

Suzanne Taylor

From: Lewis Knight <lewis.knight@bioregional.com>
Sent: 26 June 2024 13:26
To: Suzanne Taylor; Alex McCann
Subject: RE: Himley Village - Updated Reports and Site Wide Energy Strategy

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Hi Suzanne,

Just picking up the final element on the revised water neutrality statement from Hydrock (17th June)

Condition 36 of 22/03492/NMA states *“Prior to the commencement of the any development in a phase that includes the construction of any new buildings, details of the strategy to work towards water neutrality, in accordance with the Eco Towns PPS shall be submitted to and approved in writing by the Local Planning Authority. Each reserved matters application that includes the construction of any new buildings shall demonstrate how it contributes to and is in accordance with the approved strategy”.*

The Applicant submitted a revised Himley Village Water Neutrality Statement. This seems to apply to the 500 homes of the Himley Village development and not the wider masterplan. We believe that this is appropriate for this stage and is linked to the outline permission. It should be noted that it would be best practice for an entire masterplan strategy to be created but would have had to have been created at the outline stage. Note, that further applications outside of this 500-home phase will require a water neutrality statement.

We asked further questions on rainwater harvesting and greywater harvesting. Most of these responses have been provided. The key response on why this is not included is regarding additional capex for the scheme, with marginal cost benefits and additional maintenance concerns to the residents. Crucially the scheme is looking to meet 83 l/p/d with the proposed specification (40% reduction on baseline). This is better than current BR (125) and standard best practice (100), but is still 3l/p/d above the 80l/p/d that is required with BIC1 – “Homes to be designed and equipped to meet the Level 5 water consumption requirement of the Code for Sustainable Homes.”. No reference is made in the revised statement on how they will meet the required standard.

The 83 l/p/d water usage rate is to be achieved through low-flow sanitaryware. It should be noted this includes:

- 100l bath – no specification is provided. But example here of a 95l bath can be seen (standard size baths have approx.. 180l capacity <https://www.bathroomcity.co.uk/product/petite-1300-x-700-straight-bath> - there is a risk these would be removed and larger baths installed based on occupant demand. We assume a calculation has been made on the average fill of a bath e.g. a 180l bath is never filled, but the same would-be for a much smaller bath.
- 7l/min shower – good practice as seen by save water - <https://www.savewatersavemoney.co.uk/products/view/3924/flowpoint-round-shower-head.html>
- 5l/min taps – standard install
- 4/2.6 dual flush toilet – standard install
- Washing machine – specification could be provided to clarify. Most washing machine list the litre / cycle – this 8kg unit uses c.5.25l/wash - so is within the range of the specification provided <https://ao.com/product/lfr71864b-aeg-prosteam-technology-washing-machine-white-94692-1.aspx>

The revised statement still does not provide a viable route to water neutrality - and no potential schemes are provided due to a lack of offsetting schemes in the locality. No further information is provided.

In areas of water stress in the U.K such as West Sussex, Natural England currently requires a water use of 85 l/p/d to be achieved by new developments. The site in excess of this recommendation.

In summary, the scheme does not meet the BIC1 80l/p/d target but gets to 83l/p/d – this is achieved through low flow sanitaryware. There is a risk of reliance on a small bath that could be taken out by occupants after moving in. It would need to be checked if these are installed as well. The difficulty of reaching 80l is evident with the marginal gains of including rainwater harvesting for an increase in capex, whilst other best practices from across the UK shows water-stressed areas looking to achieve 85l/p/d (<https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications>). My view is this is acceptable to discharge the condition.

Happy to discuss this further if needed.

Lewis

From: Suzanne Taylor <Suzanne.Taylor@cherwell-dc.gov.uk>
Sent: Wednesday, June 19, 2024 9:47 AM
To: Lewis Knight <lewis.knight@bioregional.com>; Alex McCann <alex.mccann@bioregional.com>
Subject: RE: Himley Village - Updated Reports and Site Wide Energy Strategy

Hi Lewis and Alex

Many thanks for your advice and help with this and I agree that it's enabled us to achieve a better outcome.

I think it's now just the Water Neutrality Statement (submitted this morning) which we would still appreciate your input on.

Best regards

Suzanne

Suzanne Taylor BSc (Hons) Dip UP MRTPI
Principal Planning Officer – South Area Major Projects Team
Development Management Division
Communities Directorate
Cherwell District Council
Tel: 01295 221656
Email: suzanne.taylor@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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Follow us on Twitter @Cherwellcouncil

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