



Charles Church

Water Efficiency Statement

October 2025

Land off the High Street, Sutton Benger

1 Introduction

This Water Efficiency Statement is provided to support the proposed development of 60 dwellings at Land off the High Street, Sutton Benger, Wiltshire.

This report is provided to discharge conditions 13 and 14 of the Outline Planning Permission ref PL/2023/06204.

Site Location

The development site is located on the eastern periphery of Sutton Benger, Wiltshire. The site comprises of predominantly flat agricultural land and is bounded to the north and east by open countryside. To the west is the existing settle of Sutton Benger, and the south is the directly adjacent High Street (B4069). All site boundaries consist of mature hedgerow, with some intervisibility between the adjoining land and settlement.

Outline Planning Permission

Outline Planning Permission (OPP) for up to 60 dwellings was granted on appeal on 27th January 2025, application reference PL/2023/06204. All matters were reserved except for access, which was approved in detail.

Within the Decision Notice, the OPP includes two planning conditions related to water efficiency. These conditions are listed below;

Condition 13

Prior to the commencement of development, a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. This should include measures for water efficient systems and fittings such as dualflush toilets, water butts, water-saving taps, showers and baths, appliances with the highest water efficiency rating (as a minimum) and greywater recycling and rainwater harvesting, to accord with the objectives of Core Policy 68. The scheme shall be implemented in accordance with the agreed details and all subsequent reserved matter applications shall be compliant with this condition.

Condition 14

Prior to the commencement of development, a scheme to demonstrate that, using a water usage calculator and based on the fittings approach, the development will not exceed a total (internal and external) usage level of 110 litres per person per day shall be submitted and approved in writing by the local planning authority.

This Water Efficiency statement, with its attached appendix, is submitted to discharge conditions 13 and 14 in full as part of the subsequent Reserved Matters application.

Reserved Matters

This application seeks approval for the reserved matters (appearance, landscaping, layout and scale) of the above referenced OPP. The proposed development includes the erection of 60 new dwellings, including 36 open market dwellings and 24 affordable homes. Alongside this, the development also delivers new public open space, ecological enhancements, extensive landscaping and allotments.

This report demonstrates how water efficiency is part of the design development process, and identifies what water efficiency features will be included on site.

2 Water Efficiency

The home building industry is committed to playing its part in reducing the country's water use and billions of litres of water are being saved each year by the purchasers of new build homes.

Approved Document G, which accounts for water efficiency, was introduced in 2010 and requires that the average water usage of a new home is no more than 125 litres per person per day, or 110 litres/person/day if required as part of planning permission. In comparison, the average existing property in the UK uses around 150 litres of water per person per day (LPPPD).

Water Efficient Features

There are a number of ways that new build development can incorporate water efficient features to help reduce water consumption in the home. Some examples of this are;

- ❖ **Showers** - Low-flow shower heads and taps reduce water consumption without affecting the water pressure or flow rate.
- ❖ **Taps** - Aerators introduce air to the water, therefore reducing consumption without affecting the water pressure.
- ❖ **Toilets** - Dual flush toilets are used to improve water efficiency as less water is needed for each flush.
- ❖ **Baths** - Volume reducing baths are sometimes used in new homes. The overflow hole is positioned slightly lower so the baths themselves technically hold less water.
- ❖ **Appliances** - Modern appliances like dishwashers and washing machines often use advanced programming and sensors that make them more water efficient than older models.
- ❖ **Gardens** - Bark mulch is commonly used to improve water retention by reducing evaporation, therefore requiring less frequent watering.

- ❖ **Sustainable drainage systems** like basins, tanks, swales and detention basins – harvest rainwater on new build sites to lessen the impact on nearby water courses.

In addition, consumers can reduce their water usage employing water efficiency practises in their home, such as turning the water off while brushing teeth or running washing machines only when they are full.

3 Proposed Development

The developer will implement the following features to ensure the average water consumption per person is less than 110 litre per day, ensuring compliance with the required standards set by OPP condition 14 and Approved Document G.

- ❖ Water-efficient Showerhead - Reduces water consumption
- ❖ Dual Flush Toilet – Less water is needed for each flush
- ❖ Appliances - Energy and water efficient washing machines and dishwashers will be specified
- ❖ Garden – Rainwater harvesting via garden water butts will be provided to all dwellings
- ❖ Public Open Space - Drought resistant trees and plants will be specified, minimising the amount of watering required following their installation

4 Water Usage Calculator

Condition 14 of the OPP requires to submission of a Water Usage Calculator that demonstrates the proposed development will not exceed a total usage level of **110 litres per person per day**.

A Water Usage Calculator for the proposed development is provided at Appendix 1. This calculator demonstrates that the proposed development will operate at **98.6 litres per person per day**.

This is below the required consumption set by Condition 14, and also aligns with the requirements of Approved Document G.

5 Conclusion

The specification and mitigation features will help to minimise water usage of future occupants of the proposed development. The water calculator demonstrates that the proposed development is provided in compliance with Condition 14 of the OPP.

6 Appendix 1 - Water Efficiency Calculator

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)	5.00	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow (litres)	176.00	0.11	0.00	19.36
Shower (where bath also present)	Flow Rate (litres / minute)	6.00	4.37	0.00	26.22
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)	8.17	2.1	0.00	17.16
Dishwasher	(Litres/place setting)	1.25	3.6	0.00	4.50
Waste disposal unit	(Litres/use)	☐ 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)				102.82
(6)	Contribution from greywater (litres/person/day)				0
(7)	Contribution from rainwater (litres/person/day)				0
(8)	Normalisation factor				0.91
(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)				93.57
(10)	External water use				5.0
(11)	Total water consumption (Building Regulation 17.K) = (9)+(10)(litres/person/day)				98.6

Installation Type	Make/Model (mandatory)	Litres/Person/Day
WC (dual flush)	Ideal Standard iLife	13.54
Taps	Flow restricted to 5 litres per min	9.48
Baths (shower(s) present)	Ideal Standard iLife	19.36
Showers (bath(s) present)	Flow restricted to 6 litres per min	26.22
Kitchen Taps	Flow restricted to 5 litres per min	12.56
Washing Machines		17.16
Dishwasher		4.50



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