Water Neutrality Compliance - 85 Timber Mill - DISC/25/0167

The approved water neutrality strategy was based on the following baseline 3-bed water consumption: 2.47 occupants x average 135 l/p/d = **333.45 l/d**

The approved water neutrality strategy restricted the existing 3-bed and the (2 x 2-bed) new-builds to a total water consumption of 53.49 l/p/d. This resulted in the following calculation:
2.47 + (2 x 1.88) = 6.23 occupants x the above 53.49 l/p/d = **333.24 l/d**

The implemented strategy has resulted in a further decrease in water consumption, easily achieving water neutrality:

- The existing 3-bed (85) has achieved 53.52 l/p/d
- The (2 x 2-bed) new-builds (85a & b) have achieved 51.97 l/p/d

The final/implemented water neutrality calculation is set out below:
(2.47 x 53.52 l/p/d) + (2 x 1.88 x 51.97 l/p/d) = **327.60 l/d**

Evidence of the fixtures, fittings and flow restrictors recently installed in the existing 3-bed (85) are itemised below. Evidence relating to the 2 x 2-bed new-builds (85 a & b) will be supplied separately.

Implemented Part G for the existing 3-bed (85 Timber Mill) showing how the total water consumption of 53.52 l/p/d was achieved

Installation Type	Unit of Measure	Capacity or Flow rate (1)	Use Factor (2)	Fixed use (l/p/d) (3)	Litres/person/day = [(1)x(2)] + (3) (4)	RWH
WC (single flush)	Flush Volume (litres)		4.42			
WC (dual flush)	Full flush Volume (litres)		1.46			
	Part flush Volume (litres)		2.96			
WC (multiple fittings)	Average effective flushing Volume (litres)	3.50	4.42		15.47	**Y**
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	4.00	1.58	1.58	7.90	
Bath (where shower also present)	Capacity to overflow (litres)	165.00	0.11		18.15	
Shower (where bath also present)	Flow Rate (litres/minute)	4.00	4.37		17.48	
Bath Only	Capacity to overflow (litres)		0.50			
Shower Only	Flow Rate (litres/minute)		5.60			
Kitchen/Utility room sink taps	Flow rate (litres/minute)	4.00	0.44	10.36	12.12	
Washing Machine	(Litres/kg dry load)	5.90	2.10		12.39	**Y**
Dishwasher	(Litres/place setting)	0.88	3.60		3.17	
Waste disposal unit	(Litres/use)	Not Present	3.08			
Water Softener	(Litres/person/day)	Not Present	1.00			
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			86.68	
	(6)	Contribution from greywater (litres/person/day)			0.00	
	(7)	Contribution from rainwater (litres/person/day)			**27.86**	
	(8)	Normalisation factor			0.91	
	(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)			53.52	
	(10)	External water use			**5.00 - 5.00 RWH = 0**	**Y**
	(11)	Total water consumption (Building Regs 17.K) =(9)+(10) (litres/person/day)			**53.52**	

Rainwater harvesting control panel and header tank

See below photos showing the RWH control panel and header tank installed in 85. The underground tank is located to the rear of 85a (and evidence/photos will be supplied by the new-build developer). The underground tank has been fitted with 3 independent pumps, each supplying a separate rainwater header tank in the 3 properties.

