Technical Note 1: Water Neutrality Statement

Site: Wickhurst Green, Broadbridge Heath
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1.0 Introduction

1.1 This Water Neutrality Statement (WNS) has been prepared on behalf of Vistry South East to demonstrate how the proposed development the south of Broadbridge Way, Broadbridge Heath will achieve water neutrality.

1.2 Following the issue of Natural England's (NE's) Position Statement on Water Neutrality within the Sussex North Water Supply Zone (SNWSZ) it is understood that Horsham District Council require all new and reserved matter planning applications to demonstrate that the development is water neutral and/or that they do not result in a significant effect. NE's Position Statement can be found in full within **Appendix A**.

1.3 The SNWSZ covers part of the Horsham District, as well as parts of the neighbouring Chichester, Arun and Crawley Districts. A plan showing the supply area can be found in **Appendix B**.

1.4 This statement sets out the following:

- Baseline calculations for the existing development;
- Additional demand as a result of the proposed development;
- Water reduction measures, such as water efficient fixtures and fittings and rainwater harvesting; and
- Measures to offset any remaining deficit following the above.

2.0 Background

2.1 The development is located to the south of Broadbridge Way, on the land between Sargent Way and Wickhurst Lane/Old Wickhurst Lane, in Broadbridge Heath.

2.2 The site currently consists of open fields.

2.3 The proposed development is to provide 89no. units, consisting of 14no. one-bedroom units, 45no. two-bedroom units, 26no. three-bedroom units and 4no. four-bedroom units. A copy of the proposed plans can be found in **Appendix C** and the proposed accommodation schedule can be seen in **Appendix D**.

3.0 Existing Water Usage

3.1 The existing site does not have any water use associated with it. Therefore, no baseline data will be taken forward in the water neutrality calculations.

4.0 Additional Demand

4.1 The proposed development is to provide 89no. Units with the housing mix outlined above in Para. 2.3.

4.2 The future occupancy levels for the development have been drawn from local census data (as recommended by HDC in their water neutrality methodology guidance) and this is summarised in Table 4.1 below.

One-bedroom	Two-bedroom	Three-bedroom	Four-bedroom
1.32	1.88	2.47	2.86

Table 4.1 – Average district occupancy levels per dwelling size

4.3 Using the above census population data and the housing mix defined above, the total population of the proposed development is estimated to be 178.74 persons. This is split between 65.48 people within the flats and 113.26 people within the houses.

4.4 It is proposed that the new dwellings will achieve a water efficiency of less than 110 litres per person per day of water, which will be in accordance with the optional water efficiency target set out in Building Regulations Part G. Further to this, the water use of the proposed development will be in accordance with Horsham District Councils Regulation 19 Local Plan, which requires all new development within the district to achieve a water use of no more than 85 litres/person/day. This will be achieved through the use of water efficient fixtures and fittings.

4.5 The Part G calculations have been split into two, a Part G value for the houses that will include an allowance for external water usage and a Part G value for the flats that will not include an allowance for external water usage.

4.6 A water calculation in accordance with Buildings Regulations Part G has been carried out and confirms that the proposed houses can achieve a main water consumption of 84.45 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 E** and is summarised in Table 4.2, below.

	Total Water Usage (l/p/day)
WC (full flush)	5.84
WC (part flush)	5.92
Taps (Excluding Kitchen)	5.85
Shower	26.22
Bath	14.30
Kitchen Taps	12.12
Washing Machine	13.50
Dishwasher	3.56
Total	**87.31**
Normalisation Factor	0.91
Total	**79.45**
External Water Use	5.00
Total	**84.45**

Table 4.2 – Proposed Part G Calculation (Houses)

4.7 A copy of the proposed fixtures and fittings required to achieve the above water consumption can be found in **Appendix F**.

4.8 Using the Part G water consumption figure of 84.45 litres per person per day and the proposed population of 113.26, it is estimated that the water usage per day for the houses is 9,565.35 litres per day.

4.9 A water calculation in accordance with Buildings Regulations Part G has been carried out and confirms that the proposed flats can achieve a main water consumption of 79.45 litres per person per day, which does not include 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 E** and is summarised in Table 4.3, on the next page.

