WATER NEUTRALITY STATEMENT FOR THE PROPOSED DEVELOPMENT AT SOUTHDOWNS, COLTSTAPLE LANE, HORSHAM, WEST SUSSEX, RH13 9BB.

Planning Reference: DC/23/2116
H2Ogeo Reference: 20240320P1
Date: 29 April 2024

Version: FINAL v1.0

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Executive Summary

H2Ogeo provided this Water Neutrality Statement to support the planning application for the erection of an agricultural barn at Southdowns, Coltstaple Lane, Horsham, West Sussex, RH13 9BB.

Through mitigation derived from rainwater harvesting the proposed development will achieve water neutrality.

The proposed development at Southdowns will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

1 Introduction

Natural England cannot, with certainty, conclude that the Sussex North Water Supply Zone, that includes water supply from a groundwater abstraction, is not having an adverse effect on the integrity of:

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

Natural England have advised that developments within this zone must not add to this impact.

Horsham District Council, The Local Planning Authority (LPA), have requested a Water Neutrality Statement is provided to support the proposed planning application (DC/23/2116) to demonstrate that the proposed development does not increase the rate of water abstraction for drinking water supplies above existing levels.

1.1 Scope of Work

H2Ogeo was contacted by the Client and requested to provide a proposal for a Water Neutrality Statement to support a planning application to be submitted to Horsham District Council (HDC) Local Planning Authority (LPA).

The Water Neutrality Statement aims to demonstrate that the proposed development will not *contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.*

The proposal was accepted and the Water Neutrality Statement is presented in this report.

A Statement of Limitations is presented at the start of this report.

1.2 Background

This Water Neutrality Statement (WNS) has been provided to support the proposed erection of an agricultural livestock building.

The planning drawings are presented in Annex A showing the proposed development.

1.3 Sussex North Water Resource Zone (WRZ)

Southern Water supplies water to Crawley Borough, Horsham District, the northern part of Chichester District, southern Waverley and the South Downs National Park from its Sussex North Water Resource Zone (WRZ).

Within the WRZ there are a number of water sources, one of which is the groundwater abstraction from the Hardham source, one of a number of groundwater and surface water abstractions around Pulborough[1] presented in Figure 1 along with the proposed site and boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 17km south west of the proposed site.

[1] https://www.horsham.gov.uk/__data/assets/pdf_file/0019/104482/EYP-JBAU-XX-XX-RP-EN-0001-A1-C03-Water_Neutrality_Assessment_Part_A.pdf

2 Site Location and Setting

The site address is Southdowns, Coltstaple Lane, Horsham, West Sussex, RH13 9BB.

The proposed development is centred on National Grid Reference: TQ17873 27853 (Easting: 517873, Northing: 127853) and presented in Figure 2.

2.1 Existing Site

The site of the proposed development is currently a field. South and east, adjacent to the site is the infrastructure associated with Southdowns, this consists of polytunnels, barns, livestock and access located west and south of the site.

2.1.1 Existing Fixtures and Fittings

Within Southdowns there are two existing barns, a livestock barn and a general storage barn, two polytunnels, chicken pens and up to seven water troughs in the surrounding fields for sheep and livestock.

The numbers of existing fixtures and fittings in the storage barn/shop/welfare facilities are summarised in the table below and presented in the Photolog in Figure 3:

Table 1 Existing Fixtures and Fittings

Fixture	***Storage Barn & Shop***
WC	1
Taps (excluding kitchen/utility room taps)	1
Shower (where bath also present)	1
Kitchen/Utility room sink taps	1
Dishwasher	1
Troughs	7

2.2 Proposed Development

The proposed development is for the erection of an agricultural livestock building to serve the small holding at Southdowns.

The building will be used to house a maximum of 100 calves per year between 2 to 4 weeks old and 4 to 14 weeks old. The barn will only be able to host 50 calves at a time however, it is likely the applicant will have less than that at any one time.

The building will be a timber-framed barn with fibre cement roof sheeting and treated timber spaced boarding, horizontal stock walling and galvanised swinging stock doors.

3 Baseline Water Consumption

This section outlines the existing baseline water consumption for Southdowns.

3.1 Existing Demand

The existing demand is based on data provided from water bills by the Client.

The water bills are presented in Annex B and consist of four bills, two actual readings, one adjustment (06/12/2023 to 05/03/2024) and the start up bill (28/06/2019 to 28/06/2019 = 0). These are summarised in the table below:

Table 2 Water Bills

From	To	m3	Days	Litres/Day
28/06/2019	28/06/2019	0	0	0.00
15/09/2021	06/12/2021	64	82	780.49
27/09/2022	05/12/2022	25	69	362.32
06/12/2023	05/03/2024	-18	90	0.00
			Max	780.49
			Min	362.32
			Average	571.40

The average baseline consumption on site is 571.4 Litres/Day. The water bills represent consumption across the whole site. The following sections analyse the data to understand the split between the storage barn/shop and the rest of the site.

