Water Offsets Ltd
www.wateroffsets.co.uk

THE SHELLEY ARMS,

BROADBRIDGE HEATH,

Horsham,

RH12 3JU.

Water Audit Report

Ref: 57831131/TG
Date: 19 Dec 2024
Rev No: V2

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APPENDICES

1.0 Introduction and Background

This Water Audit Report is submitted in support of a Proposed Development at a site located in the Horsham district. The site, formerly utilized as extra parking for the adjacent pub, The THE SHELLEY ARMS, consists of undeveloped land and is predominantly surrounded by residential areas.

The development site lies within an area supplied by Southern Water from the Sussex North Water Resource Zone, which draws from abstraction points in the Arun Valley. On September 14, 2021,Horsham District Council (HDC) received a Position Statement from Natural England expressing concerns regarding water abstraction impacts on wildlife in the Arun Valley. As a result, it has been advised that developments should demonstrate water neutrality.

The purpose of this Water Neutrality Audit Report is to outline the measures through which the Proposed Development will achieve water neutrality. This will be accomplished through demonstrating how the implemented water offset measures on-site and offsetting works, including gray water recycling,have resulted in water neutrality.

2.0 Baseline Conditions

2.1 Development Site

The proposal is for erection of four dwellings with associated parking, amenity space and landscaping and a new parking layout for the public house. Two of the dwellings will be 3 bed, 5 person dwellings and the other two will be 2 bed, 4 person dwellings.The details of the proposed development can be found in **Appendix A**.

2.2 Offsetting Site

A comprehensive water offsetting strategy and gray water recycling has been developed for this development to obtain sufficient water offsetting credits to achieve water neutrality. It is considered that water-efficient fittings would make this development an exemplary site for developing an effective water neutrality strategy that facilitates the delivery of the proposed development, protects the environment, and ensures that ecological flows are sustained. It is proposed to offset the property using a Housing Association property.Both the proposed development site and the Housing Association homes fall within the Sussex North Water Resource Supply Zone.

2.3 Existing Water Bills

There is no existing water consumption associated with the site.

3.0 Water Demand Of Development

The proposed development will consist of four new residential dwellings, and this study considers how the proposed property may be serviced. Horsham DistrictCouncil has stipulated that the preferred allowable daily water consumption for each new residential unit is **85 litres/person/day**.

3.1 Daily Water Demand

The proposed capacity/flow rates for the proposed dwellings will be, as per the Building Regulations specifications methodology. These figures are applied to the water efficiency calculator in **Table 3.1.**

INSTALLATION TYPE	UNIT OF MEASURES CAPACITY/FLOW RATE
Basin Taps	Flow Rate (litres/ min) 5
Bath	Capacity to Overflow 156
Shower	Flow Rate (litres/ min) 7.8
Toilet	Flush Volumes (litres) 4/2.60
Dishwasher	Flow Rate (litres/ place setting) 1
Washing Machine	Flow Rate (litres/ Kg Dry Load) 9
Sink Tap	Flow Rate (litres/ min) 5

In order to calculate the proposed water usage from each dwelling, a part G water efficiency calculation has been carried out as demonstrated in table 3.1 below.

Table 3.1

WATER EFFICIENCY CALCULATOR - BATH SPECIFICATION

Installation Type	Unit of Measure	Capacity/Flow Rate	Use Factor	Fixed Use (l/p/d)	Litres/person /day
WC (single flush)	Flush volume (l)	0.00	4.42	0.00	**0.00**
WC (dual flush)	Full flush volume (l)	4.00	1.46	0.00	**5.84**
	Part flush volume (l)	2.60	2.96	0.00	**7.70**
WCs (multiple fittings)	Ave. effective flush volume	0.00	4.42	0.00	**0.00**
Taps (excluding kitchen/utility room taps)	Flow Rate (l/min)	5.00	1.58	1.58	**9.48**
Bath (where shower also present)	Capacity to Overflow (l)	156.00	0.11	0.00	**17.16**
Shower (where bath also present)	Flow Rate (l/min)	7.80	4.37	0.00	**34.09**
Bath only	Capacity to Overflow (l)	0.00	0.50	0.00	**0.00**
Shower Only	Flow Rate (l/min)	0.00	5.60	0.00	**0.00**
Kitchen/Utility Room Sink Taps	Flow Rate (l/min)	5.00	0.44	10.36	**12.56**
Washing Machine	Litres/kg Dry Load	9.00	2.10	0.00	**18.90**
Dishwasher	Litres/ Place Setting	1.00	3.60	0.00	**3.60**
Waste Disposal Unit	Litres/Use	0.00	3.08	0.00	**0.00**
Water Softner	Litres/pers/day	0.00	1.00	0.00	**0.00**
		Total Internal Calculated Use			**109.32**
		Contribution from Greywater			**22.99**
		Contribution from Rainwater			
					86.34
		Normalisation Factor			**0.91**
		Total Internal Water Consumption			**78.57**
		External Water Use			**5.00**
		From Recycled Greywater			**5.00**
		Effective Daily Water Demand l/p/d			**78.57**

