

Water Neutrality Statement
Land at South Hill, Storrington Road, Thakeham, Pulborough

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Appendix 1: Details of Existing Site Water Consumption

1.0 Executive Summary

This Water Neutrality Statement considers the water demand and methods for achieving water neutrality for the construction of five new dwellings on land at South Hill, Storrington Road, Thakeham, Pulborough.

The Statement describes how the proposals respond to the requirement for water neutrality as set out in Natural England's Position Statement (Sept 2021).

Since the Position Statement was published the options for achieving water neutrality are continuing to evolve and an offsetting system as set out in the Position Statement envisaged to be administered by the Local Authority has yet to be developed.

The proposals for the site have therefore been developed to accord with the agreed interim approach.

The new houses will incorporate devices and appliances to enable a target for water consumption of 75.3 litres per person per day to be achieved.

Based on an occupancy rate of 3.09 persons per dwelling (for 5-Bedroom units) the total water consumption for the site will be **1,163 litres per day**.

The existing water consumption of the existing site is assessed as **1,004 litres per day**.

The total additional water consumption for the development will therefore be **159 litres per day**.

This water consumption will be offset by credits from South Lodge Hotel as set out in the Water Offsetting Scheme by Nicholls, which (separately) accompanies the application. A draft of the legal contract between Nicholls and the applicant also (separately) accompanies the application.

2.0 Introduction

This Statement has been commissioned by Cygnature Homes Ltd and provides a Water Neutrality Statement for the construction of five detached houses on land at South Hill, Storrington Road, Thakeham, Pulborough.

In the South East of England, water demand exceeds the volume licensed for abstraction, with the shortfall being met from ground water.

In excess of 20% of the UK's water is used domestically with over 50% of this used for flushing WCs and washing (source: Environment Agency). The majority of this comes from drinking quality standard or potable water.

3.0 Policy, Guidance and Methodology

Water use is calculated as the volume of water that is used by one person in one day. It is usually measured in litres per person per day and is referred to as the Per Capita Consumption (PCC).

The Building Regulations - Part G currently requires new homes to achieve a water consumption target of 125 litres per person per day (l /pp/day). An enhanced standard of 110 l/pp/day can be required if the local authority can establish a clear need based on available evidence.

This site falls within the Sussex North water supply zone.

In September 2021 Natural England published a Position Statement for applications within the area. This requires developments to be water neutral to enable sufficient water to be available for the region as a whole. Natural England have confirmed they are developing a water neutrality strategy with the relevant local authorities in the area but have provided an interim approach for demonstrating water neutrality.

This requires;

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.

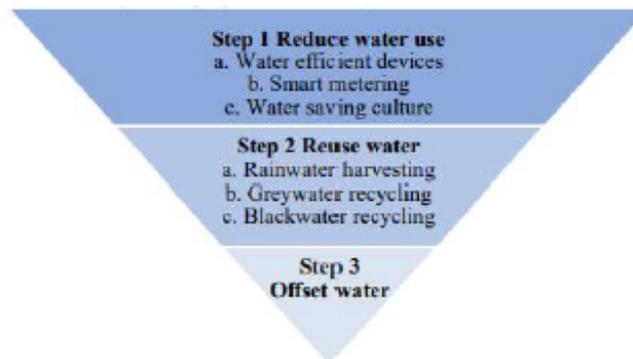
It will also need to be ensured that measures are not already proposed (for example in Southern Water's Management Plan) to avoid double-counting.

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

Waterwise defined Water Neutrality as:

‘For every new development, total water use in the region after the development must be equal to or less than the total water uses in the region before the new development.’

Achieving water neutrality involves using a three-step approach.



Step 1 is to reduce the demand for water from the new development as far as is practicable through the installation of water efficient fixtures and appliances

Step 2 is to re-use any water through rainwater harvesting, grey or blackwater recycling, and

Step 3 considers offset measures to mitigate against any unavoidable water use on site.

Following this approach allows the volume that requires offsetting to be reduced which ultimately reduces the cost of the overall scheme. This is noted within the Waterwise neutrality definition, which defines the three steps which should be undertaken in order to achieve water neutrality in their recent review dated January 2021.

- Reduce water demand in the new development through improvement in efficiency;
- Re-use water, wherever possible, and
- Offset the remaining water demand from the new development if required.

