Technical Note : Water Neutrality Statement

Site: Willow Pond House, New Hall Lane, Small Dole, BN5 9YH
Prepared by: Ella Harrop
Approved by: Laura Jagiela
Date: 15 January 2025

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1.0 Introduction

1.1 This Water Neutrality Statement (WNS) has been prepared on behalf of Mr & Mrs Spencer-Smith in support of the planning application for the development at Willow Pond House, New Hall Lane, Small Dole, BN5 9YH.

1.2 The planning application is in relation to the construction of one four-bed house at the site of Willow Pond House, New Hall Lane, Small Dole. The address that the application was originally approved under is Jandola, New Hall Lane (*Reference number: DC/19/0532*). This WNS is provided in support of a retrospective application for this dwelling which has been requested by the Local Planning Authority.

1.3 Following the issue of Natural England's (NE's) Position Statement on Water Neutrality within the Sussex North Water Supply Zone (SNWSZ) and the Somerset Ruling, all new, reserved matters, conditions discharge and Section 73 planning applications within the SNWSZ must demonstrate that the development can be water neutral. The SNWSZ covers part of 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 A** and NE's Position Statement can be found in full within **Appendix B.**

1.4 As the site falls within the SNWSZ boundary, Horsham District Council (HDC) as the Local Planning Authority (LPA) wish to know whether the proposed development represents a change in water consumption and, if so, that the development can be water neutral.

1.5 Therefore, to satisfy NE's and HDC's requirements on water neutrality, this WNS will set out the following:

- The baseline, existing water demand for the development site;
- Whether there will be a change in water demand as a result of the proposed development;
- What water demand reduction measures, such as the fitting of water efficient fixtures and fittings, will be used;
- Whether the proposed development will be water neutral, and;
- Whether any further offsetting measures to meet proposed water demand are required.

2.0 Background

2.1 The development is located at Willow Pond House, New Hall Lane, Small Dole, BN5 9YH, located between the property "Jandola" and "Ridgecote" along New Hall Lane. The site currently consists of open field and a garage.

2.2 It was proposed to demolish the garage and construct one four-bed house, with landscaping and residential parking along with an access point from New Hall Lane. The dwelling must be offset and demonstrate water neutrality. A copy of the proposed plans can be found in **Appendix C.**

3.0 Existing Water Usage

3.1 The existing site comprised of a garage and empty land, therefore, the baseline water usage has been assumed as zero litres per day.

4.0 Future Water Demand

4.1 As previously defined, the redevelopment of the site provides one four-bed house.

4.2 In terms of the mains water demand of the dwellings, they will need to comply with Paragraph 2 of Schedule F1 of Building Regulations 2010, which states that "*the potential consumption of wholesome water by persons occupying a new dwelling must not exceed 125 litres per person per day*".

4.3 The 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.

1-bedroom	2-bedroom	3-bedroom	4-bedroom
1.32	1.88	2.47	2.86

Table 4.1 – Average district occupancy levels per dwelling size

4.4 Using the above census data and the housing mix defined above, the population of the development is estimated to be 2.86 persons.

4.5 Using the Building Regulations water consumption figure of 125 litres per person per day and population size of 2.86, it is estimated that the total water usage per day for the proposed development would total to 357.50 litres per day.

4.6 Therefore, following the redevelopment of the site, there is a net increase in water demand of 357.50 litres per day. At this stage, the development cannot be considered to be water neutral and water reduction measures must be considered.

5.0 Water Reduction Measures

5.1 To further minimise the demand on the mains water, the dwelling can 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. This is achieved through the use of water efficient fixtures and fittings.

The client has provided a Part G compliance report, in which a water calculation in accordance with Buildings Regulations Part G has been carried out and confirms that the dwelling can achieve a reduced main water consumption of 109.72 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 D** and is summarised in Table 5.1, on the next page.

	Total Water Usage (l/p/day)
WC (single flush)	17.64
Taps (Excluding Kitchen)	12.64
Shower	34.96
Bath	14.30
Kitchen Taps	13.88
Washing Machine	17.16
Dishwasher	4.50
Total	115.07
Normalisation Factor	0.91
Total	104.72
External Water Use	5.00
Total	109.72

Table 5.1 - Part G Calculation

5.2 Using the Part G water consumption figure of 109.72 litres per person per day and the census-based development population of 2.86 it is estimated that the water usage per day for the development can be reduced to 313.79 litres per day.

5.3 Therefore, following the redevelopment of the site there is a net increase in water demand of 313.79 litres per day. At this stage, the development still cannot be considered water neutral.

5.4 Therefore, to achieve water neutrality, further water offsetting measures are required.

6.0 Offsetting Measures

6.1 To ensure the development can demonstrate water neutrality in accordance with the NE Position Statement, 313.79 litres per day needs to be offset.

6.2 The NE Position Statement states that offsetting can be carried out by fitting properties with grey water recycling systems, rainwater harvesting and/or water efficient fixtures and fittings.

6.3 The client is offsetting the water demand of the development against an offsetting scheme in Crawley, Sussex Water Neutrality. A summary of the offsetting scheme can be seen in **Appendix E.** The scheme involves retrofitting fixtures and fittings to developments within the SNWSZ to create a reduction in water demand, which can be used to offset proposed developments. One litre of water per day is equal to one credit.

6.4 The redevelopment requires a minimum of 314 credits to achieve water neutrality. A buffer of 5% has been added to ensure the development meets Horsham's guidance for water neutrality. Therefore, the client will purchase 330 credits from the Sussex Water Neutrality Offsetting Scheme.

6.5 From the offsetting scheme in Crawley, two properties will be used to offset the proposed development: 13 Scott Road and 11 Aintree Road.

