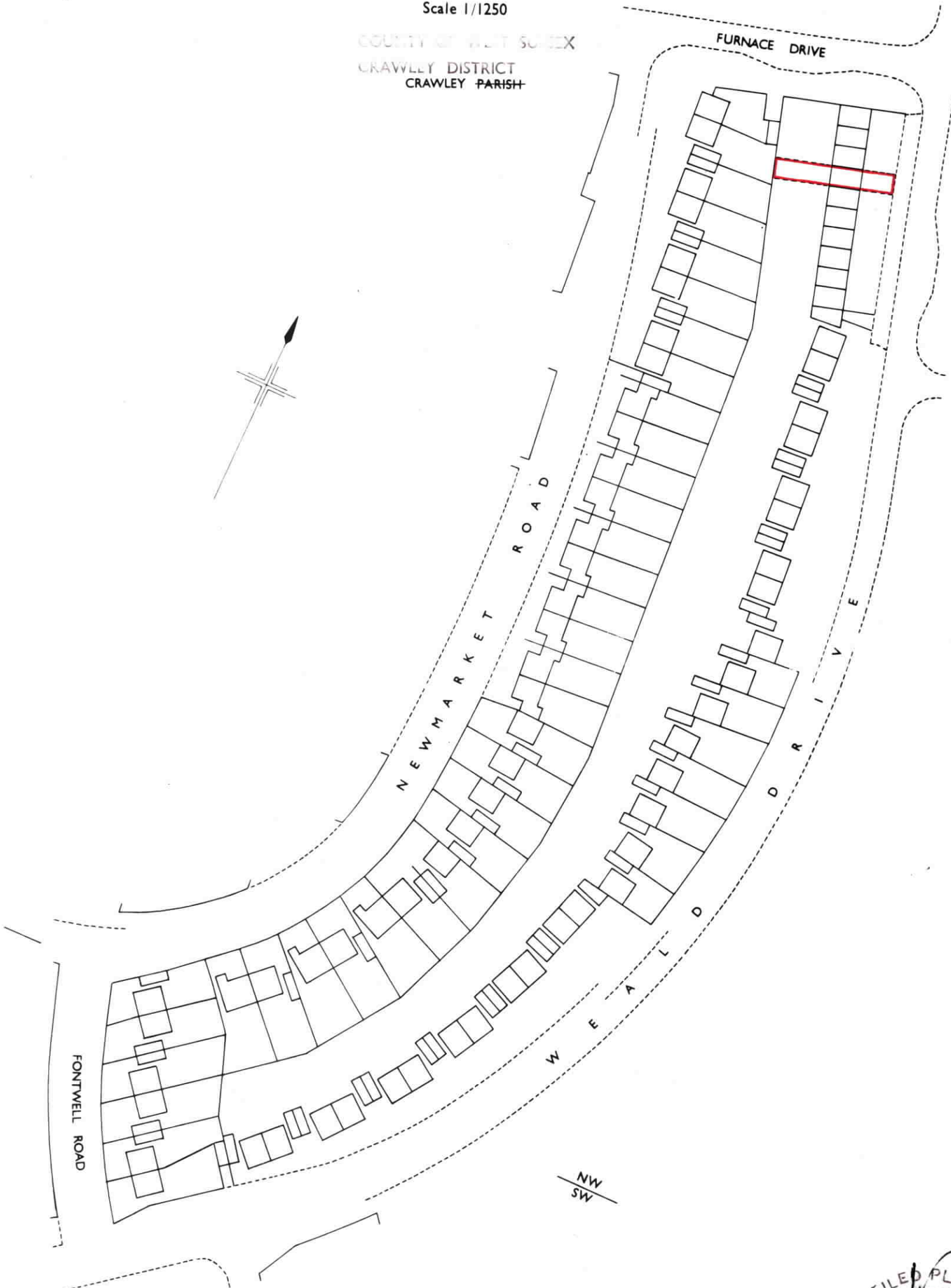
- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 8 March 1940 made between (1) Charles George Ashburner Nix (Vendor) (2) Charles Frederick Lloyd and Christopher Francis Ashburner Nix (Trustees) (3) B J Estates Limited (Company) and (4) Mary Diana Heathcote Hewitt and Joan

H. M. LAND REGISTRY

NATIONAL GRID PLAN      TQ 2835      SECTION      D  
SUSSEX

Scale 1/1250

COUNTY OF WEST SUSSEX  
CRAWLEY DISTRICT  
CRAWLEY PARISH



Old Reference III 16  
Made and printed by the Director  
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TITLE No. W S X2481