GREYWATER YIELD - BATH SPECIFICATION

Installation Type	Unit of Measure	Capacity/Flow Rate	Use Factor	Fixed Use (l/p/d)	Litres/person /day
WC (single flush)	Flush volume (l)	0.00	4.42	0.00	**0.00**
WC (dual flush)	Full flush volume (l)	4.00	1.46	0.00	**5.84**
	Part flush volume (l)	2.60	2.96	0.00	**7.70**
WCs (multiple fittings)	Ave. effective flush volume	0.00	4.42	0.00	**0.00**
Taps (excluding kitchen/utility room taps)	Flow Rate (l/min)	5.00	1.58	1.58	**9.48**
Bath (where shower also present)	Capacity to Overflow (l)	156.00	0.11	0.00	**17.16**
Shower (where bath also present)	Flow Rate (l/min)	7.80	4.37	0.00	**34.09**
Bath Only	Capacity to Overflow (l)	0.00	0.50	0.00	**0.00**
Shower Only	Flow Rate (l/min)	0.00	5.60	0.00	**0.00**
Kitchen/Utility Room Sink Taps	Flow Rate (l/min)	5.00	0.44	10.36	**12.56**
Washing Machine	Litres/kg Dry Load	9.00	2.10	0.00	**9.45**
Dishwasher	Litres/ Place Setting	1.00	3.60	0.00	**3.60**
Waste Disposal Unit	Litres/Use	0.00	3.08	0.00	**0.00**
Water Softner	Litres/pers/day	0.00	1.00	0.00	**0.00**
		Total Internal Calculated Use l/p/d			**99.87**
		Contribution towards Greywater			**60.70**
		% Greywater Contribution			**64.54%**

On the basis of incorporating water-efficient fittings and appliances in the dwellings, the initial water consumption is calculated at 109.32 litres per person per day. With the introduction of greywater recycling, it is estimated that this consumption can be significantly reduced to **78.57 litres per person** per day, which is below the Natural England target of 85 l/p/d. The inclusion of greywater recycling allows for the reuse of water from various sources, further enhancing the overall water efficiency of the dwellings

In order to establish the water demand of the Proposed Development, the anticipated water use per person must be calculated against the expected occupancy rate. The applicable occupancy rate is based on the local census data in accordance with the guidance from the Horsham District Council. The actual water demand is therefore summarised in Table 3.2 below as follows:

Table 3.2

Type of Accommodation	*No. of Beds*	*Total Cumulative Number of Residents*	*Daily Water Demand Per Resident*	*Daily Potable Water Demand (l/d)*
Plot 1	***3***	2.47	78.57	194.06
Plot 2	***2***	1.88	78.57	147.71
Plot 3	***2***	1.88	78.57	147.71
Plot 4	***3***	2.47	78.57	194.06
Total Daily Water Consumption (litres)		**8.7**		**683.54**
Total Annual Water Consumption (litres)				**249,492.1**

(Note: Occupancy Rates & Daily Water Demand based on 2011 Census data adopted by HDC)

https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications

The Site will deliver 4 new homes and accommodate around 8.7 residents who will use 683.54 litres of water a day at 78.57 litres per person per day. This will result in a maximum water annual water demand of **249,492** litres per year.This additional water demand within the Sussex North Water Resource Zone will need to be offset through the implementation of the water offsetting works on the water offsetting credit by Raven housing trust .

4.0 Water Offsetting Strategies

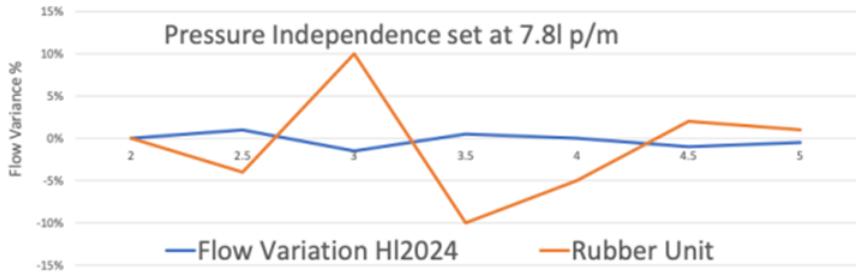
The Proposed Development will achieve water neutrality by implementing water offset measures on site graywater recycling and offsetting works that will be undertaken at the Housing Association Homes.

4.1 Strategy 1 - Flow Control Valves

The water offsetting intervention that is proposed is the installation of the **Control Flow HL2024**. After reviewing an array of measures this is the most viable and deliverable water efficiency measure. This method is a tried and tested method for retrofitting existing properties to achieve robust water efficiency performance. Cenergist has installed this valve in over 30,000 homes achieving an average **70 to 75.00 litres/house/day; 23%** per household

The Control Flow HL2024 is an independent flow controller that can be set at varying flow rates, the lowest being 5 litres per minute, and the highest being 23.4 litres per minute. For domestic properties it is recommended to install 10, 12.8 or 15.6 litres per minute within each individual water offsetting home.