	Total Water Usage (l/p/day)
WC (full flush)	5.84
WC (part flush)	5.92
Taps (Excluding Kitchen)	5.85
Shower	26.22
Bath	14.30
Kitchen Taps	12.12
Washing Machine	13.50
Dishwasher	3.56
Total	**87.31**
Normalisation Factor	0.91
Total	**79.45**
External Water Use	0.00
Total	**79.45**

Table 4.3 – Proposed Part G Calculation (Flats)

4.10 A copy of the proposed fixtures and fittings required to achieve the above water consumption can be found in **Appendix F**.

4.11 Using the Part G water consumption figure of 79.45 litres per person per day and the proposed population of 65.48, it is estimated that the total water usage per day for the flats is 5,202.70 litres per day.

4.12 The proposed water usage for the houses is 9,565.35 litres per day and the proposed water usage for the flats is 5,202.70 litres per day, this gives a total site water usage of 14,768.06 litres per day. At this stage, the proposed development cannot be considered to be water neutral and therefore further offsetting is required.

5.0 Offsetting Measures

5.1 To ensure the development can demonstrate water neutrality in accordance with the NE Position Statement, a residual mains water demand of 14,768.06 litres per day will need to be offset.

5.2 The further offsetting measures will be delivered by purchasing credits in the Sussex North Offsetting Water Scheme (SNOWS), or through a suitable alternative bespoke offsetting scheme (such as Nicholls Boreholes).

6.0 Summary and Conclusions

6.1 This technical note sets out the water usage strategy for the proposed development at Wickhurst Green, Broadbridge Heath.

6.2 The proposal is to incorporate water efficient fixtures and fittings to the proposed development to reduce the mains water consumption.

6.3 The proposed development at Wickhurst Green will purchasing credits in the Sussex North Offsetting Water Scheme (SNOWS), or through a suitable alternative bespoke offsetting scheme. Therefore, the residual mains water requirement of the development of 14,768.06 litres per day has been fully offset and there is no additional mains water requirement within the SNWSZ as a result of the development at Wickhurst Green, Broadbridge Heath.

6.4 This strategy will minimise the impact of the new development on the Sussex North Water Supply Zone. The Water Usage Strategy confirms proposal will be water neutral once complete and therefore satisfying Natural England's requirements.

Appendix A

Natural England’s Position Statement

Natural England's Position Statement for Applications within the Sussex North Water Supply Zone

September 2021 – Interim Approach

Please take the following as Natural England's substantive advice for all applications which fall within Sussex North's Water Supply Zone.

Sussex North Water Supply Zone

Arun Valley SPA, SAC and Ramsar Site- Sussex North Water Supply Zone

The Sussex North Water Supply Zone includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of;

- Arun Valley Special Area Conservation (SAC)
- Arun Valley Special Protection Area (SPA)
- Arun Valley Ramsar Site.

As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, we advise that developments within this zone must not add to this impact. This is required by recent caselaw, Case C-323/17 People over wind and Sweetman. Ruling of CJEU (often referred to as sweetman II) and Coöperatie Mobilisation for the Environment and Vereniging Leefmilieu Case C-293/17 (often referred to as the Dutch Nitrogen cases).

Between them these cases require Plans and Projects affecting sites where an existing adverse effect is known (i.e. the site is failing its conservation objectives), to demonstrate certainty that they will not contribute further to the existing adverse effect or go through to the latter stages of the Regulations (no alternatives IROPI etc).

Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality.

In addition, the Gatwick Sub regional Water Cycle Study concluded that water neutrality is required for Sussex North to enable sufficient water to be available to the region.

The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

Strategic approach

Natural England has advised that this matter should be resolved in partnership through Local Plans across the affected authorities, where policy and assessment can be agreed and secured to ensure water use is offset for all new developments within Sussex North. To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy.

Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality. We have provided the following agreed interim approach for demonstrating water neutrality;

Minimising water use of new builds.

- Complete a water budget (based on occupancy)
- All new builds to demonstrate that they can achieve strict water targets (e.g., 85L/pp/day*)

  This can be achieved by measures such as:

- Grey water recycling (advantage of being reliable in hot dry weather);
- Rainwater harvesting;
- Water efficient fixings (such as shower aerators) to demonstrably reduce demand-this would need to be suitably certain.