85 control panel location



85 control panel



85 rainwater header tank



85 invoice for RWH control panel, header tank, washing machine & WC connections

Smallworld PROJECTS

1 CRANBOURNE CLOSE
HORLEY
SURREY
RH6 8PA

T: 01293 785104
M: 07900262716
E: d.azar@btinternet.com

INVOICE

Customer

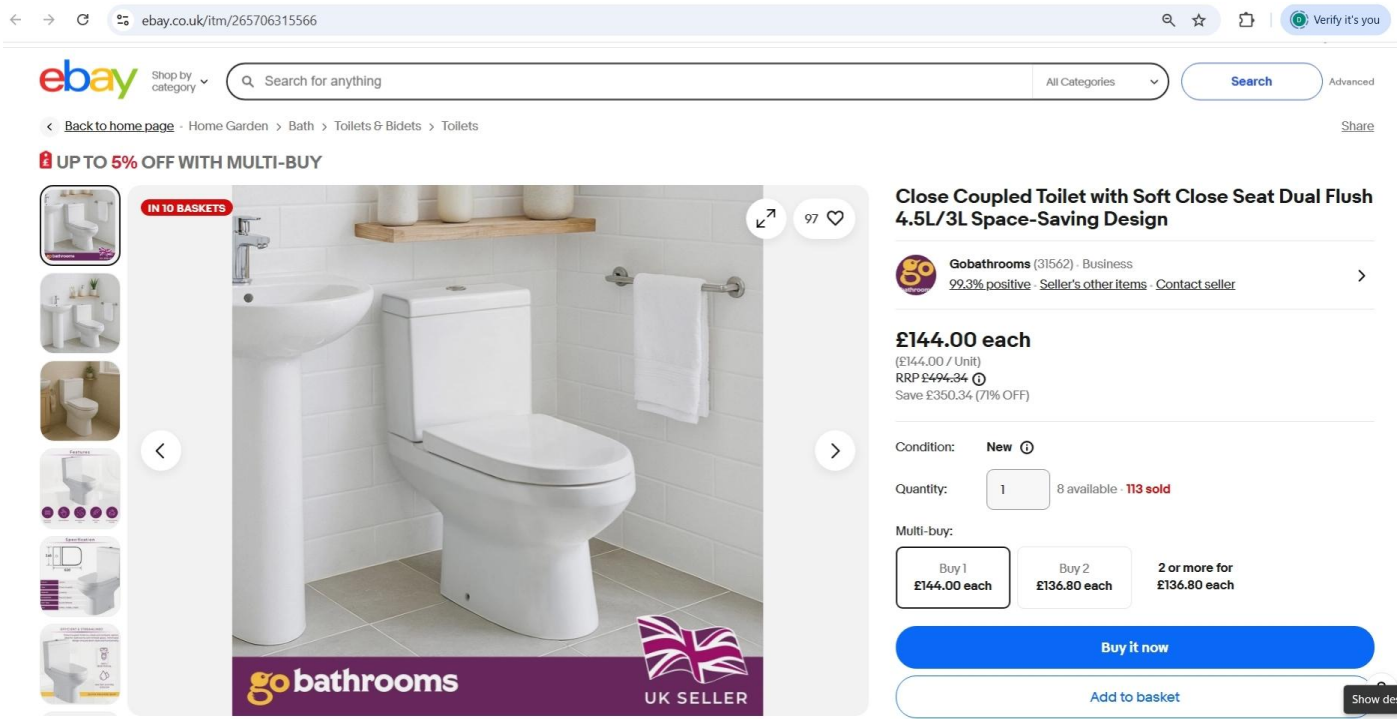
Name	DTM Property Ltd
Address	The Old Vicarage, Aylesbury Road
	Chearsley, Aylesbury
Postcode	HP18 0BS

Date	24/06/2025
Order No.	
Invoice No.	01140DTM

Description	TOTAL
Re: 85 Timber Mill, Southwater, RH13 9SP	
To carry out water harvesting installation to the above property as required by planning for the 2 new builds including the following	
Rainwater harvesting control panel, enclosure, header tank, washing machine and WC connections, plus associated electrical work.	
For all labour and materials as agreed	£1,650.00
ZERO RATED VAT FOR NEW BUILD	
Bank details Account Name: Smallworld Projects Ltd Account Number: 33518442 Sort Code: 20-23-98	
SubTotal	£1,650.00
VAT	£0.00
TOTAL	£1,650.00