3.1.1 Flow Testing

On the 4 April 2024 H2Ogeo attended site and carried out flow testing on the existing fixtures and fittings in the main storage barn that also functions as a shop with staff facilities, results of the testing are summarised in the table below:

Table 3 Flow Testing

Room	Fixtures/Fittings	Result	Unit
Kitchen Area	Kitchen Tap	7.5	Litres/Minute
	Dishwasher	0.77	Litres/Place Setting
WC & Shower Room	WC – Dual Flush	6/4	Litres/Flush
	WHB	4.5	Litres/Minute
	Shower	4.89	Litres/Minute

3.1.2 BREEAM New Construction 2018 Water Calculator

The existing water demand from the storage barn and shop has been modelled using the BREEAM New Construction Water Calculator. The retail – shop/retail unit(s), warehouse building type has been modelled as the closest relevant category that provides daily water consumption per person values.

The results are shown below and the calculator presented in Annex C:

Consumption = 70.55 Litres/Person/Day.

3.1.3 Population

A population of two people, five days per week has been assumed on site.

3.1.4 Storage Barn and Shop Consumption

The total daily mains water consumption in the Storage Barn and Shop = 705.5 Litre/Week and 100.79 Litres/Day (365-day year).

Table 4 Mains Water Consumption

Whole Site Average Consumption (Litres/Day)	***Barn/Shop Consumption (Litres/Day)***	***Other Activities on Site (Litres/Day)***
571	100.79	470.21

Other activities on site consume 470.21 Litres/Day and this is primarily dedicated to irrigation of the polytunnels.

3.2 Proposed Demand

The proposed development will result in additional water requirements for feeding the calves whilst resident in the proposed barn.

Based on figures derived from the Agriculture and Horticulture Development Board (AHDB) calves between 2 and 4 weeks old consume 3 litres/day and those between 4 and 14 weeks 6 Litres/Day.

Through milk replacement an additional 2 and 4 litres/day is required respectively[2].

Table 5 Calves' Water Consumption

Calf Age	***Water Consumption (Litres/Day)***	***Milk Replacement (Litres/Day)***	***Total (Litres/Calf/Day)***	***No' Calves***	***Total (Litres/Day)***
2 to 4 Weeks	3	2	5	50	250
4 to 14 Weeks	6	4	10	50	500

The combined consumption for 50 calves over 12 weeks (84 Days) = 38,500 Litres/year or with two calf groups over a year 77,000 Litres.

3.3 Baseline Summary

The existing consumption on site = 571 Litres/Day and the proposed is 571 Litres/Day plus 77,000 Litres/year (211 Litres/Day) for two calf groups in the proposed barn.

Table 6 Baseline Summary

Existing (Litres/Day)	***Proposed Additional Consumption (Litres/Day)***	***Total Proposed Consumption (Litres/Day)***	***Water Neutrality Achieved?***
571	211	782	NO

[2] https://ahdb.org.uk/about-ahdb

4 Water Neutrality

To achieve water neutrality on site mitigation is required. It is proposed to capture roof rainwater and harvest this to be used for irrigation around the site.

4.1 Rainwater Harvesting

By subtracting the Storage Barn/Shop's consumption from the total consumption it has been calculated that 470 Litres/day over a 365-day year are used for irrigation on site.

The rainwater harvesting potential from the proposed building has been calculated below:

- The proposed barn will be used to capture rainfall and the roof area = 27.63m x 12.19m = 337m^2;
- The Standard Annual Average Rainfall (mm) for the site = 783 mm/year; therefore
- Total Rainwater Harvesting Potential = 264m^3/year.

To allow for losses through evaporation and interception (roof roughness) a 20% safety factor has been incorporated in line with the Building Regulations Standards.

The final harvested potential yield from the proposed roof = 211m^3/year, or 578 Litres/Day.

4.2 Drought Protection

To negate drought risk Horsham District Council recommended up to 35 days storage of the harvested rainfall.

This should not be deemed a requirement here as the water is not being used for sanitation purposes. Despite this it is recommended to store at least 7.5m^3 of water on site to enable ongoing operations in the event of a 35-day drought.

An above ground tank will be installed on the southern side of the proposed barn. This is at a topographical high point for the site and gravity will be used to convey water around the site into polytunnels and other areas for irrigation.