In addition, water offsetting is required

- One way to achieve this is retrofitting of council owned properties/commercial buildings-located within Sussex North. Examples include:

- Grey water recycling- (for example there are clear opportunities for commercial properties).
- Rainwater harvesting of commercial settings;
- Installation of water reduction fittings in Council-owned buildings.

These measures need to be implemented until such time as a more sustainable water supply has been secured.

It will also need to be ensured that measures are not already proposed (for example in Southern Water's Management Plan) to avoid double-counting.

Any mitigation must be suitably certain in order to comply with the Habitats Regulations and Caselaw.

If the application cannot demonstrate, through an appropriate assessment, the required water neutrality, we advise that it is either revised to achieve this in line with the above or awaits completion of the strategic approach.

The securing of water neutrality is a matter which needs to be resolved at a strategic level and Natural England is working with the relevant authorities and the water company to achieve this. In light of this, Natural England will not be engaging with individual planning applications whilst the strategy is evolving.

***This this is the reasonably achievable figure with the above measures based on the early data from the strategic solution and may be subject to change as the strategic solution evolves.**

Appendix B

Sussex North Water Supply Zone Map

East Hampshire District

Waverley District (B)

Mole Valley District

Crawley District (B)

Chichester District

Horsham District

Mid Sussex District

Arun District

Borough of Adur & Worthing

Local Planning Authorities

Sussex North WRZ DEFRA

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

Sussex North Water Resource Zone

Chichester Horsham Crawley

Reference No :		Date : 23 November 2021	Scale : 1:3,000 at A2
Drawing No:	Drawn :	Checked :	Revisions :

Appendix C

Proposed Site Plan

WICKHURST GREEN, BROADBRIDGE HEATH
PROPOSED SITE LAYOUT

0 5 10 20 30 40 50m

SCALE 1:500

SITE BOUNDARY

AFFORDABLE HOUSING

Rev	Date	Amendment	Initials
T	15-04-25	Flatblock footprints updated. Minor tweaks	CH
S	04-04-25	Minor Tweaks, Balconies & Garages removed	CH
R	31-03-25	HT swaps to accommodate new SW easement	CH
Q	20-03-25	Technical and tracking comments picked up. Northern Footpath upgraded to 3m cycleway. M4(3) parking added.	CH
P	03-03-25	Added unit, affordable mix and visitor parking adjusted	CH
N	25-02-25	Pump station removed, added unit, visitor parking increased.	CH
M	17-02-25	Increased unit, plot swaps to plots 48-50	CH
L	17-02-25	Flatblocks expanded to provide 2b4p flats.	CH
K	03-02-25	M4(3) marks removed, flatblocks named, entrances to flatblocks marked, path added.	CH
J	28-01-25	M4(3) Units Marked	CH
H	24-01-25	Eastern field reverted to Rev F. Density increased on Western field including additional flats and larger units.	SF/CH
G	19-12-24	Density increased.	ZA
F	04-11-24	Layout revised to suit CB comments.	SF
E	01-11-24	Layout revised to suit design team comments.	SF/CH
D	23-10-24	Reworked Site Layout to comments	SF/CH
C	09-10-24	Reworked Site Layout to comments	PL
B	-	-	
A	05-07-24	Reworked Site Layout to comments	SF

Project:
WICKHURST GREEN
BROADBRIDGE HEATH

Client:
VISTRY MAJOR PROJECTS

Drawing:
PROPOSED SITE LAYOUT

PLANNING

Drawing no: 24.1945.1000
Rev: T

Scale@A1: 1:500 **Date:** JUNE' 24 **Drawn:** CH **Checked:** SF

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Appendix D

Proposed Accommodation Schedule

Wickhurst Green School Site

Broadbridge Heath

24.1945

Site Layout Rev S

Vistry (Major Projects)