Traditional rubber flow controllers do not offer pressure independence such that they result in a flow rate variance of up to 10%, which is excessive when trying to deliver a consistent and robust water efficiency programme. Secondly the rubber flow controllers have a very short life span, owing to deteriorating rubber parts which ultimately lead to the destruction and ineffectiveness of the control flow unit. Control Flow HL2024 is designed using high grade materials, offering a high level of durability and superior flow regulation that other products do not. As such, the Control Flow technology will offer lifetime savings of 10 years or more.



Control Flow HL2024 - 3P InLine

The Control Flow **HL2024 3P** Inline is optimally suitable to control flows into specified areas of any water system. This ensures flow system stabilisation, optimal user comfort and water savings. This product is installed inline, on the main supply leading into the property therefore negating the risk of the customer removing it and lasting a minimum 10 years, a much longer period than traditional water saving products. It can deliver flow rates from **5 to 23.4 litres/minute**. With typical residential installation being between 7.8 to 15.6 litres/minute. Prior to installation the existing flow rate and occupancy rate are checked and recorded.

Control HL2024 - 3P Inline

What is Water Neutral Development?

A Water Neutral development will not add to the overall existing water demand of

an area or catchment and will have zero impact on existing water abstraction requirements or water mains supply.

4.2 Water Offsetting Implementation

To meet the annual water demand of the development, which is calculated to be **249,492** litres annually, an offsetting strategy is proposed.Water Offsets has engaged Horsham District Council to establish the acceptable criteria for the generation of water offsetting credits from Housing Association properties in order to meet water neutrality requirements, further to the success of the Crawley Homes pilot study on 100 properties.

The following criteria has been confirmed to be an acceptable criteria to deliver the Housing Association water credits for housing stock located within the water neutrality zone, as per the attached email contained in **Appendix B**.

- The flow regulator to be used is the **HL2024**, as in the Crawley Borough Council pilot.
- Per capita water savings of 27 litres per day, providing a 10% contingency on the 30 l/p/d savings value demonstrated by the Crawley Borough Council pilot.
- Retrofitting of the HL2024 is only undertaken on housing property built before the 2010 Building Regulations water efficiency standards came into effect.
- Retrofitting cannot provide water neutrality credits in properties where water efficiency measures have already been installed.
- The Housing Association properties must be located within the water neutrality zone.

The above criteria was also accepted by Natural England under planning application DC/21/2180. The Water Offsetting works have been implemented according to this strategy, at properties belonging to Raven Housing Trust. The results of the water savings from the 8no. Properties where the efficiency installations were undertaken is stated below.

- Annual water demand : **249,492 litres/year**
- Number of Housing Association Homes: **8 homes, (Appendix B)**
- Daily Available Water Offsetting Volume: **702 litres/day**
- Annual Water Offsetting Volume: **256,230 litres/year**

The available offsetting volume of **256,230** litres/years from the Raven Housing Trust Association homes exceeds the development's offsetting requirement. This capacity is sufficient to ensure water neutrality for the project.The implemented water-saving measures at the offsetting homes will facilitate the development's planning consent and will be stated as a condition in the S106 Obligations, ensuring compliance with regional water neutrality standards as per the Habitat Regulations Assessment (HRA) requirements. This approach supports the overall sustainability goals and mitigates additional water demand on the Arun Valley sensitive ecosystems

Discussion of the results ,

- Referring to the email that was exchanged with the Council, The Council has agreed that the savings for the properties is **27 l/p/d** which provides a 10% reduction from the 30 l/p/d savings that was previously established in Housing Stock built before 2010 Building Regulations implemented. (**Appendix B)**

Table 4.1

Address	Occupants	27 l/p/d	Achieved Savings (litres/day)	Target Savings based on a 2.4 Occupancy, 27 l/p/d x 2.4
3 Elder Close, Crawley, RH11 7GW	5	27 l/p/d x 5	135	64.8
1 Arun Close, Crawley, RH10 1EU	5	27 l/p/d x 5	135	64.8
36 Walnut Lane, Crawley, RH11 7NH	5	27 l/p/d x 5	135	64.8
1 Whitebeam House, Crawley, RH11 7TF	2	27 l/p/d x 2	54	64.8
9 Arun Close, Crawley, RH10 1EU	1	27 l/p/d x 1	27	64.8
2 ST Augustine Road, Crawley, RH11 8GA	3	27 l/p/d x 3	81	64.8
20 Percivale Close, Crawley , RH11 0FZ	3	27 l/p/d x 3	81	64.8
50 Percivale Close, Crawley , RH11 0FZ	2	27 l/p/d x 2	54	64.8
			702	**518.4**

- The age of the properties specifically addresses the issue of fixtures as these fixtures were associated with the pre2010 housing developments.
- The 2nd last column is 27 l/pd multiplied by the number of people in the house (occupants). So a 5 bedroomed home will save 27 x 5 = 135. The last column provides a computation of the average number of occupants 2.4 multiplied by 27 l/p/d, to compare against the actual occupancies. **(Table 4.1)**
- HDC has specifically confirmed the above and have also stated that both them and Natural England have agreed on this strategy. The Council has also reinforced this by reference to the planning decision notice: **DC/21/2180**

