(1) **WILLIAM FREDERICK EASTWOOD and ANITA MARY EASTWOOD**

(2) **SOUTH LODGE LIMITED**

(3) **NICHOLLS COUNTRYSIDE CONSTRUCTION LIMITED**

(4) **NATIONAL WESTMINSTER BANK PLC**

(5) **HORSHAM DISTRICT COUNCIL**

AGREEMENT

made pursuant to section 106 of the Town and Country Planning Act 1990 in respect of

Land at Woodmancote Parish Hall, Brighton Road, Woodmancote, West Sussex BN5 9SX

and

South Lodge Hotel, Brighton Road, Lower Beeding RH13 6PS

Lauren Kelly – Head of Legal and Democratic Services
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Legal Ref: 003401
Planning Ref: DC/24/0476

THIS AGREEMENT is made as a deed and dated 14th July 2025

Between:

(1) **HORSHAM DISTRICT COUNCIL** of Parkside, Chart Way, Horsham, West Sussex RH12 1RL **("the Council");**

(2) **WILLIAM FREDERICK EASTWOOD AND ANITA MARY EASTWOOD** of 7 West Street, Shoreham-by-Sea. West Sussex. BN43 5WF **(together "the Owners");**

(3) **SOUTH LODGE LIMITED** (Company Regn No. 01844415) whose registered office is at Executive Office, Pennyhill Park Hotel and Spa, Bagshot, Surrey GU19 5EU **("the Offsetting Site Owner");**

(4) **NICHOLLS COUNTRYSIDE CONSTRUCTION LIMITED** (Company Regn No. 04576707) whose registered office is at Brownings Barn, Glasshouse Lane, Kirdford, Billingshurst, West Sussex RH14 0LW **('the Lessee');**

(5) **NATIONAL WESTMINSTER BANK PLC** (Company Regn No. 00929027) whose registered office is at 250 Bishopsgate, London EC2M 4AA **("the Mortgagee")** and whose address for service is National Westminster Bank PLC, Credit Documentation, 1 Spinningfields Square, Manchester M3 3AP.

together "the Parties"

1. BACKGROUND & RECITALS

Whereas

1.1 The Council is the local planning authority as defined in the Act for the area within which the Application Site is situated for the purposes of this Agreement and for the purposes of section 106 of the Act and is entitled to enforce the planning obligations it contains.

1.2 The Owners are the registered proprietors with Title Absolute of the Application Site that is registered at HM Land Registry under title number WSX369526 and described as Woodmancote Parish Hall, Brighton Road, Woodmancote BN5 9SX.

1.3 The Offsetting Site Owner is the registered proprietor with Title Absolute of the Offsetting Site that is registered at HM Land Registry under title number WSX331265 and described as South Lodge Hotel, Brighton Road, Lower Beeding, Horsham RH13 6PS.

1.4 The Lessee has the benefit of the Lease for part of the Offsetting Site, which has been submitted to HM Land Registry for registration on title number WSX331265.

1.5 The Mortgagee has the benefit of a Restriction on title in respect of a Charge contained in a Security Agreement dated 21 March 2022, which is registered at HM Land Registry against title number WSX331265 at paragraph 5 of the Proprietorship Register and paragraphs 11, 12 and 13 of the Charges Register.

1.6 The Council received the Application on 1st August 2023 which was validated on 8th August 2023. The Council is minded to grant planning permission for the Development subject to this Agreement in order to secure the planning obligations herein.

1.7 The Parties are willing to enter into this Agreement, be bound by the obligations and be subject to the restrictions in on the terms set out herein to secure the necessary planning obligations it contains.

1.8 The Council's administrative area is situated in an area of serious water stress as identified by the Environment Agency's Water Stressed Areas Classification.

1.9 The water statutory undertaker, Southern Water, supplies drinking water to the Council's administrative area from the SNWSZ.

1.10 In September 2021 Natural England released the Position Statement which requires that any new development within the SNWSZ must be Water Neutral. The parties agree that the Development must be Water Neutral and the Owners and The Offsetting Site Owner including the Lessee have entered into this Agreement in order to secure the required

mitigation and Offsetting Measures in order to bind the Application Site and the Offsetting Sites.

1.11 The parties are satisfied that the provisions of this Agreement comply with the requirements of regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and, accordingly, that the planning obligations contained in this Agreement are necessary to make the Development acceptable in planning terms, are directly related to the Development and fairly and reasonably relate in scale and kind to the Development.

NOW THIS AGREEMENT WITNESSES as follows:

2. INTERPRETATION

In this Agreement:

2.1 Words importing the one gender include reference to all the genders.

2.2 Words importing the singular include the plural and vice versa.

2.3 Words importing persons include companies and corporations and vice versa.

2.4 Any words following the terms including**,** include**,** in particular**,** for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those.

2.5 Wherever there is more than one person named as a party and where more than one party undertakes an obligation, all their obligations can be enforced against all of them jointly and against each individually.

2.6 Any reference to a clause, schedule, paragraph or plan is to a clause, schedule, paragraph or plan in, to or attached to this Agreement, unless expressly stated otherwise.

2.7 Any reference to a colour or letter is to a colour or letter on the plans attached to this Agreement.

2.8 In the absence of contrary provision, any reference to a statute includes any statutory modification or re-enactment of it and every statutory instrument, direction, specification made or issued under the statute or deriving validity from it.

2.9 A reference to writing or written excludes fax and email.

2.10 An obligation on a party not to do something includes an obligation not to allow that thing to be done.

2.11 References to any party to this Agreement shall include the successors in title to that party and to any person deriving title through or under that party and, in the case of the Council, the successors to their functions as local planning authority.

2.12 The headings are for reference only and shall not affect construction.

3. DEFINITIONS

It is hereby agreed between the parties set out in this Agreement that the following expressions have the following meanings:

"Act"	the Town and Country Planning Act 1990 as amended
"Application"	the application number DC/23/1485 for: "Conversion and change of use of Woodmancote Parish Hall and School Cottage to single dwelling house, together with single storey extensions to front, side and rear, erection of a detached garage and installation of ASHP and PV panels".
"Application Site"	means all that land comprising of Woodmancote Parish Hall, Brighton Road, Woodmancote shown for identification purposes edged red on the Application Site Plan and to which the Application relates;

"Application Site Plan"	means the plan attached to this Agreement at Schedule 1;
"Commencement of Development"	means the carrying out of a material operation as defined in section 56(4) of the Act in respect of the Development but excluding (for the purposes of this Agreement and for no other purpose) any operation relating to works of investigations in respect of land contamination or remedial action in respect thereof, enabling works demolition, site clearance works, earthworks, archaeological investigations and digs, exploratory boreholes, operations permitted by the Town and Country Planning (General Permitted Development) Order 2015, the erection of hoardings and fencing, temporary diversion of services and signage (including the formation of temporary construction accesses) and "**Commence Development**" shall be construed accordingly;
"Commencement Date"	means the date on which the Commencement of the Development occurs;
"Commencement Notice"	means the written notice confirming the Commencement Date referred to in clause 7.1.1 and served in accordance with Clause 7.3;
"Development	means the development of the Application Site pursuant to the Planning Permission;
"Double Counting"	the practice of using the same Water Credit Unit to achieve Water Neutrality at more than one development at any one time
"Head of Development and Building Control"	the Head of Development and Building Control at the Council or any successor or such other officer as may be designated by the Council for the purposes of discharging their duties and functions from time to time.
"Lease"	the lease entered into by the Offsetting Owner and the Lessee dated 15 March 2024 for a duration of 10 years for the part of the Offsetting Site indicated on the Property Plan therein which enables the Lessee to provide the Offsetting Measures at the Offsetting Site by means of a borehole, a copy of which is found at the Appendix to this Agreement.
"Monitoring Fee"	means the fee of **£800** payable to the Council for monitoring obligations in the Agreement;;
"Occupation"	means occupation for any purpose for which the Planning Permission has been granted by the Council other than occupation for the purposes of construction or fitting out or occupation for security, marketing or display and "**Occupy**" and "**Occupied**" shall be construed accordingly;
"Occupation Date"	the date on which the Development is first Occupied.
"Occupation Notice"	means the written notice confirming the Occupation Date referred to in Clause 7.1.2 and served in accordance with Clause 7.3 of this Agreement;
"Offsetting Measures"	means the detailed water saving measures that are to be implemented on the Offsetting Site in order to make the Development Water Neutral set out in the Water Neutrality Statement, in particular at paragraph 5.0 entitled Water Offsetting Strategy and Appendix C – "Water Offsetting Report";
"Offsetting Site"	all that land comprising South Lodge Hotel, Brighton Road, Lower Beeding, Horsham RH13 6PS being land within the Council's administrative area and at which the Offsetting Measures are to be implemented, maintained and managed for the lifetime of the

	Development and which is identified edged red on the Offsetting Site Plan;
"Offsetting Site Plan"	the plan of the Offsetting Site entitled "Offsetting Site Plan" produced on Land App and dated Mar 19, 2025 at Schedule 2 of this Agreement;
"Onsite Water Reduction Measures"	the detailed water saving measures implemented on the Application Site to make the Development Water Neutral set out in the Water Neutrality Statement, in particular at paragraph 4.0 entitled "Daily Water Demand Reductions" and Appendix D entitled, "Hydraloop Greywater Recycling System", or any other fixtures and fittings which achieve the same efficiencies, in accordance with Schedule 3 of this Agreement.
"Planning Permission"	means the planning permission to be granted by the Council pursuant to the Application;
"Position Statement"	means the statement dated 14th September 2021 received by the Council from Natural England which shows that water abstraction for drinking water supplies in the SNWSZ is having a negative impact on the wildlife sites in the Arun Valley;
"Sale or Transfer"	the sale or transfer of a Water Credit Unit and **"Sold"** or **"Transferred"** shall be construed accordingly.
"Section 73 Consent"	means a planning permission granted pursuant to section 73 of the Act which varies and/or removes any condition subject to which the Planning Permission and/or such planning permission pursuant to section 73 of the Act was granted;
"SNWSZ"	means the Sussex North Water Supply Zone from where Southern Water supplies drinking water;
"Southern Water"	means the statutory undertaker responsible for the supply of water to the Development or any successor organisation which replaces it.
"Water Credit Unit"	1 (one) litre of water per day saved as a result of the implementation of the Offsetting Measures at the Offsetting Site which may be Sold or Transferred to the Owner to offset water consumption from the Development or to a third party in respect of development within the SNWSZ to ensure that it is Water Neutral;
"Water Credit Scheme"	the scheme which is to be operated by the Lessee on behalf of the Offsetting Site Owner to reduce mains water consumption at the Offsetting Site by 19,999 (nineteen thousand nine hundred and ninety-nine) litres per day as a result of the implementation, management and retention of Offsetting Measures so that the resulting Water Credit Units may be sold to the Owner or to a third party to render development within the SNWSZ Water Neutral;
"Water Neutral"	means the use of water in the SNWSZ after the Development has taken place is the same or lower than it was before the Development so as to accord with the Position Statement and "Water Neutrality" shall be construed accordingly;
"Water Neutrality Statement"	means the statement prepared by RVI Architectural Design and Development Consultancy entitled, "Water Neutrality Statement – Woodmancote Parish Hall, Brighton Road, Woodmancote Planning Application ref: DC/24/0476 Revised Statement for amended water offsetting scheme". dated 25 November 2024 on behalf of the Owners and agreed with the Council to demonstrate and ensure that the Development is considered and delivered as Water Neutral and in accordance with the Position Statement by setting out key mitigation measures to achieve Water Neutrality and which appears at Schedule 3 of this Agreement;

"Water Neutrality Strategy"	means the strategy submitted to and approved by the Council as part of the conditions of the Planning Permission setting out the precise Offsetting Measures to be undertaken on the Offsetting Sites in order to achieve the water reduction targets set out in the Water Neutrality Statement;
"Water Stressed Areas Classification"	means the Environment Agency's report dated 1st July 2021 setting out the results of the Environment Agency's determination of areas of water stress in England and any subsequent report;
"Working Day"	means Monday to Friday inclusive but excluding any day that is a bank holiday or statutory holiday in England.

