

WATER NEUTRALITY STATEMENT FOR THE PROPOSED DEVELOPMENT AT WOODEND, WATER LANE, STORRINGTON, WEST SUSSEX, RH20 3LY.

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Executive Summary

H2Ogeo provided this Water Neutrality Statement to accompany a planning application for the conversion of one seven-bedroom house into one 3-bed and one four-bed residential property at Woodend, Water Lane, Storrington, West Sussex, RH20 3LY.

The Water Neutrality Statement demonstrates that the proposed development, with mitigation in both new properties, can achieve water neutrality.

| <i>Existing Demand 7xBed Property (L/Day)</i> | <i>Proposed 3- Bedroom (Litres/Day)</i> | <i>Proposed 4- Bedroom Consumption (Litres/Day)</i> | <i>Combined Total (Litres/Day)</i> | <i>Mitigation (5L/P/D)</i> | <i>Mitigated Demand (L/Day)</i> | <i>Water Neutral</i> |
|---|---|---|--|--------------------------------|---|--------------------------|
| 412 | 199.33 | 230.80 | 430.13 | -26.65 | 403.48 | YES |

Fixtures and fittings in the proposed four-bed and three-bed properties will meet Performance Level 4 of BREEAM, in contrast with earlier assessments where PL3 fixtures and fittings were recommended.

Rainwater harvesting will be used to offset the outdoor use of 5 Litres/Person/Day stipulated by the Part G Assessment.

With this mitigation in place the proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

1 Introduction

Natural England cannot, with certainty, conclude that the Sussex North Water Supply Zone, that includes water supply from a groundwater abstraction, is not having an adverse effect on the integrity of:

- Arun Valley Special Area Conservation (SAC);
- Arun Valley Special Protection Area (SPA); and
- Arun Valley Ramsar Site.

Natural England have advised that developments within this zone must not add to this impact.

The Local Planning Authority (LPA) have requested a Water Neutrality Statement is provided to accompany planning applications to demonstrate that the proposed development does not increase the rate of water abstraction for drinking water supplies above existing levels.

1.1 Scope of Work

H2Ogeo was requested to provide a proposal for a Water Neutrality Statement to support a planning application to be submitted to Horsham District Council (HDC) Local Planning Authority (LPA).

The Water Neutrality Statement aims to demonstrate that the proposed development will not *contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.*

The proposal was accepted and the Water Neutrality Statement is presented in this report.

A Statement of Limitations is presented at the start of this report.

1.2 Background

This Water Neutrality Statement (WNS) has been provided to support a planning application for the sub-division of a seven-bedroom house to create two semi-detached dwellings.

The planning drawings are presented in Annex A showing the proposed development and site location is presented in Figure 1.

1.3 Sussex North Water Resource Zone (WRZ)

Southern Water supplies water to Crawley Borough, Horsham District, the northern part of Chichester District, southern Waverley and the South Downs National Park from its Sussex North Water Resource Zone (WRZ).

Within the WRZ there are a number of water sources, one of which is the groundwater abstraction from the Hardham source, one of a number of groundwater and surface water abstractions around Pulborough¹ presented in Figure 2 along with the proposed site and boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 7.4km north west of the proposed site.

¹ https://www.horsham.gov.uk/_data/assets/pdf_file/0019/104482/EYP-JBAU-XX-XX-RP-EN-0001-A1-C03-Water_Neutrality_Assessment_Part_A.pdf

2 Site Location and Setting

The site address is Woodend, Water Lane, Storrington, West Sussex, RH20 3LY and is located 1km east of Storrington village centre, north of Sangate sand pit and the Washington Road (A283).

The property is centred on National Grid Reference: TQ10030 14277 (Easting: 510030, Northing: 114277) and presented in Figure 1.

2.1 Existing Site

The existing property consists of a seven-bedroom property with associated landscaping and driveway.

The planning drawings showing the existing layout are presented in Annex A.

There are five bedrooms located on the ground floor along with a garden room, lounge, dining room, kitchen, utility room, study and three bathrooms and one WC. On the first floor there are two bedrooms, two bathrooms and a lounge area.

2.1.1 Existing Fixtures and Fittings

The numbers of existing fixtures and fittings observed on site are summarised in the table below:

Table 1 Existing Fixtures and Fittings

| Room | WC | Taps (excluding kitchen/utility room taps) | Bath (where shower also present) | Standalone Shower | Kitchen/Utility room sink taps | Washing Machine | Dishwasher |
|----------------------------|-----------|---|---|--------------------------|---------------------------------------|------------------------|-------------------|
| Kitchen | - | - | - | - | 1 | 1 | 1 |
| Bedroom 6 | - | 1 | - | - | - | - | - |
| Downstairs Family Bathroom | 1 | 1 | 1 | 1 | - | - | - |
| Bedroom 2 Ensuite | 1 | 1 | - | 1 | - | - | - |
| Master Bedroom 1 Ensuite | 1 | 1 | 1 | 1 | - | - | - |
| Utility | - | - | - | - | 1 | - | - |
| Bedroom 3 Ensuite | 1 | 1 | - | 1 | 1 | 1 | 1 |

The existing fixtures and fittings were flow tested by H2Ogeo on 1 May 2025 and photos are presented in Figures 3.