Accommodation Schedule

Character Area	Plot	Code	Name	Variant	Property Type	Bedrooms	Persons	Storeys	Tenure	Handing	Area (sqft)	Area (sqm)	Total Area (sqm)	Parking Spaces	Garage Spaces	Total Parking Spaces	Cycle Spaces	Canopy Style	Basic Wall Finishes	Feature Materials	Roof Tile
Western Gateway	1	2B4PF AFF	2B4P Apt		GF Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	2	1B2PF AFF	1B2P Apt		GF Flat	1	2		Aff		546	51		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	3	2B4PF AFF	2B4P Apt		GF Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	4	2B4PF AFF	2B4P Apt		1F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	5	1B2PF AFF	1B2P Apt	Flatblock B	1F Flat	1	2	3	Aff	N/A	546	51		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	6	2B4PF AFF	2B4P Apt		1F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	7	2B4PF AFF	2B4P Apt		2F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	8	1B2PF AFF	1B2P Apt		2F Flat	1	2		Aff		546	51		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	9	2B4PF AFF	2B4P Apt		2F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	10	2B4PF AFF	2B4P Apt		GF Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	11	1B2PF AFF	1B2P Apt		GF Flat	1	2		Aff		546	51		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	12	2B4PF AFF	2B4P Apt		GF Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	13	2B4PF AFF	2B4P Apt		1F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	14	1B2PF AFF	1B2P Apt	Flatblock A	1F Flat	1	2	3	Aff	N/A	546	51		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	15	2B4PF AFF	2B4P Apt		1F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	16	2B4PF AFF	2B4P Apt		2F Flat	2	4		Aff		753	70		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	17	1B2PF AFF	1B2P Apt		2F Flat	1	2		Aff		546	51		1		1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	18	2B4PF AFF	2B4P Apt		2F Flat	2	4		Aff		753	70			1	1	1		Buff	Grey Cladding to Balconies	Slate Effect
Western Gateway	19	M354B0	354	V1	End of Terrace	3	5	2	Sales	H	1,172	109		1	1	2	2	Apex Porch	Dark Red Multi	Half White Boarding	Brown
Western Gateway	20	M241B1	241	V1	Middle Terrace	2	4	2	Sales	AS	855	79		1	1	2	2	Lean-to Porch	Dark Red Multi	None	Brown
Western Gateway	21	M231B0	231	V1	Flat Over Garages	2	3	2	Sales	H	797	74		1	1	2	2	Apex Porch	Dark Red Multi	Half White Boarding	Brown
Western Gateway	22	M231B0	231	V2	Flat Over Garages	2	3	2	Sales	AS	797	74		1	1	2	2	Apex Porch	Red	None	Brown
Western Gateway	23	M241B1	241	V2	Semi-Detached	2	4	2	Sales	AS	855	79		1	1	2	2	Lean-to Porch	Red	None	Brown
Western Gateway	24	1B2PF	1B2P Flat		GF Flat	1	2		Sales		546	51		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	25	2B4PF	2B4P Flat		GF Flat	2	4		Sales		753	70		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	26	2B3PF	2B3P Flat		1F Flat	2	3		Sales		660	61		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	27	1B2PF	1B2P Flat	Flatblock D	1F Flat	1	2	3	Sales	N/A	546	51		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	28	2B4PF	2B4P Flat		1F Flat	2	4		Sales		753	70		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	29	2B3PF	2B3P Flat		2F Flat	2	3		Sales		660	61		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	30	1B2PF	1B2P Flat		2F Flat	1	2		Sales		546	51		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	31	2B4PF	2B4P Flat		2F Flat	2	4		Sales		753	70		1		1	1		Red	Half White Boarding	Slate Effect
Western Gateway	32	M231B0	231	V3	Flat Over Garages	2	3	2	Sales	H	797	74			1	1	2	Apex Porch	Red	None	Slate Effect
Western Gateway	33	M231B0 AFF	231	V3	Flat Over Garages	2	3	2	Aff	AS	797	74			1	1	2	Apex Porch	Red	None	Slate Effect
Western Gateway	34	1B2PF M4(3) AFF B	1B2P M4(3) Apt B		GF Flat	1	2		Aff		753	70		1		1	1		Red	None	Slate Effect
Western Gateway	35	1B2PF AFF	1B2P Apt		GF Flat	1	2		Aff		546	51		1		1	1		Red	None	Slate Effect
Western Gateway	36	1B2PF M4(3) AFF A	1B2P M4(3) Apt A		GF Flat	1	2		Aff		660	61		1		1	1		Red	None	Slate Effect
Western Gateway	37	2B4PF AFF	2B4P Apt		1F Flat	2	4		Aff		753	70		1		1	1		Red	None	Slate Effect
Western Gateway	38	1B2PF AFF	1B2P Apt	Flatblock C	1F Flat	1	2	3	Aff	N/A	546	51		1		1	1		Red	None	Slate Effect
Western Gateway	39	2B3PF AFF	2B3P Apt		1F Flat	2	3		Aff		660	61		1		1	1		Red	None	Slate Effect
Western Gateway	40	2B4PF AFF	2B4P Apt		2F Flat	2	4		Aff		753	70		1		1	1		Red	None	Slate Effect