WC - (4.5 + 3 + 3) / 3 = 3.5 litres

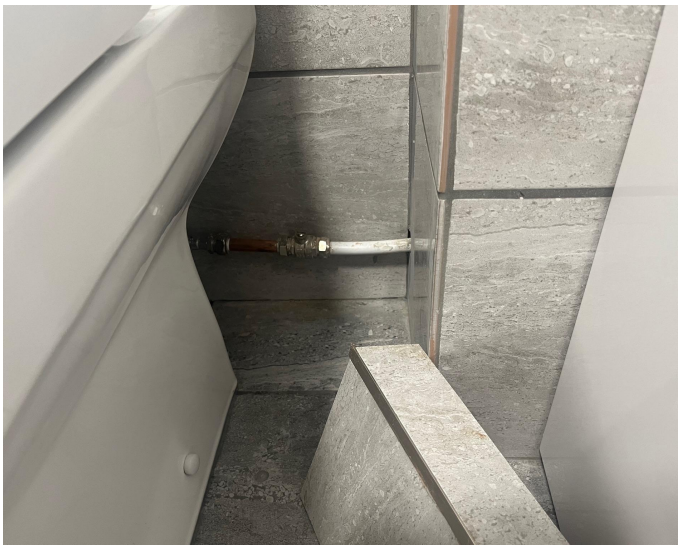
WC ebay listing



WC photo



WC rainwater pipe / connection



WC invoice

Order information

Buyer	top_marques_automotive
Seller	thebathpeople
Placed on	21 Aug 2025
Payment method	PayPal

Delivery address

Timothy Morbey

85, Timber Mil
Southwater, West Sussex RH13 9SP
United Kingdom

Order total

1 item	£144.00
Postage	Free
Order total	£144.00

Items bought from thebathpeople

Order number: 07-13482-86739

Quantity	Item name	Delivery service	Item price
1	Close Coupled Toilet with Soft Close Seat Dual Flush 4.5L/3L Space-Saving Design (265706315566)	Other 24 Hour Courier	£144.00

Bathroom tap - 4 l/m aerator

Bathroom sink & tap



Installation of 4 l/m aerator



Installed 4 l/m aerator



Bathroom tap aerator invoice

Gmail

David Thomas <tetlox@googlemail.com>

Ordered: 2 '4 L/min Tap Aerator Plastic...'

Amazon.co.uk <auto-confirm@amazon.co.uk> 28 September 2025 at 17:46
To: tetlox@gmail.com

Your Orders Your Account Buy Again

Thanks for your order, d!