2.2 Proposed Development

The proposed development for the sub-division of the property providing one three-bed property in the south and one four-bed property in the north.

The drawings showing the proposed division are presented in Annex A.

The property to the south will consist of:

- Three bedrooms;
- Kitchen;
- Utility room;
- Two shower rooms, one ensuite;
- One ensuite bathroom;

- Lounge;
- Study; and
- Garden room.

The northern property will consist of:

- Four bedrooms;
- Kitchen/dining/sitting room;
- Utility;
- Two ensuite shower rooms;
- Family bathroom;
- Lounge area; and
- Study.

2.2.1 Proposed Fixtures & Fittings

The number of proposed fixtures and fittings are presented in the table below:

Table 2 Proposed Development's Fixtures and Fittings

| Fixture | Three-Bed Property | Four-Bed Property | Combined Totals |
|--|---------------------------|--------------------------|------------------------|
| WC | 3 | 3 | 6 |
| Taps (excluding kitchen/utility room taps) | 3 | 3 | 6 |
| Bath (where shower also present) | 1 | 1 | 2 |
| Standalone Shower | 3 | 3 | 6 |
| Kitchen/Utility room sink taps | 2 | 2 | 4 |
| Washing Machine | 1 | 1 | 2 |
| Dishwasher | 1 | 1 | 2 |

3 Baseline Water Consumption

This section outlines the existing baseline water consumption for the site.

The existing property is not on a metered water supply and therefore water bills are currently estimated. To obtain a site-specific demand, flow testing was carried out by H2Ogeo on the 1 May 2025.

The results of the flow testing are presented in the table below:

Table 3 Results of Flow Testing

| Room | WC Effective Flush (Litres) | Taps (excluding kitchen/utility room taps) (Litres/Minute) | Bath (where shower also present) (Litres Capacity) | Standalone Shower (Litres/Minute) | Kitchen/Utility room sink taps (Litres/Minute) | Washing Machine (Litres/Dry kg) | Dishwasher (Litres/Place Setting) |
|----------------------------|-----------------------------|--|--|-----------------------------------|--|---------------------------------|-----------------------------------|
| Kitchen | - | - | - | - | 10 | 6 | 0.64 |
| Bedroom 6 | - | 12 | - | - | - | - | - |
| Downstairs Family Bathroom | Single Flush 6 | 12 | 200 | 12 | - | - | - |
| Bedroom 2 Ensuite | Dual Flush 4.5 | 10 | - | 12 | - | - | - |
| Master Bedroom 1 Ensuite | Dual Flush 4.5 | 6 | 200 | 12 | - | - | - |
| Utility | - | - | - | - | 12 | - | - |
| Bedroom 3 Ensuite | Dual Flush 4.5 | 10 | - | 10 | 10 | 4.86 | 1.19 |

3.1.1 Part G Calculator

Using the Part G Calculator presented in Annex B, the average consumption in Litres/Person/Day has been calculated for the existing property = 133.2 Litres/Person/Day.

3.1.2 Occupancy

There is no extrapolated data for seven-bedroom houses, therefore, Horsham District Council have requested that the occupancy of the seven-bed property is limited to a five-bed property, equivalent to 3.09 people based on extrapolated data from the 2011 Horsham District Council Census data.

3.1.3 Existing Demand

The existing modelled demand of Woodend = 411.59 Litres/Day (3.09*133.2).

4 Proposed Demand

The proposed flow rates for the two new properties have been outlined in the table below. Fixtures and fittings will achieve Performance Level 3 of the BREEAM 2018 New Construction Guidance.

Details and examples of fixtures that can achieve these standards are presented in Annex C.

Table 4 Efficiency of the proposed Fixtures and Fittings

| Fixture – Four-Bedroom Property | Flow/Performance Level 4 | Unit |
|--|---------------------------------|----------------------|
| WC | 3.5 | Effective Flush |
| Taps (excluding kitchen/utility room taps) | 4 | Litres/Minute |
| Shower Only | 5 | Litres/Minute |
| Kitchen/Utility room sink taps | 5 | Litres/Minute |
| Washing Machine | 4.38 | Litres/kg |
| Dishwasher | 0.85 | Litres/Place Setting |

The modelled mains water consumption for the proposed developments are shown below:

- 3-Bed Property = 199.33 Litres/Day (80.7×2.47^2); and
- 4-Bed Property = 230.80 Litres/Day (80.7×2.86^3).

