Water Neutrality Statement

Demolition of existing cottages and the erection of 1 detached dwelling and a pair of semi detached dwellings

at

Threals Farm Cottages
Threals Lane
West Chiltington
West Sussex
RH20 2RF

On Behalf of
White Oak Developments Ltd

Prepared by
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1 INTRODUCTION

1.1 Horsham District is situated in an area of serious water stress, as identified by the Environment Agency Water Stressed Areas Classification.

1.2 Horsham District is supplied with water by Southern Water from its Sussex North Water Resource Zone. This supply is sourced from abstraction points in the Arun Valley, which includes locations such as Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.

1.3 On 14 September 2021, Horsham District Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

1.4 One way of preventing any further negative impact is to ensure that all new development which takes place is water neutral. Water neutrality is defined as the use of water in the supply area before the development is the same or lower after the development is in place.

1.5 The application site is located within the Sussex North Water Resource Zone. This report therefore provides evidence to show that the proposed development will be water neutral.

2 BACKGROUND

2.1 The application site comprises 2 x 2 bedroom cottages known as No. 1 Threals Farm Cottage and No. 2 Threals Farm Cottages.

2.2 The site has been the subject of three recent applications. Planning application reference DC/21/0081 sought permission to demolish the existing rear extensions at No.s 1 and 2 Threals Farm Cottages and replace with a pair of new extensions. Planning permission was granted 17th March 2021.

2.3 Certificate of Lawful Development application reference DC/21/1187 sought confirmation as to whether planning permission would be required to convert the two cottages into a single dwellinghouse. A Certificate was granted on 28th October 2021.

2.4 Planning application DC/22/1122 granted 16th November 2022 for the demolition of existing rear extension, side porches and storage sheds. Erection of a two storey rear extension, front porch, creation of front dormer windows and alterations to existing cottages to form 1no single dwellinghouse. Erection of a detached garage, garden room building and car parking area.

3 BASELINE CALCULATIONS

3.1 The application site contains two existing properties that have been subject to a previous planning application DC/22/1122 approved 16th November 2022.

3.2 The approved planning application DC/22/1122 was supported by a water neutrality report that confirmed the properties as being tenanted continuously for more than 5 years and a high level of occupancy being established.

3.3 No. 1 Threals Farm Cottage had 5 occupiers and the water usage, based on the average water consumption rate cited in the emerging Local Plan, was evidenced as being 675 litres per day.

3.4 No. 2 Threals Farm Cottage had 3 occupiers and the water usage was evidenced as being 405 litres per day.

3.5 The combined daily consumption would have been 1080 litres of water and the combined annual consumption would have been 394,200 litres of water.

3.6 The existing cottages have not been connected to a water meter so meter readings are not available. Water has been charged for on a rateable value.

3.7 Horsham District Council has confirmed that the baseline water usage of 1,080 litres is acceptable, as it has been clearly evidenced in application DC/22/112, dated within the past three years, and therefore complies with their water neutrality guidelines and can therefore be relied upon on this basis.

4 PROPOSED CONSUMPTION

4.1 Based on 2011 census data for Horsham District, the average occupancy rate for a 4 bedroom dwelling is 2.86 occupants and a 3 bedroom dwelling 2.47 occupants.

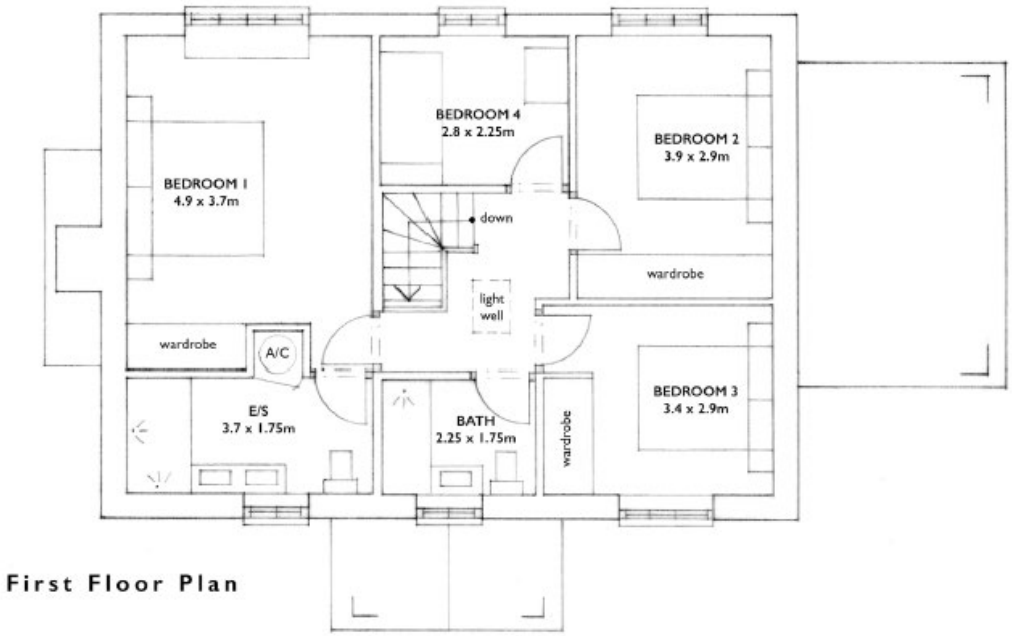
4.2 To be water neutral the proposed development must not consume more than 1,080 litres based on the sites historic water usage.