4. ENABLING PROVISIONS

4.1 This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling powers.

5. CONDITIONS PRECEDENT

5.1 This Agreement shall come into effect upon the date it is dated but the provisions in Schedules 4 and 5 shall only take effect upon the Occupation of Development unless explicitly stated otherwise.

6. COVENANTS

6.1 Subject to clause 5.1:

6.1.1 The Owner covenants with the Council to fully comply with and to perform the obligations contained herein and in Schedule 4 of this Agreement in accordance with the requirements and timescales set out;

6.1.2 The Owner covenants with the Council that the Development and use of the Application Site shall be in strict accordance with this Agreement;

6.1.3 The Offsetting Site Owner covenants with the Council to comply fully with and to perform the obligations contained herein and in Schedule 5 of this Agreement in accordance with the requirements and timescales set out and not to encumber or otherwise deal with their interest in the Offsetting Site or any part or parts thereof in any manner whatsoever whereby the obligations, covenants and undertakings imposed by this Agreement are rendered impossible to carry out.

6.1.4 The Lessee covenants with the Council to comply fully with and to perform the obligations contained herein and in Schedule 5 of this Agreement in accordance with the requirements and timescales set out and not to encumber or otherwise deal with their interest in the part of the Offsetting Site to which the Lease relates or any part or parts thereof in any manner whatsoever whereby the obligations, covenants and undertakings imposed by this Agreement are rendered impossible to carry out.

6.1.5 The Council covenants with the Owner and the Offsetting Owner to issue the confirmation required by paragraph 3 of Schedule 4 of this Agreement within the timescale set out in that paragraph (and notwithstanding the provisions of clause 5.1 above)

7. NOTICES

7.1 The Owner covenants with the Council as follows:

7.1.1 to give the Commencement Notice to the Council not less than 10 (ten) Working Days before the anticipated Commencement Date; and

7.1.2 to give the Occupation Notice to the Council not less than 10 (ten) Working Days before the anticipated Occupation Date.

7.2 The Parties to this Agreement agree that if the Owner fails to give the notice required by clause 7.1.1 and clause 7.1.2 above then the Council shall be entitled in its absolute discretion to determine the Occupation Date and shall give notice to the Owner of the Council's determination.

7.3 Any notice, certificate or other communication required or permitted to be given under this Agreement shall be given in writing to the relevant party at the relevant address referred to at the start of this Agreement or such other address as may be notified in writing to the other party and must be served personally or by first class registered or first class recorded delivery post and, in the case of the Council, the relevant party shall address any notice to the Head of Development and Building Control of the Council.

7.4 Any notice, certificate or other communication sent by post shall be deemed (in the absence of evidence of receipt) to have been delivered 2 (two) Working Days after despatch and in proving the fact of despatch it shall be sufficient to show that the envelope was properly addressed and posted.

7.5 Any notice, certificate or other communication delivered personally shall be deemed to have been delivered at the time it is received provided it is received between 09:00hrs and 17:00hrs on a Working Day but otherwise it shall be deemed to have been received on the next Working Day.

8. COSTS

8.1 The Owners has undertaken to pay on or before the date hereof the Council's reasonable legal costs incurred in preparing and entering into this Agreement.

9. MORTGAGEE'S CONSENT/ LIABILITY

9.1 The Mortgagee consents to the completion of this Agreement and declares that its interest in the Offsetting Site shall be bound by the terms of this Agreement as if it had been executed and registered as a land charge prior to the creation of its interest in the Offsetting Site.

9.2 The Mortagee and any future chargee or mortgagee shall not be liable for any breach of the obligations in this Agreement unless committed or continuing at a time when it is in possession of all or any part of the Application Site and/or the Offsetting Site as the case may be in which case it will be bound by the obligations in this Agreement as if it were a person deriving title from the Owner and/ or the Offsetting Site Owner.

10. GENERAL

The parties undertake that:

10.1 this Agreement constitutes a planning obligation for the purposes of section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and any other enabling powers.

10.2 this Agreement constitutes a deed.

10.3 this Agreement is enforceable by the Council in accordance with section 106 of the Act.

10.4 nothing in this Agreement confers or is intended to confer a benefit on a third party under the Contracts (Rights of Third Parties) Act 1999.

10.5 It is hereby agreed by the Owners, the Offsetting Site Owner and the Lessee that failure by the Council at any time to enforce the provisions of this Agreement or to require performance strictly or otherwise by the Owners, and/ or the Offsetting Site Owner and/ or the Lessee of any of the conditions, covenants, agreements or obligations of this Agreement or any failure or delay by the Council to exercise any act, right or remedy shall not be construed as a creating an estoppel in connection with any such condition, covenant, agreement or obligation and shall not affect the validity of this Agreement or any part thereof or the right of the Council to enforce any provision and any variation of this Agreement shall not vitiate the remainder of the Agreement which shall remain in full force and effect subject to such amendment or amendments.

10.6 The Owners, the Offsetting Site Owner and the Lessee hereby undertake that:

10.6.1 this Agreement supersedes and replaces all previous negotiations whether oral or written;

10.6.2 the Owners have not relied on any express or implied statement warranty representation or undertaking given by or on behalf of the Council; and

10.6.3 nothing herein contained excludes the liability of any party in relation to fraud.

10.7 The Owners, the Offsetting Site Owner and the Lessee acknowledge that this Agreement will be registered as a local land charge.

10.8 The Owner and the Offsetting Site Owner hereby give consent for the Application Site Plan and the Offsetting Site Plan respectively to be reproduced by the Council.

10.9 The Offsetting Site Owner and the Lessee hereby give consent for the Lease to be reproduced by the Council.

10.10 If any provision in this Agreement shall be held to be invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired.

10.11 This Agreement shall be governed by and interpreted in accordance with laws of England and the parties submit to the exclusive jurisdiction of the courts of England.

10.12 The obligations in this Agreement (with the exception of clause 8.) shall cease to have effect (insofar only as it has not already been complied with) if, before the Commencement of Development, the Planning Permission:

10.12.1 expires;

10.12.2 is varied or revoked other than at the request of the Owners; or

10.12.3 is quashed following a successful legal challenge,

but will remain in full force and effect so far as any subsisting Section 73 Consent is concerned.

10.13 The Owners (or any person deriving title to the Application Site from the Owners) shall not be liable for any breach of the restrictions and obligations set out in this Agreement where such breach arises after the Owners have parted with its interest in the Application Site or part of Application Site to which such breach relates save in respect of liability for antecedent breach of this Agreement.

10.14 The Offsetting Site Owner (or any person deriving title to the Offsetting Site from the Offsetting Site Owner) shall not be liable for any breach of the restrictions and obligations set out in this Agreement where such breach arises after the Offsetting Site Owner has parted with its interest in the Offsetting Site or such part of the Offsetting Site to which such breach relates save in respect of liability for antecedent breach of this Agreement.

10.15 The Lessee (or any person deriving title from the Lessee to that part of the Offsetting Site to which the Lease relates or any part thereof) shall not be liable for any breach of the restrictions and obligations set out in this Agreement where such breach arises after the Lessee has parted with its interest in that part of the Offsetting Site to which the Lease relates or any part thereof to which such breach relates save in respect of liability for antecedent breach of this Agreement.

10.16 Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 applies to the covenants in this agreement.

10.17 References to the Application Site and Offsetting Site include any part of it.

10.18 Any covenant by the Owners or Offsetting Site Owner or Lessee not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.

10.19 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Application Site in accordance with any planning permission (other than the Planning Permission or any modification variation or amendment thereof) granted after the date of the Planning Permission.

10.20 Subject to the proviso to this clause if any Section 73 Consent is granted after the date of this Agreement:

10.20.1 the obligations in this Agreement shall relate to and bind such Section 73 Consent; and

10.20.2 the definitions of Application, Development and Planning Permission (other than for the purposes of clause 1) shall be construed to include reference to (respectively) the planning application for the Section 73 Consent, the development permitted by the Section 73 Consent and the Section 73 Consent itself.

10.20.3 nothing in this clause shall fetter the discretion of the Council in determining any planning application for a Section 73 Consent and the appropriate planning obligations required in connection with the determination of the same;

PROVIDED THAT:

10.20.4 to the extent that any of the obligations in this Agreement have already been discharged at the date that a Section 73 Consent is granted they shall remain discharged for the purposes of the Section 73 Consent; and

10.20.5 the Council reserves the right to insist upon the completion of a separate planning obligation by deed of agreement in connection with any Section 73 Consent if the Council (acting reasonably) considers it desirable to do so.

11. DISPUTE RESOLUTION

11.1 Should a dispute or difference arise between the Owners and/ or the Offsetting Site Owner and/ or the Lessee and the Council concerning anything herein then the provisions of this clause 11 shall apply.

11.2 All differences and disputes which may arise between the Parties concerning this Agreement shall be referred to the determination (as an expert and not as an arbitrator) of an independent leading conveyancing/ planning counsel agreed upon by the parties but in default of such agreement appointed by the President of the Law Society of England and Wales on the application of any of the Parties.

11.3 Any expert appointed pursuant to clause 11.2 shall:

11.3.1 on his appointment serve written notice thereof on the parties in dispute;

11.3.2 consider any written representations by or on behalf of those parties which are received by him within 20 (twenty) Working Days of such service and immediately forward a copy of the written representation of one Party to the other Party;

11.3.3 allow the parties to the dispute an opportunity of commenting in writing on the other party's representations within 20 (twenty) Working Days of receipt by the other party thereof;

11.3.4 have an unfettered discretion to determine the reference to him;

11.3.5 serve notice of his determination as soon as he has made it;

11.3.6 give full and clear reasons for his decision; and

11.3.7 be paid his proper fee and expenses in connection with such reference by the Parties in dispute in equal shares or in such shares as he may determine and his determination shall be final and binding on the parties in dispute (save in the case of manifest error) PROVIDED THAT if any such expert shall die, become insolvent or of unsound mind or if any of the parties in dispute shall serve on him written notice in their opinion he has unreasonably delayed making his determination he shall be ipso facto discharged and be entitled only to his reasonable expenses prior to such discharge and another person shall be appointed in his place as such expert.

