Technical Note 4: Water Neutrality Statement

Site: Woodfords, Shipley Road, Southwater
Prepared by: Laura Jagiela
Approved by: Neil Jaques
Date: 19 December 2024

motion
84 North Street
Guildford
GU1 4AU

Tel: 01483 531300
www.motion.co.uk

1.0 Introduction

1.1 This Water Neutrality Statement (WNS) has been prepared on behalf of Reside Developments to demonstrate how the proposed development at Woodfords, Shipley Road, will achieve water neutrality.

1.2 Following the issue of Natural England's (NE's) Position Statement on Water Neutrality within the Sussex North Water Supply Zone (SNWSZ) it is understood that Horsham District Council require all new and reserved matters planning applications to demonstrate that the developments are water neutral and/or that they do not result in a significant effect. NE's Position Statement can be found in full within **Appendix A**.

1.3 The SNWSZ covers most of the Horsham District, as well as parts of the neighbouring Chichester, Arun and Crawley Districts. A plan showing the supply area can be found in **Appendix B**.

1.4 This statement sets out the following:

- Baseline calculations for the existing development;
- Additional demand as a result of the proposed development;
- Water reduction measures, such as water efficient fixtures and fittings and rainwater harvesting; and
- Measures to offset any remaining deficit following the above.

2.0 Background

2.1 The site is bordered to the north by residential development, to the west by Shipley Road, and to the east and south by open fields. The existing site consists of two fields, a house, swimming pool, a menage and stables, and a collection of outbuildings, which are bordered by trees, hedgerows and ditches.

2.2 The site proposals include the construction of 73 dwellings, comprising a mix of 1-bed, 2-bed, 3-bed and 4-bed homes, including three blocks of flats. An indicative schedule of accommodation can be found in **Appendix C** and a copy of the proposed site layout can be found in **Appendix D**.

2.3 The existing house on the site is to remain. However, the existing swimming pool, out-buildings, menage and stables will be removed.

3.0 Baseline Calculations

3.1 The existing open fields are currently used for grazing, with stables, other ancillary buildings and a swimming pool associated with the existing house onsite.

3.2 There are currently 4 horses using the existing stables on site and it is estimated that they drink between 25-55 litres per day, depending on the time of year. Therefore, an average of 40 litres per horse per day has been used to calculate the daily water use, which equates to 160 litres per day. This does not include any allowance for water use associated with any washing down of the stables and the yard.

3.3 The existing outdoor swimming pool will use water throughout the year to maintain water levels and backwashing of filters. It is estimated that on average this equates to 66 litres per day.

3.4 Therefore, it is estimated that the existing water use for the site is 226 litres per day.

3.5 However, using a precautionary approach to assessment, this has not been carried forward in the calculations and the baseline will be taken as zero.

4.0 Onsite Proposals

Additional Demand

4.1 Part G of the Building Regulations recommends that all developments achieve a water consumption of 125 litres per person per day.

4.2 The average occupancy levels for each dwelling size have been based on local census data (agreed by Horsham District Council) and it is summarised in Table 4.1 below.

1-bedroom	2-bedroom	3-bedroom	4-bedroom
1.32	1.88	2.47	2.86

Table 4.1 – Occupancy level per dwelling size

4.3 Using the above census data, the population of the proposed development is estimated to be 163.62.

4.4 Using Building Regulations water consumption figure of 125 litres per person per day and population size of 163.62 it is estimated that the total water usage per day for the proposed development would be 20,452.50 litres per day (125x163.62).

4.5 Therefore, following the construction of the proposed development there would be an increase in water demand of 20,452.50 litres per day.

Water Reduction Measures

4.6 To minimise the water use of the development water efficient fixtures and fittings will be incorporated, which will reduce water consumption to less than is required by Building Regulations (limit of 125 litres per person per day).

4.7 A water calculation in accordance with Building Regulations Part G has been carried out and confirms that the proposed development will achieve a water consumption rate of 76.33 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. A copy of the Part G calculation can be found in **Appendix E**.

4.8 The following table sets out the water uses, as detailed in the Part G calculation.

	Total Water Usage (l/p/day)
WC (full flush)	5.84
WC (part flush)	5.92
Taps (Excluding Kitchen)	5.85
Bath	14.30
Shower	21.85
Kitchen Taps	12.12
Washing Machine	10.31
Dishwasher	2.20
Total	78.38
Normalisation Factor	0.91
Total	71.33
External Water Use	5.00
Total	76.33

Table 4.2 – Water Usage

4.9 A copy of the proposed fixtures and fittings to achieve the above water consumption can be found in **Appendix F**.

4.10 Using the Part G water consumption figure of 76.33 litres per person per day and a population size of 163.62 it is estimated that the total water usage per day for the proposed development would be reduced to 12,489.12 litres per day (163.62x76.33).

4.11 To ensure the development can demonstrate water neutrality in accordance with the NE Position Statement 12,489.12 litres per day will need to be offset

5.0 Offsite Offsetting Measures

5.1 Reside Developments are proposing to offset the development against an offsetting scheme at Woodsomes Farm and the Brickworks, Lynwick Street, Rudgwick, Horsham, RH12 3DL. This is located within the SNWSZ, see extract below from the SNWSZ map showing the approximate location and the full SNWSZ map can be found in **Appendix B**.



Figure 5.1 – Farm Location on SNWSZ Map

5.2 Woodsomes Farm and the Brickworks are to swap their current Southern Water connection point to an existing Thames Water connection point to supply all onsite water. This will then give an allowance of mains water from within the SNWSZ that can be sold as part of an offsetting scheme.

Offsetting Scheme Summary

5.3 The offsetting scheme site is currently on a Southern Water metered mains supply. There are a number of meters onsite, one meter provides a supply for the farm and two meters provide a supply to the Brickworks.

Farm Demand

5.4 According to the Defra Report WU0132 Sustainable Water for Livestock it is estimated that the water use of dairy cows and calves are as follows:

Animal	Drinking Water Requirements (litres per day)
Dairy Cow – Lactating	104.5
Dairy Cow – Dry Period	20
Heifer	20
Calves	10

Table 5.1 – Drinking Water Requirements for Cows

5.5 During the year the dairy cows will be lactating for 330 days and then they will be dry for 35 days.

5.6 The following table sets out the average stock number at the farm from 2008 to 2023. A copy of the full stock numbers can be found in **Appendix G**.

Animals	Average stock (per year)
Cows	228
Heifers	74
Calves	73
Bulls	1
Total	375

Table 5.2 – Average Stock Numbers

5.7 Table 5.2 above shows that overall stock numbers have remained relatively constant over the past 16 years. Using a precautionary approach, the average number of animals have been used in the calculations and Bulls have not been included in the calculation. Using the water usage requirements set out in Table 5.1 and the average stock numbers in Table 5.2, this equates to a daily water consumption of 24,155.73 litres per day. A copy of the water usage calculation can be found in **Appendix H**.

5.8 As can be seen from the recent bill from Southern Water, the farm is currently connected to the Southern Water network, see **Appendix I**. The farm has been in communication with Southern Water regarding their water meter, following its failure. This has taken the farm some time to rectify with Southern Water, however, a new meter has now been installed, but due to there being no ability to undertake meter readings over the last two years, the recent water bill for the farm is only an estimate. It therefore does not reflect the true water use of Woodsomes Farm. It should be noted that a similar situation occurred with the Dedisham Farm water neutrality scheme, where there were also problems with the Southern Water meter and the farm's own onsite meter and readings was used and accepted.