The total proposed modelled consumption for the site = 430.13 Litres/Day

² Extrapolated 2011 Horsham District Population Census Data for 2-Bed Properties

³ Extrapolated 2011 Horsham District Population Census Data for 3-Bed Properties

5 Water Neutrality Summary

The proposed development, with mitigation through updating fixtures and fittings to meet Performance Level 4 of the BREEAM Standards, would not achieve water neutrality.

The proposed development would consume more water than the existing property.

Table 5 Summary of Water Neutrality

| Existing Demand 7xBed Property (L/Day) | Proposed 3- Bedroom (Litres/Day) | Proposed 4-Bedroom Consumption (Litres/Day) | Combined Total (Litres/Day) | Water Neutral |
|---|---|--|--|----------------------|
| 411.59 | 199.33 | 230.80 | 430.13 | NO |

To achieve water neutrality further mitigation will be required.

6 Mitigation

In addition to the improved performance level of each fixture and fitting on site it is proposed to harvest rainwater to account for outdoor use.

The Part G Calculator assumes 5 Litres/Person/Day for outdoor use and this equates to 26.65 Litres/Day $((2.48*5)+(2.86*5))$.

6.1 Rainwater Harvesting Calculations

The BS EN 16941-1_2024 On-site non-potable water systems Rainwater Harvesting methodology has been used to assess the potential yield of rainwater harvesting on site, shown in the table below:

Table 6 Rainwater Harvesting

| Input | Data | Unit |
|---|-------------|----------------------|
| Collectable Roof Area | 300 | m ² |
| Standard Average Annual Rainfall (SAAR) | 901 | mm |
| Potential Rainwater Volume | 270.3 | m ³ /Year |
| Roof Runoff Coefficient | 0.9 | Unitless |
| Rainwater Volume | 243.27 | m ³ /Year |
| Rainwater Volume | 666 | Litres/Day |

The roof space on site has the capacity to capture 243m³/year or 666 Litres/Day pro-rated. This exceeds the 26.62 Litres/Day needed for outdoor use by both properties.

Horsham District Council advocate a 35-day storage capacity to drought-proof rainwater harvesting solutions and, therefore, two 500 Litre tanks will be required on site to store the harvested rainwater.

As this water supply is proposed for outdoor use only, as stipulated under Part G of the Building Regulations, the ongoing supply of 5 litres/person/day is not essential to life, therefore the 35-day storage solution will provide adequate contingency.

7 Conclusion

Without mitigation the proposed modelled water consumption on site would not be water neutral. Mitigation has been proposed in the form of:

- Installing efficient fixtures and fittings that can achieve at least Performance Level 4 of the BREEAM New Construction 2018 Standards; and
- Rainwater harvesting to account for the outdoor consumption of the Part G Building Regulations.

With these mitigation measures in place the proposed development will achieve water neutrality:

Table 7 Water Neutrality Conclusion

| Existing Demand 7xBed Property (L/Day) | Proposed 3- Bedroom (Litres/Day) | Proposed 4- Bedroom Consumption (Litres/Day) | Combined Total (Litres/Day) | Mitigation (5L/P/D) | Mitigated Demand (L/Day) | Water Neutral |
|---|---|---|--|--------------------------------|---|--------------------------|
| 412 | 199.33 | 230.80 | 430.13 | -26.65 | 403.48 | YES |

This Water Neutrality Statement demonstrates that the proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