11.4 The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief, injunction, specific performance, payment

of any sum, damages, and any other means of enforcing this Agreement and consequential and interim orders and relief.

12. OWNERSHIP

12.1 The Owners warrant that no person other than the Owners have any legal or equitable interest in the Application Site other than as set out in this Agreement.

12.2 The Offsetting Site Owner and the Lessee warrant that no person other than the Offsetting Site Owner and the Lessee has any legal or equitable interest in the Offsetting Site other than as set out in this Agreement.

12.3 The Owners and the Offsetting Site Owner including the Lessee undertake to the Council to give the Council ~~immediate~~ 10 Working Days' written notice of any change in the ownership of any of their respective ~~interests in the Application~~ Site and/ or the Offsetting Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Application Site and/ or the Offsetting Site purchased by reference to a plan.

[redacted]

13. ACKNOWLEDGEMENT

13.1 In the event that an alternative water supply, that does not have a negative impact on the wildlife sites in the Arun Valley, entirely replaces the supply to the Development, or that the Water Neutrality Strategy is no longer required to be delivered on the Offsetting Site to achieve Water Neutrality in respect of the Development, consideration will be given by the Council to variation or discharge of this deed upon receipt of an appropriate application.

IN WITNESS whereof this Agreement has been duly executed the day and year first hereinbefore mentioned

EXECUTED as a **DEED** by
WILLIAM FREDERICK EASTWOOD

[redacted]

..... Signature

In the presence of:

[redacted]

W ..... Signature
I S. D. TREEBY Print name
T 1 KNAPP DRIVE Address 1
N THE MEADOWS Address 2
E SHERMANBURY Address 3
S HORSHAM RH13 8FH Post code
S RETIRED Occupation

EXECUTED as a DEED by
ANITA MARY EASTWOOD

[redacted] ..... Signature

In the presence of:

W [redacted] ..... Signature
I HILLARY TREEBY ..... Print name
T 1 KNAPP DRIVE ..... Address 1
N SHERMANBURY ..... Address 2
E HORSHAM. ..... Address 3
S RH13 8FU. ..... Post code
S Retired. ..... Occupation

EXECUTED as a DEED by
SOUTH LODGE LIMITED
acting by one Director in the presence of a witness

..... [redacted] .. Signature

In the presence of:

W ..... [redacted] ..... Signature
I SHEILA SHEPPARD ..... Print name
T 77 GUILFORD RD ..... Address 1
N FRIMLEY GREEN ..... Address 2
E SURREY. ..... Address 3
S GU16 6NN ..... Post code
S P.A ..... Occupation

EXECUTED as a DEED by
NICHOLLS COUNTRYSIDE CONSTRUCTION LIMITED
acting by two Directors or one Director and the Company Secretary

.. [redacted] ..... Signature Director

[redacted] ..... Signature Director/ Company Secretary

EXECUTED and delivered as a **DEED** for and on behalf of

NATIONAL WESTMINSTER BANK PLC
acting by a duly authorised Attorney* in the presence of a witness

[redacted] ..... Signature of Attorney

JAMES BOOTH ..... Print name

Appointed Documentor ..... Position held

In the presence of a witness:

[redacted] ..... Signature of witness

[redacted] ~~Team Leader~~ Lucy Connor ..... Print name

Team Leader ..... Position held

*Note: the Power of Attorney nominating the Attorney who signs this Deed on behalf of the Mortgagee must be submitted to the Council with this Deed.

SEALED WITH THE COMMON SEAL of
HORSHAM DISTRICT COUNCIL
in the presence of:

[redacted]

Authorised Officer

18072*5

Schedule 1

The Application Site Plan

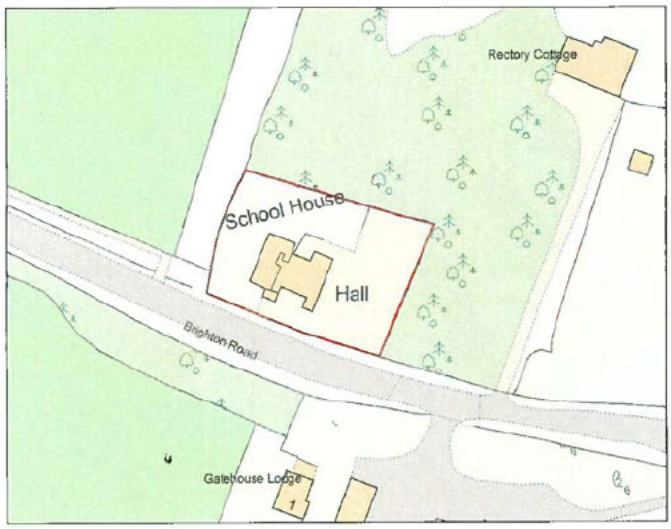
Location Plan

Site Address: **Woodmancote Parish Hall, Brighton Road, Woodmancote, BN5 9SR**

PlanningPortal

Date Produced: **26-Mar-2024**

Scale: **1:1250 @A4**



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[redacted]

Planning Portal Reference: **PP-12925914v1**

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Metres

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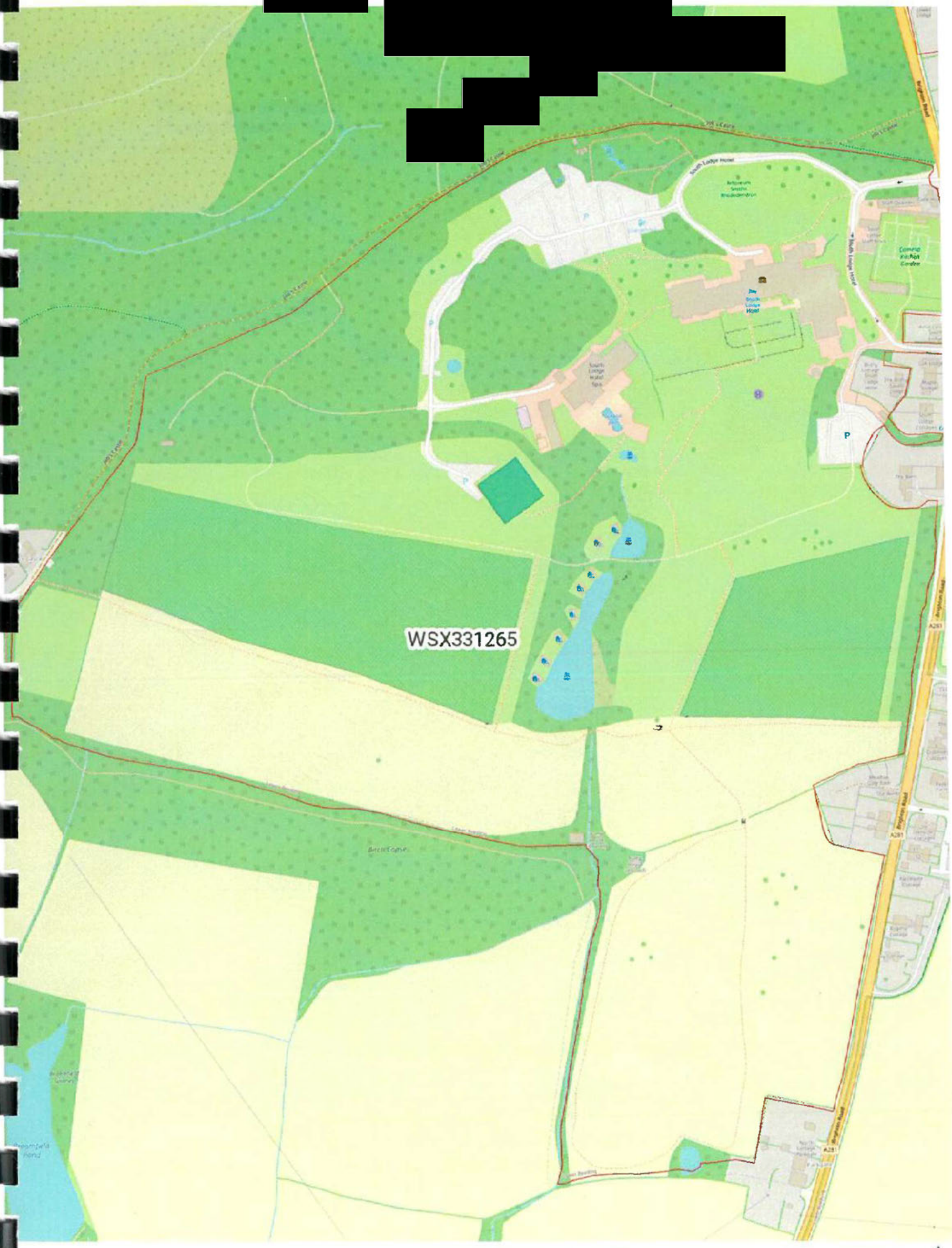
Schedule 2

Offsetting Site Plan

[redacted] Offsetting Site Pla[redacted]

Land App



Produced on Land App, Mar 19, 2025.
© OpenStreetMap contributors

50 m
Scale 1:2500 (at A3)

N

Schedule 3

Water Neutrality Statement

Water Neutrality Statement – Woodmancote Parish Hall, Brighton Road, Woodmancote Planning Application ref: DC/24/0476 Revised Statement for amended water offsetting scheme". dated 25 November 2024.

RVI
Architectural Design and
Development Consultancy
rviad.com

Water Neutrality Statement

Woodmancote Parish Hall, Brighton Road, Woodmancote

Planning Application ref: DC/24/0476

Revised Statement for amended water offsetting scheme.

25 November 2024

1.0 INTRODUCTION

1.1 Woodmancote Parish Hall is located to the northern side of Brighton Road (A281). The site is situated within the countryside, approximately 1 mile to the east of Henfield.

1.2 This statement supports a current Planning Application (Ref DC/24/0476).

1.3 The proposed development site falls within the Sussex North Water Resource Supply Zone. A recent directive from Natural England states that all new residential and commercial accommodations, with high-water uses, in this area will need to meet the new Habitat Regulations Assessment (HRA) requirement to demonstrate water neutrality. This measure has been stipulated to protect ecological flows and reduce the demand for increased water abstraction from the wells at Hardham. As this could potentially adversely impact the integrity of the Arun Valley which has the following protected designations; Sites of Special Scientific Interest, Special Protected Area, Special Area of Conservation and Ramsar.

1.4 NE's Position Statement can be found in full within Appendix A.

1.5 The SNWSZ covers the majority of Horsham District, as well as parts of the neighbouring Chichester and Crawley Districts. A plan showing the supply area can be found in full within Appendix B.

1.6 This statement has been revised as of 25th November 2024 to reflect the applicant's revised approach to achieving water neutrality for the proposed development. This statement should be read in conjunction with the Water Offsetting Report produced by Nicholls Water Credits. This can be found at Appendix C.