5.9 Woodsomes Farm, as part of their process of reestablishing their billing process with Southern Water, have been taking meter readings of meter reference 09418884. This can be seen for the period of the 27th December 2023 to 17th June 2024 in **Appendix J**. For majority of the later readings, 26th January 2024 onward, pictures of the meter have also been taken (**Appendix K**).

5.10 This clearly shows that the Farm has an average water consumption of 20,254 litres per day and demonstrates the volume of water being used by Woodsomes Farm. In addition, it can be seen to be realistic figure for this farm, when compared to the Defra Report WU0132 Sustainable Water for Livestock, which predicts a slightly higher usage.

5.11 Additional meter readings of meter reference 09418884 have been taken, from the 12th September 2024 to 9th December 2024, and can be seen in **Appendix N**. These meter readings show an average water consumption of 21,432 litres per day and confirms that the farm has fairly consistent water usage. A precautionary principle will be taken towards the meter readings for Woodsomes Farm, therefore the lower water usage of 20,254 litres per day will be taken forward in the WNS.

Brickworks Demand - Commercial

5.12 The Brickworks site, located next to the farm, has two Southern Water meters. One of the meters was replaced in 2023, therefore the data has been split into Brickworks 2A (meter prior to 2023) and Brickworks 2B (new 2023 meter). The site is made up of several commercial units, including a coffee shop. Table 5.3 below shows a summary of the readings for each meter and a copy of the meter readings can be found in **Appendix L**.

	Brickworks 1	Brickworks 2A	Brickworks 2B
Start Date	03/11/2020	25/10/2018	04/04/2023
End Date	09/04/2024	04/10/2022	09/04/2024
Start Meter Read	616m^3	428m^3	132m^3
End Meter-Read	2148m^3	9216m^3	2529m^3
Total Days	1253	1440	371
Total Water Consumption (m^3)	1,532	8,788	2,397
Total Water Consumption (Litres)	1,532,000	8,788,000	2,397,000
Water Consumption (Litres per day)	1,222.67	6,176.15	

Table 5.3 – Existing Water Use at the Brickworks

5.13 This shows the Brickworks has a total daily water consumption of 7,398.82 litre per day.

5.14 An additional meter reading for Brickworks 1 and Brickworks 2B meters was taken on the 16th December 2024 and can be seen in **Appendix O**. This shows an average water consumption of 7,642.44 litres per day. A precautionary principle will be taken towards the meter readings for Brickworks, therefore the lower water usage of 7,398.82 litres per day will be taken forward in the WNS.

Total Existing Demand

5.15 Overall, the farm has an average daily water consumption of 20,254 litres per day and the Brickworks has a daily water consumption of 7,398.82 litres per day. In total the mains water demand is 27,652.82 litres per day, which will be supplied by Thames Water. A meter will be installed for the new Thames Water supply and meter readings will be submitted to Horsham District Council every six months for the first two years, and thereafter annually.

5.16 Thames Water has confirmed the installation of a water connection to the site. Confirmation of the connection can be seen in **Appendix M**.

5.17 This confirmation that Woodsomes Farm and the Brickworks will no longer draw mains water from the SNWSZ, this means that 27,652.82 litres per day is available for offsetting, equating to 27,652 credits.

5.18 In addition to the new Thames Water supply and water meter, the current Southern Water meters will be cut off, but will remain in situ. There will be an air break in the pipe connecting to the Southern Water meter and network to ensure no water can enter the Woodsomes Farm's and the Brickworks' water network, but also to ensure there is no cross-contamination between Southern Water and Thames Water.

5.19 As the Southern Water network will be essentially disconnected from the Woodsomes Farm and the Brickworks network, and monitoring of the remaining Southern Water meters will ensure it is clear that no water is being used. Again, readings of the remaining Southern Water meters will be submitted to Horsham District Council every six months for the first two years, and thereafter annually.

6.0 Woodfords Offsetting Measures

6.1 To ensure the development can demonstrate water neutrality in accordance with the NE Position Statement 12,489.12 litres per day will need to be offset.

6.2 The number of credits required for this application is set out in the water budget table 6.1 below. One credit is equivalent to 1 litre per day. The table below lists the developers participating in this scheme and their allocation.

6.3 The offsetting scheme is making up to 27,652.82 litres per day available for offsetting mains water demand, which equates to 27,652 credits.

6.4 As stated in Section 4 of this WNS, the proposed development will have a total water demand of 12,489.12 litres per day and therefore require a minimum of 12,490 credits for the development to be water neutral.

Developer	Planning Reference (if available)	Credits
Starting water use/credits	N/A	27,652
Reside Developments - Thakeham	DC/20/2577	4,340
Reside Developments - Southwater		12,490
	Total Currently Allocated	16,830
	Remaining Credits (Surplus)	10,822

Table 6.1 – Water Budget

7.0 Summary and Conclusions

7.1 This Technical Note sets out the water usage strategy for the proposed development at Shipley Road, Southwater.

7.2 The proposal is to incorporate on-site water efficient fixtures and fittings on the proposed development to reduce water use as far as practicable.

7.3 The proposed development at Southwater will purchase and be allocated 12,490 credits as part of the significant mains water offsetting scheme at Woodsomes Farm. Therefore, the residual mains water requirement of the development of 12,489.12 litres per day has been fully offset and there is no additional mains water requirement within the SNWSZ as a result of the development at Woodfords, Shipley Road, Southwater.

7.4 This strategy will ensure that the new development will have a neutral impact on the Sussex North Water Supply Zone. The Water Usage Strategy confirms the proposals will be water neutral once complete, and thus satisfies Natural England's' Requirements.

Appendix A

Natural England's Position Statement

Natural England's Position Statement for Applications within the Sussex North Water Supply Zone

September 2021 – Interim Approach

Please take the following as Natural England's substantive advice for all applications which fall within Sussex North's Water Supply Zone.

Sussex North Water Supply Zone

Arun Valley SPA, SAC and Ramsar Site- Sussex North Water Supply Zone

The Sussex North Water Supply Zone includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of;

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

As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, we advise that developments within this zone must not add to this impact. This is required by recent caselaw, Case C-323/17 People over wind and Sweetman. Ruling of CJEU (often referred to as sweetman II) and Coöperatie Mobilisation for the Environment and Vereniging Leefmilieu Case C-293/17 (often referred to as the Dutch Nitrogen cases).

Between them these cases require Plans and Projects affecting sites where an existing adverse effect is known (i.e. the site is failing its conservation objectives), to demonstrate certainty that they will not contribute further to the existing adverse effect or go through to the latter stages of the Regulations (no alternatives IROPI etc).

Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality.

In addition, the Gatwick Sub regional Water Cycle Study concluded that water neutrality is required for Sussex North to enable sufficient water to be available to the region.

The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

Strategic approach

Natural England has advised that this matter should be resolved in partnership through Local Plans across the affected authorities, where policy and assessment can be agreed and secured to ensure water use is offset for all new developments within Sussex North. To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy.

Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality. We have provided the following agreed interim approach for demonstrating water neutrality;

Minimising water use of new builds.

- Complete a water budget (based on occupancy)
- All new builds to demonstrate that they can achieve strict water targets (e.g., 85L/pp/day*)

  This can be achieved by measures such as:

- Grey water recycling (advantage of being reliable in hot dry weather);
- Rainwater harvesting;
- Water efficient fixings (such as shower aerators) to demonstrably reduce demand-this would need to be suitably certain.