8 Figures

Figure 1 Site Location

Figure 2 Sussex North Water Resource Zone

Figure 3 Site Photolog

Figure 1 Sussex North WRZ

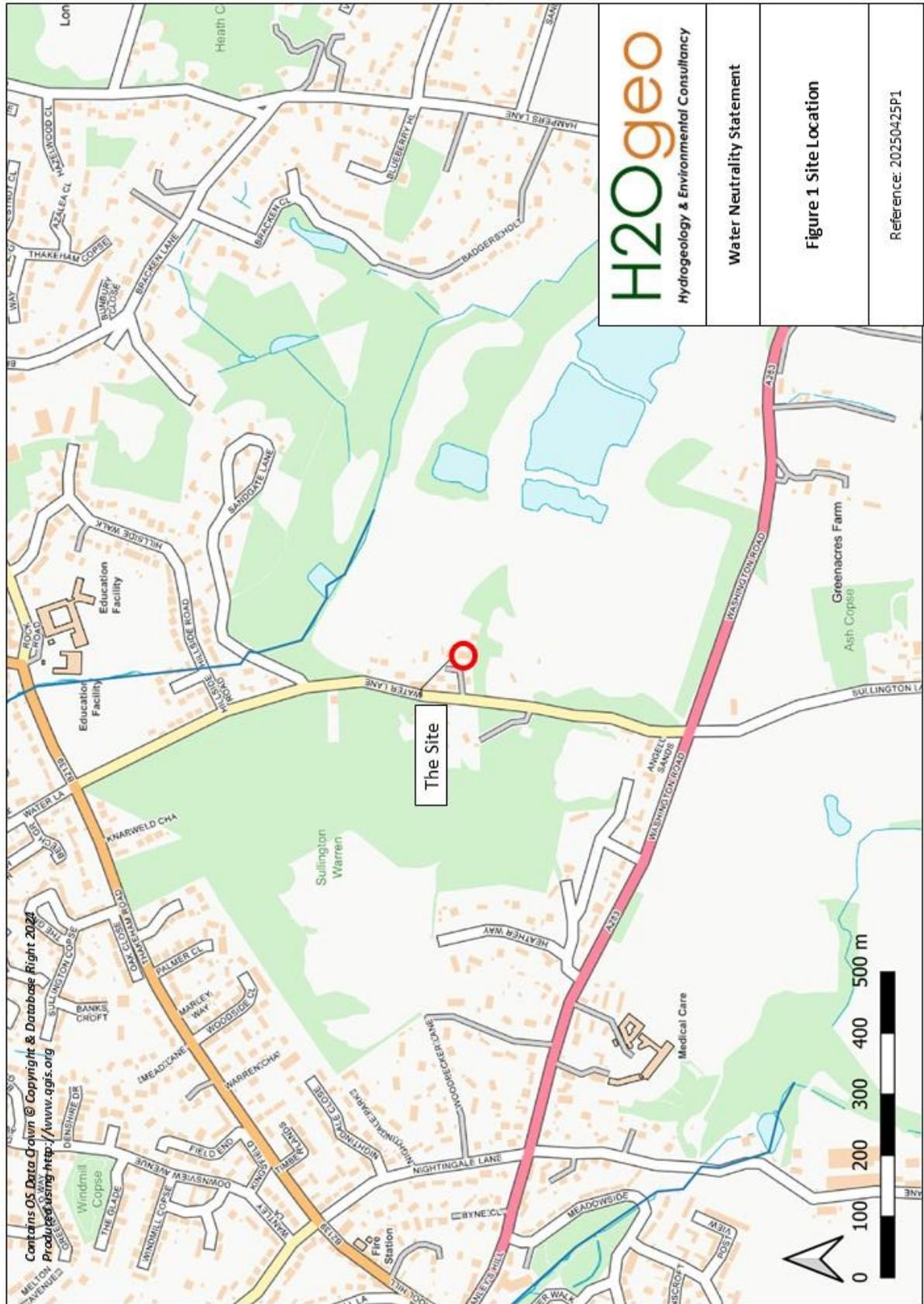


Figure 2 Site Location



Figure 3 Photolog

| | | | | | |
|--|--|--|---|--|--|
|  |  |  |  |  |  |
| <p>Kitchen Tap</p> | | <p>Utility Sink</p> | <p>Bedroom 6</p> | <p>Family Bathroom</p> | |
|  |  |  |  |  |  |
| <p>Upstairs Bedroom 2</p> | <p>Master Bedroom Ensuite</p> | | | | |
|  |  |  |  |  |  |
| <p>Bedroom 3 Ensuite</p> | <p>Garden Room Kitchen</p> | | | | |

| | | | |
|---|-----------------------------------|------------------------------|--------------------------|
|  | <p>Water Neutrality Statement</p> | <p>Reference: 20250425P1</p> | <p>Figure 3 Photolog</p> |
|---|-----------------------------------|------------------------------|--------------------------|