Ordered Dispatched Out for delivery Delivered

Arriving Wednesday
David – HORSHAM, West Sussex
Order # 206-0314450-1030721

View or edit order

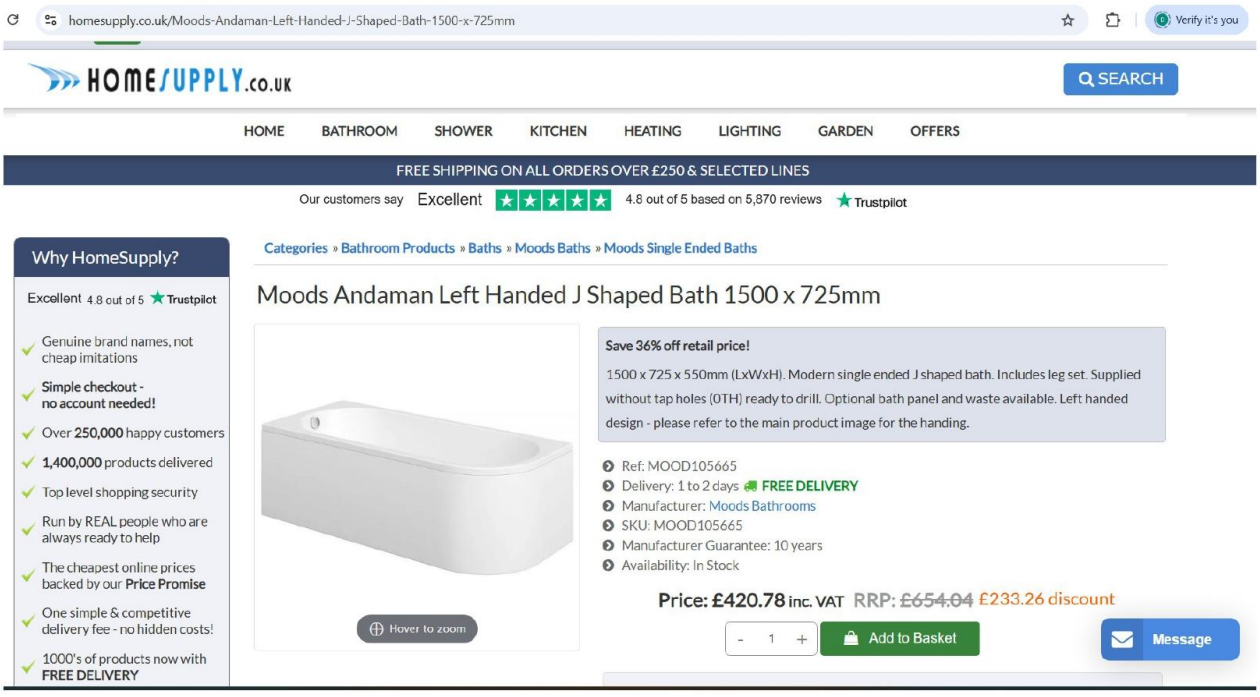


4 L/min Tap Aerator Plastic Inser...
Sold by plumbing4home
Condition: New
Quantity: 2
£1.99

Total **£8.97**

Bath - 165 litres

Bath - 165 litre ebay listing



Info | Reviews

moods
BATHS

Moods Acrylic J Shaped Bath 1500 x 725mm - Left Handed

MOODS BATH FEATURES

- White finish
- J shaped design
- Constructed from acrylic
- Left handed - please refer to the product image to see the handing
- Single ended bath with waste at the foot end
- Comes with 0 tap holes - ready to drill
- Optional bath waste and panel available (**bath panel is 1700mm wide and will need to be cut to size**)
- 10 year guarantee

MOODS BATH SPECIFICATIONS

- Length: 1500mm
- Width: 725mm
- Total Height with Feet: 550mm
- Capacity: 165L

Bath photo



Bath invoice

Gmail

David Thomas <tetlox@googlemail.com>

Thank you for your order - ref: 181037

1 message

HomeSupply Admin <orders@homesupply.co.uk> 21 August 2025 at 21:58
To: tetlox@gmail.com

HOMESUPPLY.CO.UK

Order ID:	181037
Company Name:	
Billing Address:	David Thomas 85 Timber Mill Southwater Horsham, WEST SUSSEX RH13 9SP Great Britain
Alternative Phone:	
Phone:	07904 617421
Email:	tetlox@gmail.com
Loyalty Points:	35065

Details	Name	Unit Price	Quantity	Total
MOOD105665	Moods Andaman Left Handed J Shaped Bath 1500 x 725mm	£214.99	1	£214.99
Matching J Shaped Bath Panel:	- Add Acrylic Bath Panel (1700mm)	£135.66		£135.66
Optional Bath Waste:	- Not Required	-		-
			Sub Total:	£350.65
			VAT:	£70.13
			Grand Total:	£420.78