Western Gateway	41	1B2PF AFF	1B2P Apt		2F Flat	1	2		Aff		546	51		1		1	1		Red	None	Slate Effect
Western Gateway	42	2B3PF AFF	2B3P Apt		2F Flat	2	3		Aff		660	61		1		1	1		Red	None	Slate Effect
Western Gateway	43	M355B0	355	V1	Detached	3	5	2	Sales	H	1,172	109		2		2	2	Apex Porch	Red	Half White Boarding	Slate Effect
Western Gateway	44	M351B1	351	V1	Semi-Detached	3	5	2	Sales	H	1,031	96		2		2	2	Apex Porch	Dark Red Multi	None	Brown
Western Gateway	45	M351B1	351	V1	Semi-Detached	3	5	2	Sales	AS	1,031	96		2		2	2	Apex Porch	Dark Red Multi	None	Brown
Western Gateway	46	M241B1	241	V3	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Apex Porch	Red	None	Brown
Western Gateway	47	M241B1	241	V3	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Apex Porch	Red	None	Brown
Western Gateway	48	M341B1	341	V1	Semi-Detached	3	4	2	Sales	H	948	88		2		2	2	Apex Porch	Red	Half Multi Red Tile Hanging	Slate Effect
Western Gateway	49	M341B1	341	V1	Semi-Detached	3	4	2	Sales	AS	948	88		2		2	2	Apex Porch	Red	Half Multi Red Tile Hanging	Slate Effect
Western Gateway	50	M355B0	355	V1	Detached	3	5	2	Sales	H	1,172	109		2		2	2	Apex Porch	Red	Half White Boarding	Brown
Western Gateway	51	M241B1	241	V3	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Apex Porch	Dark Red Multi	None	Slate Effect
Western Gateway	52	M241B1	241	V3	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Apex Porch	Dark Red Multi	None	Slate Effect
Western Gateway	53	M354B0	354	V2	Detached	3	5	2	Sales	H	1,172	109		2		2	2	Apex Porch	Red	Half Multi Red Tile Hanging	Brown
Western Gateway	54	M241B1	241	V3	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Apex Porch	Red	None	Brown
Western Gateway	55	M241B1	241	V3	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Apex Porch	Red	None	Brown
Eastern Field	56	M355B0	355	V2	Detached	3	5	2	Sales	AS	1,172	109		2		2	2	Lean-to Porch	Dark Red Multi	None	Brown
Eastern Field	57	M354B0	354	V3	Detached	3	5	2	Sales	H	1,172	109		2		2	2	Lean-to Porch	Dark Red Multi	Half Black Boarding	Slate Effect
Eastern Field	58	M341B1	341	V2	Semi-Detached	3	4	2	Sales	H	948	88		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	59	M341B1	341	V2	Semi-Detached	3	4	2	Sales	AS	948	88		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	60	T236B1	236	V1	Detached	2	3	2	Sales	AS	827	77		2		2	2	Lean-to Porch	Dark Red Multi	Half Multi Red Tile Hanging	Slate Effect
Eastern Field	61	M361B6	361	V1	Detached	3	6	2	Sales	H	1,126	105		2		2	2	Lean-to Porch	Red	None	Slate Effect
Eastern Field	62	M452B6	452	V1	Semi-Detached	4	5	2	Aff	H	1,178	109		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	63	M452B6	452	V1	Semi-Detached	4	5	2	Aff	AS	1,178	109		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	64	M361B6	361	V1	Detached	3	6	2	Sales	AS	1,126	105		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	65	M241B1	241	V5	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	66	M241B1	241	V5	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	67	M354B0	354	V4	Detached	3	5	2	Sales	H	1,172	109		2		2	2	Lean-to Porch	Dark Red Multi	Half Multi Red Tile Hanging	Slate Effect
Eastern Field	68	M361B6	361	V1	Detached	3	6	2	Sales	AS	1,126	105		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	69	M341B1	341	V3	Semi-Detached	3	4	2	Sales	H	948	88		2		2	2	Lean-to Porch	Dark Red Multi	Half Multi Red Tile Hanging	Brown
Eastern Field	70	M241B1	241	V4	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Lean-to Porch	Dark Red Multi	Half Multi Red Tile Hanging	Brown
Eastern Field	71	M241B1	241	V5	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Lean-to Porch	Red	None	Slate Effect
Eastern Field	72	M341B1	341	V2	Semi-Detached	3	4	2	Sales	AS	948	88		2		2	2	Lean-to Porch	Red	None	Slate Effect
Eastern Field	73	M354B0	354	V4	Detached	3	5	2	Sales	AS	1,172	109		2		2	2	Lean-to Porch	Dark Red Multi	Half Multi Red Tile Hanging	Slate Effect
Eastern Field	74	M451B0	451	V1	Semi-Detached	4	5	2	Sales	H	1,178	109		2		2	2	Lean-to Porch	Dark Red Multi	None	Slate Effect
Eastern Field	75	M451B0	451	V1	Semi-Detached	4	5	2	Sales	AS	1,178	109		2		2	2	Lean-to Porch	Dark Red Multi	None	Slate Effect
Eastern Field	76	M341B1	341	V2	Semi-Detached	3	4	2	Sales	H	948	88		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	77	M341B1	341	V2	Semi-Detached	3	4	2	Sales	AS	948	88		2		2	2	Lean-to Porch	Red	None	Brown