Therefore, this Statement is arranged to mirror this hierarchy and is set out in the following sections;

- Calculation of the estimated water use from the proposed developed following the incorporation of water efficient fixtures and appliance;
- Consideration of measures to re-use water, and
- Proposals to offset any residual water demand.

4.0 Proposal

The proposal is for the construction of five, detached houses. The accommodation schedule is;

Unit Type	Number	Area	Total Area
		m ²	m ²
5-Bedroom Detached houses	3	225.8	677.4
5-Bedroom Detached house	2	229.6	459.2
	5		1,136.6

5.0 Calculation of the Estimated Water Use from the Proposed Development

The Natural England Position Statement proposes a domestic water consumption of 85 litres per person per day.

The applicant is committed to this target as the first step in achieving water neutrality for the site.

Water Efficient Fixtures and Fittings

Water efficient devices have been evaluated and will be installed to the house.

The full specification of the devices will be considered at the detailed design stage and each will be subject to an evaluation based on technical performance, cost and market appeal, together with compliance with the water use regulations.

However, a preliminary specification has been formulated as follows;

Appliance	Specification	Water Use/Flow
WC Cisterns	Geberit Kappa Concealed Cistern	4/2.6 litres
Basin Taps	Hansgrohe Talis S Basin Mixer	3.5 litres/min
Baths	Kaldewei Eurowa 1700mm x 700mm	156 litres
Shower Fittings	Hansgrohe Ecostat S Thermo Valve	8.7 litres/min
Kitchen Taps	Franke Loop	5.0 litres/min
Washing Machine	Zanussi ZWF143A2PW	5.2 litres/kg
Dishwasher	Neff S155HCX27G	0.678 litres/place

Rainwater Recycling

Achieving the water usage figure of below 85 l/p/d through efficient fixtures and fittings alone can lead to poor flow rates for particular appliances, particularly showers, which can increase the risk of fixtures being replaced with units with higher flow rates.

To avoid this scenario, the Applicant will install a rainwater recycling system to each property to supply water for non-potable uses including WC flushing and clothes washing.

The rainwater harvesting system will capture rainwater from the roofs of the houses and store it within an underground tank, buried in the garden. The tanks are sized so that, over the course of a year, they will be able to provide the required average daily rainwater contribution.

The Water Calculator has been used to size an indicative rainwater harvesting system such that, when combined with the efficiency measures, it reduces mains water use to below the 85 l/p/d target.

Different systems are available and the actual system proposed for the site will be determined at the detailed design stage. But the specification for the proposed system is set out below.

This is based on the roof area of Plot 1 and assumes an average rainfall of 900mm per year in the site's location.

Contribution from Rain Water *

Collection area (m ²)	115	a	?
Yield co-efficient and hydraulic efficiency	0.8	b	?
Rainfall (average mm/year)	900	c	?
Daily rainwater collection (litres)	226.85	d	$(a \times b \times c) + 365$
Percentage collected (%)	60	e	?
Number of occupants	6	f	?
Daily rainwater per person (litres)	22.69	g	$(d \times e + 100) \div f$
Rainwater demand (litres/person/day)	24.45	h	
Rainwater savings (litres/person/day)	22.69	i	min {g, h}

Water Efficiency Calculation

A water consumption calculation has been carried out for the houses using the Water Efficiency Calculator.

This calculator gives an indication of the probable water use in a dwelling, although this is largely dependent on the way on which occupants use their homes.

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)		4.42	0.00	0
WC (dual flush)	Full flush Volume (litres)	4	1.46	0.00	5.84
	Part flush Volume (litres)	2.6	2.96	0.00	7.70
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	3.50	1.58	1.58	7.11
Bath (where shower also present)	Capacity to overflow(litres)	156.00	0.11	0.00	17.16
Shower (where bath also present)	Flow Rate(litres / minute)	8.70	4.37	0.00	38.02
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)		5.60	0.00	0
Kitchen/Utility room sink taps	Flow rate (litres/minute)	5.00	0.44	10.36	12.56
Washing Machine	(Litres/kg dry load)	5.20	2.1	0.00	10.92
Dishwasher	(Litres/place setting)	0.68	3.6	0.00	2.44
Waste disposal unit	(Litres/use)	<input type="checkbox"/> Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
(5)	Total Calculated use (litres/person/day) =SUM(column 4)				101.75
(6)	Contribution from greywater (litres/person/day)				0
(7)	Contribution from rainwater (litres/person/day)				24.45
(8)	Normalisation factor				0.91
(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)				70.34
(10)	External water use				5.0
(11)	Total water consumption (Building Regulation 17.K) = (9)+(10)(litres/person/day)				75.3