In addition, water offsetting is required

- One way to achieve this is retrofitting of council owned properties/commercial buildings-located within Sussex North. Examples include:

- Grey water recycling- (for example there are clear opportunities for commercial properties).
- Rainwater harvesting of commercial settings;
- Installation of water reduction fittings in Council-owned buildings.

These measures need to be implemented until such time as a more sustainable water supply has been secured.

It will also need to be ensured that measures are not already proposed (for example in Southern Water's Management Plan) to avoid double-counting.

Any mitigation must be suitably certain in order to comply with the Habitats Regulations and Caselaw.

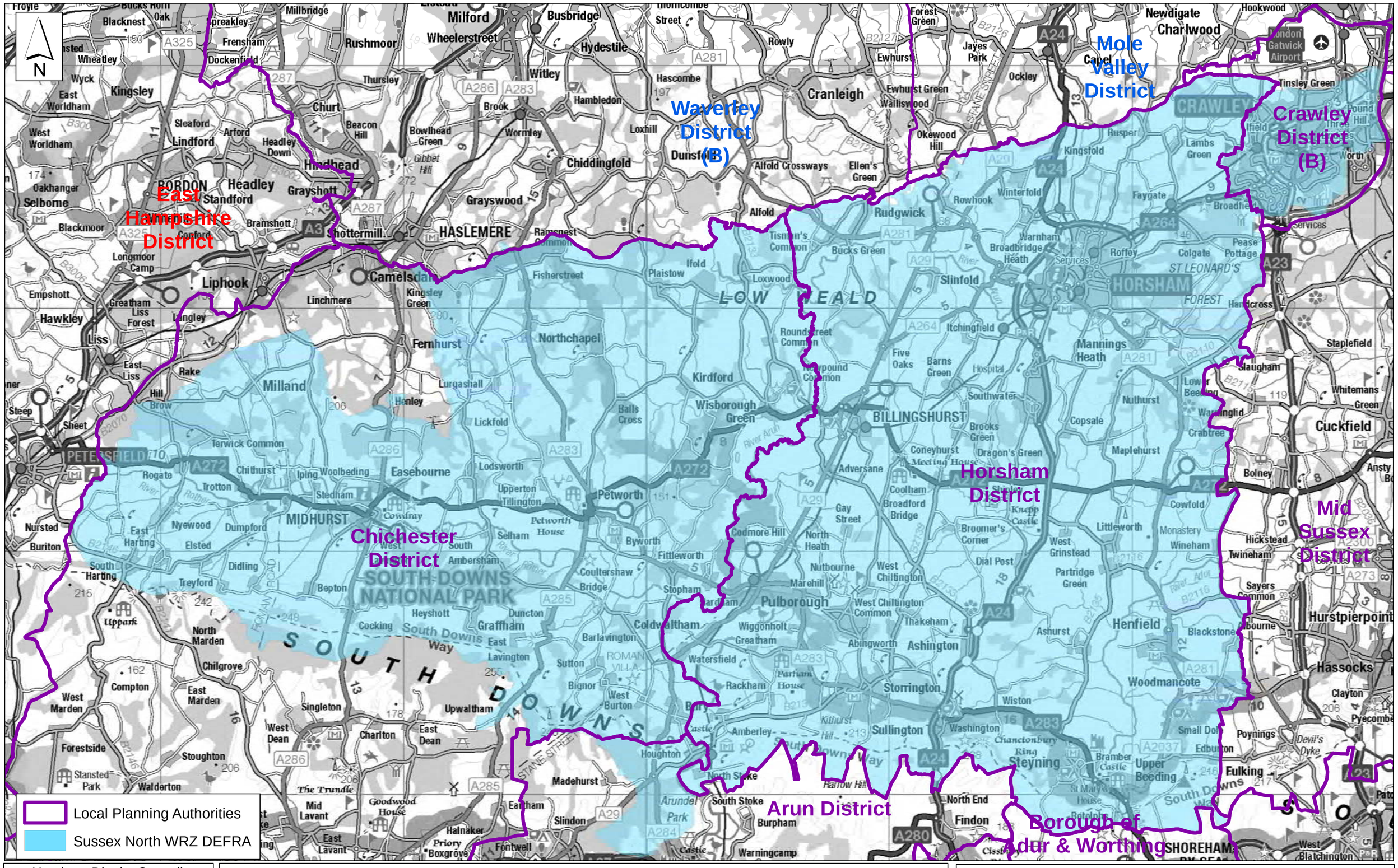
If the application cannot demonstrate, through an appropriate assessment, the required water neutrality, we advise that it is either revised to achieve this in line with the above or awaits completion of the strategic approach.

The securing of water neutrality is a matter which needs to be resolved at a strategic level and Natural England is working with the relevant authorities and the water company to achieve this. In light of this, Natural England will not be engaging with individual planning applications whilst the strategy is evolving.

***This this is the reasonably achievable figure with the above measures based on the early data from the strategic solution and may be subject to change as the strategic solution evolves.**

Appendix B

Sussex North Water Supply Zone Map



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

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Sussex North Water Resource Zone

Chichester Horsham Crawley

Reference No :		Date : 23 November 2021	Scale : 1:3,000 at A2
Drawing No:	Drawn :	Checked :	Revisions :

Appendix C

Development Scheme Accommodation Schedule

T 01903 248777
F 01903 248666
E sussex@ecearchitecture.com
W www.ecearchitecture.com

ECE Architecture

Shipley Road, Southwater

6769-K01
30.09.21
Rev

Based on ECE Architecture Drawing 6769-PL-11A

DRAFT ONLY - OVERALL AFFORDABLE HOUSING AT 35%

Residential Accommodation

Affordable Rent

Plot Type	Occupancy	Plot Numbers	Number	Total Occupancy	G.I.A. (sqm)	Total G.I.A. (sqm)
1B Flat	2	1,2,3,4,5,6,19,20,21	9	18	50	450
2B Flat	4	22,23,24,41,42	5	20	70	350
2B House	4	27,28	2	8	80	160
3B House	5	25,26	2	10	93	186
Total:			18	56		1146

Shared Ownership

Plot Type	Occupancy	Plot Numbers	Number	Total Occupancy	G.I.A. (sqm)	Total G.I.A. (sqm)
2B House	4	37,38,39	3	12	80	240
3B House	5	17,18,35,36,40	5	25	93	465
Total:			8	37		705

Custom Build

Plot Type	Occupancy	Plot Numbers	Number	Total Occupancy	G.I.A. (sqm)	Total G.I.A. (sqm)
3B House	5	9,16	2	10	93	186
3B House	5	12,13	2	10	93	186
Total:			4	20		372

Open Market

Plot Type	Occupancy	Plot Numbers	Number	Total Occupancy	G.I.A. (sqm)	Total G.I.A. (sqm)
2B Bungalow	4	69	1	4	77	77
2B House	4	50,51,52	3	12	79	237
2B House	4	10,11,14,15,29,24	6	24	80	480
3B Bungalow	5	7,8	2	10	84	168
3B Chalet	5	55,56,71,72	4	20	93	372
3B House	5	30,33,47,48,49	5	25	93	465
3B House	5	31,32,53	3	15	93	279
3B House	5	63,64,65,66	4	20	96	384
3B Bungalow	6	70	1	6	110	110
4B House	6	44,45,46	3	18	113	339
4B Chalet	6	54,73	2	12	106	212
4B Chalet	6	57,58,59	3	18	130	390
4B House	6	61,62	2	12	133	266
4B House	7	60	1	7	140	140
4B House	7	43	1	7	141	141
4B House	7	67,68	2	14	144	288
Total:			43	224	1712	4348