1.7 The purpose of this statement is to set out proposals for offsetting the water usage of the scheme to achieve water neutrality as required by Natural England.

2.0 DEVELOPMENT DESCRIPTION

2.1 The proposal is for conversion and extension of Woodmancote Parish Hall to create a 4-bedroom detached dwelling. The ground floor will consist of a kitchen, lounge, living room, study, two bedrooms and an entrance hall. Whilst the first will accommodate two additional bedrooms and vaulted ceilings over the dining room, living room and kitchen.

Table 2a:

Accommodation Schedule - Proposed New Home

Type of Accommodation	No. of Units	Total Cumulative Number of Occupants	Daily Water Demand Per Occupant with Greywater Recycling	Daily Potable Water Demand (l/d)
4 Bedrooms	1	2.86	85	243
Total		2.86		243
Total Annual Water Consumption (litres)				88,695

(Note: Occupancy Rates & Daily water Demand based on 2011 Census data that has been adopted by Horsham District Council)

3.0 EXISTING SITE WATER USE AND FUTURE DEMAND

3.1 The existing site has not been occupied for more than 3 years, therefore no water use can be associated with the existing site.

3.2 Water neutrality needs to be demonstrated by the applicant by submitting a statement or water budget (including calculations) including all/some of the following measures:

- Limiting water usage to 85 litres per person per day.
- Incorporating low water usage WCs, showers etc– these would be subject to a condition requiring a verification report to demonstrate the completion of the works before the first occupation.
- Incorporating rainwater harvesting.
- Incorporating greywater recycling.
- Offset the remainder of any budget.

3.3 The HRA requirement for water neutrality covers both quantity and quality objectives. The protocol takes a catchment-wide approach highlighting that greenfield sites will be required to offset additional water demand to achieve neutrality. We have established that the site lies outside of the Solent Catchment, where there is an additional water nutrient neutrality requirement. Therefore, the only requirement applicable to the new home development site is water quantity.

3.4 Currently, the only source of potable water supply available to the proposed residential estate is potable water from the Southern Water via the distribution mains. Naturally, rainwater waters the gardens when it rains, but this is not a reliable source of non-potable water supply (toilet flushing/washing machine) owing to erratic weather patterns and climate change. Below we will analyse the variance of the rainwater over the last couple of years and demonstrate that a contingency strategy is necessary when utilising rainwater harvesting as part of the water neutrality strategy.

3.5 During 2017 and 2018 significant areas of the UK experienced below-average rainfall, compounded by a very dry summer which resulted in rainfall being lost to high evaporation, evapotranspiration rates, and runoff resulting in reducing the groundwater recharge rates. This is highlighted in Figure 3a on the following page. However, the annual rainfall in 2019 was significantly above the 1981- 2010 average – Figure 3b. This extreme variability in rainfall weather patterns owing to climate change makes rainwater an unreliable source of potable water supply for the proposed development. The major consideration is that when it is dry the aquifers become very susceptible to over-mining of dwindling water resources which threatens the aquatic environment and protected habitats that are dependent on natural water supply.

Figure 3a - 2017 Rainfall Maps

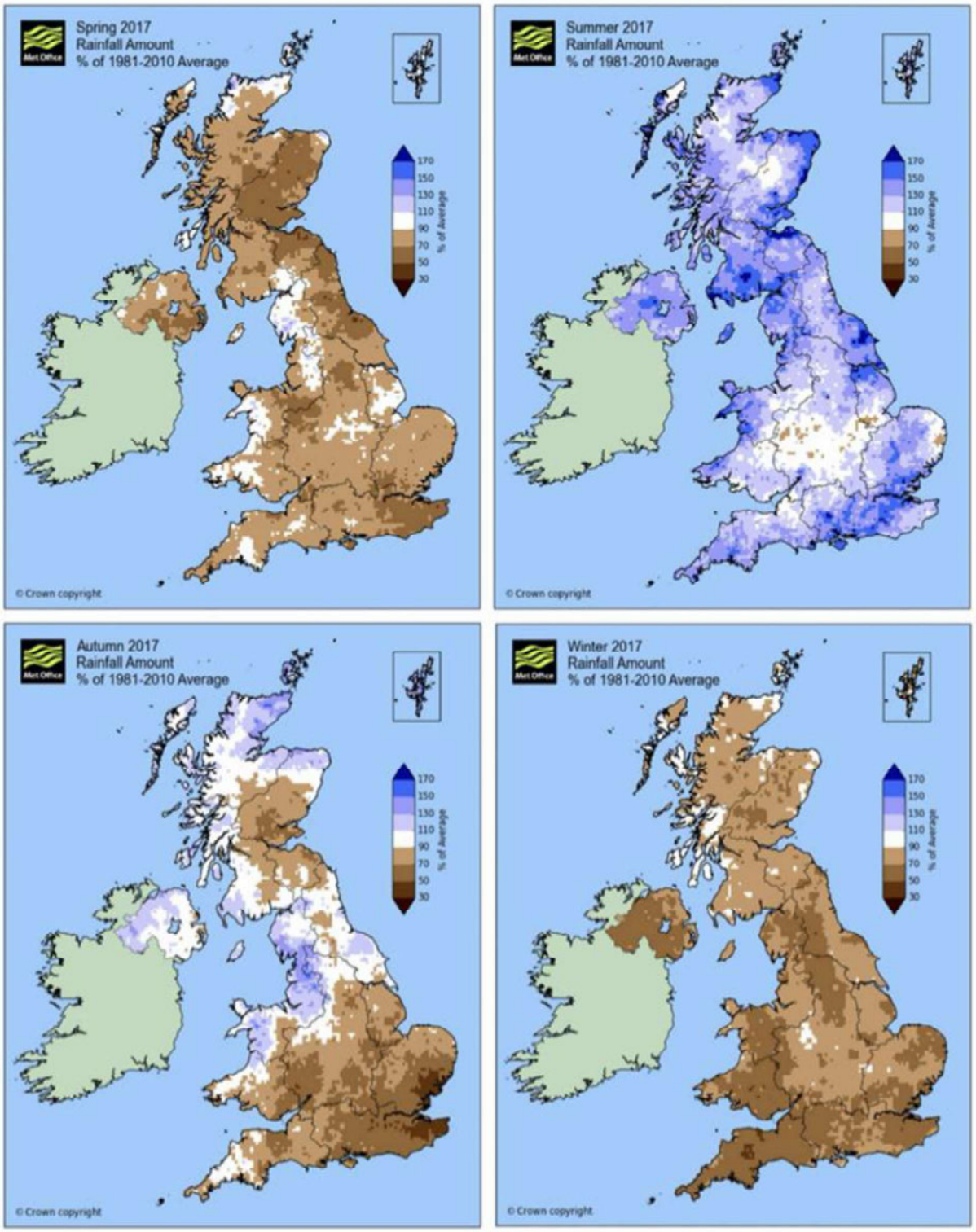
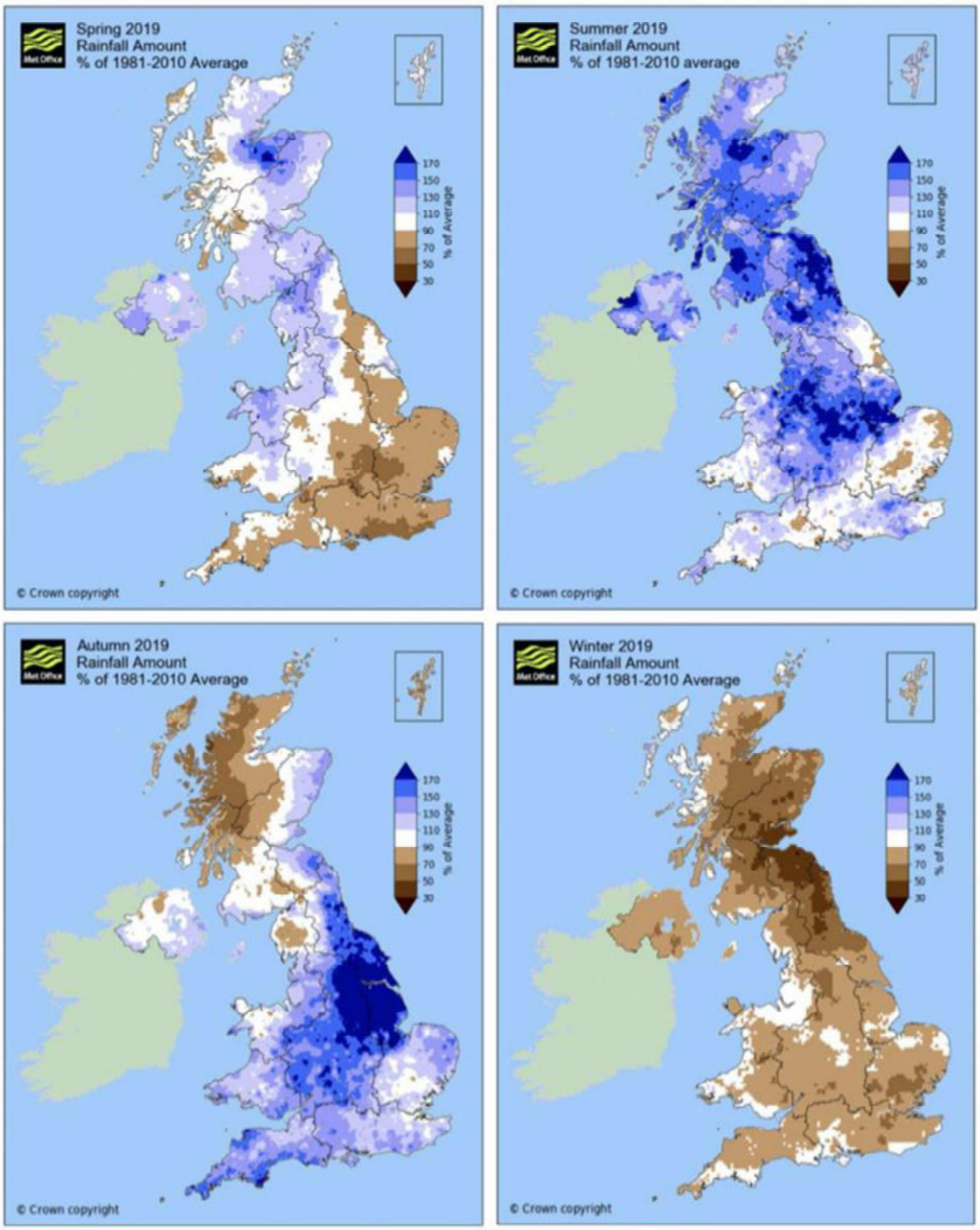


Figure 3b - 2019 Rainfall Maps



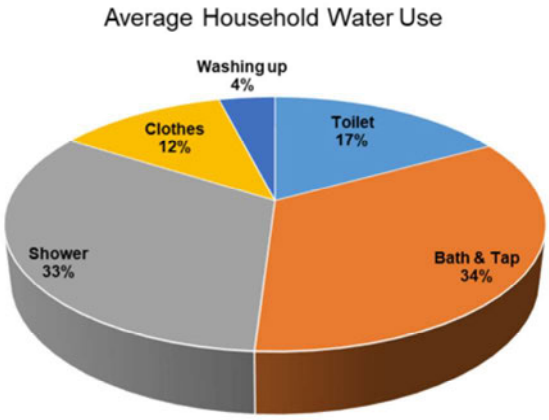
3.6 WATER DEMAND

The proposed development will consist of one unit of 4-bedrooms, and this study considers how the proposed property may be serviced. Horsham District Council has stipulated that the preferred allowable daily water consumption is 85 litres/person/day. Below Figure 3c is based on Tables 4a and 4b Building Regulations Part G calculator, which is on the next page.