Installation Type	Make/Model (mandatory)	Litres/Person/Day
WC (dual flush)	Geberit Kappa Concealed Cistern	13.54
Taps	Hansgrohe Talis S	7.11
Baths (shower(s) present)	Kaldewei Eurowa	17.16
Showers (bath(s) present)	Hansgrohe Ecostat S Thermo Valve	38.02
Kitchen Taps	Franke Loop	12.56
Washing Machines	Zanussi ZWF143A2PW	10.92
Dishwasher	Neff S155HCX27G	2.44
Contribution from rainwater (litres/person/day)	Make/Model required	24.45



The total water consumption is calculated as **75.3 litres per person per day**.

Proposed Demand

The proposal is for five, 5-bedroom houses and based on an occupancy of **3.09** persons per dwelling (based on a 5-Bedroom house) the total site occupancy is therefore calculated as **15.45 residents**.

On this basis the total estimated daily water use for the development is calculated as;

75.3 (litres per person per day) x 15.45 (residents) = **1,163 litres per day**.

6.0 Existing Water Consumption on Site

Appendix 1 to this Statement includes a number of water services statements for the site, which set out the water consumption over defined periods.

These water services statements have allowed the water consumption of the site per day to be calculated.

This can be expressed as follows:

Period	Volume per Period litres	No. of Days	Water Use per Day litres/day
10th Feb 2020 - 5th Mar 2020	11000	24	458
5th Mar 2020 - 13th Aug 2020	229000	161	1422
18th Feb 2021 - 17th May 2021	85000	88	966
25th Feb 2022 - 17th May 2022	56000	81	691
8th Aug 2022 - 17th Nov 2022	76000	101	752
	457000	455	1004

The existing water consumption can therefore be assessed as **1,004 litres per day**.

7.0 Proposals to Offset Residual Water Demand

The total additional water consumption for the development will therefore be **159 litres per day**.

This water consumption will be offset by credits from South Lodge Hotel as set out in the Water Offsetting Scheme by Nicholls, which (separately) accompanies the application. A draft of the legal contract between Nicholls and the applicant also (separately) accompanies the application.

Appendix 1 – Details of Existing Site Water Consumption



Customer reference / statement no
2722271 / 11

SOUTH HILL PRODUCE
SOUTH HILL FARMHOUSE
STORRINGTON ROAD
THAKEHAM
RH20 3EN

Statement / tax point date: 2 July 2020

Supply address: FIELD ADJ SOUTH HILL,
STORRINGTON ROAD, PULBOROUGH, RH20 3EJ

Supply point ID: 3019241405W18

Our VAT number: 945 8508 85

Page 1 of 2

Your water services statement

10 February – 5 March 2020 (24 days, average £0.76 per day)

YOUR ACCOUNT SUMMARY

Your previous balance	£79.06
Payments received	£160.00 CREDIT
Your balance brought forward	£80.94 CREDIT

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	£18.15
VAT	£0.00
Total charges this period	£18.15

Your new account balance **£62.79** CREDIT

 **Thanks for paying by direct debit.** You don't need to do anything - we'll collect £36.00 from your account on the 15th of each month from 15 July 2020 until 15 March 2021.

A

Actual meter read

This statement is based on an actual read. To ensure the accuracy of future bills, you can submit your own readings, as long as it's safe to access your meter, on **business-stream.co.uk/meter-reading**. If your water is not provided by us, we will receive reads from your other supplier.

The water experts

Your charges in detail

Meter number / meter size: 97M677851 KENT / 20mm

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £45.33	10 Feb 20 – 4 Mar 20	24 days	0.123852	Z	£2.97
Volumetric water charge					
Actual reading	5 Mar 20	7169			
Estimated reading	10 Feb 20	7158			
= Volume used this period		11.00 m ³			
Charges	10 Feb 20 – 5 Mar 20	11.00 m ³	1.379700	Z	£15.18
Total water charges					£18.15
Subtotal					£18.15
VAT					£0.00
Total charges this period					£18.15

A yearly fee for the upkeep of external pipes and pumps that supply water to your property.

The charge for the recorded amount of water you've used, measured by your meter.

VAT on our charges

Most of our services are zero rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

? Need help?