5 Conclusion

The existing site consumes an average of 571 Litres/Day split between the shop, feed and irrigation with the majority required for irrigation over the year.

The proposed cattle barn will increase the daily consumption by 211 Litres/Day over a year and therefore mitigation is required.

It is proposed to harvest rainwater off the new roof and put this into supply on site for irrigation.

The potential yield from rainwater harvesting is = 211m^3/year, or 578 Litres/Day.

This exceeds the deficit caused by the proposed development therefore the proposal is water neutral:

Table 7 Water Neutrality Conclusion

Existing Consumption (Litres/Day)	***Proposed Consumption (Litres/Day)***	***Mitigation Available (Litres/Day)***	***Water Neutral***
571	782	578	YES

Through rainwater harvesting, including drought contingency, the site is able to demonstrate water neutrality of the proposed development.

The proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

The development will be water neutral.

6 Figures

Figure 1 Sussex North WRZ

Figure 2 Site Location

Figure 3 Photolog

Figure 1 Sussex North WRZ



Figure 2 Site Location

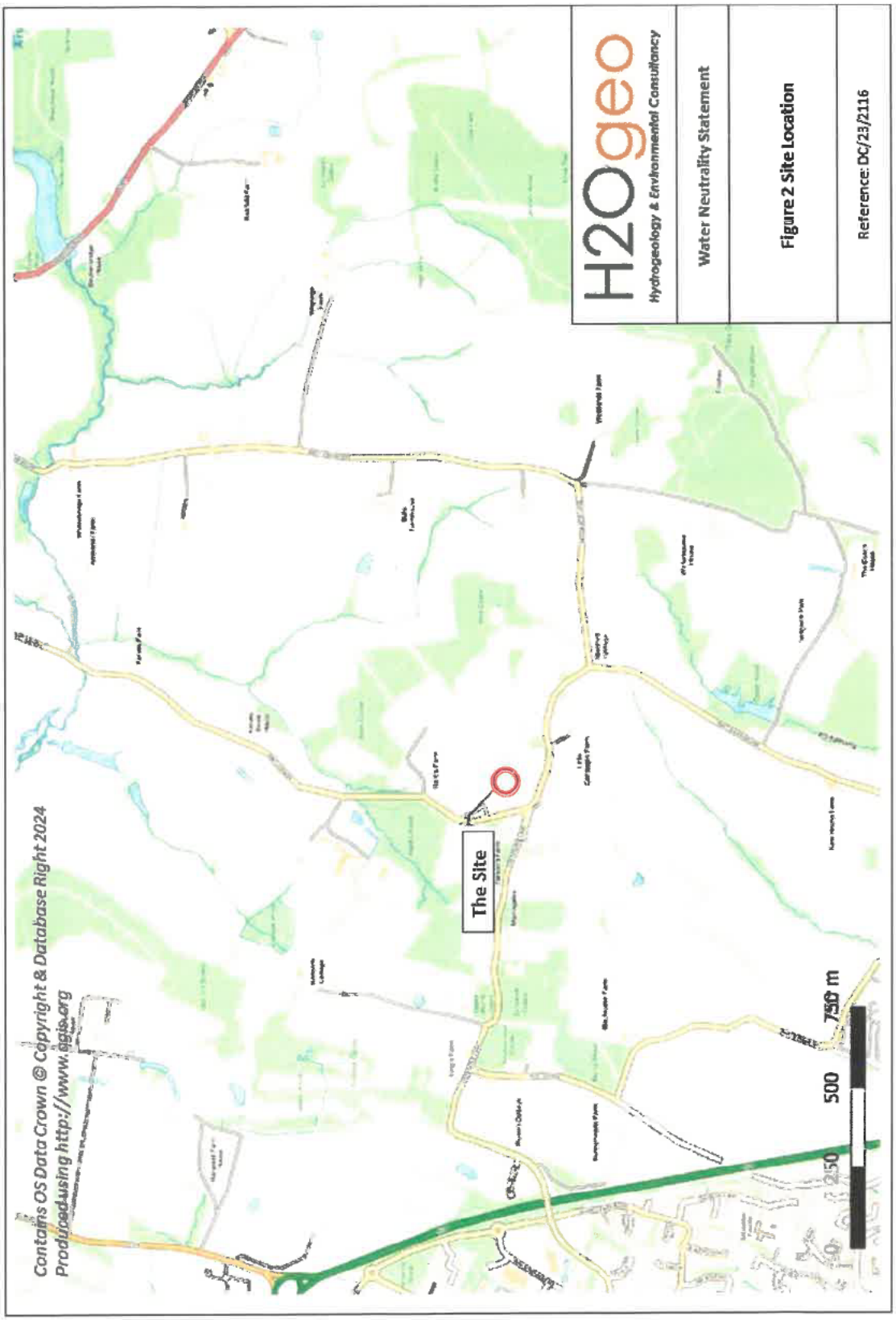
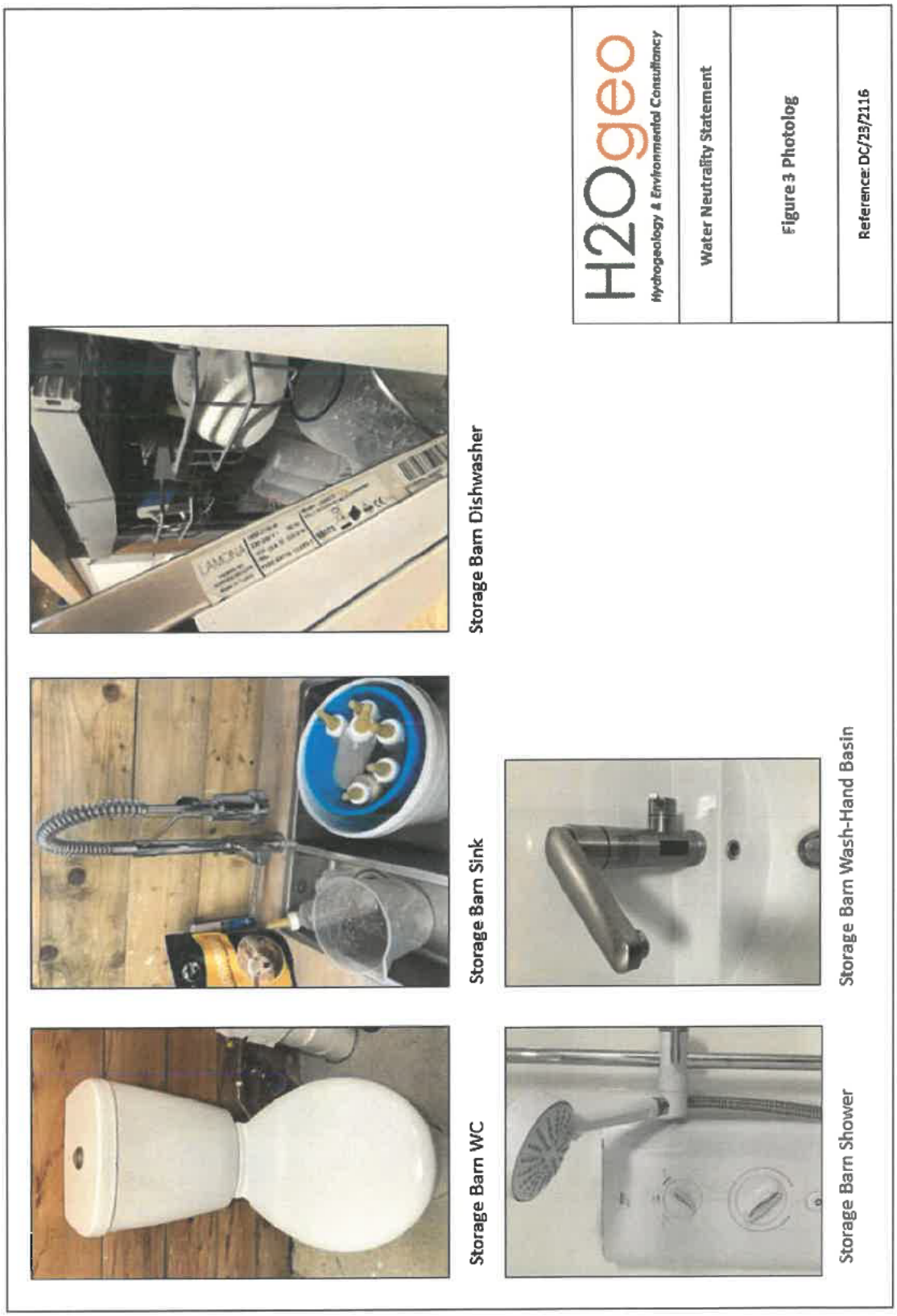