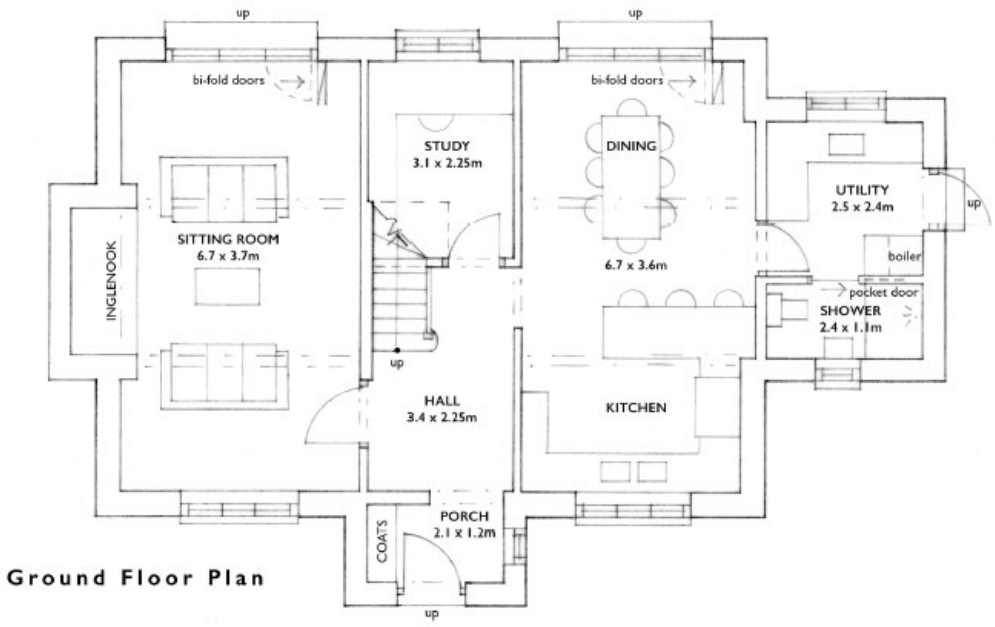
4.3 Horsham District Council requires houses to achieve a maximum water usage of 110 litres of water per person per day.

4.4 A calculation is provided at Appendix A to show the water usage that can be achieved in the proposed dwellings.

4.5 Plot 1 is a 4 bedroom detached dwelling which includes one ensuite bedroom, family bathroom, utility room, cloakroom with a shower on the ground floor, sitting room and large kitchen/dining room.

Figure 4.1 – Proposed Floor Plans for Plot 1



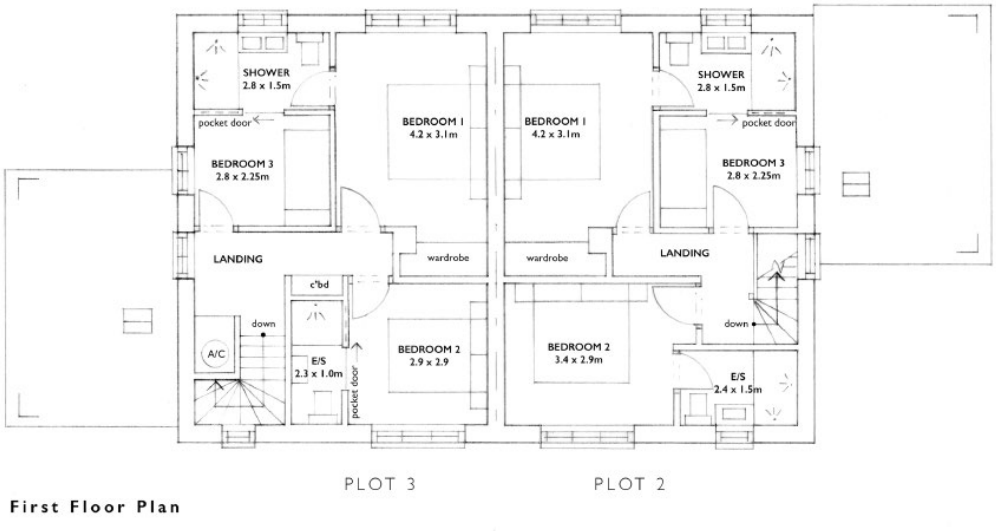


4.6 The water calculator records the proposed water usage as being 94.9 litres per person per day or 271.41 litres per day based on an occupancy rate of 2.86.