OVERALL TOTAL			73	280		6571.00

Appendix D

Proposed Site Layout



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Indicative Accommodation Schedule

Market	
13no.	2-Bedroom Dwellings
19no.	3-Bedroom Dwellings
12no.	4-Bedroom Dwellings
Affordable	
9no.	1-Bedroom Dwellings
7no.	2-Bedroom Dwellings
11no.	3-Bedroom Dwellings
2no.	4-Bedroom Dwellings
Total:	**73 Dwellings**

Rev	Date	Revision Details	Dr	Ch

London: 76 Great Suffolk Street London, SE1 0BL
T 0207 928 2773 E london@eceearchitecture.com
Sussex: Brooklyn Chambers, 11 Goring Road Worthing, West Sussex, BN12 4AP
T 01903 248777 E sussex@eceearchitecture.com
Bristol: Westworks, Colston Tower Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@eceeastworks.com
ECE Architecture
www.eceearchitecture.com

Client's Name
Reside Developments

Job Title
Shipley Road, Southwater

Drawing Title
Alternative Illustrative Layout

Scale
1:500 @ A0 / 1:1000 @ A2

metres 10 20 30 40 50

Drawn	Checked	Date
KE	AK	12/04/21

Job No	Drawing No	Rev
6769	PL-12	

Status
INFORMATION

CAD File date: 13/04/2021 - 12:07:19 6769-pl-12.dwg

Appendix E

Part G Calculation

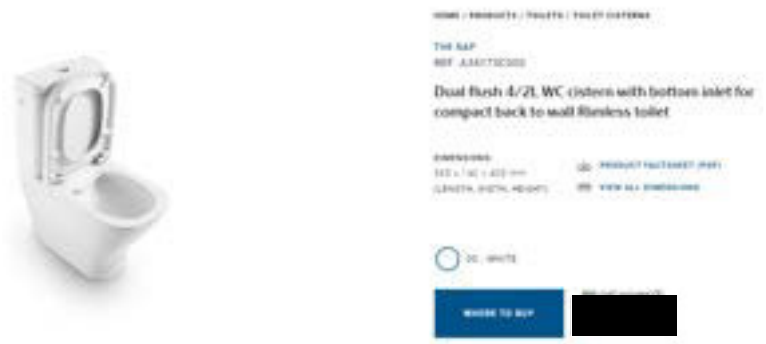
Proposed Water Usage

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/ day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	4	1.46		5.84
WC (Dual Flush) Part	2	2.96		5.92
Taps (excluding kitchen)	2.7	1.58	1.58	5.85
Bath (where shower present)	130	0.11		14.30
Shower (where bath present)	5	4.37		21.85
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	4	0.44	10.36	12.12
Washing Machine	4.91	2.1		10.31
Dishwasher	0.61	3.6		2.20
			Total calculated use (litres/person/day)	78.38
Normalisation Factor				0.91
			Total Water Consumption (CSH) (litres/person/day)	71.33
External Water Use				5.00
			Total Water Consumption (Part G) (litres/person/day)	76.33

Appendix F

Selection of Options for Fixtures and Fittings

Fixtures and Fittings - Part G Specifications

Item	Capacity/Flow rate	Overview
Toilet (Dual Flush)	4/2 litres	The Gap 
Basin Tap	2.7 litres/minute	Joseph Miles 
Bath	130 litres	Ideal Standard 

Shower	5 litres/minute	Kelda aerated shower  **Water flow rate:** 5.0 l/min (Flex™ showerhead and eHandset™ wand) **Materials:** WRAS approved (water path materials) **Operating Pressures:** 1 – 5 bar **Connections:** 150mm centres (15mm or ½" BSP) **Water Supply:** Separate Hot and cold feed
Kitchen Sink	4 litres/minute	Tap with flow regulator - Affinity by Moores  Utility Chrome utility lever sink mixer tap Tap Height: 380mm Order code: 805 56 Flow Regulator: 

Washing Machine	4.91 litres/kg	Samsung Series 5 (WW11BGA046AE) SAMSUNG Series 5 SpaceMax WW11BGA046AE/EU 11 kg 1400 Spin Washing Machine - White  
Dishwasher	0.61 litres/place setting	Samsung Series 11 (DW60A8060FS) SAMSUNG Series 11 DW60A8060FS Full-size WiFi-enabled Dishwasher - Stainless Steel  

Appendix G

Farm Stock Numbers

Woodsome Farm - Stock Numbers

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average (per year)
Cows	218	222	217	220	219	224	218	234	238	233	230	225	219	239	232	256	228
Heifers	73	51	60	63	121	89	88	73	83	66	87	63	62	55	70	76	74
Calves	52	60	64	81	90	95	72	85	66	86	72	70	56	71	75	67	73
Stock Bulls	0	0	0	0	0	0	0	1	3	3	2	2	2	2	2	2	1
Totals	343	333	341	364	430	408	378	393	390	388	391	360	339	367	379	401	375

Appendix H

Farm Water Usage Calculations: Stock Numbers

Woodsome Farm

Lactating Cow	104.5	l/day
Dry Dairy Cow	20	l/day
Heifer	20	l/day
Calves	10	l/day

	No.	Lactating Water Use Per Year	Dry Water Use Per Year	Calves/Heifers Water Use Per Year	Total Water Use per Year	
No. Dairy Cows	228	7,853,958.75	159,425.00		8,013,383.75	
No. Heifers	74			538,375.00	538,375.00	
No. Calves	73			265,081.25	265,081.25	
				Total	8,816,840.00	per year
					24,155.73	per day

Appendix I

Evidence of Southern Water Connection

WATER for LIFE from Southern Water

Visit our website for live chat or to log into your account
southernwater.co.uk/help

0330 303 0277
Weekdays - 8am to 6pm

R E HARRISON & SONS
C/O MR TIM HARRISON MR PETER HARRISON
ESTATE OFFICE
PALLINGHURST FARM
RUDWICK
HORSHAM
RH12 3BQ

Your customer number [redacted]

Your payment reference [redacted]

Invoice number [redacted]

Dear R E HARRISON & SONS,

Here's your latest bill based on the meter reading you provided us with, taken on 04 June 2024 for: FOUR WINDS WOODSOMES FRM & THE FIRS LYNWICK ST RUD, RUDGWICK RH12 3DL. You currently pay by cash – see page two for your payment options.

Meter reading

Water used in cubic metres

737 m³

One cubic metre = 1,000 litres
This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 9418884

Latest reading: 4 Jun 2024

	1	5	0	1	9	0	0

Your meter has been replaced. Please see p. 2 for full details from your reading.

Your next meter reading is scheduled to take place by 31 Oct 2024

Previous bill's usage
2,972.40 m³

Charges

[redacted]

Bill date
17 Jul 2024

Billing period
From: 18 April 2024
To: 04 June 2024

Bill type
Metered - Cash

Previous bill's charges
[redacted]

Future payments

Total payment of

[redacted]

Payment due by
02 August 2024

To pay your bill
See how to pay on p. 2

Struggling to pay? See p. 3

Water

Period: 18 April 2024 to 04 June 2024

Variable Rate	[redacted]	x 736.60m³	=	[redacted]
Standing Charge			=	[redacted]
Total Water				[redacted]

Wastewater

Southern Water only supplies your water – we don't take wastewater away from your property.