13 Scott Road

6.6 13 Scott Road is a six-bed property with a current population of six people located in Crawley, RH10 5DA. Within the HMO the kitchen is a communal space, used by all six occupants. The bathrooms are split between the bedrooms. This means that first bathroom (Bathroom One) will be used by two of the occupants and the second bathroom (Bathroom Two) will be used by four occupants.

Flow Survey

6.7 A flow survey was undertaken in April 2024 to determine the existing water usage of 13 Scott Road. A copy of the flow survey can be found in **Appendix F.**

6.8 Noting how the bathrooms are used, the Part G calculation has been split into two. The Part G calculation for the water use by the first two occupants and a Part G calculation for the remaining four occupants. They all use the communal washing machine, therefore this will remain the same across the calculations.

6.9 A Part G calculation following the flow survey on Bathroom One gives a water consumption of 149.69 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 299.39 litres per day with a population of two.

6.10 A Part G calculation following the flow survey on Bathroom Two gives a water consumption of 154.79 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 619.15 litres per day with a population of four. A copy of the Part G calculations for each bathroom can be found in **Appendix G.**

6.11 Following the flow survey, the total water consumption at 13 Scott Road is 918.54 litres per day.

Water Reduction Measures

6.12 Flow restricting valves will be fitted to the basin taps and kitchen taps within the property, as well the showers in all the Bathrooms will be fitted with flow restricting valves, as to reduce the water consumption.

6.13 A water calculation in accordance with Building Regulations Part G has been carried out and this confirms that the water use of all the Bathrooms can be reduced to 89.52 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 H** and is summarised in Table 6.1, below:

	Total Water Usage (l/p/day)
WC (full flush)	8.76
WC (part flush)	8.88
Taps (Excluding Kitchen)	7.11
Shower	44.80
Kitchen Sink	12.56
Washing Machine	10.77
Total	92.08
Normalisation Factor	0.91
Total	84.52
External Water Use	5.00
Total	89.52

Table 6.1 – Offsetting Water Usage

6.14 Using the Part G water consumption figure of 89.52 litres per person per day and a population of six, it is estimated that the water usage of 13 Scott Road will reduce to 537.14 litres per day.

6.15 A copy of the flow restricting valves to achieve the above water consumption can be found in **Appendix I.**

6.16 Following the installation of the flow restricting valves at 13 Scott Road, the total water consumption can be reduced to 537.14 litres per day.

13 Scott Road – Summary

6.17 13 Scott Road's baseline water usage was 918.54 litres per day and, following the incorporation of the above measures, the water usage will be reduced to 537.14 litres per day. This will provide a water saving of 381.40 litres per day within the SNWSZ.

6.18 80 of these credits are already allocated against a development in Rudgwick, thus the residual 301.40 credits available from 13 Scott Road are being allocated to the proposed development at Willow Pond House.

6.19 As stated in Section 5 of this WNS, the proposed development will have a total water demand of 313.79 litres per day and the client is proposing to purchase a total of 330 credits from the Sussex Water Neutrality Offsetting Scheme. An initial 301.4 litres per day are being made available from 13 Scott Road and the remaining 28.6 litres per day will be made available from 11 Aintree Road, as discussed below.

11 Aintree Road

6.20 11 Aintree Road is a six-bed property with a current population of six people located in Crawley, RH10 6TD. Within the HMO the kitchen is a communal space, used by all six occupants. However, the bathrooms are split between the bedrooms. This means that the first bathroom (Bathroom One) will be used by two of the occupants and the second bathroom (Bathroom Two) will be used by four other occupants.

Flow Survey

6.21 A flow survey was undertaken in April 2024 to determine the existing water usage of 11 Aintree Road. A copy of the flow survey can be found in **Appendix J.**

6.22 Noting how the bathrooms are used, the Part G calculation has been split into two. There is a Part G calculation for the water use by two occupants and a Part G calculation for four occupants. They all use the communal washing machine, therefore this will remain the same across the calculations.

6.23 A Part G calculation following the flow survey on Bathroom One gives a water consumption of 101.68 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 203.37 litres per day with a population of two.

6.24 A Part G calculation following the flow survey on Bathroom Two gives a water consumption of 95.45 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 381.80 litres per day with a population of four. A copy of the Part G calculations for each bathroom can be found in **Appendix K.**

6.25 Following the flow survey, the total water consumption at 11 Aintree Road across its full population of six people is 585.17 litres per day.

Water Reduction Measures

6.26 Flow restricting valves will be fitted to all basin taps and kitchen taps within the property to reduce the water consumption. The bath taps in Bathroom Two will be disconnected and the overflow will be lowered so that it can only act as a shower tray.

6.27 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 One can be reduced to 90.34 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 L** and is summarised in Table 6.2, on the next page:

	Total Water Usage (l/p/day)
WC (Dual Flush)	8.76
WC (Dual Flush) Part	8.88
Taps (Excluding Kitchen)	7.11
Shower (where bath present)	44.80
Kitchen Sink	12.56
Washing Machine	11.67
Total	93.78
Normalisation Factor	0.91
Total	85.34
External Water Use	5.00
Total	90.34

Table 6.2 – Offsetting Water Usage: Bathroom One

6.28 Using the Part G water consumption figure of 90.34 litres per person per day and a population of two, it is estimated that the usage of Bathroom One will reduce to 180.67 litres per day.

6.29 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 reduce to 80.14 litres per person per day, which includes an allowance of 5 litres person per day for external water usage. A copy of the Part G calculation can be found in **Appendix L** and is summarised in Table 6.3, on the next page.