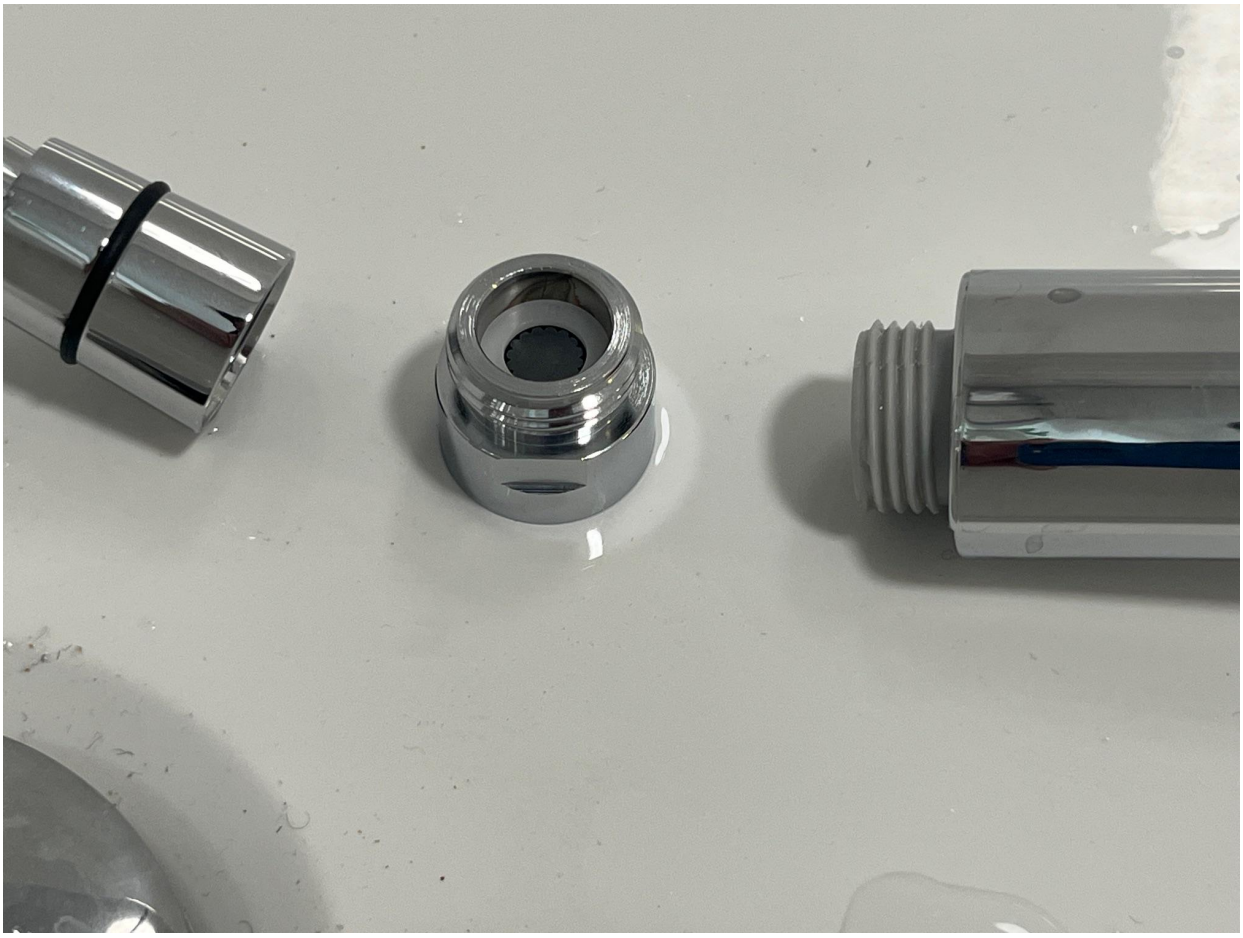
Thank you for purchasing from HomeSupply

Shower - 4 l/m flow limiter

Shower



Installation of 4 l/m flow limiter



Installed 4 l/m flow limiter



Shower flow limiter invoice

Tapstore UK Limited
28 September 2025 . Payment

−£19.98

Paid with

VISA Debit Card x-7221 £19.98
You'll see "PAYPAL *TAPSTORE" on your card statement.

Send to

David Thomas
85 Timber Mill
Southwater
Horsham
WEST SUSSEX
RH13 9SP
United Kingdom

Delivery details

See dispatch details

Transaction ID

0TH37036A318554
4R

Seller information

Tapstore UK Limited
+44 1342321121
sales@tapstore.com

Invoice ID

4000000557

Order summary



Shower Flow Limiter 4 Litres Per Minute	£12.00
Postage	**£7.98**
Total	**£19.98**

Need help?

If there's a problem, be sure to contact the seller through PayPal by **27 March 2026**. You may be eligible for Buyer Protection