9 Annexes

Annex A - Planning Drawings

Annex B – Part G Calculations

Annex C – Example Fixtures and Fittings to meet Performance Level 3

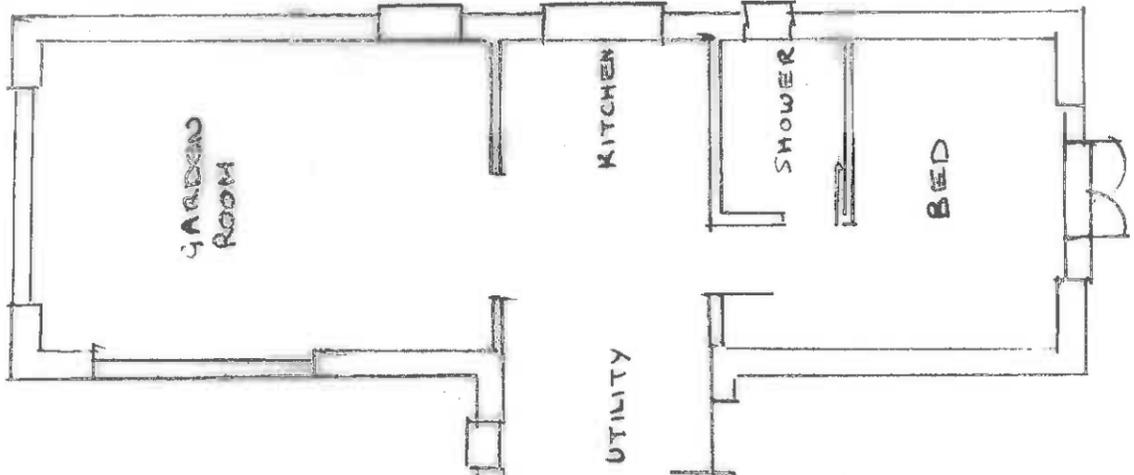
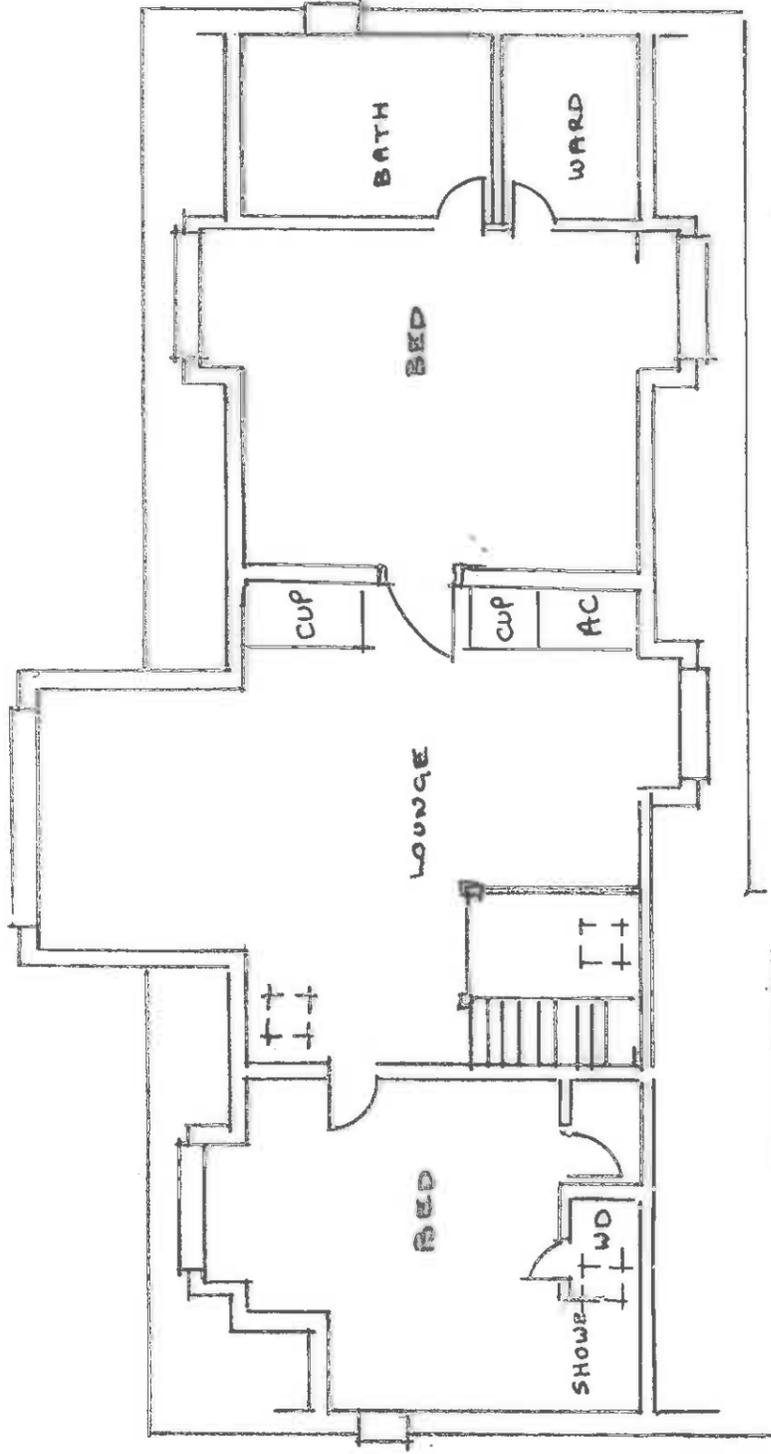
Annex A - Planning Drawings

