

**Interim Nutrient Neutrality Report Addendum:
Amended Charging Schedule and Supplementary Information on Fee Calculation**

The charging schedule has been amended as follows:

- Corrected a typo in the cost for a new dwelling¹: now £4,354.17 instead of £4,345.17.
- Addition of a per person cost, at an assumed 110 litre per person per day (lpppd), of £1,814.24.
- Clarified that the £903.82 cost is based on an estimate for the water use of a hotel development, per bedspace per day².

Table 1: Mitigation Credit Bank Charging Schedule (Cost Recovery in Perpetuity) for Major Development only

Water efficiency intervention	Savings (litre per household per day)	Cost per unit	Maintenance contribution per unit
Over Shower Bath	96	£1,200	£500
Dual Flush Cistern upgrade	19.2	£200	£0
Total Efficiency intervention	115.2	£1,900	
Average cost for efficiency upgrades to allow one new dwelling (for an 2.4 occupants x 110 lpppd = 264 litres/ day)		£4,354.17	
Expected cost for efficiency upgrades per person (at 110 lpppd) as applicable (e.g. C2 uses)		£1,814.24	
Average cost for efficiency upgrades to allow one new overnight stay for tourism use (C1 use) (at an assumed average of 54.8 L*/ bedspace/ day)		£903.82	

Fee Calculation Advice

For all applicable developments:

Major development: The nitrogen budget and developer contribution (cost recovery) fees are both based on the expected water use (water output) of the development, and will therefore need to be calculated in the same way, as agreed with the Case Officer.

Minor development: while a Nitrogen Budget for the development will still need to be calculated, to determine the scale of impact of the proposal and the amount of the Council's mitigation credit

¹ The average occupancy of a new dwelling is assumed to be 2.4 people, in-line with Natural England's guidance (June 2019).

² Water use benchmark for a 2-3 star hotel, no pool. Source: Environment Agency (2010) Energy and carbon implications of rainwater harvesting and greywater recycling, p41.

required (if applicable), the fee will be calculated as a flat rate of £200 per unit (or per bedspace for hotel development).

It is advised that the Council's Nitrogen Budget excel document, based on Natural England's methodology (as of June 2019), is used to calculate the water output of the development.

Dwelling Houses (C3 uses)

An assumed occupancy of 2.4 persons per dwelling (at 110lppd) will be the basis for nitrogen budget unless the applicant is providing alternative average occupancy information. Cost will be per dwelling: £4,354.17 for major applications at the average occupancy, £200 administration and monitoring fee per dwelling for minor applications.

Change of Use from a Dwelling House (C3 Use) or Home in Multiple Occupancy (C4 Use) to an Enlarged HMO (Sui Generis Use)

The Nitrogen Budget would be calculated on the increase in occupancy (at 110lpppd) on a case by case basis. The fee would be £200 per additional bedspace.

Residential Institutions (C2 Uses)

Student accommodation

For student accommodation there is in general more certainty regarding occupation: One unit (bedspace), equals one person (at 110 litres per person per day).

If occupation is limited to term time only, evidence for a lower average occupancy could be submitted for consideration, if applicants are also willing to limit occupancy by condition.

The fee is expected to be per person which will be per unit for the majority of such applications. E.g. £1,814.24 per unit for major applications, £200 per unit for minor applications.

Residential Care Homes

The calculation for care homes and related types of development will depend on the nature of the proposed development (bedspaces/ individual or shared units?). The basis of the calculation is likely to be 110pppd per person (bedspace/ individually occupied unit), or 110lpppd by the number of units and times the maximum occupancy, or an average occupancy figure if the applicant can provide occupancy data for consideration. In general, this is likely to be £1,814.24 per bedspace for major applications, £200 per bedspace for minor applications.

Hotels (C1 Use)

In view of the complexity around how rooms could be occupied (e.g. for business use or leisure on different days of the week), the Council consider it would be reasonable to calculate water use for hotels on a bedspace rather than per person basis. The Council has suggested the EA research report figure of 54.8 litres per bedspace per day³ could be used as a starting point; applicants should still seek to provide alternative evidence on water use where possible. For minor development the fee will also be per bedspace. Applicants may also submit alternative occupancy data for consideration.

³ Water use benchmark for a 2-3 star hotel, no pool. Source: Environment Agency (2010) Energy and carbon implications of rainwater harvesting and greywater recycling, p41.