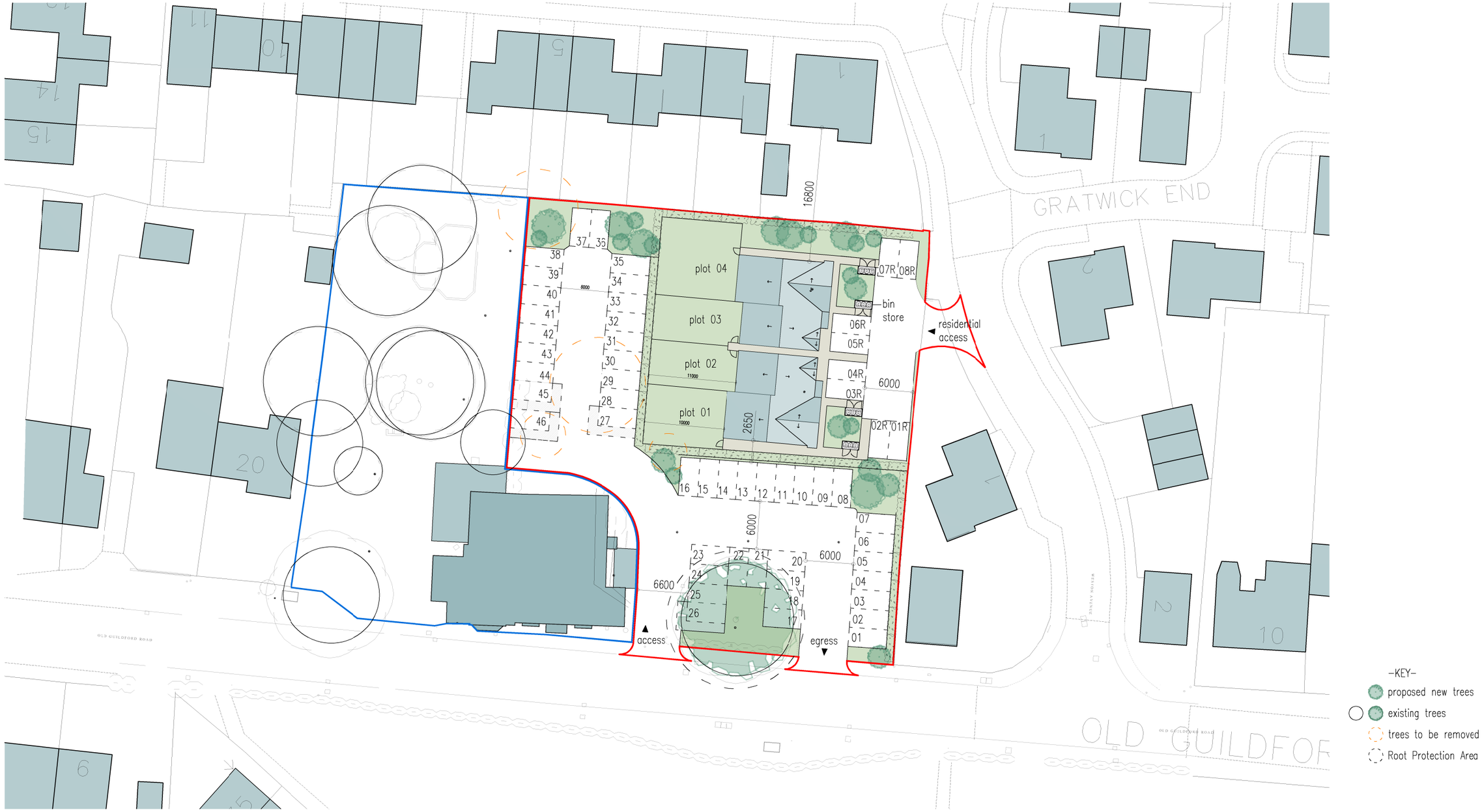
5.0 CONCLUSION

In conclusion, this report provides a comprehensive assessment of the proposed developments' water usage and outlines effective measures to achieve water neutrality. Through the utilisation of water offsetting credits and efficiency works, the development successfully addresses the increased water demand while meeting the requirements set by Natural England.

By successfully meeting the water neutrality requirement stipulated by the Natural England directive and incorporating built-in water demand resilience, this report demonstrates that it is possible to achieve a balance between residential development and the protection of ecological flows.

This report highlights the feasibility of achieving water neutrality in the proposed residential development through the collective efforts of stakeholders, including the Horsham Council, Natural England, and the developers. It sets a precedent for future projects and emphasises the importance of responsible water usage, conservation, and sustainable development in safeguarding our valuable water resources for generations to come.