The individual domestic water consumption uses are split as follows:

- 17% - Toilet
- 34% - Bath & Taps
- 33% - Shower
- 12% - Clothes
- 4% - Washing up
-

Figure 3c - Average Household Water Use



4.0 DAILY WATER DEMAND REDUCTIONS

4.1 In line with NE position statement, it is proposed to minimise water usage through the incorporation of water efficient fixtures and fittings within the proposed dwelling and incorporating greywater recycling. Hydraloop greywater recycling system specification can be found in Appendix D.

4.2 The allowable daily water demand will be 85 l/p/d, which will be achieved by utilizing a mixture of water-efficient fittings, spray taps and showers. The average daily and annual water demand for the proposed development can be established, as shown in Tables 4a and 4b below. These contain details of the Building Regulations Part G, which is in line with the 85 litres/person/day water demand for the proposed house.

Table 4a - Building Regulations Part G Calculator (Bath Specification)

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)	6.00	1.46	0.00	8.76
	Part flush volume (l)	3.00	2.96	0.00	8.88
WCs (multiple fittings)	Ave. effective flush volume (l)	0.00	4.42	0.00	0.00
Taps (excluding kitchen/utility room taps)	Flow Rate (l/min)	3.00	1.58	1.58	6.32
Bath (where shower also present)	Capacity to Overflow (l)	140.00	0.11	0.00	15.40
Shower (where bath also present)	Flow Rate (l/min)	7.50	4.37	0.00	32.78
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	6.00	2.10	0.00	12.60
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			100.90
		Contribution from Greywater			23.94
		Contribution from Rainwater			0.00
		Normalisation Factor			0.91
		Total Internal Water Consumption			70.03
		External Water Use			5.00
		Effective Daily Water Demand l/p/d			75.03

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)	6.00	1.46	0.00	8.76
	Part flush volume (l)	3.00	2.96	0.00	8.88
WCs (multiple fittings)	Ave. effective flush volume (l)	0.00	4.42	0.00	0.00
Taps (excluding kitchen/utility room taps)	Flow Rate (l/min)	3.00	1.58	1.58	6.32
Bath (where shower also present)	Capacity to Overflow (l)	140.00	0.11	0.00	15.40
Shower (where bath also present)	Flow Rate (l/min)	7.50	4.37	0.00	32.78
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	6.00	2.10	0.00	12.60
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			100.90
		Contribution towards Greywater			60.80
		% Greywater Contribution			65.96%

Table 4b - Building Regulations Part G Calculator (Shower Specification)

WATER EFFICIENCY CALCULATOR - SHOWER 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)	6.00	1.46	0.00	8.76
	Part flush volume (l)	3.00	2.96	0.00	8.88
WCs (multiple fittings)	Ave. effective flush volume (l)	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)	0.00	0.11	0.00	0.00
Shower (where bath also present)	Flow Rate (l/min)	8.00	4.37	0.00	34.96
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	6.00	2.10	0.00	12.60
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			90.84
		Contribution from Greywater			23.94
		Contribution from Greywater for External Use			0.00
		Normalisation Factor			0.91
		Total Internal Water Consumption			60.88
		External Water Use			5.00
		Effective Daily Water Demand l/p/d			65.88

GREYWATER YIELD - SHOWER 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)	6.00	1.46	0.00	8.76
	Part flush volume (l)	3.00	2.96	0.00	8.88
WCs (multiple fittings)	Ave. effective flush volume (l)	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)	0.00	0.11	0.00	0.00
Shower (where bath also present)	Flow Rate (l/min)	8.00	4.37	0.00	34.96
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	6.00	2.10	0.00	12.60
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			90.84
		Contribution towards Greywater			50.74
		% Greywater Contribution			79.03%

4.3 Tables 4a & 4b highlight the following:

- The 85l/p/d water demand stipulated by Horsham District Council can be met using the above-stated specifications.
- The bath specification results in 36.86l/p/d of excess greywater that will be available for external water use.
- The shower specification results in 26.80l/p/d of excess greywater that will be available for external water use.

4.4 The maximum occupancy ranges based on the Horsham Census data are used to calculate the average daily and annual water demand for the development as shown in Table 4c below.

4.5 Also, with the benefit of greywater recycling the bathroom specification allows for the water demand to be reduced to 75 l/p/d. Whilst the shower specification will result in reduced water demand of 66 l/p/d. Tables 4a & 4b highlights the impact of bathroom specification on the annual water demand of the property.

Table 4c: Daily and Annual Water Demand

Type of Accommodation	No. of Units	Total Cumulative Number of Occupants	Daily Water Demand Per Occupant with Greywater Recycling	Daily Potable Water Demand (l/d)
4 Bedrooms	1	2.86	75	215
Total		2.86		215
Total Annual Water Consumption (litres)				78,475

4.6 The annual water demand for the new development will be 215 litres/day and 78,475 litres/year and the excess greywater stated above can be used for:

- Laundry
- Water washing
- Car washing
- Landscape
- Irrigation
- WC flushing

5.0 WATER OFFSETTING STRATEGY

5.1 A comprehensive water offsetting strategy has been developed for this development, that will provide sufficient water offsetting to make the development water neutral. It is considered that the proposed water neutrality strategy protects the environment and ensures that ecological flows are sustained.

5.2 In addition to the on-site measures and to meet the requirements of NE Position Statement, it is proposed to use the Water Credit Scheme provided by Nicholls Licensing and Consulting.

5.3 The number of credits required are based on one credit being equivalent to one litre of water per day.

5.4 The water usage of the proposed development has been calculated based on 75 litres per person per day, resulting in a requirement for 215 credits (215litres per person per day).

5.5 The credit scheme will be confirmed via S106 agreement.

5.6 The details of the Water Offsetting Credit Scheme provided by Nicholls can be found in Appendix C.

6.0 CONCLUSION

6.1 The proposed water strategy will reduce the potable water demand for development by utilizing greywater recycling. This will meet the requirement to facilitate the development by supplying 78,475 litres of water per year in the proposed unit to consume 75l/p/d.

6.2 The proposed development will be allocated with credits as part of a Water Offsetting Credit Scheme. This alongside efficiencies in the proposed dwellings will provide a water neutral scheme.

6.3 We consider that water neutrality can be met, subject to a combination of the above measures being implemented. The Council should support this development, as it is using an offsetting scheme approved by Natural England.

Appendix A

Natural England 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.

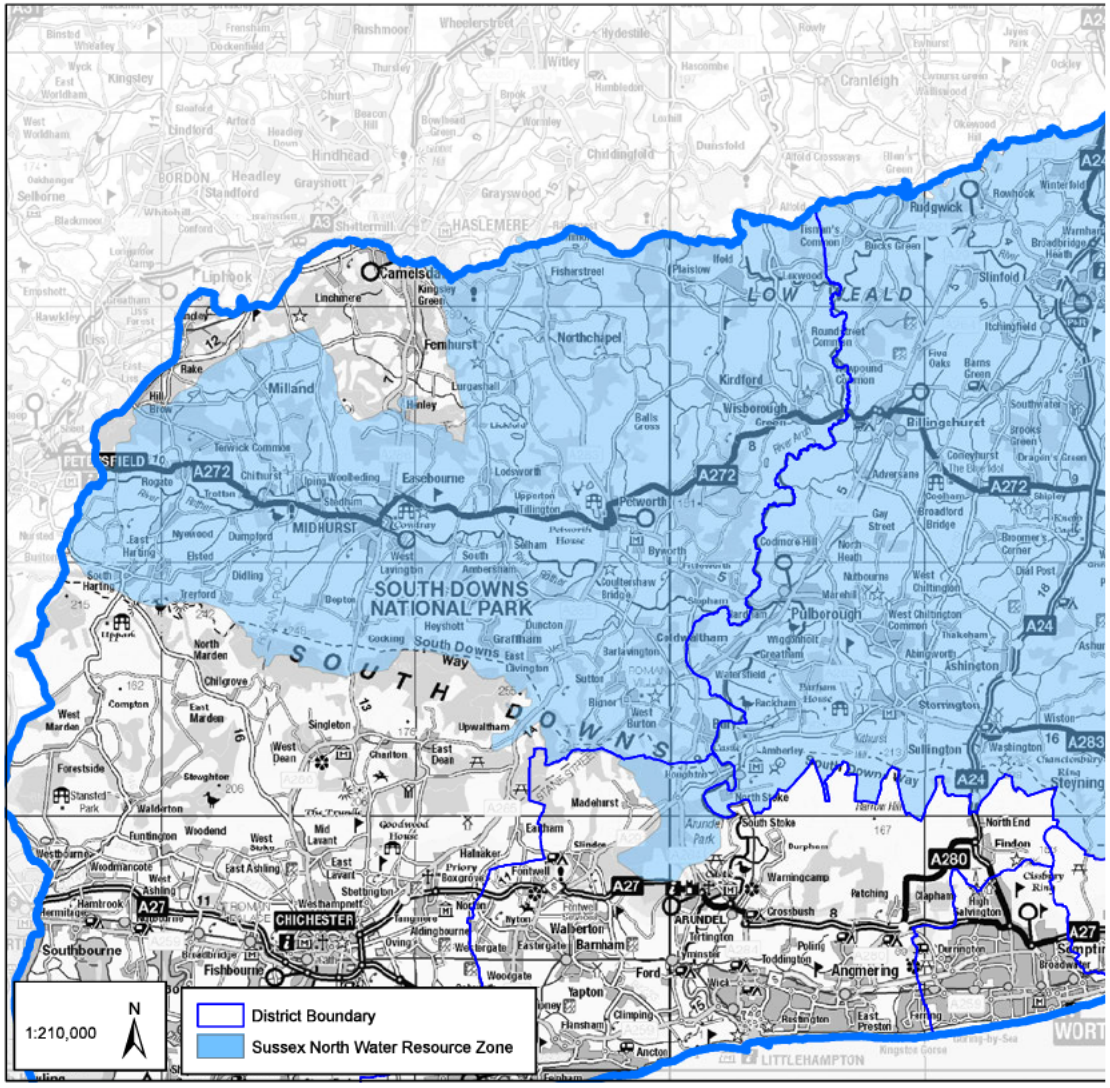
If the application cannot demonstrate, through an appropriate assessment, the required water neutrality, we advise that it is either revised to achieve this in line with the above or awaits completion of the strategic approach.