	Total Water Usage (l/p/day)
WC (Dual Flush)	8.76
WC (Dual Flush) Part	8.88
Taps (Excluding Kitchen)	7.11
Shower (where bath present)	33.60
Kitchen Sink	12.56
Washing Machine	11.67
Total	82.58
Normalisation Factor	0.91
Total	75.14
External Water Use	5.00
Total	80.14

Table 6.3 – Offsetting Water Usage: Bathroom Two

6.30 Using the Part G water consumption figure of 80.14 litres per person per day and a population of four, it is estimated that the water usage of Bathroom Two can reduce to 320.58 litres per day.

6.31 A copy of the flow restricting valves to achieve the above water consumption can be found in **Appendix I.**

6.32 Following the installation of the flow restricting valves at 11 Aintree Road, the total water consumption can be reduced to 501.25 litres per day.

11 Aintree Road - Summary

6.33 11 Aintree Road's baseline water usage was 585.17 litres per day, following the incorporation of the above measures, the water usage will be reduced to 501.25 litres per day. This will provide a water saving of 83.92 litres per day within the SNWZS.

6.34 The proposed development requires 330 credits and 301.40 are being made available from 13 Scott Road, 28.6 further credits are required. Of the 83.92 credits available from 11 Aintree Road, 28.6 are being allocated to the proposed development at Willow Pond House.

Summary of Offsetting

6.35 A stated in Section 5 of this WNS, the development will have a total water demand of 313.79 litres per day and the client is buying a total of 330 credits from the Sussex Water Neutrality Offsetting Scheme.

6.36 301.40 are being made available from 13 Scott Road and 28.6 from 11 Aintree Road. Therefore, with the credits being made available the proposed development at Willow Pind House will be water neutral.

7.0 Summary and Conclusions

7.1 This Technical Note sets out the water usage strategy for the development at Willow Pond House, New Hall Lane, Small Dole, BN5 9YH.

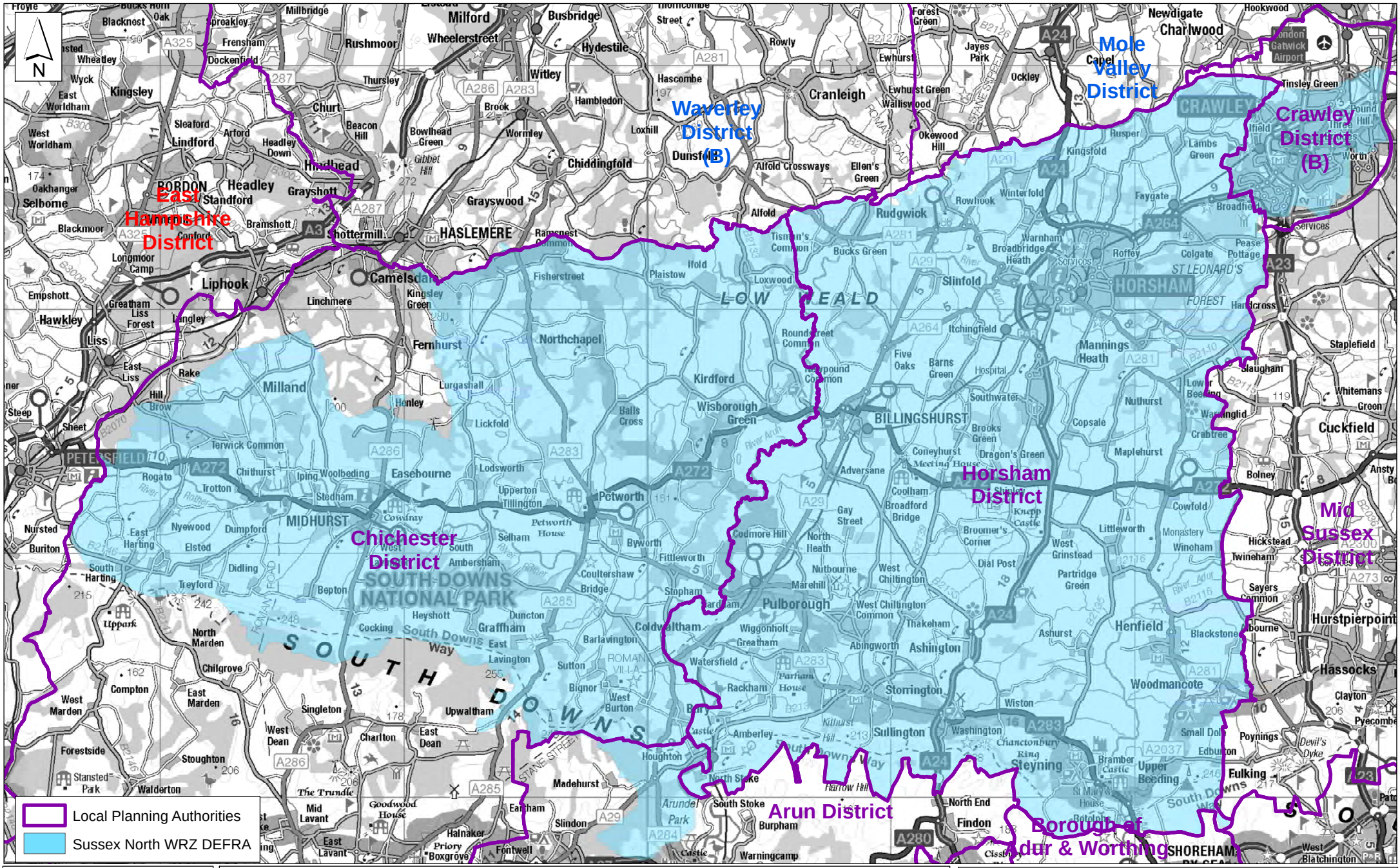
7.2 The four-bed house will incorporate water efficient fixtures and fittings to reduce the mains water consumption.