So, you don't receive any wastewater charges from us.

Standing Charge:
This covers essential service costs such as sending bills, collecting payments and dealing with enquiries.

If you would like to know more about how we calculate our charges, please go to **www.southernwater.co.uk/account/how-we-calculate-your-bill**

1879 - M - Document 4 of 4 - 18072024 - 6686426 - 6686496

Meter number		Latest reading		Previous reading		Water used
Old	11AI0319	59,718.20	Estimated 19 May 2024	59,217.60	Estimated 17 Apr 2024	500.60 m³
New	9418884	15,019.00	Read 4 Jun 2024	14,783.00	Read 20 May 2024	236.00 m³

Your account summary

Balance brought forward from your last bill	[redacted]
What you've been charged for From 18 April 2024 to 04 June 2024	[redacted]
Amount to pay now	[redacted]

How you can pay

You can pay your bill in many different ways – please choose the one that suits you best.
Your payment reference number is [redacted]

Direct Debit

If you'd like to pay by Direct Debit, you can set one up at **southernwater.co.uk/paying-your-bill.**

Debit and credit card

You can pay by card on our website at **southernwater.co.uk/paying-your-bill** or by phoning **0330 303 1263** (24 hours 7 days a week).

Online or telephone banking

When paying online or by telephone banking, quote your payment reference number on the front of your bill. Our bank sort code is **40 02 50** and account number is **91426907.**

At a bank or post office

You can pay at most banks or post offices using the payment slip over the page. This service is free if you pay at a post office, any HSBC branch or your own bank (except Santander or Halifax).

By post

Complete the payment slip over the page and write a cheque made payable to Southern Water. Then post them together to Southern Water Services, PO Box 564, Darlington, DL1 9ZG.

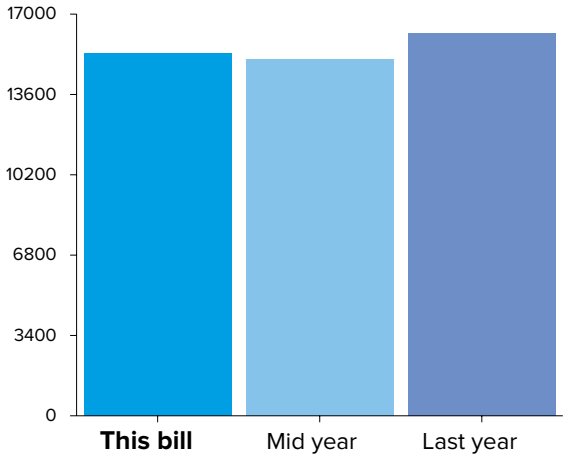
PayPoint

You can pay by cash wherever you see the PayPoint sign. Please take your bill or your payment card with you.

Your water use

Over the last two months your household used an average of 15346 litres a day

You're using [redacted] of water a day on average.



We noticed your water use has increased by 258 litres of water a day on average.

If you use less water, you'll save money on your bill. Find out how you could reduce your usage here:

southernwater.co.uk/save-water

Your water meter is read twice a year. We can read most meters from the street – so you may not have noticed when we read yours.

Appendix J

Farm Water Usage Calculations: Meter Readings

Water Bill - Calculations

ADDRESS: Woodsomes Farm

Meter Number: 09418884

Existing

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
27/12/2023	11757				
28/12/2023	11780	1	23	23000	23,000
29/12/2023	11801	1	21	21000	21,000
02/01/2024	11890	4	89	89000	22,250
03/01/2024	11911	1	21	21000	21,000
04/01/2024	11933	1	22	22000	22,000
05/01/2024	11954	1	21	21000	21,000
08/01/2024	12019	3	65	65000	21,667
09/01/2024	12041	1	22	22000	22,000
10/01/2024	12063	1	22	22000	22,000
11/01/2024	12086	1	23	23000	23,000
12/01/2024	12107	1	21	21000	21,000
15/01/2024	12176	3	69	69000	23,000
16/01/2024	12198	1	22	22000	22,000
17/01/2024	12220	1	22	22000	22,000
18/01/2024	12241	1	21	21000	21,000
19/01/2024	12264	1	23	23000	23,000
22/01/2024	12334	3	70	70000	23,333
23/01/2024	12357	1	23	23000	23,000
26/01/2024	12429	3	72	72000	24,000
29/01/2024	12506	3	77	77000	25,667
30/01/2024	12530	1	24	24000	24,000
01/02/2024	12579	2	49	49000	24,500
02/02/2024	12604	1	25	25000	25,000
05/02/2024	12676	3	72	72000	24,000
06/02/2024	12699	1	23	23000	23,000
07/02/2024	12722	1	23	23000	23,000
08/02/2024	12746	1	24	24000	24,000
09/02/2024	12769	1	23	23000	23,000
12/02/2024	12840	3	71	71000	23,667
14/02/2024	12888	2	48	48000	24,000
16/02/2024	12933	2	45	45000	22,500
19/02/2024	13008	3	75	75000	25,000
20/02/2024	13032	1	24	24000	24,000
23/02/2024	13104	3	72	72000	24,000
26/02/2024	13176	3	72	72000	24,000
28/02/2024	13223	2	47	47000	23,500
29/02/2024	13246	1	23	23000	23,000
01/03/2024	13269	1	23	23000	23,000
16/04/2024	14128	46	859	859000	18,674
22/04/2024	14244	6	116	116000	19,333
29/04/2024	14381	7	137	137000	19,571
07/05/2024	14534	8	153	153000	19,125
13/05/2024	14651	6	117	117000	19,500
28/05/2024	14915	15	264	264000	17,600
03/06/2024	15019	6	104	104000	17,333
10/06/2024	15146	7	127	127000	18,143
17/06/2024	15261	7	115	115000	16,429
	Total	173	3504	3504000	**20,254**

Appendix K

Photos of Meter Readings

Pictures of the Woodsomes meter from 26/01/24 to 17/06/24

1. 26th January 2024 - 12429



2. 29th January 2024 – 12506



3. 30th January 2024 – 12530



4. 1st February 2024 – 12579



5. 2nd February 2024 – 12604



6. 5th February 2024 – 12676



7. 6th February 2024 – 12699



8. 7th February 2024 – 12722



9. 8th February 2024 – 12746



10. 9th February 2024 – 12769



11. 12th February 2024 – 12840



12. 14th February 2024 – 12888



13. 16th February 2024 – 12933



14. 19th February 2024 – 13008



15. 20th February 2024 – 13032



16. 23rd February 2024 – 13104



17. 26th February 2024 – 13176



18. 28th February 2024 – 13223



19. 29th February 2024 – 13246

20. 1st March 2024 – 13269
21. 16th April 2024 – 14128
22. 22nd April 2024 – 14244



23. 29th April 2024 – 14381



24. 7th May 2024 – 14534



25. 13th May 2024 – 14651



26. 28th May 2024 – 14915



27. 3rd June 2024 – 15019



28. 10th June 2024 – 15146



29. 17th June 2024 – 15261



Appendix L

Brickworks Water Usage Calculations

Water Bill - Calculations

ADDRESS: Brickworks

Brickworks 1

Existing

Meter Number: 89012753

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
03/11/2020	616				
15/04/2021	743	163	127	127000	779.14
12/10/2021	960	180	217	217000	1,205.56
04/04/2022	1148	174	188	188000	1,080.46
04/10/2022	1401	183	253	253000	1,382.51
04/04/2023	1623	182	222	222000	1,219.78
04/10/2023	1909	183	286	286000	1,562.84
09/04/2024	2148	188	239	239000	1,271.28
	Total	1253	1532	1532000	**1,222.67**