APPENDIX A



PROPOSED SITE PLAN

scale 1 1:500 0 10 20 m

scale 2

scale 3

rickett architects
168 parade
leamington spa
cv32 4ae
www.rickettarchitects.com +44 (0)1926 291010 studio@rickett.co.uk

dwg no	Ra	3357	s3	001		
client	Stonegate Group					
project	The Shelley Arms 16-18 Old Guildford Road Horsham RH12 3JU					
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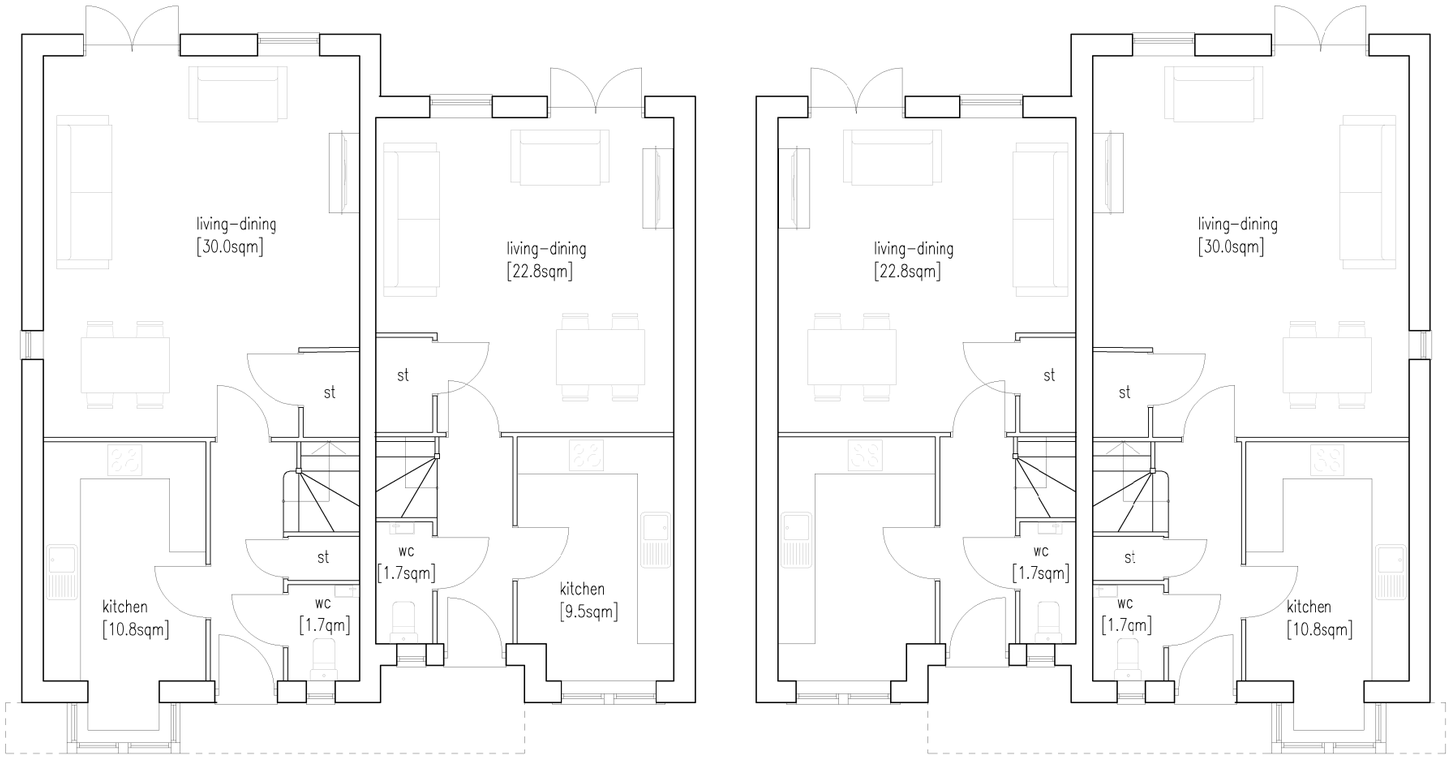
planning stage