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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District Boundary
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SOUTH DOWNS
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HASLEMERE
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CHICHESTER
ARUNDEL
Petworth
Pulborough
Billingshurst
Rudgwick
Cranleigh
Angmering
Southbourne
Fishbourne
Camelsdale
Fernhurst
Northchapel
Easebourne
Kirdford
Wisborough Green
Milland
Liphook
Rake
Linchmere
Shottermill
Grayshott
Hindhead
Chiddingfold
Dunsfold
Alfold Crossways
Rowhook
Slinfold
Itchingfield
Warnham
Broadbridge Heath
Horsham
Southwater
Brooks Green
Dragon's Green
Coneyhurst
Adversane
Broadford Bridge
Shipley
Knepp Castle
Broomer's Corner
Dial Post
Ashington
Storrington
Sullington
Washington
Steyning
Chanctonbury Ring
Wiston
Findon
Clapham
High Salvington
Patching
Crossbush
Warningcamp
Arundel Park
Tortington
Lyminster
Poling
Toddington
Ford
Wick
Littlehampton
Worthing
Kingston Gorse
Rustington
East Preston
Ferring
Goring-by-Sea
Climping
Yapton
Ancton
Felpham
Aldingbourne
Oving
Westergate
Eastergate
Barnham
Walberton
Binsted
Arford
Headley
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Bordon
Selborne
Blackmoor
Whitehill
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Loxwood
Plaistow
Ifold
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Kirdford
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Round Street Common
Pound Common
Five Oaks
Barns Green
Southwater
Terwick Common
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West Burton
Coultershaw Bridge
Codmore Hill
North Heath
Nutbourne
West Chiltington
West Chiltington Common
Broadford Bridge
Gay Street
Marehill
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Wiggonholt
Greatham
Pulborough
Abingworth
Thakeham
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Packham
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South Stoke
Burpham
Arundel Park
Madehurst
Eartham
Slindon
Halnaker
Priory
Boxgrove
Goodwood House
Mid Lavant
East Lavant
Westhampnett
Shopwyke
Oving
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Appendix C

Water Offsetting Report

WATER OFFSETTING SCHEME AT THE SOUTH LODGE HOTEL FOR WOODMANCOTE PARISH HALL, BRIGHTON ROAD, NEAR HENFIELD, WEST SUSSEX, BN5 9SR (WILLIAM AND ANITA EASTWOOD)

This statement has been prepared by Nicholls Countryside Construction Ltd who are providing a water offsetting scheme at The South Lodge Hotel, Brighton Road, Lower Beeding, Horsham RH13 6PS ("The Site"). The statement forms part of the Developer's Water Neutrality Statement and sets out the offsetting measures proposed in that statement. It provides the following details.

1. List of scheme participants at date of publication.
2. Description of the Site, actual meter readings and an assessment of existing consumption
3. Proposed offsetting scheme at the Site.
4. Hydrologist's assessment of the hydrogeology, impact on the protected areas, borehole design, yield, sustainability and water quality.
5. Implementation specifications, maintenance regime and water quality assurance.

This report replaces all previously issued reports.

DEVELOPER WATER CREDIT ALLOCATION

William and Anita Eastwood ("The Developer") is participating in the scheme alongside other developers and has been allocated 215 credits in the scheme based on their offsetting requirement for this application and or others. The water offsetting requirement for each application is set out in the relevant Water Neutrality Statement. One credit is equivalent to offsetting 1 litre of water per day. The table below lists the developers currently participating in this scheme and their allocation together with any planning reference to which the credits have been applied.

Developer	Planning Reference if Available	Credits
Croudace Homes Ltd	HDC - DC/21/0749	14,086
Garrison Properties (Southern) Ltd	HDC - DC/24/1413	216
Cygnature Homes Ltd	HDC - TBA	159
Michael Casey	HDC - DC/24/1409	315
David & Elizabeth King	HDC - TBA	254
Plaxtol Investments Ltd	HDC - DC/23/1685	328
Mr A & Mrs K Walls and Scorpio Property Ltd (Plot 1B)	HDC - DC/22/1594	246
Mr A & Mrs K Walls and Scorpio Property Ltd (Plot 5B)	HDC - DC/22/1711	228
Mr Chris Hayhoe	HDC - DC/24/0104	107
Cullum Capital Investments LLP	HDC - DC/24/0535	706
Philip and Eleanor Morris	HDC - DC/24/0489	186
William and Anita Eastwood	**HDC - DC/23/1485**	**215**
Adam Heslop and Susan Heslop	HDC - DC/24/0218	82
	TOTAL CREDITS IN SCHEME	19,999
	TOTAL CURRENTLY ALLOCATED	17,128
	REMAINING CREDITS (CURRENT SURPLUS)	2,871

OVERVIEW OF OFFSETTING PROPOSAL

The Site has an average daily water consumption in excess of 52m3/day and potentially over 70m3/day. The latter amount is still being assessed as discussed later in the document. Two boreholes have been drilled and yield tested and the supply aquifer is not connected to Hardham.

An EA licence is currently being applied for which, once approved, will allow the whole Site to be removed from the mains supply. The EA application process will take some time and in the meantime one of the boreholes will be used to supply an unlicenced supply (licence not required) of just under 20 m3/day to the Site and remove 19.999 m3/day from the mains supply making it available to offset demand for future housing development. This is Stage 1 of the offsetting scheme.

Stage 1 will provide all of the infrastructure for it and Stage 2 (the full offsetting scheme). Stage I will only turn on the supply to the Main Hotel Area, however all the necessary pipework will be laid to turn on the other Areas as soon as Stage 2 can be brought online.

This offsetting scheme described in this report has been **assessed by Natural England and approved under application DC/21/0749** (See Appendix J). Sufficient water credits have been sold to cover the cost of both stages.

OFFSETTING SITE DESCRIPTION

Existing Supply & Consumption

The Site is a luxury hotel and spa with water currently supplied from three existing mains supplies. There are two further metered supplies which are no longer in use. The hotel is located within the Sussex North Water Resource Zone (see location map in Appendix A) and all three supplies are metered mains supplies. Details of each supply points are provided in the table below.

Meter Number	Area Supplied	Usage litres/day
11M50090	Main Hotel Area	46.3
17MS000318	Spa Area	7.4
11AC001166	Gatehouse Area	2
	TOTAL	**52,674**

Actual meter readings were taken over a 12 month period within the last 3 years and these are detailed below with evidence of the meter readings provided in Appendix B.

Existing Water Consumption – Main Hotel Area		m3
Meter Number 11M50090		
	Actual Reading 22/08/2022	163,810
	Actual Reading 16/08/2023	179,340
	Number of days between readings	359
	Consumption in Period	15,530
	Average daily consumption	43.259

Existing Water Consumption – The Spa Area	m3
Meter Number 17MS000318	
Actual Reading 22/08/2022	5,920
Actual Reading 16/08/2023	8,572
Number of days between readings	359
Consumption in Period	2,652
Average daily consumption	7.387

Existing Water Consumption – Gatehouse Area	m3
Meter Number 11AC001166	
Actual Reading 13/06/2022	9,184
Actual Reading 16/08/2023	10,054
Number of days between readings	429
Consumption in Period	870
Average daily consumption	2.028
TOTAL Average Daily Consumption (all three supplies)	**52.674**

52.674 m3 per day equals 52,674 litres/day and converts to 52,674 water credits of which 19,999 are being made available through Stage 1.

The date range used above has been selected as prior to it the hotel was still recovering from Covid. Indeed water consumption for the Spa Area only appears to have begun to return to normal levels in the last two months of the period used. The table below shows readings for a more extended period from 13/092021 to 16/08/2023.

MAIN HOTTEL AREA				SPA AREA				GATEHOUSE AREA			
Date	Reading	Days	L/d	Date	Reading	Days	L/d	Date	Reading	Days	L/d
13/09/2021	149008	-	-	13/09/2021	5835	-	-	13/09/2021	8717	-	-
06/12/2021	153264	84	50.67	06/12/2021	5840	84	0.06	06/12/2021	8830	84	1.35
27/01/2022	155326	52	39.65	27/01/2022	5857	52	0.33	27/01/2022	8893	52	1.21
23/02/2022	156404	27	39.93	23/02/2022	5870	27	0.48	23/02/2022	8927	27	1.26
27/05/2022	160068	93	39.40	27/05/2022	5903	93	0.35	28/04/2022	9015	64	1.38
13/06/2022	160771	17	41.35	13/06/2022	5908	17	0.29	13/06/2022	9184	46	3.67
28/07/2022	162653	45	41.82	22/08/2022	5920	70	0.17	26/07/2022	9314	43	3.02
22/08/2022	163810	25	46.28	29/11/2022	5951	99	0.31	22/08/2022	9457	27	5.30
21/09/2022	165540	30	57.67	17/02/2023	5977	80	0.33	21/09/2022	9507	30	1.67
10/10/2022	166870	19	70.00	07/06/2023	6326	110	3.17	10/10/2022	9538	19	1.63
17/02/2023	171686	130	37.05	25/07/2023	7884	48	32.46	29/11/2022	9617	50	1.58
07/06/2023	176323	110	42.15	16/08/2023	8572	22	31.27	17/02/2023	9739	80	1.53
25/07/2023	178378	48	42.81					07/06/2023	9930	110	1.74
16/08/2023	179340	22	43.73					25/07/2023	10020	48	1.88
								16/08/2023	10054	22	1.55
Average daily in period for Area			43.21	Average daily in period for Area			3.90	Average daily in period for Area			1.90
										AVERAGE DAILY TOTAL IN PERIOD	49.01

The average daily total for this extended period is consistent with the 12 month period selected to provide the current estimate of 52.674m3. The uptick in the Spa's usage during July and August 2023 will be monitored until a full 12 months of normal post Covid usage has been observed. The latest 3 month bills available for February to April show an average daily consumption across all Areas of over 70 m3/day which indicates that the increase has continued.

At this stage the offsetting requirement is for 19.999 m3/day which is well within the extended and latest usage data. The figure of 52.674 m3/day would appear very conservative based on the latest usage data. Actual meter readings are provided in Appendix B for the period in which the 52.674

m3/day was measured as well as the actual readings from 13/09/2021 the beginning of the extended period. Further meter readings are available on request.

When Stage 2 is brought online and once the EA licence has been approved the, it's anticipated that 52.674 m3/day will be increased and appropriate supporting evidence provided at that time. This is not required for this application which is based on offsetting just 19.999 m3/day.

It is important that the maximum level of consumption is understood so that the maximum amount of water can be removed from the mains supply and therefore decrease demand at Hardham. Should water use drop at the Site in the future then this still represents the same reduction in the mains supply, it just means that the private water supply is providing less water to the Site at that time.