Kitchen tap - 4 l/m aerator

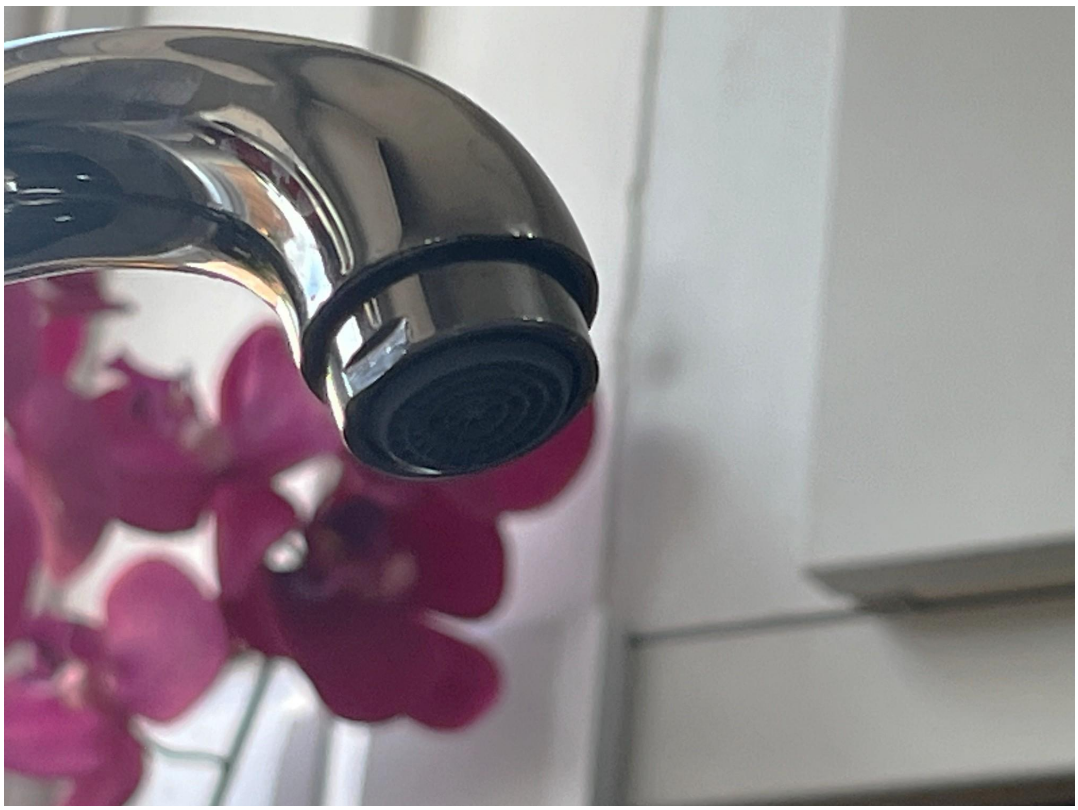
Kitchen sink & tap



Installation of 4 l/m aerator



Installed 4 l/m aerator



Kitchen tap aerator invoice

Gmail

David Thomas <tetlox@googlemail.com>

Ordered: 2 ‘4 L/min Tap Aerator Plastic...’

Amazon.co.uk <auto-confirm@amazon.co.uk> 28 September 2025 at 17:46
To: tetlox@gmail.com

Your Orders Your Account Buy Again

Thanks for your order, d!