Brickworks 2A

Existing

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
25/10/2018	428				
24/04/2019	1510	181	1082	1082000	5,977.90
29/10/2020	5096	554	3586	3586000	6,472.92
15/04/2021	6028	168	932	932000	5,547.62
12/10/2021	7216	180	1188	1188000	6,600.00
04/04/2022	8166	174	950	950000	5,459.77
04/10/2022	9216	183	1050	1050000	5,737.70

Brickworks 2B

Meter Number: 97PB406145

04/04/2023	132				
04/10/2023	1305	183	1173	1173000	6,409.84
09/04/2024	2529	188	1224	1224000	6,510.64
	Total Overall	1811	11185	11185000	**6,176.15**

business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk

0330 123 2000

For emergencies, please contact your:
Water wholesaler: Southern Water
Waste wholesaler: Southern Water
Visit **business-stream.co.uk/emergencies**

MR TIM HARRISON
Harrison Rural Partners
BRICKWORKS
LYNWICK STREET
RUDGWICK
HORSHAM
RH12 3DG

1B/004949
38500/00060

14384.
Rec'd 7/5/24

Customer reference / invoice no
[redacted]

Invoice / tax point date: 25 April 2024

Supply address: HOPPER 35M FROM CUSTOM CARPET CO LTD, UNIT 4J, RUDGWICK BRIC LYNWICK STREET, RUDGWICK RUDGWICK, WEST SUSSEX, RH12 3DG

Supply point ID: water / waste water:
[redacted]

Our VAT number: 945 8508 85

Your water services invoice

21 January - 20 April 2024 (91 days, average [redacted] per day)

Your account summary

Your previous balance	[redacted]
Payments received	
Your balance brought forward	

Your charges this period (see page 2 for details)

Water services charges	[redacted]
VAT	
Total charges this period	

We look forward to receiving your payment of [redacted]

Changes to your 2024/25 charges

Like all water retailers, we review our charges every year. As a result, you'll see some changes to the charges included in your bill for the billing period starting 1 April 2024. Find out more information at **business-stream.co.uk/charges**

Carbon consumption

Based on this period your annual carbon consumption is **3482.24kgCO2e/yr**, based on National Government statistics.

* S125567.2 / GMSWB01 / GCCG / 001 / 028023 / 442316 / 004949 / 1B / 004949 / 1 of 2 / 1

Ways to pay

Direct Debit
Paying by Direct Debit is the quickest and easiest way to pay your bills. Visit **business-stream.co.uk/direct-debit** or call us on **0330 123 2000** .

Online
Visit **business-stream.co.uk/pay online** with your debit or credit card details.

By phone
Call **0330 123 2000** to pay over the phone using your debit or credit card details.

By bank transfer
Sort code: 30-00-02.
Account number: [redacted]
Account name: Business Stream Revenue Account.
Please include this reference number: [redacted]

Payment slip
Complete the enclosed **payment slip** and present it, with your invoice, to your bank branch or to a post office, to pay by cash, card or cheque. You may be charged for this service.

Alternatively, you can send a cheque, and the completed payment slip enclosed, to Business Stream, PO Box (17381), Edinburgh EH12 1GT. Cheques should be payable to 'Business Stream' and include your customer reference number on the back. Please don't send cash in the post and allow 10 days for payment to be processed. For more information, visit **business-stream.co.uk/ways-to-pay**

Naturally *different.*

Scottish Water Business Stream Limited trading as Business Stream. Registered in Scotland. Company no. SC294924. Registered office address and principal place of business: 1-3 Lochside Crescent, Edinburgh, EH12 9SE. Ofwat, the Water Services Regulation Authority, is the regulator of the water sector in England and Wales. For more information visit ofwat.gov.uk. Unless otherwise agreed, Scottish Water Business Stream Ltd provides services to you in accordance with our standard terms and conditions, a copy of which is available at business-stream.co.uk/terms. Copies are also available on request. Through your continued receipt and acceptance of our services, you are deemed to have accepted our standard terms and conditions.

Your charges in detail

Water charges		Units	Rate	VAT	Charge
Fixed water charge					
Yearly fee [redacted]	21 Jan 24 - 31 Mar 24	71 days	[redacted]	Z	[redacted]
Yearly fee [redacted]	1 Apr 24 - 20 Apr 24	20 days		Z	

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

Volumetric water charge

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you're charged can vary based on your location and your water consumption. Find out more at business.stream.co.uk/yorkshire/useful-info

Meter number / meter size: 089012753 / 20mm

Actual reading	9 Apr 24	2148			
Estimated reading	21 Jan 24	2042			
= volume used this period		106 m³			
Charges	21 Jan 24 - 31 Mar 24	95.266 m³	[redacted]	Z	[redacted]
Charges	1 Apr 24 - 8 Apr 24	10.734 m³		Z	

Estimated reading	21 Apr 24	2163			
Actual reading	9 Apr 24	2148			
= volume used this period		15 m³			
Charges	9 Apr 24 - 20 Apr 24	15 m³	[redacted]	Z	[redacted]

Meter number / meter size: 97PB406145 / 20mm

Actual reading	9 Apr 24	2529			
Estimated reading	21 Jan 24	1854			
= volume used this period		675 m³			
Charges	21 Jan 24 - 31 Mar 24	606.646 m³	[redacted]	Z	[redacted]
Charges	1 Apr 24 - 8 Apr 24	68.354 m³		Z	

Estimated reading	21 Apr 24	2587			
Actual reading	9 Apr 24	2529			
= volume used this period		58 m³			
Charges	9 Apr 24 - 20 Apr 24	58 m³	[redacted]	Z	[redacted]

Total water charges [redacted]

Waste water & drainage charges		Units	Rate	VAT	Charge
Fixed waste water charge					
Yearly fee [redacted]	21 Jan 24 - 31 Mar 24	71 days	[redacted]	Z	[redacted]

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

Volumetric waste water charge

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 95% and 100% of your recorded water use.

Meter number / meter size: 089012753 / 20mm

Charges	21 Jan 24 - 31 Mar 24	90.503 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					
Charges	1 Apr 24 - 8 Apr 24	10.197 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					
Charges	9 Apr 24 - 20 Apr 24	14.25 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					

Meter number / meter size: 97PB406145 / 20mm

Charges	21 Jan 24 - 31 Mar 24	6.492 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					
Charges	21 Jan 24 - 31 Mar 24	569.821 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					
Charges	1 Apr 24 - 8 Apr 24	64.937 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					
Charges	9 Apr 24 - 20 Apr 24	55.1 m³	[redacted]	Z	[redacted]
Based on 95.00% of water usage figure					

Surface water drainage

This is a fee for the cost of collecting rain water which goes into the public sewerage system from your premises.

Charges	21 Jan 24 - 31 Mar 24	71 days		Z	[redacted]
Based on the annual charge of [redacted]					
Charges	1 Apr 24 - 20 Apr 24	20 days		Z	[redacted]
Based on the annual charge of [redacted]					
Charges	21 Jan 24 - 31 Mar 24	71 days		Z	[redacted]
Based on the annual charge of [redacted]					
Charges	1 Apr 24 - 20 Apr 24	20 days		Z	[redacted]
Based on the annual charge of [redacted]					

Highway drainage

This is a fee for the upkeep of the public roads drainage system and road flooding.