Breakdown of Water Use by Area

The Main Hotel Area supply provides water for the following main consumers:

- Staff and guest toilet and washing facilities
- Cleaning and laundry
- Kitchens and bars
- Garden irrigation

The Spa Area supply provides water for the following main consumers:

- Staff and guest toilet and washing facilities
- Cleaning
- Pools and spas
- Kitchen
- Garden irrigation

The Gatehouse Area supply provides water for the following main consumers:

- Staff toilet and washing facilities
- Cleaning and laundry
- Kitchens
- Garden irrigation

Description of Boreholes

Two boreholes (BH) were drilled at the Site between the 11th and 22nd April 2024, both to 62 m depth and into the Upper Tunbridge Wells Sand Formation. The BH's locations are shown in Figure 1 and their respective drill logs are provided in Appendix C. they are labelled BH1 and BH2 for the purposes of this report and to be consistent with the hydrologist's report in Appendix E.

An initial test pump of BH1 was undertaken on 18th April 2024 (see Appendix D) and a maximum flow rate of 71 l/minute was achieved with a starting depth of 22.09m and a finishing depth of 25.95m. The flow rate is equivalent to 102 m3/day.

Assessment of Impact on Protected Areas

A senior hydrologist (Stephen Buss) examined whether the BH's could have an adverse effect on the integrity of Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site is provided in Appendix E. The impact statement in his report clearly shows there would be no adverse impact, stating:

> *"The site is in the catchment of the Cowfold Stream, which flows southwards to join the River Adur (Figure 2). The site is therefore not in the catchment of the River Arun, which at its closest is about 1.7 km north of the boreholes. The net impact of the proposed abstraction on the*

water balance of the River Arun catchment is therefore zero, and the potential impact on the Arun Valley SAC, SPA and Ramsar site is also therefore zero.

Bedrock geology is the Upper Tunbridge Wells Sand, and so the abstraction does not have continuity with the Lower Greensand aquifer of the Arun Valley."

Water Quality

Water quality is deemed treatable for the purposes of potable water and is discussed in detail in the Water Quality later in this report.

Borehole Yield and Sustainability Assessment

To assess sustainable yield BH1 was tested between 7 May 2024 and 9 May 2024 at an average rate of 20.8 m3/day. An EA licence has been applied for but at this stage BH1 has only been tested for an unlicenced supply which is why it was tested at this rate which is slightly above the maximum abstraction rate for an unlicenced supply (<20m3). Details and analysis of this test are documented in the senior hydrologist's report which is provided in Appendix E. The report provides the following conclusion.

"This note reviews the results of a pumping test at the borehole BH1 at South Lodge Hotel. The borehole was pumped over two days. The aquifer response is that of a confined aquifer. Seasonal variation has been considered and the likely drawdown after 60 years of operation has been estimated.

Given conservative assumptions about aquifer properties, there is no indication that the borehole does not offer a sustainable and safe source of at least 20 m3/day groundwater in perpetuity."

At this stage BH2 has not been yield tested as it is not required for Stage 1. Testing of this BH will take place during the EA abstraction licence application process. It is not needed to provide the 19.999 m3/day for the Stage 1 of the offsetting scheme.

Existing Supply Network

Figure 1 below shows the existing supply network. The mains supplies are connected to the local supplier's distribution network in Brighton Road. A existing header tanks for the Main Hotel Area and Spa Area together with distribution pumps ensure a consistent supply to these areas. The Gatehouse is a direct feed from the mains network.

Proposed Offsetting Scheme

BH1 and BH2 are not currently connected to the distribution network within the Site and are not currently filtered or treated. BH1 has a proven supply on an unlicenced basis of 20 m3/day without any effect on the protected sites.

The existing mains supplies provide an average of at least 52.674 m3/day. Stage 1 of the offsetting scheme will provide 19.999 m3/day for potable use within the main Hotel Area. This will reduce demand in the SNWRZ by 19.999 m3/day and allow that amount to be used to offset the future demands of new development. This will be facilitated through the Nicholls water credit scheme.

An EA abstraction licence application is currently in process and at the point that that is awarded Stage 2 of the offsetting scheme will be realised and the remaining demand of at least 32.675 m3/day will be provided by BH1 and BH2 working alternatively. At this stage all three areas of the hotel removed from the mains supply for up to that amount of daily water use. The plant and filtration equipment required to implement the initial 19.999 m3/day scheme will be suitable to provide the full Stage 2 system.

Stage 1 of the offsetting scheme will connect BH1 to a new treatment plant designed to provide a potable supply. This will be connected to the main Hotel Area supply via a new potable water storage tank. Figure 2 shows how the scheme will be laid out. The work will include:

1. Removing the existing storage tank and redundant structures.
2. Installation of appropriate potable water aeration & storage tanks, pumps, filtration, and treatment systems in a self-contained ISO container (see specification at Appendix F)
3. Water treatment design and quality testing to WHO standards and/or the standards set by the local authority's Environmental Health Officer (EHO)
4. Environmental Health Officer (EHO) sign-off and approval
5. Connection of the treated water supply from the new storage tank to the main Hotel Area supply using the existing distribution pipe (see Figure 2)
6. A telematics system will be installed to remotely monitor the borehole and record the amount of water supplied 24/7.

A batch meter will ensure that BH1 is not abstracting more than the limit for an unlicenced supply (<20 m3/day). The mains supply will continue to provide water to the main Hotel area for demand above 19.999 m3/day. This will be facilitated via an air separated feed (to comply with water regulations and ensure no water is fed back into the mains supply network) into the new storage tank. The mains supply will only switch on when the tank level drops below a certain level which will occur when the daily 19.999 m3 BH1 supply has been provided and switched off by the batch meter.

Ongoing Maintenance

Once the works are completed an annual maintenance programme will be set in place to ensure the offsetting measures are kept fully operational and the quality of the potable water supply continues to meets WHO standards and/or the standards set by the local authority's Environmental Health Officer (EHO). This will include periodic testing as specified by the EHO. The maintenance programme is set out in in the section below and will be undertaken by Nicholls Boreholes Servicing Team under annual contract to the Site.



Figure 1 – Existing Supply Network (pipe runs are indicative)



Figure 2 – Proposed Supply Network (pipe runs are indicative)

Water Quality

Appendix I - Groundwater Investigation Report provides a detailed assessment of the groundwater quality and proposed treatment. I addition to that report the physical features to be installed to protect the borehole from contamination are set out below.

The borehole will include the following protection measures.

- 2 external locks – to prevent unauthorised access.
- Twin skin GRP enclosure – to prevent changes in temperature and seal the area directly around the borehole to prevent ingress from the surface.
- Raised Plinth – to prevent external contaminants or surface flows entering the borehole.
- Bolt Down Well Head – to prevent unauthorised access and secure the borehole from the ingress of external contaminates.
- Grouting – to prevent ingress of surface flows or contaminants from the surface and any made up ground.
- Linings – to prevent ingress from geologies not targeted by design.

Ongoing Maintenance

A telemetric system will be installed which will allow the system to be remotely monitored by the Nicholl's servicing team 24/7 using an active alert system. Ongoing maintenance and water quality assurance routines are set out in Appendices G and I. Water quality will be sampled at a minimum on a biannual basis and should the EHO require a more frequent testing regime this will be implemented.

Further details regarding the water quality assurance and testing regime are set out in Appendix I - Groundwater Investigation Report.

Implementation of Measures, Planning Consents & Section 106 Agreements

The measures will be implemented and maintained at the borehole location under The South Lodge Hotel title (WSX331265) and appropriate s106 obligations should be tied to this land. A red edge plan will be provided on request. Separate planning obligations agreements will be entered into with each developer. Suggested s106 obligations on the Site owner and developer are provided in Appendix H.

Sufficient credits have been sold at time of publication with signed contracts in place to provide for the cost of implementing the measures and securing the ongoing maintenance.

The plant treatment room will be housed in a purpose-built ISO container as set out above. This does not require planning permission as it is a temporary structure. Notwithstanding that, it is being installed on an existing concrete hardstanding replacing existing structures.

Summary

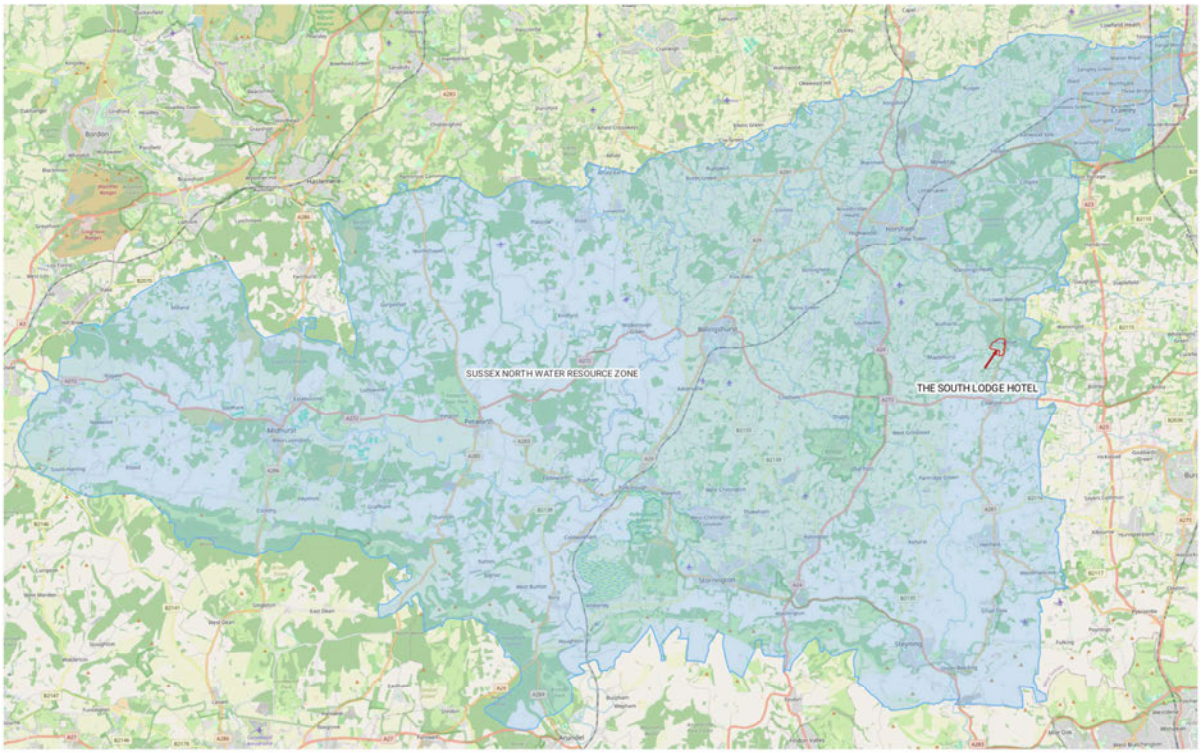
The proposed offsetting scheme is based at a site in the Sussex North Water Supply Zone with a proven average consumption of at least 52.674 m3/day per day derived from the mains supplies. Stage 1 of the offsetting scheme will remove 19.999 m3/day from the mains demand with the remainder being removed when Stage 2 is brought online.

The scheme utilises an existing borehole with a proven yield that is in excess of 20 m3 per day and this has been assessed as having no effect on the protected areas.