Figure 3 Photolog



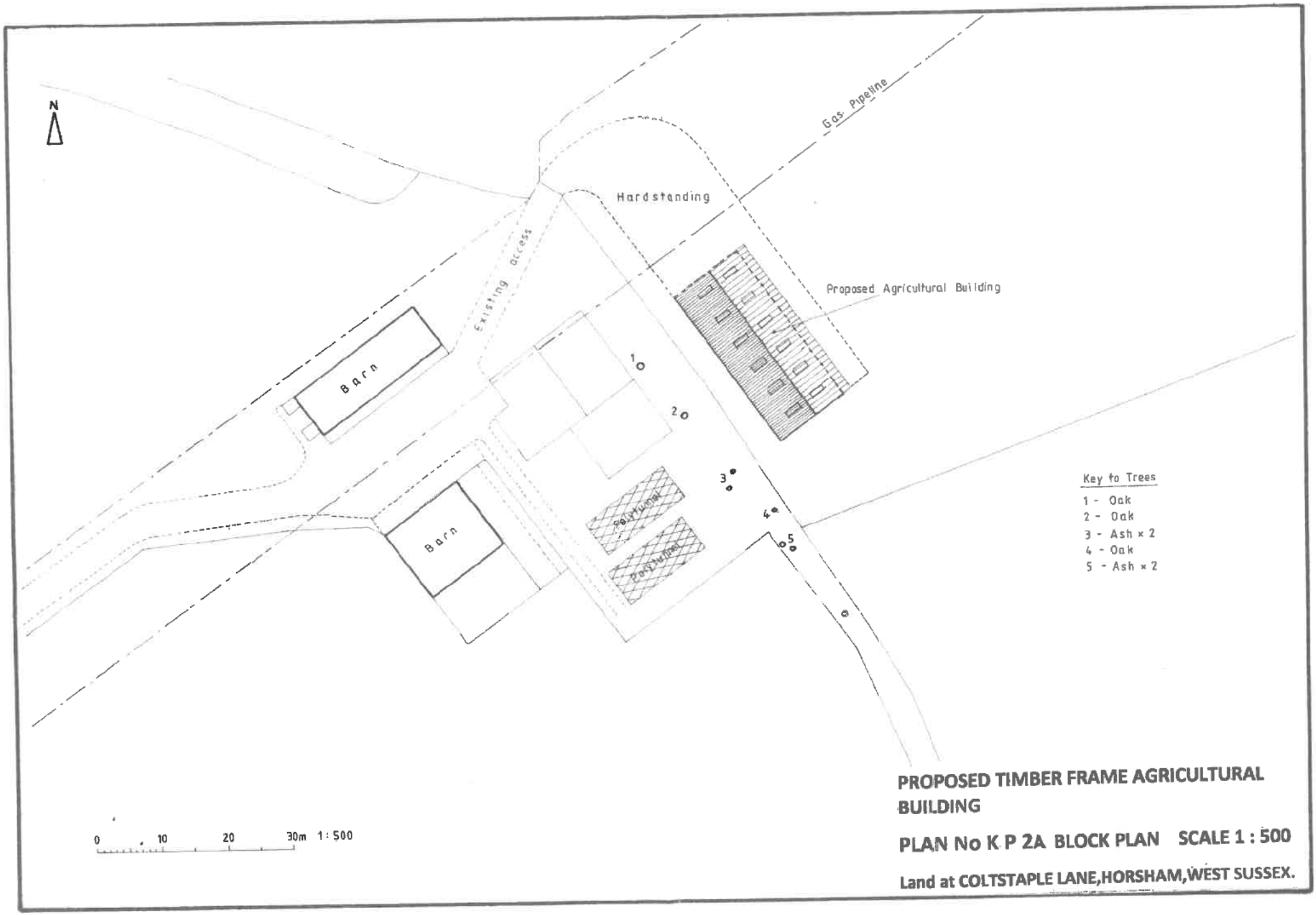
7 Annexes

Annex A - Planning Drawings

Annex B – Water Bills

Annex C BREEAM NC 2018 Water Calculator - Retail

Annex A - Planning Drawings



PROPOSED TIMBER FRAME AGRICULTURAL BUILDING

PLAN No K P 2A BLOCK PLAN SCALE 1 : 500

Land at COLTSTAPLE LANE,HORSHAM,WEST SUSSEX.