EXISTING LAYOUT

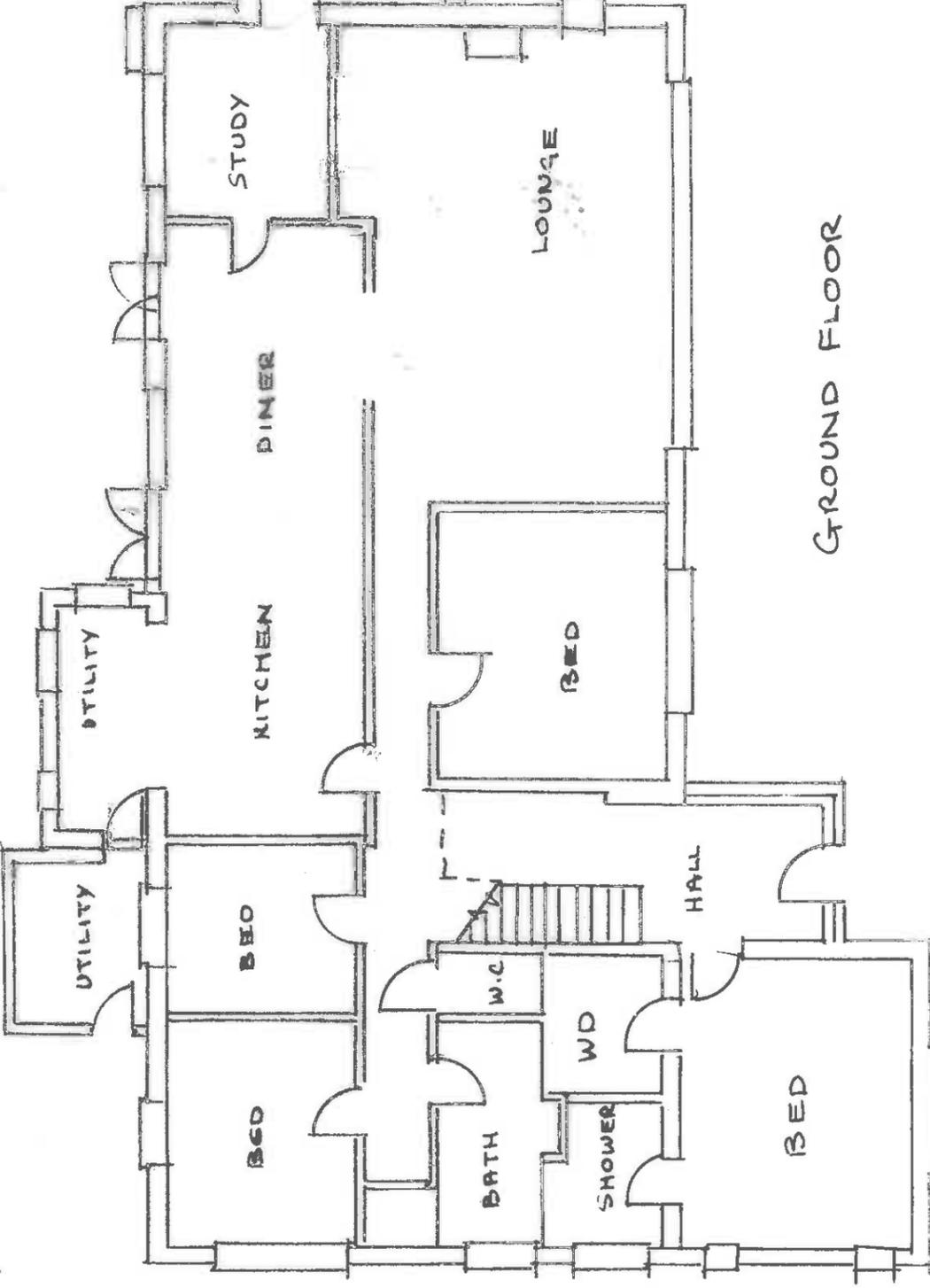
SCALE: 1:100



FIRST FLOOR



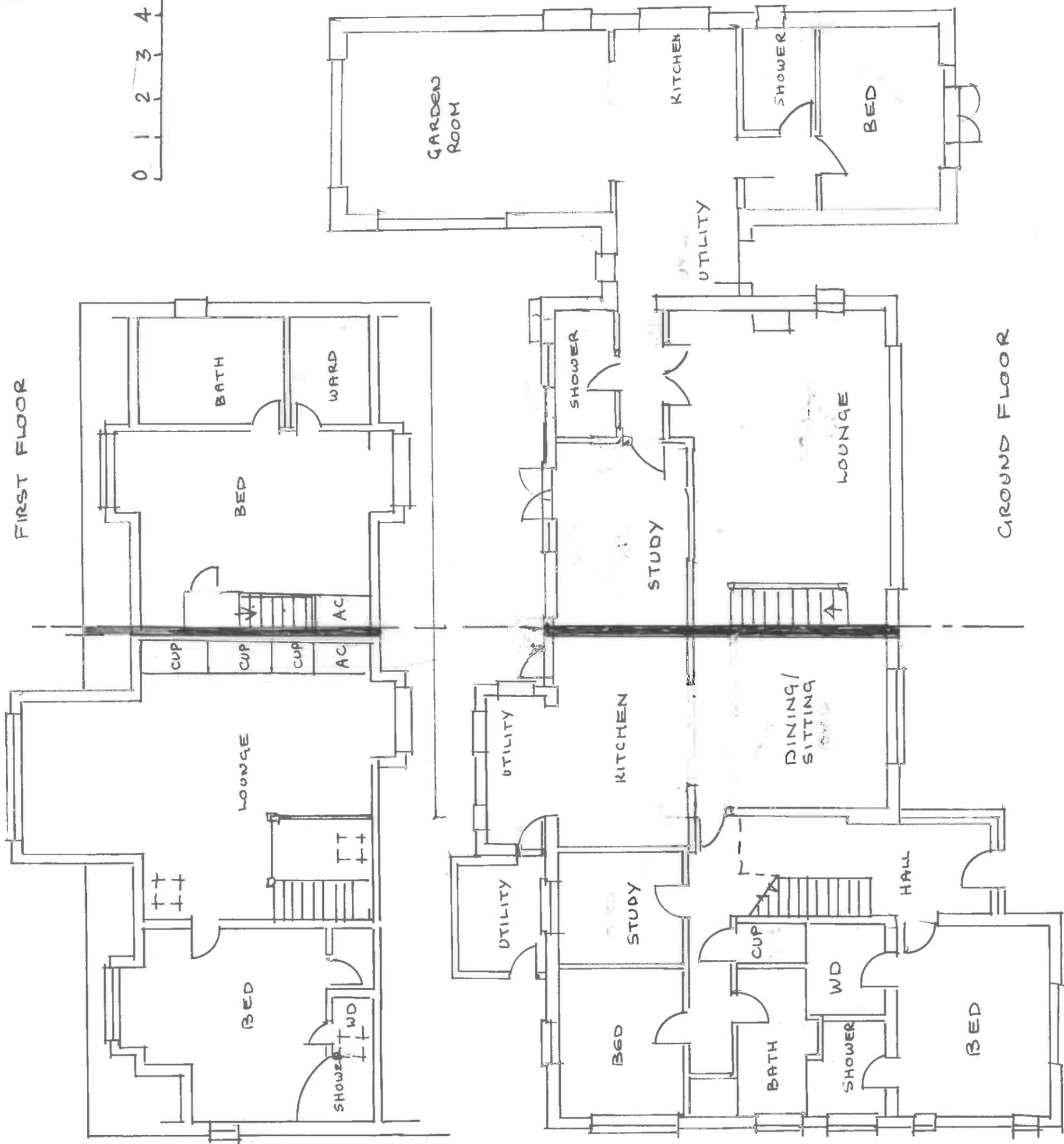
GROUND FLOOR



WOODEND, WATER LANE
STORRINGTON

PROPOSED LAYOUT

SCALE: 1:100



Annex B – Part G Calculations

Existing 7-Bed Modelled Water Consumption

| Water Calculator | | | | | |
|---|---|----------------------------------|----------------|-----------------------------------|---|
| WC Taps (Other) Taps (Kitchen/Utility) Baths Dishwashers Washing Machines Showers H2O softeners Greywater Rainwater | | | | | |
| 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) | 4.88 | 4.42 | 0.00 | 21.55 |
| Taps (excluding kitchen/utility room taps) | Flow rate (litres/min) | 10.00 | 1.58 | 1.58 | 17.38 |
| Bath (where shower also present) | Capacity to overflow(litres) | 200.00 | 0.11 | 0.00 | 22.00 |
| Shower (where bath also present) | Flow Rate(litres / minute) | 11.50 | 4.37 | 0.00 | 50.26 |
| 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) | 10.67 | 0.44 | 10.36 | 15.05 |
| Washing Machine | (Litres/kg dry load) | 5.43 | 2.1 | 0.00 | 11.40 |
| Dishwasher | (Litres/place setting) | 0.92 | 3.6 | 0.00 | 3.29 |
| Waste disposal unit | (Litres/use) | <input type="checkbox"/> 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) | | | | 140.93 |
| (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) | | | | 128.25 |
| (10) | External water use | | | | 5.0 |
| (11) | Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day) | | | | 133.2 |

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Proposed 2 and 3-Bed Modelled Water Consumption

| Water Calculator | | | | | |
|---|---|----------------------------------|----------------|-----------------------------------|---|
| WC Taps (Other) Taps (Kitchen/Utility) Baths Dishwashers Washing Machines Showers H2O softeners Greywater Rainwater | | | | | |
| 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) | 3.75 | 4.42 | 0.00 | 16.58 |
| 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) | | 4.42 | 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) | 140.00 | 0.11 | 0.00 | 15.40 |
| 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) | 6.00 | 0.44 | 10.36 | 13.00 |
| Washing Machine | (Litres/kg dry load) | 5.00 | 2.1 | 0.00 | 10.50 |
| Dishwasher | (Litres/place setting) | 0.92 | 3.6 | 0.00 | 3.31 |
| Waste disposal unit | (Litres/use) | <input type="checkbox"/> 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) | | | | 94.49 |
| (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) | | | | 85.99 |
| (10) | External water use | | | | 5.0 |
| (11) | Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day) | | | | 91.0 |