7.3 The development at Willow Pond House will purchase 330 credits as part of the offsetting scheme by Sussex Water Neutrality. Therefore, the residual mains water requirement of the development 313.79 litres per day has been fully offset and there is no additional mains water requirement within the SNWSZ as a result of the development.

7.4 This strategy will minimise the impact of the new development on the SNWSZ. This WNS confirms the proposal will be water neutral once complete and therefore satisfying NE's requirements.

Appendix A

Sussex North Water Supply Zone Map



Horsham District Council

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

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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 B

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 C

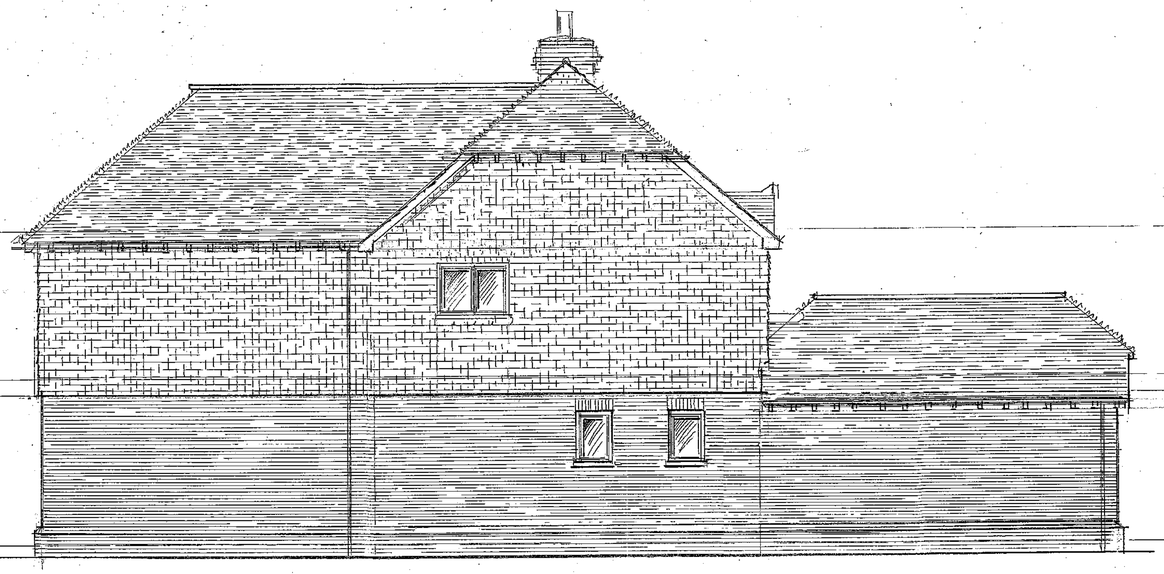
Plans



FRONT ELEVATION (south)



SIDE ELEVATION (east)



SIDE ELEVATION (west)

0 1 2 3 4 5 Metres 10



REAR ELEVATION (North)

REVISIONS

1. Fenestration to "garage" altered
2. "Garage" constructed as study bedroom
3. Room designated as "study" constructed as "utility"