Charges	21 Jan 24 - 31 Mar 24	71 days		Z	[redacted]
Based on the annual charge of [redacted]					

Continues on next page >

S126687-2 / GM6W821 / GCCG / 601 / 020624 / 442316 / 034949 / 1B / 034949 / 1 of 2 / 1

Appendix M

Confirmation of Thames Water Connection

Clean Water

Site address: **Park Farm, Baynards Lane, Horsham, RH12 3AB**

New water connection quote

Your details:

Name: Harrison Rural Partners
Address: LYNWICK STREET
Email: [redacted]
Phone:

DS Reference: DS2032403
Quote Number: [redacted]
Date: 04 April 2024

Work description: Existing Commercial Separation of shared - 1x32mm MDPE Commercial metered supply

Your quote is valid for 6 months and will expire on 01 October 2024 ('the expiry date')

Summary of charges

	Charge ex VAT(£)	VAT (£)	Charge inc VAT(£)
Excavation & connection charges	[redacted]	[redacted]	[redacted]
Infrastructure charges These cover the extra demands which new connections put on existing water mains, sewers and other infrastructure (this also includes Infrastructure credits, if any)	[redacted]	[redacted]	[redacted]
Environment Discount on Infrastructure charges	[redacted]	[redacted]	[redacted]
Net Infrastructure charges	[redacted]	[redacted]	[redacted]
Network charges These cover the extra demands which new connections put on existing water mains, sewers and other infrastructure	[redacted]	[redacted]	[redacted]
Net Network charges	[redacted]	[redacted]	[redacted]
Total balance due	[redacted]	[redacted]	[redacted]

Detailed breakdown of charges

The tables below explain which works must be completed by Thames Water and which works you can employ a self-lay provider to complete. For more details on self-lay and to find a provider visit https://www.lrqa.com/en/utilities/water-industry-registration-scheme-wirs-wirsae/search/
This section shows how the total balance due was calculated.

Work that may be completed by Thames Water or a self-lay provider	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
32mm MDPE Single Connection in Unmade	1.00	[redacted]	20.00	[redacted]	[redacted]	[redacted]
32mm MDPE pipe-lay in Unmade (per M)	1.00	[redacted]	20.00	[redacted]	[redacted]	[redacted]
			Sub-total	[redacted]	[redacted]	[redacted]

These elements of the work could be done by a self-lay provider instead of us, should you choose to use one. For more details on self-lay, visit http://www.lr.org/wirs

Work that must be completed by Thames Water	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
Network Charges Water	1.00	[redacted]	0.00	[redacted]	0.00	[redacted]
			Sub-total	[redacted]	0.00	[redacted]

Infrastructure charges	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
			Sub-total	[redacted]	[redacted]	[redacted]

Environmental Discount	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
			Sub-total	[redacted]	[redacted]	[redacted]

	Charge ex VAT(£)	VAT(£)	Charge inc VAT(£)
Total balance due	[redacted]	[redacted]	[redacted]

Validity

This quote was created in accordance with our current Charging Arrangements, which are updated on 1 April every year. To see our latest charges https://www.thameswater.co.uk/developers/charges

A requote will be required if:

- You have not laid your supply pipe and passed your water regulations inspection within 12 months from the quote date
- Your quote passes its expiry date
- Your requirements change

The requote will be calculated using the Charging Arrangements in place at the time we process your requote. If your quote includes an Environmental Discount on your Infrastructure Charges, your development may be subject to an audit to ensure the criteria for the Environmental Discount is satisfied. If your development does not satisfy the criteria for the Environmental Discount, you will not be entitled to benefit from the Environmental Discount and you will be liable to pay the Infrastructure Charges in full.

Terms and conditions

1 This quote has been produced in line with our charging arrangements. These can be found at https://www.thameswater.co.uk/developers/charges

2 This quote is valid for 180 calender days. After this time you will need to apply for a requote (for which charges apply).

3 When you've accepted and paid for your quote, you must lay all of the supply pipe(s) and pass all your water regulations inspection(s) within 12 months from the date of the quote. If you have not laid your supply pipe(s) and passed all your water regulations inspection(s) within the 12-month time period, you will require a requote. A requote fee will be payable, and your requote will be calculated using the charging arrangements applicable at the time we process the requote.

4 If your quote includes an Environmental Discount on your Infrastructure Charges, by accepting this quote you are consenting to us carrying out an audit of your development to ensure the criteria for the Environmental Discount, you will not be entitled to benefit from the Environmental Discount and you will be liable to pay the infrastructure Charges in full.

5 You must comply with the conditions of connection specified within these terms and conditions.

6 This quote has been calculated based on the information available to us, including the information you provided as part of your application for a Service Connection. In the event that the information you provided was incorrect or your requirements change, you will need to ask for a requote (for which charges apply) before we make the connection.

7 If you request a change to the design once we are on-site, you will be asked to sign a variation order to confirm you will pay the cost of the changes based on our fixed price charges applicable at the date of the works, or we will cancel the job and ask you to obtain a requote. Abortive charges and charges for additional site visits are not included in our quote and will increase the cost of your Service Connection where applicable.

8 Your payment options are set out in our Charging Arrangements. As detailed therein you can pay in advance or on completion of the Service Connection. If you pay in advance, you will be charged using the rates in effect on the day we issued our quotation. If you pay on completion of each connection, you will be charged using the rates in effect on the day we complete our works, which could be different from the charges detailed in this quotation. In order to pay on completion, you will need to provide us with an acceptable form of security before we carry out any work. The security will be equal to the expected total value of the charges for your new service connection(s). Details of the security we accept can be found in our Charging Arrangements.

9 We do not accept conditions which may be contained in your own order forms or other documents, and which are not consistent with these conditions.

10 Unless otherwise agreed in writing by us, a separate service pipe must be provided for each house or building and for each part of a building that is separately occupied.

11 We will only lay the portion of the service pipe from the water main in the public land to the boundary of your property and it is your responsibility to provide and pay for the portion of the service pipe from the boundary of your property up to and into your property. Should the boundary of your property and that of the public land be separated by private land owned by a third party it is your responsibility to obtain permission from the landowner of that land and to lay the portion of service pipe in that land.

12 If you have not provided the plot to postal information already, you must provide this information at your earliest convenience. We are entitled to delay the new connection until you provide such information.

13 The plumbing installations, both internally and externally within the boundary of your property, must be in such a condition as to allow the fitting of a water meter. We will visit the site to verify these requirements for all external pipe work installations and a random sample of intern al pipe work installations. You must ensure that external pipe work is uncovered for this inspection before any connection can be carried out by us.

14 We require a minimum of five working days' notice to enable us to schedule the appropriate water regulations inspections. You must pass the Water Regulations inspection before any connection to our water main can be made. If you fail the Water Regulations inspection you must correct any faults identified in the inspection and ask us to make a re-inspection of the relevant pipework (additional visit charges apply). If you use a WaterSafe or Thames Water approved plumber /contractor, we will not need to inspect the external underground pipework providing that a certificate of compliance (which they should provide you with) is sent to us.

15 Every service pipe connecting your property to our water main must be metered. The meter reading will be used by us to determine the charges we raise for water and sewerage services for your property.