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Annex C – Example Fixtures and Fittings to meet Performance Level 3

| Type | Brand/Make/Model | Flow Rate | Unit | Performance Level |
|---------------------|---|-----------|------------------------|-------------------|
| Wash-hand Basin Tap | Grohe Eurosmart Cosmopolitan Basin Mixer Tap | 3.5 | Litres/Minute | 4 |
| Wash-hand Basin Tap | Hansgrohe Talis S EcoSmart Basin Mixer Tap | 3.5 | Litres/Minute | 4 |
| Wash-hand Basin Tap | Methven Minimalist Basin Mixer Tap with Satinjet Technology | 3.5 | Litres/Minute | 4 |
| Wash-hand Basin Tap | Grohe Eurosmart Cosmopolitan Basin Mixer Tap with EcoJoy Technology | 3 | Litres/Minute | 5 |
| Wash-hand Basin Tap | Hansgrohe Focus 100 Basin Mixer Tap EcoSmart | 3 | Litres/Minute | 5 |
| Wash-hand Basin Tap | Methven Kiri Basin Mixer with Flow Restrictor | 3 | Litres/Minute | 5 |
| Baths | Armitage Shanks Sandringham 21 Compact Bath | 110 | Litres Overflow | 4 |
| Baths | Twyford Celtic Compact Bath | 100 | Litres Overflow | 4 |
| Baths | Kalderwei Saniform Plus Small Steel Bath | 105 | Litres Overflow | 4 |
| Baths | Carron Compact Acrylic Bath | 115 | Litres Overflow | 4 |
| Baths | Ideal Standard Tempo Space Saving Bath | 110 | Litres Overflow | 4 |
| WC | Roca The Gap Wall-Hung Toilet with 3/4.5L Dual Flush | 3.38 | Effective Flush Litres | 4 |
| WC | Ideal Standard Concept Air Back-to-Wall Toilet with Dual Flush | 3.38 | Effective Flush Litres | 4 |
| WC | VitrA S50 Compact Wall-Hung WC with Dual Flush | 3.38 | Effective Flush Litres | 4 |
| WC | Twyford E100 Square Close-Coupled WC with 3/4.5L Dual Flush | 3.38 | Effective Flush Litres | 4 |
| WC | Grohe Bau Ceramic Wall-Hung WC with 3/4.5L Dual Flush | 3.38 | Effective Flush Litres | 4 |
| WC | Roca The Gap Rimless Compact WC | 3 | Effective Flush Litres | 5 |
| WC | Ideal Standard Tesi Aquablade Toilet | 3 | Effective Flush Litres | 5 |
| WC | Geberit Sigma01 Dual Flush WC | 3 | Effective Flush Litres | 5 |
| Kitchen Taps | Grohe BauEdge Single-Lever Kitchen Mixer Tap | 4.5 | Litres/Minute | 4 |
| Kitchen Taps | Hansgrohe Metris Select Kitchen Mixer Tap | 4 | Litres/Minute | 4 |
| Kitchen Taps | Franke Eiger Eco Kitchen Mixer Tap | 4 | Litres/Minute | 4 |
| Kitchen Taps | Blanco Fontas II Filter Kitchen Mixer Tap | 4.5 | Litres/Minute | 4 |
| Kitchen Taps | Bristan Orta Eco Kitchen Mixer Tap | 4.8 | Litres/Minute | 4 |
| Kitchen Taps | Grohe Minta Kitchen Mixer Tap with EcoJoy Technology | 5 | Litres/Minute | 5 |
| Kitchen Taps | Hansgrohe Focus Single Lever Kitchen Mixer Tap (EcoSmart) | 5 | Litres/Minute | 5 |
| Kitchen Taps | Bristan Easyfit Kitchen Mixer Tap (with Flow Limiter) | 5 | Litres/Minute | 5 |
| Washing Machines | Samsung WW90T554DAX/S1 Washing Machine (9kg) | 3.4 | Litres/dry kg load | 5 |
| Washing Machines | Bosch Serie 6 WAU28PH9GB Washing Machine (9kg) | 3.3 | Litres/dry kg load | 5 |
| Washing Machines | Miele WED125 WCS Washing Machine (8kg) | 3.75 | Litres/dry kg load | 5 |
| Dishwashers | Bosch Serie 6 SMS6ZDW48G Freestanding Dishwasher | 0.74 | Litres/Place Setting | 4 |
| Dishwashers | Miele G5260 SCVi Integrated Dishwasher | 0.73 | Litres/Place Setting | 4 |
| Dishwashers | Siemens iQ500 SN258I06TG Freestanding Dishwasher | 0.75 | Litres/Place Setting | 4 |
| Dishwashers | Neff N50 S513K60X1G Integrated Dishwasher | 0.75 | Litres/Place Setting | 4 |
| Dishwashers | AEG FFE62620PM Freestanding Dishwasher | 0.76 | Litres/Place Setting | 4 |