South-East Facing Elevation



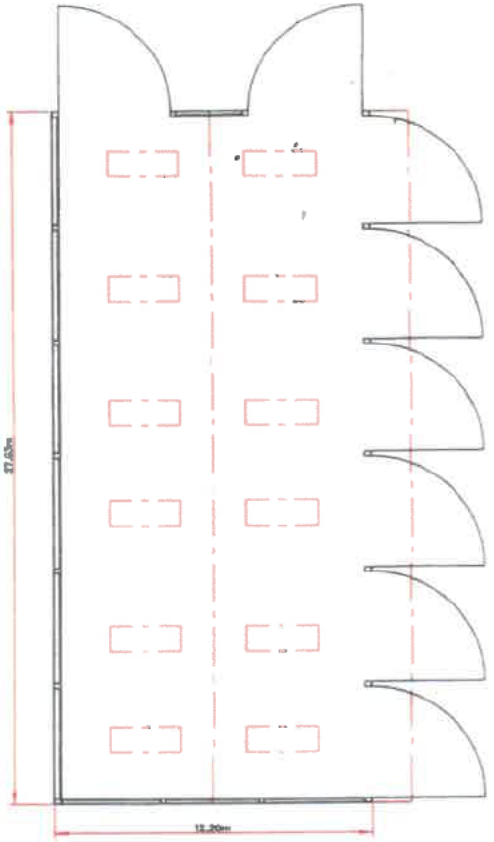
North-West Facing Elevation



South-West Facing Elevation



North-East Facing Elevation



Floor Layout

"N"

Materials:
Walls: Vertical Treated Timber Space Boarding Above 1.75m High
Horizontal Treated Timber T&G Stock Walling.

Roof: P&R Fibre Cement Sheeting Colour Farmscape 'Antracite Meadowscape'.
1No. G.R.P. Rooflight Per Bay Slope 12No. Total.
Roll Top Barge Boards To Gable Verges
150mm Black PVC Troughings To Floor.

Doors: 8No. 1.50m High Galvanised Steel Swinging Stock Doors, Galvanised Sheeted.
Rubber Flap Below To Floor Slab.

PLAN No K P 1

Site Address:

Southdowns.
Coltstaple Lane.
Horsham.
West Sussex.
RH13 9BB.

Scale 1 : 200 @ A3 Sheet

SCALE IN METRES

0 1 2 3 4 5 10 15

File Name 45ftPortalLegPulledMercierplanning4

FARMPLUS
SHAY LANE
LONGRIDGE
PRESTON
LANCS. PR3 3BT
TEL. 01772 785252

TITLE

Proposed Elevations & Layout For A Timber Framed Agricultural Building.

Plans prepared for:
Mr. Neil Mercier

Scale
1 : 200

Date
Oct. 2023

Reference

Annex B – Water Bills

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

Customer reference / invoice no [redacted]

[redacted]
SAIRFIELDS
SOUTH WATER STREET
SOUTH WATER
RH13 9BN

Invoice / tax point date: 9 July 2019
Supply address: FIELD SUPPLY OPPOSITE, HARDS FARM COTTAGE, KERVES LANE, HORSHAM, RH13 6RJ
Supply point ID [redacted]
Our VAT number: [redacted]

Your water services invoice

28 June – 28 June 2019

YOUR ACCOUNT SUMMARY

Your previous balance	[redacted]
Payments received	
Your balance brought forward	

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	[redacted]
VAT	
Total charges this period	
Your new account balance	[redacted]

Ways to pay

Direct debit and eBilling

The simplest way to pay is by direct debit. It'll ensure you stay on top of bills and minimise paperwork. Visit **business-stream.co.uk/direct-debit** to sign up.

Call and Pay

Our automated system lets you call us 24/7 to make a payment over the phone by credit or debit card. Call us on 0330 123 2000.

Internet banking and BACS

Reference number: [redacted]
Sort code: [redacted]
Account number [redacted]
Account name: Business Stream
Please send your remittance advice to cashiers@business-stream.co.uk

Pay online

You can pay by credit or debit card instantly and securely online with my business stream or via our WorldPay site. Visit **business-stream.co.uk/online-payment**. You can also pay by post or at any bank. Visit **business-stream.co.uk** to find out how.

The water experts

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Ofwat (the Water Services Regulation Authority) is the regulator of the water sector in England and Wales. For more information visit **www.ofwat.co.uk**

Your charges in detail

Meter number / meter size: 000008128599 ELSTER / 15mm

Water charges			Units	Rate	VAT	Charge
Fixed water charge						
Yearly fee [redacted]	28 Jun 19 – 28 Jun 19		0 days	[redacted]	Z	[redacted]
Volumetric water charge						
Actual reading	28 Jun 19	1130				
Estimated reading	28 Jun 19	1130				
= Volume used this period			0.00 m³			
Charges	28 Jun 19 – 28 Jun 19		0.00 m³	1.379700	Z	[redacted]
Total water charges						
Subtotal						
VAT						
Total charges this period						

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.