PLAN RE VISED 11/04/2025 pjclay

Elevations

PROJECT: Proposed New House

Jandola
New Hall Lane
Small Dole
HENFIELD
BN5 9YH

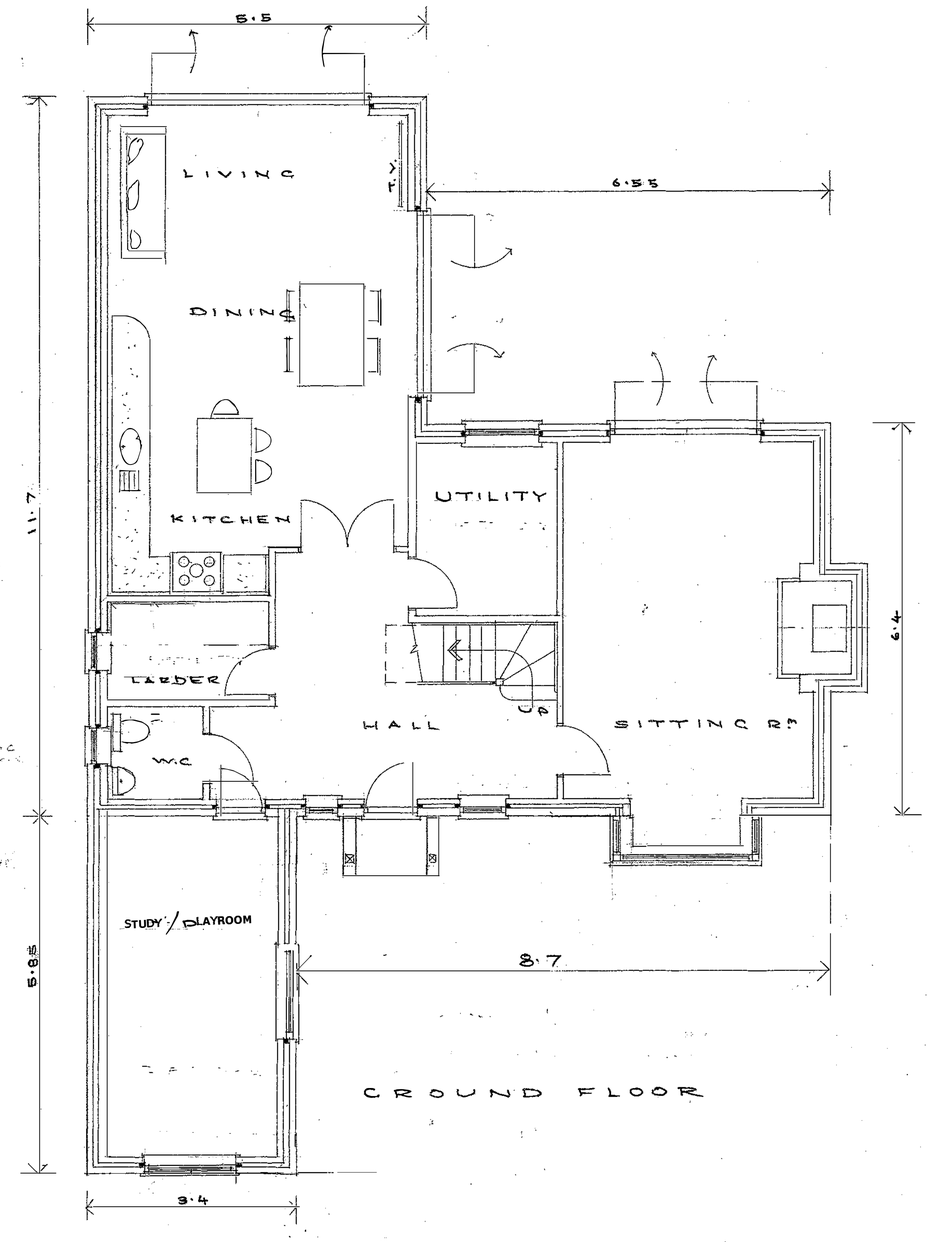
PHILIP J CLAY
ARCHITECTURAL DESIGN

TELEPHONE -01903 815889
E-Mail phillipclay@sky.com
web site: www.philclay.co.uk

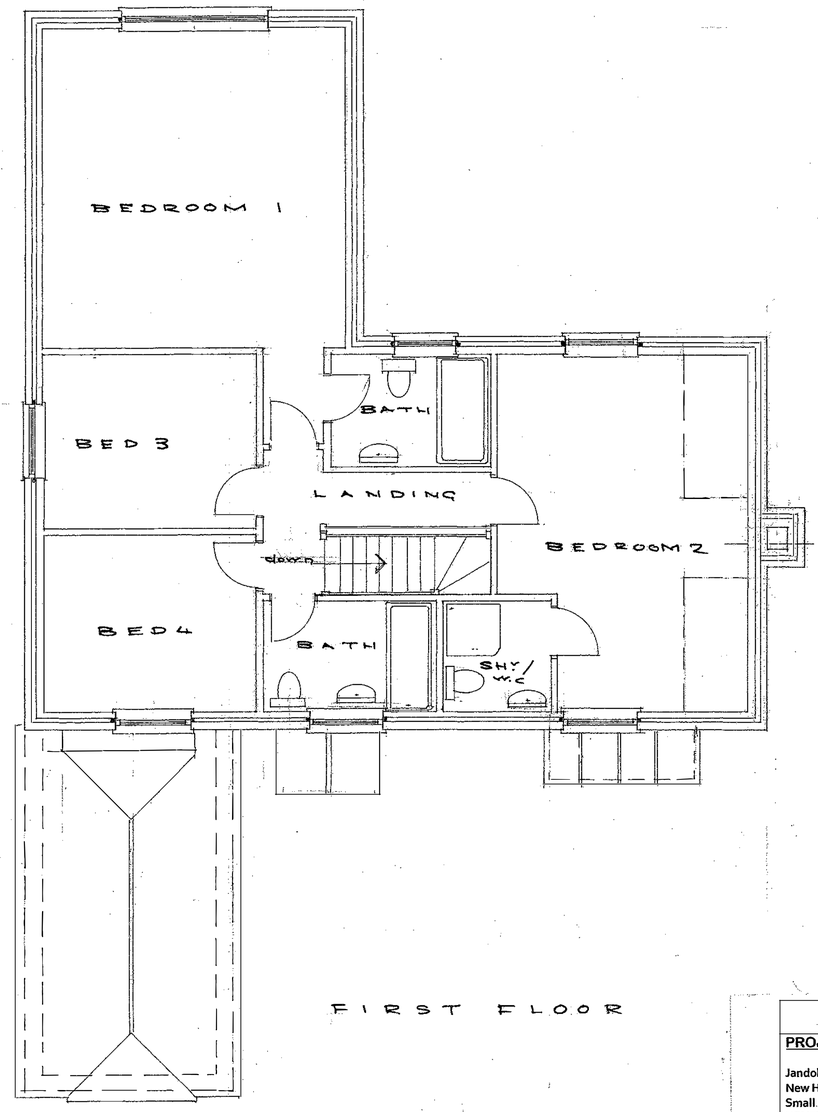
CLIENTS:

Mr and Mrs Spencer Smith

Scale & plan size	DWG. NO	P. J. Clay
1:50 at A1	2196-6 Rev 1	Feb. 2019 Apr 2025



GROUND FLOOR



FIRST FLOOR

0 1 2 3 4 5 Metres 10

REVISIONS

4. **Fenestration to "garage" altered**
5. **"Garage" constructed as study bedroom**
6. **Room designated as "study" constructed as "utility"**

PLAN RE VISED 11/04/2025 pjclay

Floor Plans

PROJECT: Proposed New House

Jandola
New Hall Lane
Small Dole
HENFIELD
BN5 9YH

CLIENTS:

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Scale & plan size	DWG. NO.	P. J. Clay
1:50 at A1	2196 - 5 REV. 1	Feb. 2019 AKE 2025

Appendix D

Part G Compliance Form

Part G Compliance Report

PROJECT DETAILS

Project Reference:	YB-26 - Part G Water Jandola Small Dole
Client:	Mr & Mrs Spencer Smith
Property:	Jandola, New Hall Lane Small Dole Henfield BN5 9YH

Local Authority:	Horsham District Council
Agent:	Phillip Clay

Assessor:	
Address:	
Contact:	
Software:	G-Calc 2015 version 3.0.2
Prepared on:	26-Feb-20

RESULT SUMMARY

By following the Government's national calculation methodology for assessing water efficiency in new dwellings this 4 bed dwelling, as designed, achieves a water consumption of 109.7 litres per person per day.