north

3



GROUND FLOOR

TOTAL GIA 3bed: 106sqm

TOTAL GIA 2bed: 84sqm

scale 1

scale 2

scale 3

1:100 0 2 4 m

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studio@rickett.co.uk

dwg no	Ra	3357	s3	100		
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project	The Shelley Arms 16-18 Old Guildford Road Horsham RH12 3JU					
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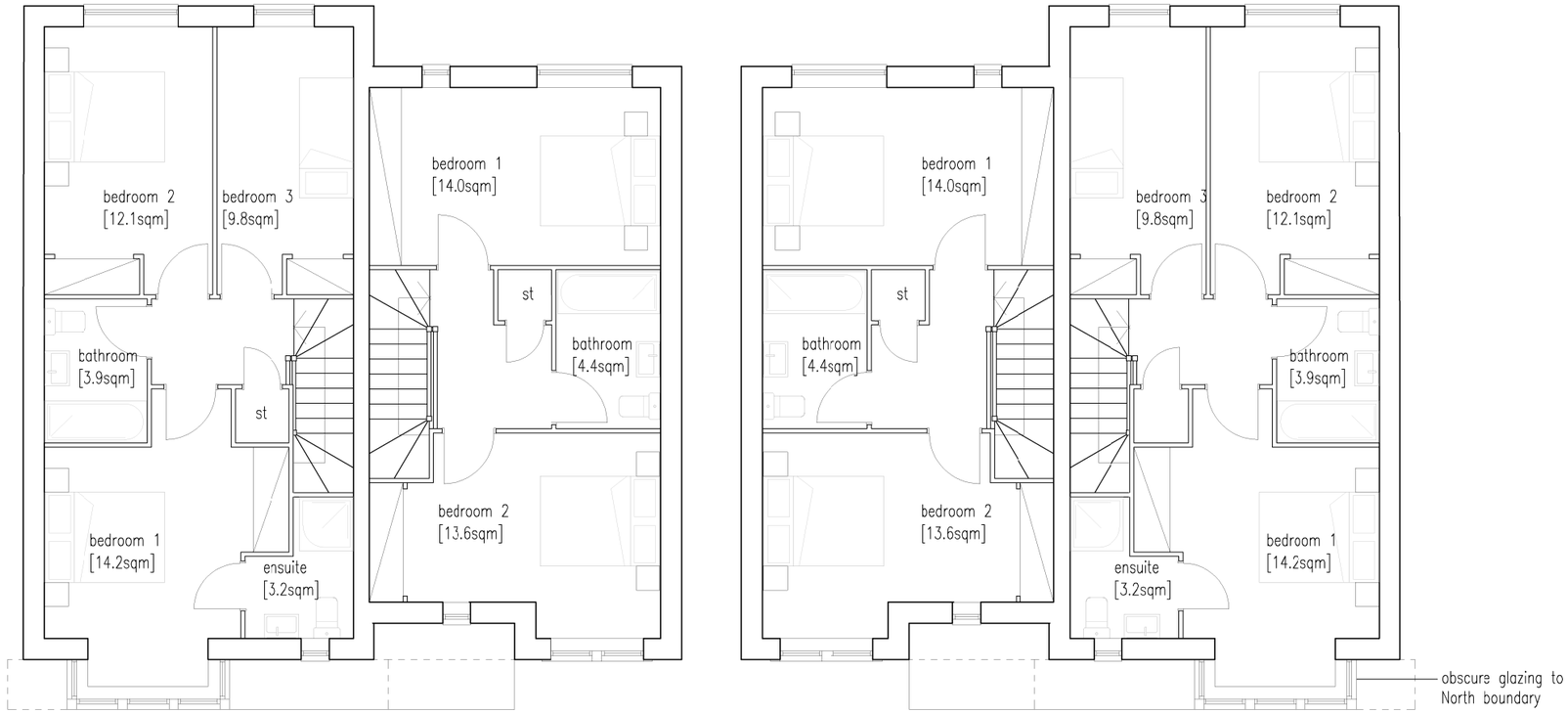
planning

stage 3

north



FIRST FLOOR

scale 1 1:100 0 2 4 m

scale 2

scale 3

do not scale from this drawing,
use dimensions only, all discrepancies to be reported to the architect.

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dwg no	Ra	3357	s3	101		
client	Stonegate Group					
project	The Shelley Arms 16-18 Old Guildford Road Horsham RH12 3JU					
title	proposed first floor					
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drawn	AMB	check	DR	size	A3	

planning stage

north

3

ROOF PLAN

scale 1
scale 2
scale 3

1:100 0 2 4 m

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dwg no	Ra	3357	s3	102			
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planning
stage 3

north

PROPOSED FRONT ELEVATION

PROPOSED SDIDE ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

scale 1
scale 2
scale 3

1:100 0 2 4 m

do not scale from this drawing,
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dwg no	Ra	3357	s3	200	
client	Stonegate Group				
project	The Shelley Arms 16-18 Old Guildford Road Horsham RH12 3JU				
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planning

north

3

stage

APPENDIX B

DEVELOPMENT ADDRESS: SHELLEY ARMS

Customer	Housing Association	Contractor	Date of Completion	Address	Post Code	Occupants	Water Savings Components	Achieved Savings (litres/day)	Target Savings based on a 2.4 Occupancy (litres/day)
Water Offsets	Raven Housing Trust	Cenergist - CEN298484	02/10/2024	3 Elder Close, Crawley, RH11 7GW	RH11 7GW	5	1P 7.8L Inline (Kitchen, Qty: 2), 1P 5L Inline (Bathroom, Qty: 2)	135	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298491	02/10/2024	1 Arun Close, Crawley, RH10 1EU	RH10 1EU	5	1P 7.8L Inline (Kitchen, Qty: 2), 1P 5L Inline (Bathroom, Qty: 2)	135	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298506	02/10/2024	36 Walnut Lane, Crawley, RH11 7NH	RH11 7NH	5	1P 7.8L Inline (Kitchen, Qty: 2)	135	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298524	02/10/2024	1 Whitebeam House, Crawley, RH11 7TF	RH11 7TF	2	1P 7.8L Inline (Kitchen, Qty: 2), 1P 5L Inline (Bathroom, Qty: 2), ShowerSmart (Shower, Qty:1)	54	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298531	04/10/2024	9 Arun Close, Crawley, RH10 1EU	RH10 1EU	1	1P 7.8L Inline (Kitchen, Qty: 2), 1P 5L Inline (Bathroom, Qty: 2)	27	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298477	04/10/2024	2 ST Augustine Road, Crawley, RH11 8GA	RH11 8GA	3	1P 5L Inline (Bathroom, Qty: 2)	81	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298591	10/10/2024	20 Percivale Close, Crawley , RH11 0FZ	RH11 0FZ	3	1P 7.8L Inline (Kitchen, Qty: 2)	81	64.8
Water Offsets	Raven Housing Trust	Cenergist - CEN298597	08/10/2024	50 Percivale Close, Crawley , RH11 0FZ	RH11 0FZ	2	1P 5L Inline (Bathroom, Qty: 2)	54	64.8
								702	**518.4**

Required Water Savings		
Daily Water Savings =	***683.54***	***litres/day***
Annual Water Savings =	***249,492.10***	***litres/year***
Required Water Savings		
Daily Water Savings =	***702.00***	***litres/day***
Annual Water Savings =	***256,230.00***	***litres/year***
Surplus Water Savings	***12.70%***	

Hydraloop Concealed

For individuals and couples. Fits any bathroom.
For apartments, small homes, tiny houses & retrofit bathrooms

Save 25% to 45% on tap water with clean, clear, safe and disinfected reuse water. Increase your property value, lower your water and energy bills, reduce your carbon footprint and secure your living comfort

Introduction Offer

Available with extra options such as a stylish front plate with LED lighting and additional outlets

Hydraloop Concealed

Volume: 150 liters | 39.6 gallons
Cleaning capacity per day*:
200 liters | 53 gallons
**depending on user behavior*

Input:
Greywater from shower

Output:
Standard flushing of the integrated toilet
Optional: two additional outlets for reusable water to one or more external toilets and one washing machine

The Hydraloop Concealed water recycling system is sold in combination with a toilet flushing system.

Concealed Base

The most affordable Hydraloop water recycling system

- With an integrated wall-hung toilet flushing system
- Including instructions for locally manufacturable front cover design

Concealed Standard

Complete Hydraloop water recycling system

- With an integrated wall-hung toilet flushing system
- Glossy standard front cover

Concealed Premium

Luxury Hydraloop water recycling system

- With an integrated wall-hung toilet flushing system
- Choice from different stylish front integrated LED lighting
- Two additional outlets for reusable water to one or

New product

more external toilets and one washing machine

Add-ons:

- Two additional outlets for reusable water to one or more external toilets and one washing machine
- Choice from different stylish front cover designs with integrated LED lighting

Introduction Offer

Base

Standard

Premium

Premium

Premium

CONSUMER FRIENDLY & SUSTAINABLE

- Save water and energy
- Reduce wastewater
- Reduce carbon footprint
- No compromise on living comfort
- Hydraloop reuse water is clean, clear, safe, and disinfected
- Patented, award-winning technology
- Certified to the highest international standards
- Low energy consumption
- Compact units with stylish design
- IoT-connected
- Easy installation
- Fully automatic
- No filters to replace
- No chemicals to add
- Self- cleaning
- Low maintenance
- Low cost of ownership
- 24/7 Online performance monitoring
- Smartphone app
- Affordable

HYDRALOOP
USE WATER TWICE
Nederland +31 88 100 3500
info@hydraloop.com

Contact

Newsletter

Email from Council

Gmail Tapiwa Gavaza <tapiwa@wateroffsets.co.uk>

Re: Water Offsetting Credits using Housing Association Properties

2 messages

Tapiwa Gavaza <tapiwa@wateroffsets.co.uk> Fri, Dec 6, 2024 at 2:46 PM
To: "Adrian.Smith" <adrian.smith@horsham.gov.uk>

Dear Adrian

I trust that you are well?

We are keen to urgently establish the acceptable criteria for the generation of water offsetting credits from Housing Association properties in order to meet water neutrality requirements, further to the success of the Crawley Homes pilot study on 100 properties.

Would the following criteria be acceptable criteria to deliver the Housing Association water credits for housing stock located within the water neutrality zone?

- The flow regulator to be used is the HL2024, as in the Crawley Borough Council pilot.
- Per capita water savings of 27 litres per day, providing a 10% contingency on the 30 l/p/d savings value demonstrated by the Crawley Borough Council pilot.
- Retrofitting of the HL2024 is only undertaken on housing property built before the 2010 Building Regulations water efficiency standards came into effect.
- Retrofitting cannot provide water neutrality credits in properties where water efficiency measures have already been installed.
- The Housing Association properties must be located within the water neutrality zone.

Best regards

TAPIWA GAVAZA | BSc MSc MICE CEng CEnv
Chief Executive Officer

Water Resilience | Smart Water Cities | WaterTECH | Climate & Flood Resilience | Water Circular Economy | Water Offsetting

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Shire Park,
Welwyn Garden City,
Hertfordshire,
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wateroffsets.co.uk

Adrian.Smith <Adrian.Smith@horsham.gov.uk> Fri, Dec 6, 2024 at 2:56 PM
To: Tapiwa Gavaza <tapiwa@wateroffsets.co.uk>

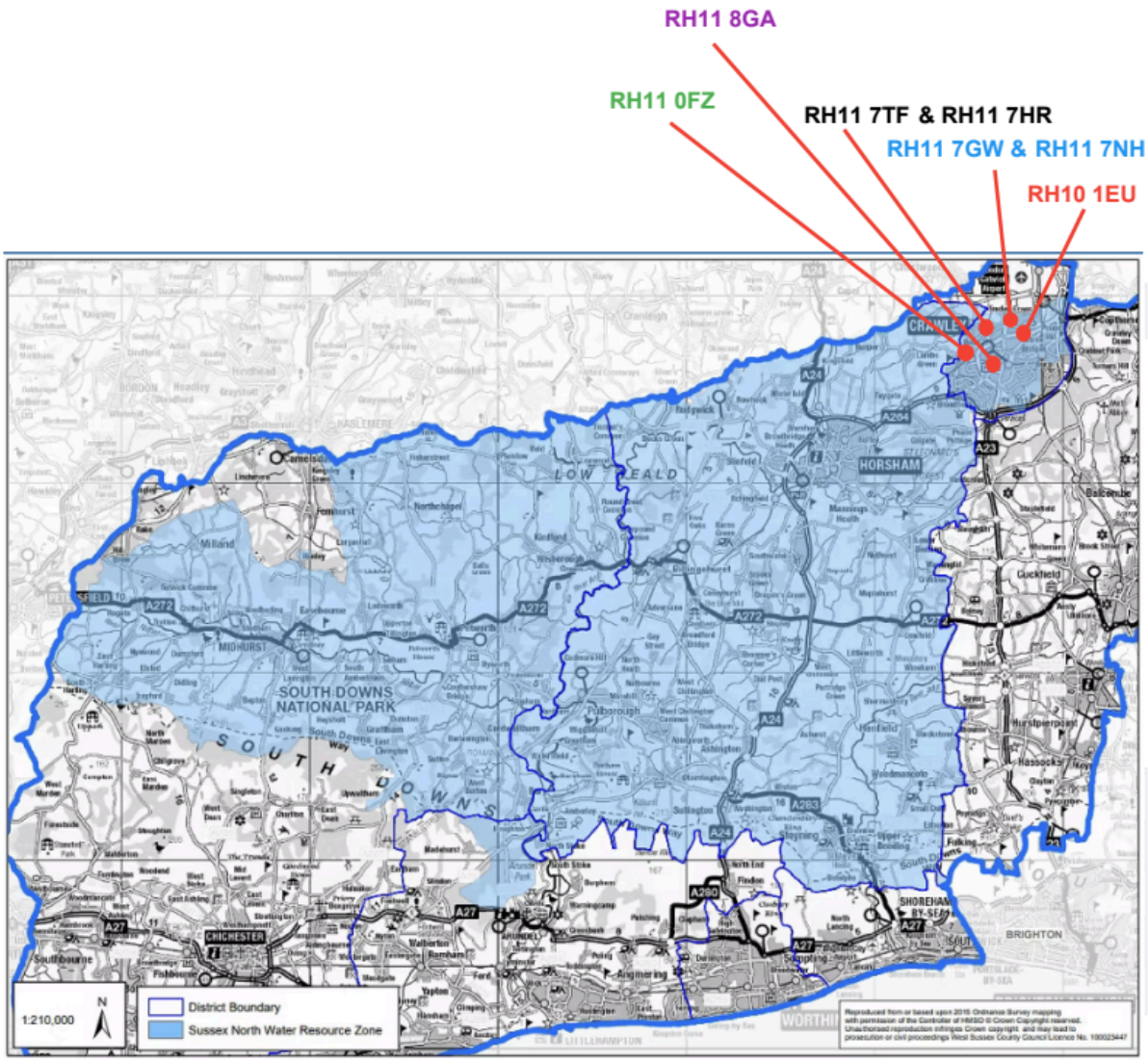
Hello Tapiwa, yes that the correct summary, as supported by Natural England and ourselves under application DC/21/2180. We are also happy for the 1P and the 3P variants of the device to be used. Note we understand that RPs are generally finding that take-up is about 50% in their stock which is lower than we would have hoped.

Kind regards

Adrian Smith

Major Applications Team Leader

Locations


RH11 8GA
RH11 0FZ
RH11 7TF & RH11 7HR
RH11 7GW & RH11 7NH
RH10 1EU
CRAWLEY
HORSHAM
LOW WEALD
MIDHURST
SOUTH DOWNS NATIONAL PARK
CHICHESTER
BRIGHTON
1:210,000
N
District Boundary
Sussex North Water Resource Zone