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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

The Consumer Council for Water
If you have followed our complaints process but are still unhappy, the Consumer Council for Water offers free independent advice. You can visit their website ccwater.org.uk, call them on 0300 034 2222, or write to them at Consumer Council for Water, c/o 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

Customer reference / statement no [redacted]

[redacted]
Southdowns
Coltstaple Lane
Horsham
RH13 9BB

Statement / tax point date: 7 December 2021
Supply address: FIELD SUPPLY OPPOSITE, HARDS FARM COTTAGE, KERVES LANE, HORSHAM, RH13 6RJ
Supply point ID: [redacted]
Our VAT number [redacted]

Your water services statement

15 September – 6 December 2021 (82 days, average [redacted] per day)

YOUR ACCOUNT SUMMARY

Your previous balance	[redacted]
Payments received	
Your balance brought forward	

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	[redacted]
VAT	
Total charges this period	

Your new account balance [redacted]

Thanks for paying by direct debit. You don't need to do anything - we'll collect [redacted] from your account on 21 December 2021.

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

Unless otherwise agreed, Scottish Water Business Stream Ltd provides services to you in accordance with our standard terms and conditions, a copy of which is available here: www.business-stream.co.uk/EnglandWalesTerms. Copies are also available on request. Through your continued receipt and acceptance of our services, you are deemed to have accepted our standard terms and conditions.
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Ofwat (the Water Services Regulation Authority) is the regulator of the water sector in England and Wales. For more information visit **www.ofwat.co.uk**

Your charges in detail

Meter number / meter size: 8128599 ELSTER / 15mm

Water charges			Units	Rate	VAT	Charge
Fixed water charge						
Yearly fee [redacted]	15 Sep 21 – 5 Dec 21		82 days	[redacted]	Z	[redacted]
Volumetric water charge						
Estimated reading	6 Dec 21	1885				
Actual reading	15 Sep 21	1821				
= Volume used this period			64.00 m³			
Charges	15 Sep 21 – 6 Dec 21		64.00 m³	1.476100	Z	[redacted]
Total water charges						
Subtotal						[redacted]
VAT						
Total charges this period						[redacted]

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?

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business stream
A SCOTTISH WATER COMPANY

business–stream.co.uk

Customer reference / statement no [redacted]

[redacted]
Southdowns
Coltstaple Lane
Horsham
RH13 9BB

Statement / tax point date: 6 December 2022
Supply address: FIELD SUPPLY OPPOSITE, HARDS FARM COTTAGE, KERVES LANE, HORSHAM, RH13 6RJ
Supply point ID [redacted]
Our VAT number [redacted]

Your water services statement

27 September – 5 December 2022 (69 days, average [redacted] per day)

YOUR ACCOUNT SUMMARY

Your previous balance	[redacted]
Payments received	[redacted]
Your balance brought forward	

YOUR CHARGES THIS PERIOD (see page 2 for details)

Water services charges	[redacted]
VAT	[redacted]
Total charges this period	

Your new account balance [redacted]

Thanks for paying by direct debit. You don't need to do anything - we'll collect £48.39 from your account on 20 December 2022.

E 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

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Your charges in detail

Meter number / meter size: 8128599 ELSTER / 15mm

Water charges			Units	Rate	VAT	Charge
Fixed water charge						
Yearly fee [redacted]	27 Sep 22 – 4 Dec 22		69 days	[redacted]	Z	[redacted]
Volumetric water charge						
Estimated reading	5 Dec 22	1984				
Actual reading	27 Sep 22	1959				
= Volume used this period			25.00 m³			
Charges	27 Sep 22 – 5 Dec 22		25.00 m³	1.545000	Z	[redacted]
Total water charges						

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.

Subtotal	[redacted]
VAT	
Total charges this period	[redacted]

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.

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business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

0330 123 2000

For emergencies, please contact your:
Water wholesaler: Southern Water
Visit business-stream.co.uk/emergencies

Customer reference / invoice no
[redacted]

[redacted]
Southdowns
Coltstaple Lane
Horsham
RH13 9BB

1B/018945
38500/00127

Invoice / tax point date: 7 March 2024

Supply address: FIELD SUPPLY VAN DER BORGH OPPOSITE HARDS FARM COTTAGE KERVES LANE, HORSHAM SW, RH13 6RJ

Water supply point ID [redacted]

Our VAT number: [redacted]

Your water services invoice

6 December 2023 - 5 March 2024 (91 days)

Your account summary

Your previous balance	[redacted]
Payments received	[redacted]
Your balance brought forward	

Your charges this period (see page 2 for details)

Water services charges	[redacted]
VAT	
Total charges this period	[redacted]
Your new account balance	[redacted]

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Ways to pay

Direct Debit

Paying by Direct Debit is the quickest and easiest way to pay your bills. Visit business-stream.co.uk/direct-debit or call us on 0330 123 2000 .

Online

Visit business-stream.co.uk/pay online with your debit or credit card details.

By phone

Call 0330 123 2000 to pay over the phone using your debit or credit card details.