Eastern Field	78	T236B1	236	V1	Detached	2	3	2	Sales	H	827	77		2		2	2	Lean-to Porch	Dark Red Multi	Half Multi Red Tile Hanging	Slate Effect
Eastern Field	79	T352B0	352	V1	Semi-Detached	3	5	2	Aff	H	1,012	94		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	80	T352B0	352	V1	Semi-Detached	3	5	2	Aff	AS	1,012	94		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	81	M341B1	341	V2	Semi-Detached	3	4	2	Sales	H	948	88		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	82	M341B1	341	V2	Semi-Detached	3	4	2	Sales	AS	948	88		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	83	M354B0	354	V3	Detached	3	5	2	Sales	AS	1,172	109		2		2	2	Lean-to Porch	Dark Red Multi	Half Black Boarding	Slate Effect
Eastern Field	84	M241B1	241	V5	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Lean-to Porch	Dark Red Multi	None	Brown
Eastern Field	85	M241B1	241	V5	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Lean-to Porch	Dark Red Multi	None	Brown
Eastern Field	86	M241B1	241	V5	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Lean-to Porch	Red	None	Slate Effect
Eastern Field	87	M241B1	241	V5	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Lean-to Porch	Red	None	Slate Effect
Eastern Field	88	M241B1	241	V5	Semi-Detached	2	4	2	Sales	H	855	79		2		2	2	Lean-to Porch	Red	None	Brown
Eastern Field	89	M241B1	241	V5	Semi-Detached	2	4	2	Sales	AS	855	79		2		2	2	Lean-to Porch	Red	None	Brown
	Total										75,842	7,046				141					

Total units = 89

Appendix E

Proposed Part G Calculation

Proposed Part G - Water Usage (Houses)

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/ day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	4	1.46		5.84
WC (Dual Flush) Part	2	2.96		5.92
Taps (excluding kitchen)	2.7	1.58	1.58	5.85
Bath (where shower present)	130	0.11		14.30
Shower (where bath present)	6	4.37		26.22
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	4	0.44	10.36	12.12
Washing Machine	6.43	2.1		13.50
Dishwasher	0.99	3.6		3.56
	Total calculated use (litres/person/day)			87.31
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				79.45
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				84.45

	Number of Units	Census	Population	Total Water Usage
Two-bedroom	20	1.88	37.60	3,175.50
Three-bedroom	26	2.47	64.22	5,423.69
Four-bedroom	4	2.86	11.44	966.16
Totals	50		113.26	9,565.35

Proposed Part G - Water Usage (Flats)