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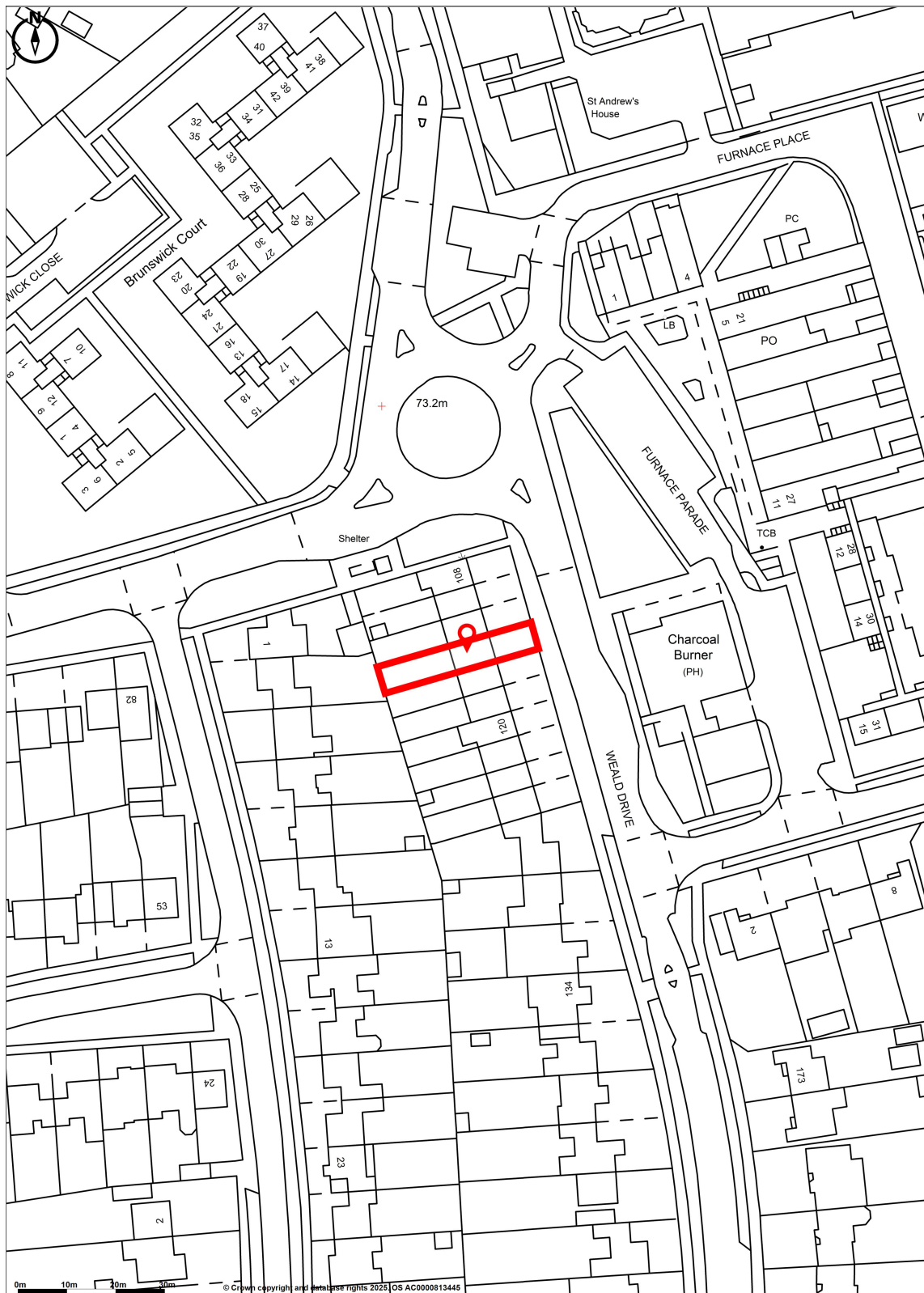
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**Site Location Plan**  
114 Weald Drive, Crawley, RH10 6NW



## **Appendix I**

Management and Maintenance Plan: 114 Weald Drive



114 Weald Drive, Crawley, RH10 6NW

**Management and Maintenance Plan  
Offsetting Measures**

## Document Control Sheet

114 Weald Drive, Crawley, RH10 6NW

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
31 <sup>st</sup> March 2025	FINAL	Laura Jagiela	Neil Jaques



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2.0 Maintenance Categories ..... 2