Ordered Dispatched Out for delivery Delivered

Arriving Wednesday
David – HORSHAM, West Sussex
Order # 206-0314450-1030721

View or edit order



4 L/min Tap Aerator Plastic Inser...
Sold by plumbing4home
Condition: New
Quantity: 2
£1.99

Total **£8.97**

Washing machine - 11,690 / 220 / 9kg = 5.90

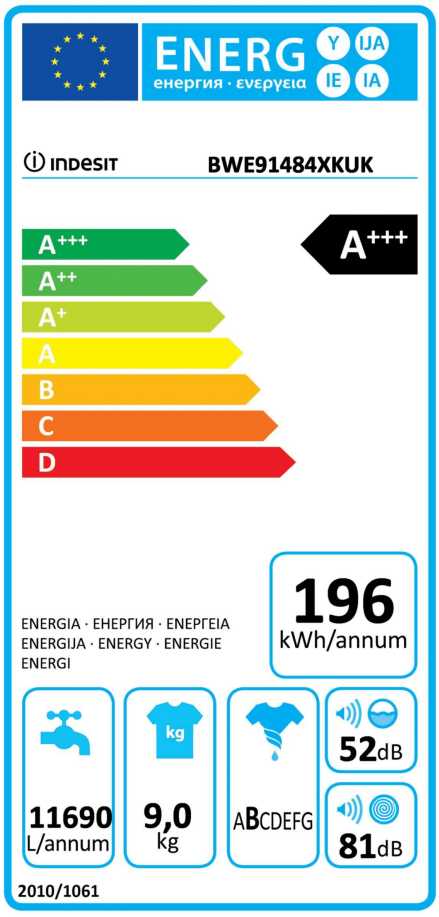
Washing machine installed



Washing machine model - Indesit BWE91484



Washing machine energy label



Washing machine rainwater pipe / connection



Washing machine invoice

Thanks for your order

ao.com <customerservices@t.ao.com>

Fri 28/02/2025 10:38

To: tjmorbey@hotmail.com <tjmorbey@hotmail.com>

Home | Help & Advice | Deals

Your order's all sorted

Sit back, relax and let us get your shiny new stuff ready to roll.

Your order number: AOL206646734

Track your order

Here's what you've bought



Indesit BWE91484XKUK_BK Washing Machine in Black — **£289.00**

To be delivered to: 85 Timber Mill, Horsham RH13 9SP
On 03.03.2025
On the morning of delivery, we'll text and email you between 6:30am and 8:30am with your estimated 3 hour timeslot.

Got an old small kitchen appliance such as toaster, kettle or blender that you want recycling? We'll take it away for FREE. Just pass it directly to your driver when your new product is delivered.

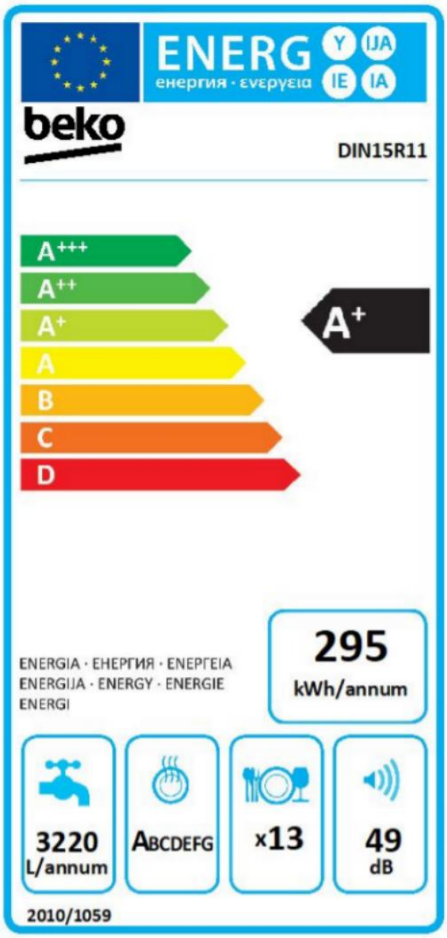
Recycling of your old item:	**£16.36**
Connection of product:	**£20.46**
Disconnection of product:	**£8.18**
Total delivery charges:	Free
Total goods without VAT:	£278.33
VAT @ 20%:	£55.67
Total paid inc VAT:	£334.00

Dishwasher - 3,220 / 280 / 13 place settings = 0.88

Dishwasher installed



Dishwasher energy label



Dishwasher invoice

ao.com

Order summary

Order number : AOL205876764
Order date : 26 October 2019

Table of products in your cart.

Product description	Price	Quantity	Total
Beko DIN15R11 Fully Integrated Standard Dishwasher - Black Control Panel with Fixed Door Fixing Kit - A+ Rated	£229.00		
Remove & Recycle charge per item	£20.00		
Kitchen Event - FNDD (per item)	0.00	1	0.00
Subtotal	**£249.00**	1	**£249.00**

Table outlining delivery costs.

Delivery Total	Total
Delivery	Free

Table outlining total order costs.

Order Total	Total
Price includes delivery charges and services	£249.00

Delivery summary

Delivery to :	Mr Timothy Morbey
Delivery address :	*85 Timber Mill* *Southwater* *Horsham* *West Sussex* *RH13 9SP*
Contact numbers :	07912118026 07912118026

External water - 5 l/p/d

Rainwater butt - 250 litres - directly connected to downpipe