94.9 litres per person per day x 2.86 occupancy rate = 271.41 litres per day

4.7 Plots 2 and 3 are a pair of 3 bedroom semi detached dwellings which includes on ensuite bedroom, shower room, utility room, cloakroom with a shower on the ground floor, sitting room and large kitchen/dining room.

Figure 4.2 – Proposed Floor Plans of Plots 2 and 3



Ground Floor Plan

4.8 The water calculator records the proposed water usage as being 94.7 litres per person per day or 233.91 litre per day.

94.7 litres per person per day x 2.47 occupancy rate = 233.91 litres per day per property

233.91 litres per day x 2 properties = 467.82 litres per day total

4.9 The proposed combined water usage of Plots 1, 2 and 3 would therefore be 739.23 litres per day. This is 2.28 litres of water per day less than the sites historic evidenced use.

Plot 1, 271.41 litres per day + Plots 2 & 3, 467.82 litres per day = 739.23 litres per day

1,080 litres per day (Baseline)– 739.23 litres per day (Proposed Use) = 340.77 litres per day saving

4.10 As the proposal will result in a daily reduction of 340.77 litres in water use, it can be concluded that there will be no adverse impact on the Arun Valley sites.

Appendix A

Water Calculator for Plot 1

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)		1.46	0.00	0
	Part flush Volume (litres)		2.96	0.00	0
WC (multiple fittings)	Average effective flushing Volume (litres)	4.00	4.42	0.00	17.68
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	4.00	1.58	1.58	7.90
Bath (where shower also present)	Capacity to overflow(litres)	80.00	0.11	0.00	8.80
Shower (where bath also present)	Flow Rate(litres / minute)	7.00	4.37	0.00	30.59
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)	4.00	0.44	10.36	12.12
Washing Machine	(Litres/kg dry load)	8.17	2.1	0.00	17.157
Dishwasher	(Litres/place setting)	1.25	3.6	0.00	4.5
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)			98.75

	(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)	89.86
	(10)	External water use	5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)	94.9

Installation Type	Make/Model (mandatory)	Litres/Person/Day
WC (multiple fittings)	4 Litre Flush	17.68
Taps	4 litre per minute rate	7.90
Baths (shower(s) present)	90 litre fill	8.80
Showers (bath(s) present)	8 litre per minute rate	30.59
Kitchen Taps	4 litre per minute rate	12.12
Washing Machines		17.157
Dishwasher		4.5

Appendix A

Water Calculator for Plots 2 & 3

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)		1.46	0.00	0
	Part flush Volume (litres)		2.96	0.00	0
WC (multiple fittings)	Average effective flushing Volume (litres)	4.00	4.42	0.00	17.68
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	4.00	1.58	1.58	7.90
Bath (where shower also present)	Capacity to overflow(litres)		0.11	0.00	0
Shower (where bath also present)	Flow Rate(litres / minute)		4.37	0.00	0
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)	7.00	5.60	0.00	39.20
Kitchen/Utility room sink taps	Flow rate (litres/minute)	4.00	0.44	10.36	12.12
Washing Machine	(Litres/kg dry load)	8.17	2.1	0.00	17.157
Dishwasher	(Litres/place setting)	1.25	3.6	0.00	4.5
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)			98.56

	(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)	89.69
	(10)	External water use	5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)	94.7

Installation Type	Make/Model (mandatory)	Litres/Person/Day
WC (multiple fittings)	4 Litre Flush	17.68
Taps	4 Litre Per Minute	7.90
Showers Only	7 Litre Per Minute	39.20
Kitchen Taps	4 Litre Per Minute	12.12
Washing Machines		17.157
Dishwasher		4.5

Appendix B

Decision Notice

Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
New Bartram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Application Number: DC/22/1122

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Nicholas James

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they **PERMIT** the following development, that is to say:

Demolition of existing rear extension, side porches and storage sheds. Erection of a two-storey rear extension, front porch, creation of front dormer windows and alterations to existing cottages to form 1no single dwellinghouse. Erection of a detached garage, garden room building and car parking area.

Threals Farm Cottages Threals Lane West Chiltington West Sussex

to be carried out in accordance with Application No. DC/22/1122 submitted to the Council on 19/07/2022 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 16/11/2022

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		PL.01 REV B	13.09.2022
Design & Access Statement		NONE	13.09.2022
Supporting Statement	Preliminary Ecological Appraisal and Preliminary Roost Assessment	04.06.2022 001	15.06.2022
Site plan		PL.02 REV A	13.09.2022
Elevation & Floor plan	Proposed	PL.03 REV A	13.09.2022