3.0 The Offsetting Measures ..... 3

4.0 General Maintenance Principles ..... 4

5.0 Inspection and Maintenance Frequency of Measures ..... 5

Appendices

A Site Location Plan

## 1.0 Introduction

- 1.1 This report sets out the principles for the long-term management and maintenance of the offsetting measures installed at 114 Weald Drive, Crawley, RH10 6NW. A location plan can be seen in **Appendix A**.
- 1.2 The purpose of this document is to ensure that the offsetting measures have a robust inspection and maintenance plan going forwards. This will ensure the optimum operation of the measures and that they will be continually maintained. This will ensure the property keeps providing water savings within the Sussex North Water Supply Zone (SNWSZ) area.
- 1.3 All those responsible for maintenance should follow relevant health and safety legislation for all activities listed within this report (including lone working, if relevant).
- 1.4 This document has been produced by Motion to describe the management and maintenance tasks that are known at the design stage (such as maintenance frequencies and typical tasks).
- 1.5 Maintenance is considered as a construction activity under the CDM Regulations 2015. Under the CDM Regulations, it is a requirement that a competent person be appointed to carry out a required role. CDM defines a competent person as an individual with sufficient knowledge of the specific tasks to be undertaken, as well as sufficient experience and ability to carry out their duties in relation to the task in a way that secures health and safety on site.
- 1.6 In recognition of the requirements of the CDM Regulations 2015, this management and maintenance plan expects that the maintenance work will be carried out by a competent person who must have prior knowledge of the water saving measures onsite.

---

## 2.0 Maintenance Categories

2.1 There are three categories of maintenance activities referred to in this report. These are:

### **Initial maintenance**

- ▶ Initial maintenance consists of checks upon installation of measures

### **Regular maintenance (including inspections and monitoring)**

- ▶ Regular maintenance consists of basic tasks done on a frequent and predictable schedule.

### **Remedial maintenance**

- ▶ Remedial maintenance comprises of intermittent tasks that may be required to rectify faults associated with the offsetting measures that have been identified through visual inspections. The likelihood of faults can be minimised by correct installation, regular inspection and timely maintenance.

---

### 3.0 The Offsetting Measures

- 3.1 The proposed offsetting measures can be made up of a number of measures. These include:
- ▶ Flow restricting valves on wash hand basin
  - ▶ Flow restricting valves on showers
  - ▶ Lowering of the bath overflow
- 3.2 All measures should be installed in accordance with the manufacturer's instructions.
- 3.3 Manufacturer's instructions are to be added to this document once specific products have been selected and installed. This document will subsequently form the basis for a maintenance regime for the offsetting measures.

---

## 4.0 General Maintenance Principles

- 4.1 All measures require regular maintenance to keep them working at optimum efficiency. The maintenance of the measures should be carried out alongside other regular maintenance tasks within the property.
- 4.2 Timely and adequate maintenance will increase the lifespan of the measures. Inadequate maintenance will do the reverse.
- 4.3 The landowner/property owner are responsible for the monitoring and maintenance of the measures for the lifetime of the property.

## 5.0 Inspection and Maintenance Frequency of Measures

- 5.1 Table 5.1 below lists each of the measures used within the development. It suggests an indicative maintenance frequency for each component and ascribes typical maintenance tasks to them.
- 5.2 It is the responsibility of property owner to ensure that all necessary maintenance activities are carried out in a timely manner and that the design performance of each component is preserved.
- 5.3 If there is any uncertainty regarding the correct and safe methods of cleaning, or what equipment should be used, the manufacturer should be consulted.

Maintenance Schedule	Required Action	Frequency
Initial Maintenance	Calibration of flow rate of valves	Upon installation
	Check measures perform correctly	Upon Installation
Regular Maintenance	Inspection of the measures for wear or erosion	One year after installation
	Check measures perform correctly	One year after installation
	Inspection of the measures for wear or erosion	Every three years thereafter
	Check measures perform correctly	Every three years thereafter
Remedial Actions	Replacement or repair of measures following damage	As required

**Table 5.1 – Maintenance tasks and frequencies**

- 5.4 Upon completion of maintenance activities, a record should be kept of the work carried out. This should be retained and an annual maintenance report should be compiled, which should include the following:
- ▶ Observations resulting from inspections;
  - ▶ Maintenance and operation activities undertaken during the year; and
  - ▶ Recommendations for inspections and maintenance programmes for the following year.
- 5.5 On the next page is a table with suggested information that should be recorded and included with the maintenance plan. As mentioned in the introduction to this document, this should be a living document and regularly updated, as required and should be kept for the lifetime of the development.

Date	Component requiring maintenance	Issues prompting maintenance	Scheduled maintenance (Y/N)	Maintenance carried out	Additional works required (Y/N). If yes, please detail	Next scheduled date of inspection and maintenance

## **Appendix A**

Site Location Plan



**Site Location Plan**  
114 Weald Drive, Crawley, RH10 6NW