Complaints

If for any reason you feel your query hasn't been resolved as expected, you can make a complaint and escalate your concerns to our customer relations team:

Post: Customer relations team, Business Stream, 7 Lochside View, Edinburgh EH12 9DH.

Online: Via our website business-stream.co.uk

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Customer reference / statement no
2722271 / 12

SOUTH HILL PRODUCE
SOUTH HILL FARMHOUSE
STORRINGTON ROAD
THAKEHAM
RH20 3EN

Statement / tax point date: 20 October 2020

Supply address: FIELD ADJ SOUTH HILL,
STORRINGTON ROAD, PULBOROUGH, RH20 3EJ

Supply point ID: 3019241405W18

Our VAT number: 945 8508 85

Page 1 of 2

Your water services statement

5 March – 13 August 2020 (161 days, average £2.14 per day)

YOUR ACCOUNT SUMMARY

Your previous balance	£62.79	CREDIT
Payments received	£144.00	CREDIT
Your balance brought forward	£206.79	CREDIT

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	£344.95
VAT	£0.00
Total charges this period	£344.95

Your new account balance **£138.16**

 **Thanks for paying by direct debit.** You don't need to do anything - we'll collect £36.00 from your account on the 15th of each month from 15 November 2020 until 15 March 2021.

A

Actual meter read

This statement is based on an actual read. To ensure the accuracy of future bills, you can submit your own readings, as long as it's safe to access your meter, on **business-stream.co.uk/meter-reading**. If your water is not provided by us, we will receive reads from your other supplier.

The water experts

Your charges in detail

Meter number / meter size: 97M677851 KENT / 20mm

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £45.33	5 Mar 20 – 31 Mar 20	27 days	0.123852	Z	£3.34
Yearly fee £47.60	1 Apr 20 – 12 Aug 20	134 days	0.130411	Z	£17.48
Volumetric water charge					
Actual reading	13 Aug 20	7398			
Actual reading	5 Mar 20	7169			
= Volume used this period		229.00 m ³			
Charges	5 Mar 20 – 31 Mar 20	38.00 m ³	1.379700	Z	£52.43
Charges	1 Apr 20 – 13 Aug 20	191.00 m ³	1.422500	Z	£271.70
Total water charges					£344.95
Subtotal					£344.95
VAT					£0.00
Total charges this period					£344.95

A yearly fee for the upkeep of external pipes and pumps that supply water to your property.

The charge for the recorded amount of water you've used, measured by your meter.

VAT on our charges

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Customer reference / statement no
2722271 / 16

SOUTH HILL PRODUCE
SOUTH HILL FARMHOUSE
STORRINGTON ROAD
THAKEHAM
RH20 3EN

Statement / tax point date: 18 May 2021

Supply address: FIELD ADJ SOUTH HILL,
STORRINGTON ROAD, PULBOROUGH, RH20 3EJ

Supply point ID: 3019241405W18

Our VAT number: 945 8508 85

Page 1 of 2

Your water services statement

18 February – 17 May 2021 (88 days, average £1.53 per day)

YOUR ACCOUNT SUMMARY

Your previous balance	£172.43
Payments received	£180.00 CREDIT
Your balance brought forward	£7.57 CREDIT

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	£134.94
VAT	£0.00
Total charges this period	£134.94

Your new account balance **£127.37**

 **Thanks for paying by direct debit.** You don't need to do anything - we'll collect £60.00 from your account on the 15th of each month from 15 June 2021 until 15 February 2022.

Estimated statement

This statement is based on an estimated read. If we receive an actual read, we will use it to calculate your next bill. You can submit your own readings, as long as it's safe to access your meter, on business-stream.co.uk/meter-reading. If your water is not provided by us, we will receive reads from your other supplier.

The water experts

Your charges in detail

Meter number / meter size: 97M677851 KENT / 20mm

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £47.60	18 Feb 21 – 31 Mar 21	42 days	0.130411	Z	£5.48
Yearly fee £49.15	1 Apr 21 – 16 May 21	46 days	0.134658	Z	£6.19
Volumetric water charge					
Estimated reading	17 May 21	7591			
Actual reading	18 Feb 21	7506			
= Volume used this period		85.00 m ³			
Charges	18 Feb 21 – 31 Mar 21	41.00 m ³	1.422500	Z	£58.32
Charges	1 Apr 21 – 17 May 21	44.00 m ³	1.476100	Z	£64.95
Total water charges					£134.94
Subtotal					£134.94
VAT					£0.00
Total charges this period					£134.94

A yearly fee for the upkeep of external pipes and pumps that supply water to your property.