By bank transfer

Sort code: [redacted]
Account number: [redacted]
Account name: Business Stream Revenue Account.
Please include this reference number: [redacted]

Payment slip

Complete the enclosed payment slip and present it, with your invoice, to your bank branch or to a post office, to pay by cash, card or cheque. You may be charged for this service.

Alternatively, you can send a cheque, and the completed payment slip enclosed, to Business Stream, PO Box (17381), Edinburgh EH12 1GT. Cheques should be payable to 'Business Stream' and include your customer reference number on the back. Please don't send cash in the post and allow 10 days for payment to be processed. For more information, visit business-stream.co.uk/ways-to-pay

PO Box 17381, Edinburgh, EH12 1GT | business-stream.co.uk

Naturally *different.*

Scottish Water Business Stream Limited trading as Business Stream. Registered in Scotland, Company no. SC294924. Registered office address and principal place of business: 1-3 Lochside Crescent, Edinburgh, EH12 9SE. Ofwat, the Water Services Regulation Authority, is the regulator of the water sector in England and Wales. For more information visit ofwat.gov.uk. Unless otherwise agreed, Scottish Water Business Stream Ltd provides services to you in accordance with our standard terms and conditions, a copy of which is available at business-stream.co.uk/terms. Copies are also available on request. Through your continued receipt and acceptance of our

Your charges in detail

Meter number / meter size: 8128599 / 15mm

Water charges			Units	Rate	VAT	Charge
Fixed water charge						
Yearly fee [redacted]	6 Dec 23 - 5 Mar 24		91 days	[redacted]	Z	[redacted]
Volumetric water charge						
Estimated reading	6 Mar 24	2093				
Estimated reading	6 Dec 23	2111				
= volume used this period			18 m³			
Charges	6 Dec 23 - 5 Mar 24		18 m³	1.6105	Z	[redacted]
Total water charges						[redacted]
Subtotal						[redacted]
VAT						
Total charges this period						

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at business-stream.co.uk/yorkshire/useful-info

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.

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Annex C – BREEAM NC 2018 Water Calculator - Retail

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic retail buildings

BREEAM UK
Delivered by

Building type	Description of building type	Default annual days/operation	Default daily hours of operation
Retail - Shop / retail unit(s) / retail warehouse	Shops: shop/retail unit(s)/retail warehouse(s).	362	8.5
	Does the retail development contain sanitary facilities for use by visiting customers?		No
		Default daily occupancy visiting customers	Not applicable
		Default daily occupancy staff	10

Main building activity areas	Description of activity area	Activity area present in building?	Net Floor Area (m^2)
Retail - sales areas for display of bulky items	A retail sales/display area trading predominantly in bulky items, e.g. furniture, floor coverings, cycles, prams, large domestic appliances or other bulky goods, or trading on a wholesale self-selection basis.	No	
Retail - sales areas for display of non bulky items and/or customer service area.	A general sales/display areas in department stores, supermarkets, shops and/or customer service waiting and/or collection areas e.g. in banks, post office, bookmakers etc.	Yes	160
Retail - concourse/shopping mall	The central (shared) area within a shopping centre used for access by shoppers (typically a covered area containing one or more of benches, cafes, escalators etc.)	No	
Retail - Staff office area and staffroom	Staff office space and staffroom, often located in 'back of house' areas.	Yes	10
Retail - Staff canteen dining area	Seated areas in a staff canteen that accompany a food preparation areas where food and drink is consumed by staff on the premises.	No	
Retail - Goods-in and storage area	Internal areas for receiving and storing goods.	No	
Retail - Workshop	A workshop / vehicle servicing area within a car showroom or general workshop in other type of retail development.	No	

Water consumption - building microcomponent

WC component - all activity areas	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals installed)	Effective flush volume (Litres)	4.50	4.00	1.00	9.00
WC - female	Effective flush volume (Litres)	4.50	4.00	1.00	9.00

Urinal component - all activity areas	units	Specification	No. of cisterns	Flushing frequency (Flushes/hour)	Consumption (L/person/day)
	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
	units		Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas					
Wash hand basin taps	Flow rate (litres/min)	4.50	4.00	0.25	3.05
Shower use	Flow rate (litres/min)	4.89	0.030	5.60	0.82
Fixed use - vessel filling	Litres/person/day	-	-	-	1.58
Tap components (cleaning) - staff kitchenette					
Kitchen taps - kitchenette	Flow rate (litres/min)	7.50	1.00	0.67	3.40
Dishwasher	Litres/cycle	10.00	0.0400	1.00	0.40
Tap components (cleaning and food preparation) - staff canteen food preparation area					

	Microcomponent Consumption (L/person/day)
Total	70.55