Compliance with Building Regulation 36(1) has been demonstrated.

Table 1: The Water Calculator for New Dwellings					
Installation Type	Unit of measure	Value	Use factor	Fixed use	litres/person/day
WC(single flush)	Flush volume (litres)	0	4.42	0.00	0
WC(dual flush)	Full flush vol.	0	1.46	0.00	0
	Part flush vol.	0	2.96	0.00	0
WC(multiple fittings)	Average effective Flush vol. (litres)	3.99	4.42	0.00	17.64
Taps(excl. Kitchen)	Flow rate (litres/min)	7	1.58	1.58	12.64
Bath (shower also present)	Capacity to overflow (litres)	130	0.11	0.00	14.3
Shower (bath also present)	Flow rate (litres/min)	8	4.37	0.00	34.96
Bath only	Capacity to overflow (litres)		0.50	0.00	
Shower only	Flow rate (litres/minute)		5.6	0.00	
Kitchen sink taps	Flow rate (litres/minute)	8	0.44	10.36	13.88
Washing Machine	litres/kg dry load	8.17	2.1	0.0	17.16
Dishwasher	litres/place setting	1.25	3.6	0.0	4.50
Waste disposal	litres/use	0	3.08	0.0	0
Water softener	litres/person/day	0	1.0	0.0	0

Total calculated use (litres/person/day)	115.08
Contribution from greywater (litres/person/day)	-
Contribution from rainwater (litres/person/day)	-
Normalisation factor	0.91
Total Water Consumption. Code for Sustainable Homes (litres/person/day)	**104.7**
External water use	5.0
Total Water Consumption. (36(1)) (litres/person/day)	**109.7**

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Table 2: Consumption Calculator for multiple fittings for New Dwellings			
2.1: Taps (excluding kitchen sink taps)			
	Flow Rate (l/min)	Quantity (No.)	Total per fitting type
1 Taps	7	5	35
2			
3			
4			
Total (Sum of all Quantities)		5	
Total (Sum of all totals per fitting type)			35
Average Flow Rate (l/min)			7
Maximum Flow Rate (l/min)			7
Proportionate flow Rate (l/min)			4.9

Table 2: Consumption Calculator for multiple fittings for New Dwellings			
2.2: Baths			
	Capacity (litres)	Quantity (No.)	Total per fitting type
1 Baths	130	2	260
2			
3			
4			
Total (Sum of all Quantities)		2	
Total (Sum of all totals per fitting type)			260
Average Capacity to overflow (litres)			130
Maximum Capacity to overflow (litres)			130
Pproportionate capacity to overflow (litres)			91

Table 2: Consumption Calculator for multiple fittings for New Dwellings			
2.6: Showers			
Shower Type	Flow rate (l/min)	Quantity (No.)	Total per fitting type
1 Showers	8	3	24
2			
3			
4			
Total (Sum of all Quantities)		3	
Total (Sum of all totals per fitting type)			24
Average Flow rate (l/min)			8
Maximum Flow rate (l/min)			8
Proportionate flow rate (l/min)			5.6

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Table 2: Consumption Calculator for multiple fittings for New Dwellings			
2.7: WC's			
WC Type	Effective flushing volume (litres)	Quantity (No.)	Total per fitting type
1 WC	3.99	4	15.96
2			
3			
4			
Total (Sum of all Quantities)		4	
Total (Sum of all totals per fitting type)			15.96
Average effective flushing volume (litres)			3.99

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Summary of fitting types "As Designed"			
Type	Description	Flow rates, volumes etc.	Qty
Taps	Taps	7 litres/min	5
Baths	Baths	130 litres to overflow	2
Dishwashers		1.25 litres/place	1
Washing Machines		8.17 litres/kg	1
Showers	Showers	8 litres/min	3
WC's	WC	6 / 3 litres flush vols.	4
Kitchen/Utility taps		8 litres/min	1

The lower section of this table is to be filled in by the builder prior to completion. The descriptions, values and quantities should represent the 'as built' specification. Please note the values above represent design values and should not be exceeded without prior consultation with the agent/designer (Phillip Clay).
The completed table should be returned to the assessor: the agent/designer.

Declaration of fitting types "As Built"			
Type	Make and Model	Flow rates, volumes etc.	Qty
Taps			
Baths			
Dishwashers			
Washing Machines			
Showers			
WC's			
Kitchen/Utility taps			

Project ref: YB-26 - Part G Water Jandola Small Dole - Jandola, New Hall Lane

The above declaration of fittings, values and quantities is a true reflection of those installed on this project.

Name: ..... Signature: ..... Date: .....

