
GSP PROJECT REF: 3914.SC

WATER EFFICIENCY STATEMENT

Bean Cottage Shellbank Lane Bean Kent DA2 8AX

OCTOBER 2023

1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of a full planning application in respect of the following:

Demolition of existing detached dwelling and outbuildings and erection of replacement dwelling and associated works.

2.0 PLANNING POLICY REQUIREMENTS

- 2.1 Development plan policy CS25 addresses water management and, amongst other requirements, seeks to require all new homes to limit water use to 105 litres per person per day.
- 2.2 Under policy DP11 all dwellings will be permitted only where they demonstrate delivery of the water efficiency requirement of 110 litres per person per day.

3.0 BUILDING REGULATION REQUIREMENTS

- 3.1 Despite the above planning policy requirements, similar is required under the Building Regulations, specifically Requirement G2 and Regulation 36. G2 states the following:

G2. Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.

- 3.2 Regulation 36 states the following under the heading ‘water efficiency of new dwellings’:

36.—(1) The potential consumption of wholesome water by persons occupying a new dwelling must not exceed the requirement in paragraph (2).

(2) The requirement referred to in paragraph (1) is either—

(a) 125 litres per person per day; or

(b) in a case to which paragraph (3) applies, the optional requirement of 110 litres per person per day, as measured in either case in accordance with a methodology approved by the Secretary of State.

(3) This paragraph applies where the planning permission under which the building work is carried out—

(a) specifies the optional requirement in paragraph (2)(b); and

(b) makes it a condition that that requirement must be complied with.

(4) In this Part, “new dwelling” does not include a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(g).

- 3.3 The above requirements will still remain relevant in full to the new build dwellings where the applicant can commit to water consumption not exceeding 110 litres per person per day.

4.0 WATER EFFICIENCY

- 4.1 For the new build dwelling, a fittings approach that is based on the water efficiency calculator methodology is to be used. The water consumption of the fittings provided will not exceed the following values:

Water fitting	Maximum consumption
WC	6/4 litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	185 litres
Basin taps	6 l/min
Sink taps	8 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram