Water Neutrality Statement

Building to the West of Little Millfields
Rowhook Road
Rowhook
West Sussex
RH12 3PZ

On Behalf of
Mr P Rodgers

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1 INTRODUCTION

1.1 This Water Neutrality Statement is submitted in support of an application made under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (hereafter referred to as an 'HRA application').

1.2 It follows a Class Q prior approval for the conversion of an agricultural building at Little Millfields to form 1no. 1 bedroom dwelling which was granted in April 2025 under application reference DC/25/0124.

1.3 This application is required following concerns raised by Natural England, through the publication of a Position Statement in September 2021, regarding water extraction within the Sussex North Water Supply Zone. It is stated that it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the protected sites within Arun Valley, therefore new developments within this area must not add to this impact. This is demonstrated by achieving water neutrality.

1.4 In response to Natural England's Position Statement, this application seeks to demonstrate that the permitted development is water neutral and can thus be implemented in accordance with the relevant regulations.

1.5 The proposed dwelling will use a total 144.67 litres of water per day across the application site, as evidenced by the water calculations for the proposed dwelling which can be found in Appendix B. This equates to 52,804.55 litres of water per year.

1.6 Offsetting the water usage of the proposed dwelling will be undertaken via the purchase of water credits via a private scheme as outlined in Appendix C.

1.7 A summary of calculations are provided below:

Class Q Development

Total Proposed consumption before off-site mitigation 144.67 litres per day

Total Proposed consumption after off-site mitigation 0 litres per day

Offsetting Site

Offsetting site – number of credits purchased 237 via Nicholls

Net Water Demand

Total proposed mains consumption 144.67 litres per day

Reduction achieved through credit purchase of 237 credits equivalent to 237 litres per day

Residential net mains water demand -92.33 litres per day

2 BASELINE CALCULATIONS

2.1 The site comprises a former stable building of timber construction with corrugated sheeting to the roofs. The buildings were originally built to stable horses and were used as such from 1972 until 1993.

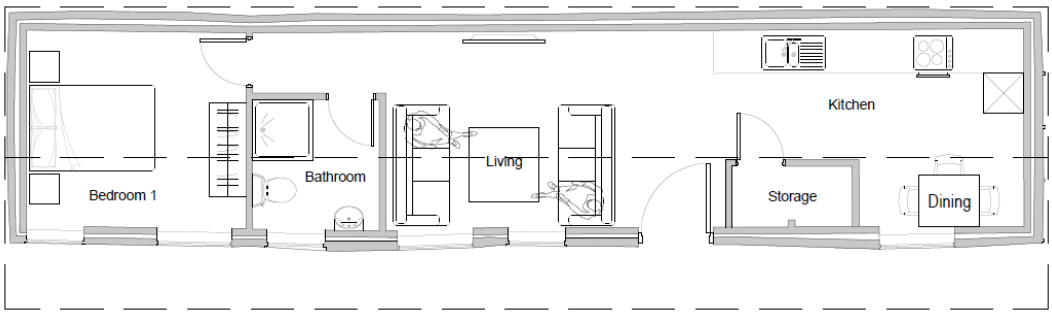
2.2 Since then, they have been used to house livestock, including cattle from 1975 – 2003 and poultry from 2003 until 2024 when the farm was sold to the applicant.

2.3 The building has no historic water usage that can be evidenced and therefore the baseline water usage of the application site is zero.

3 PROPOSED DEMAND

3.1 The approved Class Q development comprises the conversion of one agricultural building into a one-bedroom dwelling. A copy of the approved floor plan is provided at Appendix A.

Figure 3.1 – Proposed Floor Plan



3.2 Based on the Horsham district average occupancy rate of 1.32 persons for a one-bedroom dwelling, the proposed development is expected to use 144.67 litres of water per day on the application site, calculated using an average daily usage of 109.6 litres per person (including 5 litres for an outside tap), as evidenced in the Water Calculations in Appendix B. This figure is based on the following calculation:

1.32 occupancy rate x 1 x 109.6 litres per day = 144.67 litres per day

3.3 Due to the site having no historic water usage that can be evidenced offsetting is therefore required to deem the proposal water neutral, details of which can be found in Section 4 of this report.

4 OFFSITE MITIGATION

4.1 Offsetting Water Usage

4.1.1 There is no baseline water usage for the site; therefore, offsetting measures are required for the proposed dwelling in order to be deemed water neutral.

4.1.2 To offset the projected water usage of 144.67 litres per day, the applicant has purchased 237 water credits from Nicholls Water Credits Ltd.

4.1.3 These credits provide an offsetting capacity of 237 litres per day, resulting in a daily water surplus of 92.33 litres per day.

4.1.4 This surplus could be utilised by the applicant for future offsetting in necessary.

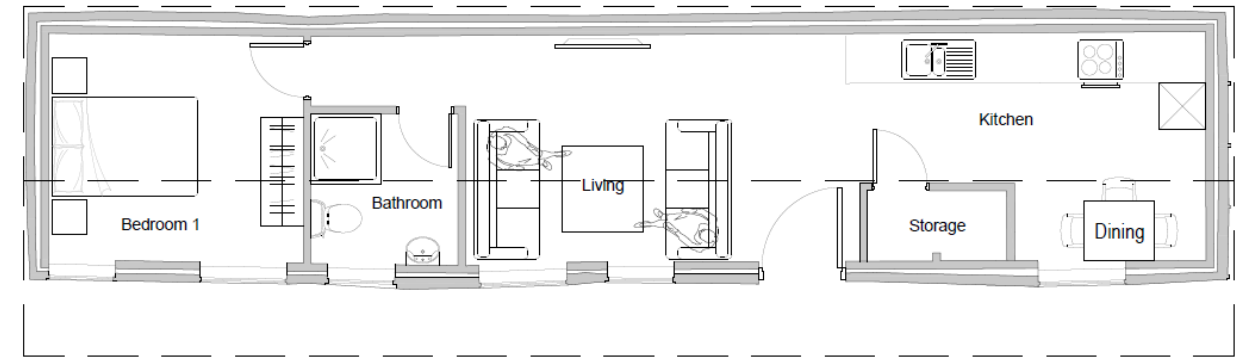
4.1.5 Full details of the secured offsetting scheme, provided by Nicholls Water Credits Ltd, are included within the statement found in Appendix C of this report.

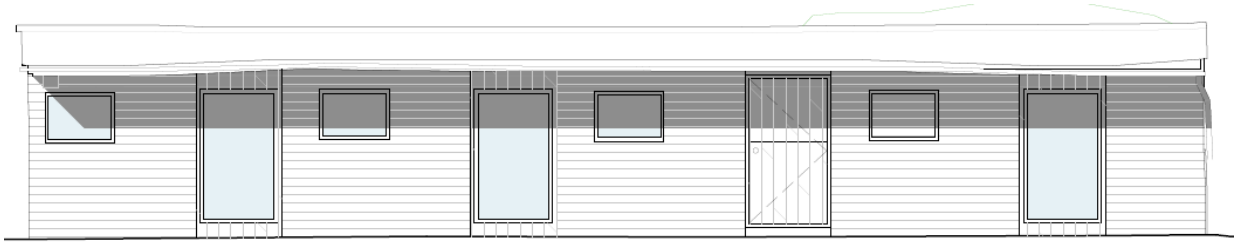
4.1.6 The purchase and securement of these credits therefore render the proposal water neutral.

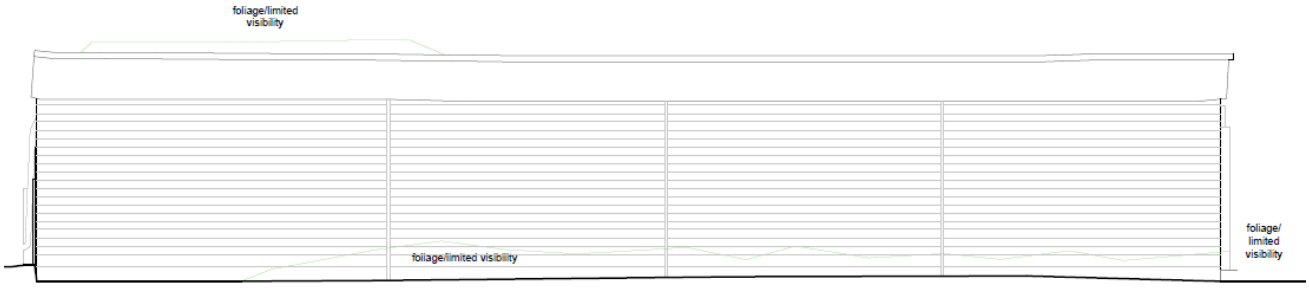
Details	Water Usage litres per day
Baseline Water Usage	0
Proposed Water Usage	144.67
Offsetting Credits Secured	237
Net Demand	**-92.33**

Appendix A

Approved plans







Appendix B

Water Calculator for New Dwelling (Class Q)

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)	5.00	4.42	0.00	22.10
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)	8.00	1.58	1.58	14.22
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)	8.00	5.60	0.00	44.80
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)			114.90
	(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)			104.56
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			109.6

Installation Type	Make/Model (mandatory)	Litres/Person/Day
WC (single flush)	Make/Model required	26.52
Taps	Make/Model required	14.22
Showers Only	Make/Model required	67.20
Kitchen Taps	Make/Model required	12.12
Washing Machines		17.157
Dishwasher		4.5

Appendix C

Nicholls Water Credit Report