------End of Report------

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Appendix E

Summary of Offsetting Scheme

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	170	18.54
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	TBC	72.85	0.12
43 Ardingly Close	133.15	Dominos Pizza	TBC	133.15	0
42 Caburn Height	348	Mr Kevin Shaw	DC/24/112	305	23.42
13 Scott Road	381	Mitchell Evans LLP	DC/24/1003	80	301.40 (remaining used below)
37 Five Acres	287.64	Mr Kevin Shaw	TBC	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
			Total Allocated Credits	2,949	
			Total Remaining Credits		98.74

Appendix F

Flow Survey: 13 Scott Road

Residential Flow Survey

25 Apr 2024 / Kevin Shaw @ 13 Scott Road

Complete

Score	15 / 15 (100%)	Flagged items	0	Actions	0

Site conducted	13 Scott Road, Crawley, RH10 5DA
Conducted on	25.04.2024 16:29 BST
Prepared by	Kevin Shaw @ 13 Scott Road
Location	13 Scott Road Crawley England RH10 5DA United Kingdom (51.10345660365816, -0.176875432466763)
Water Meter Reading	
Type of Property	Semi-detached
Number of bedrooms	6

Untitled Page	14 / 14 (100%)
Kitchen 1	1 / 1 (100%)
- Sink Taps - litres/minute VIDEO REQUIRED	Mixer 12Lpm
AF3500F5-DC71-47EF-815B-64561CFFEFE5-video.mov	
- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED	Yes
- Dishwasher Make & Model - litres/place setting PHOTO REQUIRED	No
Utility Room/Kitchen 2	1 / 1 (100%)
Is there a utility room/second kitchen?	No
WC	1 / 1 (100%)
Is there a WC?	Yes
- Basin Taps - litres/minute VIDEO REQUIRED	Mixer 10Lpm
A2A0C771-8F5D-4141-B586-E39BFD7C1742-video.mov	
- WC - litres PHOTO REQUIRED	Dual Flush



Photo 1

Bathroom 1	2 / 2 (100%)
- Shower Make/Model - litres/minute VIDEO REQUIRED	Thermostatic Mixer 17Lpm
2 tenants share this bathroom	
714036B8-53E5-4BCF-AC2B-7F314192B7EA-video.mov	
- Basin Taps - litres/minute VIDEO REQUIRED	Mixer 11.5Lpm
753C551F-F918-4CC4-BEED-88BA1F5DEDA0-video.mov	
- WC - litres PHOTO REQUIRED	Dual Flush


Photo 2

Is there a bath?	No
- Bathroom 2	2 / 2 (100%)
Is there an additional bathroom?	Yes

4 tenants share this bathroom

- Basin Taps - litres/minute VIDEO REQUIRED	Mixer 11.5Lpm

A584CE74-E104-4F66-B649-EB24909EA724-video.mov

- Shower - litres/minute VIDEO REQUIRED	Thermostatic mixer 18Lpm

85616CA5-9A58-485D-BD2D-E32C752FDE92-video.mov

- WC - litres PHOTO REQUIRED	Dual Flush


Photo 3

Is there a bath?	No
Bathroom 3	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No
Bathroom 4	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No
Bathroom 5	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No

- Bath and Taps - Measure Bath and litres/minute VIDEO

REQUIRED

Other Water uses	1 / 1 (100%)
Are there any other water uses?	No

Media summary



Photo 1



Photo 2



Photo 3

File summary

AF3500F5-DC71-47EF-815B-64561CFFEFE5-video.mov
A2A0C771-8F5D-4141-B586-E39BFD7C1742-video.mov
714036B8-53E5-4BCF-AC2B-7F314192B7EA-video.mov
753C551F-F918-4CC4-BEED-88BA1F5DEDA0-video.mov

A584CE74-E104-4F66-B649-EB24909EA724-video.mov
85616CA5-9A58-485D-BD2D-E32C752FDE92-video.mov

Appendix G

Part G Calculations: 13 Scott Road (Flow Survey)

Part G Calculation - 13 Scott Road 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)	11.5	1.58	1.58	19.75
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	17	5.6		95.20
Kitchen Sink	12	0.44	10.36	15.64
Washing Machine	5.13	2.1		10.77
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			159.00
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				144.69
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				149.69

	Population	Mains Water Usage
6-bedroom	2	299.39
Totals	2	299.39

Part G Calculation - 13 Scott Road 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)	11.5	1.58	1.58	19.75
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	18	5.6		100.80
Kitchen Sink	12	0.44	10.36	15.64
Washing Machine	5.13	2.1		10.77
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			164.60
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				149.79
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				154.79

	Population	Mains Water Usage
6-bedroom	4	619.15
Totals	4	619.15

Appendix H

Part G Calculations: 13 Scott Road (Retrofit)

Part G Calculation - 13 Scott Road 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		10.77
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			92.88
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				84.52
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				89.52

	Population	Mains Water Usage
6-bedroom	2	179.05
Totals	2	179.05

Part G Calculation - 13 Scott Road 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	8	5.6		44.80
Kitchen Sink	5	0.44	10.36	12.56
Washing Machine	5.13	2.1		10.77
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			92.88
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				84.52
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				89.52

	Population	Mains Water Usage
6-bedroom	4	358.09
Totals	4	358.09

Appendix I

Fixtures and Fittings Specifications: Offsetting (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 J

Flow Survey: 11 Aintree Road

Residential Flow Survey

25 Apr 2024 / Kevin Shaw @ 11 Aintree Rd

Complete

Score	14 / 14 (100%)	Flagged items	0	Actions	0

Site conducted	11 Aintree Road, Crawley, RH10 6LR
Conducted on	25.04.2024 16:00 BST
Prepared by	Kevin Shaw @ 11 Aintree Rd
Location	11 Aintree Road Crawley England RH10 6LR United Kingdom (51.106175884489964, -0.17209386319427988)
Water Meter Reading	
Type of Property	Terrace
Number of bedrooms	6