16 In situations where your property contains parts that are separately occupied but are not individually served by a separate service pipe, (if agreed by us under clause 10 above) each separately occupied part of your property must also be metered. The meter will be used by us to determine the charges we raise for water and sewerage services.

17 If we are installing a meter, we will install it on the part of the service pipe that we lay in the street and as near as practicable to the boundary of your property. If for any reason the meter cannot be satisfactorily located underground in that position, you agree to us installing the meter on the part of the service pipe which you lay and which will be within the boundary of your property. Whilst we will try to fit the meter externally, if this is not practicable we will fit the meter inside your property. The need for us to install a meter within the boundary of your property may only become apparent after we have started work on the street. Any meter installed on a service pipe externally must be fitted by Thames Water or a self-lay provider. Any meters that are fitted internally, must be fitted by you or your contractor and you must obtain these through Thames Water. If the meter is being fitted by you or your contractor, you must adhere to our Water meter installation policy for property developers', which you can find at https://www.thameswater.co.uk/developers/larger-scale-developments/clean-water/metering. Any non-approved Thames Water meters installed maybe rectified at your cost.

18 Where more than one service pipe is laid by the point of connection, the pipes must be suitably spaced to facilitate ease of connection. Where a manifold is being used, the pipes for those supplies should come out to the edge of the boundary together. Where two pipes are laid in the same trench, the pipes must be spaced no more than 50cm apart. Each pipe must also be tagged to indicate which unit or dwelling it serves.

19 Where new supplies are laid on new sites before completion of the roads:

i) You must take all reasonable steps to safeguard our apparatus against damage. You will be responsible for the cost of repair or replacement of any of our apparatus found damaged on site.

ii) Your meter boxes will be placed in position as accurately as is practical at the time of installation. You will keep these boxes clear of obstruction and adjust to suit finished levels. It must be considered that the meter boxes are integral, and only minimal vertical adjustment is possible. There is no provision for lateral adjustment.

iii) Ducts laid by you under new roads should be a minimum 100mm diameter UPVC, MDPE or salt glazed pipes only, and laid between 0.75m and 1.35m (to the crown of the pipe) below finished road level. The line of the duct must be clearly marked on the curb at each side for ease of identification. If we cannot find the ducts, you will be charged for any extra work we have to do.

20 If the quote includes connections for building supplies, you must contact us to disconnect this supply once you have used it for building works. If you want to convert the building supply connection into a permanent connection, you must contact us to arrange for the connection to be inspected. You must not use the connection as a permanent supply until all required inspection approvals have be granted by us and all additional charges, including but not limited to inspection and infrastructure charges have been paid.

21 This quote does not confirm capacity exists in the existing network for your development and cannot be used to discharge any water capacity planning conditions imposed by the local planning authority on your development. To check if capacity exists for your site, visit our planning your development page on our website https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity You can use this quote as evidence to support a planning application and we can prepare to serve the new development at the point of need, to help avoid any delays to your programme.

SITE LOCATION:	Park Farm, Baynards Lane, Horsham RH12 3AB		
DS Reference:	DS2032403	Service pipe material:	**MDPE**
Order number:	81355306	Designer:	Andrew Keiller
Co-ordinates:	X: 508050.93 Y: 134876.98	Date:	04/03/2024

Single connection
2 port Manifold
4 port Manifold
6 port Manifold
Revenue meter
Valve

Thames Water Point of Entry Plan - Not To Scale

Plot(s) and Connection Objects (CO)

Plot 1-: 1x32mm MDPE Commercial metered supply off 4" AC Offsite

Existing Commercial Separation of shared

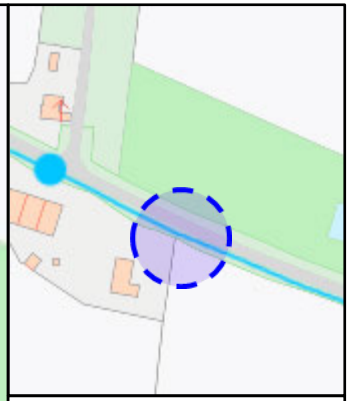
The Commercial supply is for: Agricultural trough(s)

CO: 7681423

Connection in – Cox Green Road

Please ensure that you have a copy of this plan when you are booking your water regulations and on site during the inspections. This will enable us to confirm with you the correct plot to be inspected.





Note: The position of the apparatus shown on this plan is believed to be correct at time of issuing this drawing. Thames Water accepts no responsibility in the event of any inaccuracy. The actual position of our apparatus, including existing service pipes which are not displayed on this plan must be established on site.

The proposed point of entry for the new service connections maybe subject to deviation due to unforeseen obstructions. Any variation from the designed position of the new water service connections may incur additional charges.

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Thames Water Point of Entry Plan - Not To Scale

Appendix N

Additional Meter Readings: Woodsomes Farm

Water Bill - Additional Meter Readings

ADDRESS: Woodsomes Farm

Meter Number: 09418884

Existing

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
12/09/2024	15760				
16/09/2024	15834	4	74	74000	18,500
25/09/2024	15999	9	165	165000	18,333
26/09/2024	16017	1	18	18000	18,000
27/09/2024	16047	1	30	30000	30,000
30/09/2024	16087	3	40	40000	13,333
02/10/2024	16136	2	49	49000	24,500
03/10/2024	16159	1	23	23000	23,000
07/10/2024	16222	4	63	63000	15,750
09/10/2024	16259	2	37	37000	18,500
10/10/2024	16286	1	27	27000	27,000
11/10/2024	16313	1	27	27000	27,000
15/10/2024	16421	4	108	108000	27,000
21/10/2024	16571	6	150	150000	25,000
28/10/2024	16741	7	170	170000	24,286
04/11/2024	16900	7	159	159000	22,714
11/11/2024	17054	7	154	154000	22,000
02/12/2024	17501	21	447	447000	21,286
09/12/2024	17646	7	145	145000	20,714
	Total	88	1886	1886000	**21,432**

Appendix O

Additional Meter Readings: Brickworks

Water Bill - Calculations

ADDRESS: Brickworks

Brickworks 1

Existing

Meter Number: 89012753

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
03/11/2020	616				
15/04/2021	743	163	127	127000	779.14
12/10/2021	960	180	217	217000	1,205.56
04/04/2022	1148	174	188	188000	1,080.46
04/10/2022	1401	183	253	253000	1,382.51
04/04/2023	1623	182	222	222000	1,219.78
04/10/2023	1909	183	286	286000	1,562.84
09/04/2024	2148	188	239	239000	1,271.28
16/12/2024	2537	251	389	389000	1,549.80
	Total	1504	1921	1921000	**1,277.26**

Brickworks 2A

Existing

Date	Reading	Days	Difference (m3)	Difference (litres)	Litres per day
25/10/2018	428				
24/04/2019	1510	181	1082	1082000	5,977.90
29/10/2020	5096	554	3586	3586000	6,472.92
15/04/2021	6028	168	932	932000	5,547.62
12/10/2021	7216	180	1188	1188000	6,600.00
04/04/2022	8166	174	950	950000	5,459.77
04/10/2022	9216	183	1050	1050000	5,737.70

Brickworks 2B

Meter Number: 97PB406145

04/04/2023	132				
04/10/2023	1305	183	1173	1173000	6,409.84
09/04/2024	2529	188	1224	1224000	6,510.64
16/12/2024	4469	251	1940	1940000	7,729.08
	Total Overall	2062	13125	13125000	**6,365.18**