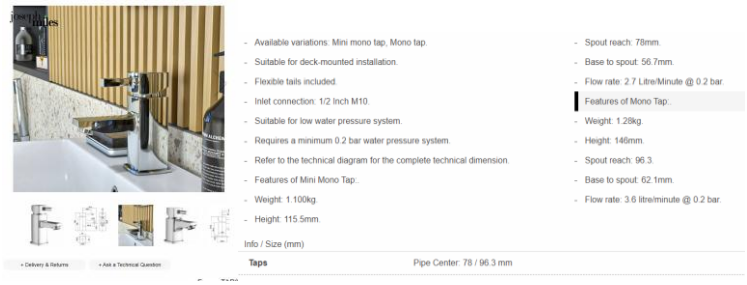
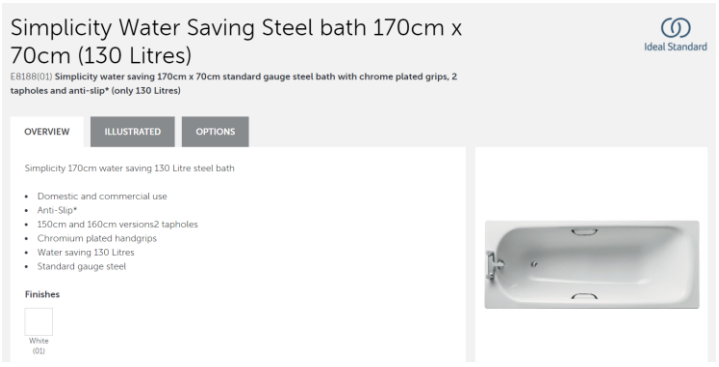
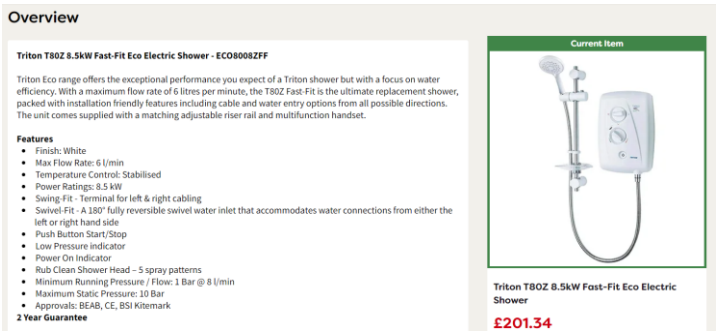
Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/ day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	4	1.46		5.84
WC (Dual Flush) Part	2	2.96		5.92
Taps (excluding kitchen)	2.7	1.58	1.58	5.85
Bath (where shower present)	130	0.11		14.30
Shower (where bath present)	6	4.37		26.22
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	4	0.44	10.36	12.12
Washing Machine	6.43	2.1		13.50
Dishwasher	0.99	3.6		3.56
	Total calculated use (litres/person/day)			87.31
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				79.45
External Water Use				0.00
Total Water Consumption (Part G) (litres/person/day)				79.45

	Number of Units	Census	Population	Total Water Usage
One-bedroom	14	1.32	18.48	1,468.33
Two-bedroom	25	1.88	47.00	3,734.38
Totals	39		65.48	5,202.70

Appendix F

Example Fixtures and Fittings

Fixtures and Fittings - Part G Specifications

Item	Capacity/Flow rate	Overview
Toilet (Dual Flush)	4/2 litres	The Gap 
Basin Tap	2.7 litres/minute	Joseph Miles 
Bath	130 litres	Ideal Standard 
Shower	6 litres/minute	Triton 

Kitchen Sink	4 litres/minute	Tap with flow regulator - Affinity by Moores  Utility Chrome utility lever sink mixer tap Tap Height: 380mm Order code: 805 56 Flow Regulator:  • Tap tail type flow limiters are suitable for most Bristan basin, pillar taps, basin and sink mixers. • Operating pressure range – Min. 1.0 bar Max. 5.0 bar. • All flow limiters accurate +/- 10%. • Flow limiting flow straighteners aerates the water for a softer non-splashing flow. • Flow limiting flow straighteners can be easily retro fitted in tap spout (dependent on tap/mixer model). Colour / Flow Rate limited to: / Order Code Pink – 1 litre per minute – 806 37 Olive – 2 litres per minute – 806 38 Brown – 3 litres per minute – 806 39 Grey – 4 litres per minute – 806 40 Yellow – 5 litres per minute – 806 41 Black – 6 litres per minute – 806 42