The charge for the recorded amount of water you've used, measured by your meter.

VAT on our charges

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Customer reference / statement no
2722271 / 21

SOUTH HILL PRODUCE
SOUTH HILL FARMHOUSE
STORRINGTON ROAD
THAKEHAM
RH20 3EN

Statement / tax point date: 18 May 2022

Supply address: FIELD ADJ SOUTH HILL,
STORRINGTON ROAD, PULBOROUGH, RH20 3EJ

Supply point ID: 3019241405W18

Our VAT number: 945 8508 85

Page 1 of 2

Your water services statement

25 February – 17 May 2022 (81 days, average £1.19 per day)

YOUR ACCOUNT SUMMARY

Your previous balance	£121.97	CREDIT
Payments received	£75.00	CREDIT
Your balance brought forward	£196.97	CREDIT

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	£96.08
VAT	£0.00
Total charges this period	£96.08

Your new account balance **£100.89** CREDIT

 **Thanks for paying by direct debit.** You don't need to do anything - we'll collect £25.00 from your account on the 15th of each month from 15 June 2022 until 15 February 2023.

Estimated statement

This statement is based on an estimated read. If we receive an actual read, we will use it to calculate your next bill. You can submit your own readings, as long as it's safe to access your meter, on business-stream.co.uk/meter-reading. If your water is not provided by us, we will receive reads from your other supplier.

The water experts

Your charges in detail

Meter number / meter size: 97M677851 KENT / 20mm

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £49.15	25 Feb 22 – 31 Mar 22	35 days	0.134658	Z	£4.71
Yearly fee £51.61	1 Apr 22 – 16 May 22	46 days	0.141397	Z	£6.50
Volumetric water charge					
Estimated reading	17 May 22	7818			
Actual reading	25 Feb 22	7762			
= Volume used this period		56.00 m ³			
Charges	25 Feb 22 – 31 Mar 22	24.00 m ³	1.476100	Z	£35.43
Charges	1 Apr 22 – 17 May 22	32.00 m ³	1.545000	Z	£49.44
Total water charges					£96.08
Subtotal					£96.08
VAT					£0.00
Total charges this period					£96.08

A yearly fee for the upkeep of external pipes and pumps that supply water to your property.

The charge for the recorded amount of water you've used, measured by your meter.

VAT on our charges

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Customer reference / statement no
2722271 / 23

SOUTH HILL PRODUCE
SOUTH HILL FARMHOUSE
STORRINGTON ROAD
THAKEHAM
RH20 3EN

Statement / tax point date: 18 November 2022

Supply address: FIELD ADJ SOUTH HILL,
STORRINGTON ROAD, PULBOROUGH, RH20 3EJ

Supply point ID: 3019241405W18

Our VAT number: 945 8508 85

Page 1 of 2

Your water services statement

8 August – 17 November 2022 (101 days, average £1.30 per day)

YOUR ACCOUNT SUMMARY

Your previous balance	£27.71
Payments received	£100.00 CREDIT
Your balance brought forward	£72.29 CREDIT

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	£131.70
VAT	£0.00
Total charges this period	£131.70

Your new account balance **£59.41**

 **Thanks for paying by direct debit.** You don't need to do anything - we'll collect £25.00 from your account on the 15th of each month from 15 December 2022 until 15 February 2023.

Estimated statement

This statement is based on an estimated read. If we receive an actual read, we will use it to calculate your next bill. You can submit your own readings, as long as it's safe to access your meter, on business-stream.co.uk/meter-reading. If your water is not provided by us, we will receive reads from your other supplier.

The water experts

Your charges in detail

Meter number / meter size: 97M677851 KENT / 20mm

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee £51.61	8 Aug 22 – 16 Nov 22	101 days	0.141397	Z	£14.28
Volumetric water charge					
Estimated reading	17 Nov 22	8002			
Actual reading	8 Aug 22	7926			
= Volume used this period		76.00 m ³			
Charges	8 Aug 22 – 17 Nov 22	76.00 m ³	1.545000	Z	£117.42
Total water charges					£131.70
Subtotal					£131.70
VAT					£0.00
Total charges this period					£131.70

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VAT on our charges

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