

Ref: DC/25/1450

Water Neutrality Statement:

Roma Farm Cottage,
Wineham Lane,
Wineham, BN59Ag

1. Introduction

This Water Neutrality Statement is in support of the planning application for Roma Farm Cottage, Wineham Lane, Wineham, BN59Ag. It responds to the local planning requirement to demonstrate how the development will achieve water neutrality, ensuring that the scheme does not result in an overall increase in water demand.

2. Water Efficiency Measures within the Proposal

The development will incorporate the following measures to reduce on-site water consumption:

Low-flow fixtures and fittings: installation of taps, showerheads, and dual-flush toilets designed to achieve or exceed Part G Building Regulations water efficiency standards (targeting ≤ 100 litres/person/day).

Efficient appliances: provision for water-efficient white goods (dishwashers, washing machines) with energy/water performance labelling of A+ or better.

Smart metering: each unit will be fitted with a smart water meter to encourage responsible consumption and allow monitoring.

Rainwater harvesting: capture and reuse of rainwater for irrigation of landscaped areas and external cleaning.

Greywater recycling (where feasible): re-use of lightly used water (from showers and sinks) for WC flushing.

3. Offsetting Measures

To ensure full neutrality, additional offsetting measures will be delivered:

Retrofit programme: the applicant will support retrofitting of existing local housing stock with water-efficient devices (e.g. low-flow showerheads, dual-flush retrofits) to achieve savings equivalent to or greater than the proposed scheme's calculated demand.

Partnership with water supplier/NGO: commitment to work with South east water/ community programme to fund and deliver offsetting schemes.

Public awareness: provision of resident information packs and ongoing education on water-efficient behaviours.

4. Calculation of Neutrality

A detailed water budget will be submitted demonstrating:

Baseline demand: estimated daily water use based on occupancy, in line with the Water Efficiency Calculator for New Dwellings.

On-site savings: reductions achieved through design and technology (see Section 2).

Off-site offsetting: further reductions achieved via retrofit and community measures (see Section 3).

The combined measures ensure that the total water demand arising from the proposed development is fully offset, achieving net water neutrality.

5. Conclusion

Through a combination of best-practice water efficiency design and offsetting measures, this proposal demonstrates compliance with the requirement for water neutrality. The development will not increase overall water demand and will contribute positively to sustainable water use within the local area.

Prepared By:

Mark H. Smith

BA(Hons), MA, PGDip, PGCert.