Untitled Page	13 / 13 (100%)
Kitchen 1	1 / 1 (100%)
- Sink Taps - litres/minute VIDEO REQUIRED	Mixer 10Lpm
8E449EEC-C952-4754-815A-437CA65D7398-video.mov	
- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED	Yes
- Dishwasher Make & Model - litres/place setting PHOTO REQUIRED	No
Utility Room/Kitchen 2	1 / 1 (100%)
Is there a utility room/second kitchen?	Yes
- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED	No
- Sink Taps - litres/minute VIDEO REQUIRED	Mixer 11Lpm
9B560405-6DCC-44A6-A5A9-47BF918F237B-video.mov	
WC	1 / 1 (100%)
Is there a WC?	Yes
- Basin Taps - litres/minute VIDEO REQUIRED	Mixer 13Lpm
C8A8E7AD-7300-4880-88BF-497D092D0106-video.mov	
- WC - litres PHOTO REQUIRED	Dual Flush
 Photo 1	
Bathroom 1	2 / 2 (100%)
- Shower Make/Model - litres/minute VIDEO REQUIRED	Thermostatic mixer 8Lpm
2 tenants share this bathroom	
76E18B5D-424F-4BAD-9278-1B0F7C472B21-video.mov	
- Basin Taps - litres/minute VIDEO REQUIRED	Mixer tap 10Lpm
8e14b3bf-3df0-4a92-a717-4c2f08adbb64.mov	

- WC - litres PHOTO REQUIRED	Dual Flush



Photo 2

Is there a bath?	No
- Bathroom 2	1 / 1 (100%)
Is there an additional bathroom?	Yes
- Basin Taps - litres/minute VIDEO REQUIRED	Less than 3.5Lpm no saving here
- Shower - litres/minute VIDEO REQUIRED	Electric N/A
- WC - litres PHOTO REQUIRED	Dual Flush



Photo 3

Is there a bath?	Yes
- Bath and Taps - Measure Bath and litres/minute VIDEO REQUIRED	L1400 W480 D300 (to overflow)

Plan to remove bath



Photo 4

Bathroom 3	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No
Bathroom 4	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No

Bathroom 5	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No
- Bath and Taps - Measure Bath and litres/minute VIDEO REQUIRED	

Other Water uses	1 / 1 (100%)
Are there any other water uses?	No

Media summary



Photo 1

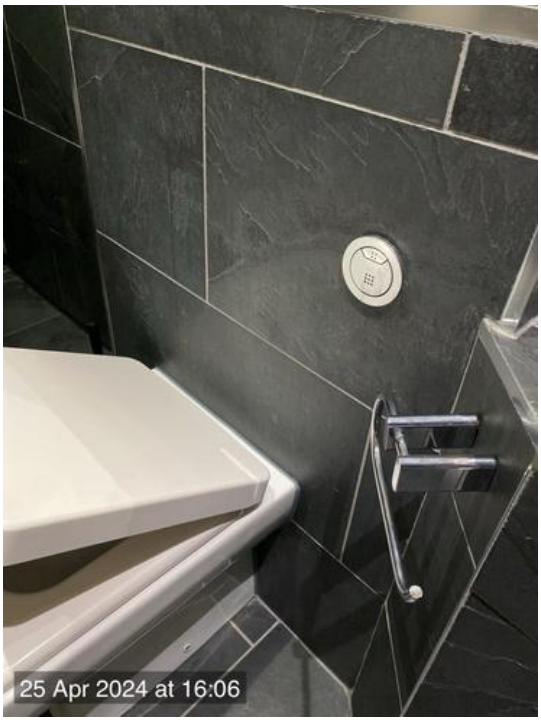

Photo 2



Photo 3



Photo 4

File summary

8E449EEC-C952-4754-815A-437CA65D7398-video.mov
9B560405-6DCC-44A6-A5A9-47BF918F237B-video.mov
C8A8E7AD-7300-4880-88BF-497D092D0106-video.mov
76E18B5D-424F-4BAD-9278-1B0F7C472B21-video.mov

8e14b3bf-3df0-4a92-a717-4c2f08adbb64.mov

Appendix K

Part G Calculations: 11 Aintree Road (Flow Survey)

Part G Calculation - 11 Aintree Road 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)	10	1.58	1.58	17.38
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	10	0.44	10.36	14.76
Washing Machine	5.56	2.1		11.67
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			106.25
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				96.68
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				101.68

	Population	Mains Water Usage
6-bedroom	2	203.37
Totals	2	**203.37**

Part G Calculation - 11 Aintree Road 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)	3.5	1.58	1.58	7.11
Bath (where shower present)	200	0.11		22.00
Shower (where bath present)	6	4.37		26.22
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	10	0.44	10.36	14.76
Washing Machine	5.56	2.1		11.67
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			99.40
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				90.45
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				95.45

	Population	Mains Water Usage
6-bedroom	4	381.80
Totals	4	**381.80**

Appendix L

Part G Calculations: 11 Aintree Road (Retrofit)

Part G Calculation - 11 Aintree Road 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	5.56	2.1		11.67
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			93.78
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				85.34
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				90.34

	Population	Mains Water Usage
6-bedroom	2	180.67
Totals	2	**180.67**

Part G Calculation - 11 Aintree Road 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	6	5.6		33.60
Kitchen Sink	5	0.44	10.36	12.56
Washing Machine	5.56	2.1		11.67
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			82.58
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				75.14
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				80.14

	Population	Mains Water Usage
6-bedroom	4	320.58
Totals	4	**320.58**