The proposed offsetting scheme has be approved by Natural England under HDC application number DC/21/0749 (see Appendix J).

APPENDIX A – SITE LOCATION AND LOCATION PLAN

SITE LOCATION



NICHOLLS WATER CREDITS

LOCATION PLAN

Land App



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100 m
Scale 1:5011 (at A4)

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APPENDIX B – EVIDENCE OF EXISTING CONSUMPTION

WATER 2 BUSINESS BILL FOR METERS 11M50090 AND 17MS000318 SHOWING ACTUAL READINGS ON 22/08/2022

water business

Customer Number [redacted]
Please quote when contacting us

Bill Number 900585032
Date (tax point) 31/08/2022

Details of Premises Supplied

	South Lodge				
Site Name		**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**
Site Reference	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**
Water Supply Point ID (SPID)	3018500494WW11	3019633230WW16	3019633230WW16	3019633230WW16	3019457533XW1X
Sewerage Supply Point (SPID)					
Meter Serial Number	3019500494	11M50090	17MS000318	9M085135	11AC001166
Last Actual Read Date		22/08/2022	22/08/2022	22/08/2022	22/08/2022
Last Actual Read		163810	5920	9177	9457

Meter Readings and Water Consumptions

Bill Start Date	31/07/2022	31/07/2022	31/07/2022	31/07/2022	31/07/2022
Bill End Date	31/08/2022	31/08/2022	31/08/2022	31/08/2022	31/08/2022
Current Read Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Total Bill Days	31	31	31	31	31
Bill Start Reading	0	162869	5923	9315	9323
Bill End Reading	0	164198	5922	9177	9476
Gross Consumption (m3)	0	1329	-1	-138	153
Previous YTD Consumption	0	3171	39	138	359
Total YTD Consumption (m3)	0	4500	38	0	512

Charge Details - Water

Tariff Code	NHH_UW_VAR	NHH_LB1	NHH_LB1	NHH_LB1	NHH_MWVOL
1st Volumetric Rate		[redacted]			
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge		[redacted]			
Standing Charge					
Total Water Charges		[redacted]			

Charge Details - Sewerage

Tariff Code					
RTS %					
1st Volumetric Rate					
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Highway & Surface Vol Rate					
Volumetric Charge					
Annual Standing Charge	0.00	0.00	0.00	0.00	0.00
Standing Charge		[redacted]			
Highway Drainage Charge					
Tariff Code					
Annual Standing Charge					
Standing Charge					
Surface Water Charge					
Tariff Code					
Annual Standing Charge					
Standing Charge					
Total Sewerage Charges					

NICHOLLS WATER CREDITS

WATER 2 BUSINESS BILL FOR METER 11AC001166 SHOWING ACTUAL READINGS ON 13/06/2022

water business

Customer Number [redacted]
Please quote when contacting us

Bill Number 900576878
Date (tax point) 30/06/2022

Details of Premises Supplied

	South Lodge				
Site Name		**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**
Site Reference	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**
Water Supply Point ID (SPID)	3019500494W11	3019633230W16	3019633230W16	3019633230W16	3019457534W1X
Sewerage Supply Point (SPID)					
Meter Serial Number	3019500494	11M50090	17MS000318	9M085135	11AC001166
Last Actual Read Date		13/06/2022	13/06/2022	13/06/2022	13/06/2022
Last Actual Read		160771	5908	9177	9184

Meter Readings and Water Consumptions

Bill Start Date	31/05/2022	31/05/2022	31/05/2022	31/05/2022	31/05/2022
Bill End Date	30/06/2022	30/06/2022	30/06/2022	30/06/2022	30/06/2022
Current Read Estimated	Y	Y	Y	Y	Y
Total Bill Days	30	30	30	30	30
Bill Start Reading	0	160399	5905	9177	9027
Bill End Reading	0	162156	5916	9177	9205
Gross Consumption (m3)	0	1757	11	0	178
Previous YTD Consumption	0	701	21	0	63
Total YTD Consumption (m3)	0	2458	32	0	241

Charge Details - Water

Tariff Code	NHH_UW_VAR	NHH_LB1	NHH_LB1	NHH_LB1	NHH_MWVOL
1st Volumetric Rate	[redacted]				
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge	[redacted]				
Standing Charge					
Total Water Charges					

Charge Details - Sewerage

Tariff Code					
RTS %					
1st Volumetric Rate					
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Highway & Surface Vol Rate					
Volumetric Charge					
Annual Standing Charge	0.00	0.00	0.00	0.00	0.00
Standing Charge	[redacted]				
Highway Drainage Charge					
Tariff Code					
Annual Standing Charge					
Standing Charge					
Surface Water Charge					
Tariff Code					
Annual Standing Charge					
Standing Charge					
Total Sewerage Charges					

WATER 2 BUSINESS BILL FOR METERS 11M50090, 17MS000318 AND 11AC001166 SHOWING ACTUAL READINGS ON 16/08/2023

water business

Customer Number [redacted]
Please quote when contacting us

Bill Number 900638247
Date (tax point) 31/08/2023

Premises Supplied					
Site Name	South Lodge	South Lodge	South Lodge	South Lodge	South Lodge
Site Reference	South Lodge	South Lodge	South Lodge	South Lodge	South Lodge
Water Supply Point ID (SPID)	3019500494W11	3019633230W16	3019633230W16	3019633230W16	301945753XW1X
Sewerage Supply Point (SPID)					
Meter Serial Number	Unmetered -	11M50090	17MS000318	9M085135	11AC001166
Last Actual Read Date		16/08/2023	16/08/2023	16/08/2023	16/08/2023
Last Actual Read		179340	8572	9177	10054
Meter Readings and Water Consumptions					
Bill Start Date	31/07/2023	31/07/2023	31/07/2023	31/07/2023	31/07/2023
Bill End Date	31/08/2023	31/08/2023	31/08/2023	31/08/2023	31/08/2023
Current Read Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
Total Bill Days	31	31	31	31	31
Bill Start Reading	0	178650	7921	9177	10032
Bill End Reading	0	180021	8688	9177	10080
Gross Consumption (m3)	0	1371	767	0	48
Previous YTD Consumption	0	3871	364	0	145
Total YTD Consumption (m3)	0	5242	1131	0	193
Charge Details - Water					
Tariff Code	NHH_UW_VAR	NHH_LB1	NHH_LB1	NHH_LB1	NHH_WWVOL
1st Volumetric Rate	[redacted]				
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge	[redacted]				
Standing Charge					
Total Water Charges					
Charge Details - Sewerage					
Tariff Code					
RTS %					
1st Volumetric Rate					
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Highway & Surface Vol Rate					
Volumetric Charge					
Annual Standing Charge	0 00	0 00	0 00	0 00	0 00
Standing Charge	[redacted]				
Highway Drainage Charge					
Tariff Code					
Annual Standing Charge					
Standing Charge					
Surface Water Charge					
Tariff Code					
Annual Standing Charge					
Standing Charge					
Total Sewerage Charges					

NICHOLLS WATER CREDITS

WATER 2 BUSINESS BILL FOR METERS 11M50090, 17MS000318 AND 11AC001166 SHOWING ACTUAL READINGS ON 13/09/2021

water business

Customer Number [redacted]
Please quote when contacting us

Bill Number 900544491
Date (tax point) 30/09/2021

Details of Premises Supplied

Site Name	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**
Site Reference	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**	**South Lodge**
Water Supply Point ID (SPID)	3019500494W11	3019633230W16	3019633230W16	3019633230W16	301945753XW1X
Sewerage Supply Point (SPID)					
Meter Serial Number	3019500494	9M085135	11M50090	17MS000318	11AC001166
Last Actual Read Date		13/09/2021	13/09/2021	13/09/2021	13/09/2021
Last Actual Read		9177	149008	5835	8717
Meter Readings and Water Consumptions					
Previous Reading Date	31/08/2021	31/08/2021	31/08/2021	31/08/2021	31/08/2021
Current Reading Date	30/09/2021	30/09/2021	30/09/2021	30/09/2021	30/09/2021
Current Read Estimated (Y/N)	Y	Y	y	Y	y
Total Days	30	30	30	30	30
Previous Reading	0	9178	152699	5851	8612
Current Reading	0	9178	150677	5845	8730
Gross Consumption (m3)	0	0	-2022	-6	118
Previous YTD Consumption		0	10865	52	96
Total YTD Consumption (m3)		0	8843	46	214
Charge Details - Water					
Tariff Code	NHH_UW_VAR	NHH_LB1	NHH_LB1	NHH_LB1	NHH_MWVOL
1st Volumetric Rate		[redacted]			
Volumetric Charge					
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge		[redacted]			
Standing Charge					
Total Water Charges					
Charge Details - Sewerage					
Tariff Code					
RTS %					

APPENDIX C – BH1520 DRILL LOGS



NICHOLLS WATER CREDITS

BH1

Borehole record form

NICHOLLS BOREHOLES & GROUND SOURCE

British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for: South Lodge Hotel and Spa

Location: Brighton Road, Lower Beeding, Horsham, RH13 6PS

NGR (ten digits): TQ21748 25498 Please attach site plan

Ground level (if known): metres Above Ordnance Datum

Drilling company: Nicholls Boreholes

Date drilling commenced: 11/04/2024 (DD/MM/YYYY) Completed: 17/04/2024 (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level): metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter

300	mm from	0	to	36 m/depth
200	mm from	36	to	62 m/depth
	mm from		to	m/depth
	mm from		to	m/depth

Casing material: Steel diameter: 200 mm from: 0 to: 36 m/depth
and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Casing material: Solid UPVC diameter: 125 mm from: 0 to: 35.35 m/depth

Casing material: Slotted UPVC diameter: 125 mm from: 35.25 to: 61 m/depth

Casing material: diameter: mm from: to: m/depth

Grouting details: 68 bags of washed shingled, 20 bags of mikolit seal

Water struck at 1. m (depth below datum – mbd) 2. m (mbd)
3. m (mbd) 4. m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum (if different from borehole datum): m. Please tick if this is above ☐ or below ☐ ground level.

Pump suction depth: mbd

Water level (start of test): mbd

Water level (end of test): mbd

Type of test (for example, bailer, step, constant rate):

Pumping rate: m^3/hour ☐ or litres/second ☐. Please tick as appropriate.
for: days, hours, mins

Recovery to: mbd in: days, hours, mins
(from end of pumping)

Date(s) of measurements: Pump started (DD/MM/YYYY)
Pump stopped (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

NICHOLLS WATER CREDITS

Project				BOREHOLE No
South Lodge Hotel				1a
Job No	Date	Ground Level (m)	Co-Ordinates ()	
AL162 / BH1520	11-04-24 15-04-24			
Contractor				Sheet
Nicholls				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
						0.50	TOP SOIL: Medium soft very moist light brown organic silty CLAY.		
						2.00	Frequent roots and rootlets.		
							Medium firm brown very clayey silty MUDSTONE.		
						(5.00)	Medium firm dark yellow brown very clayey MUDSTONE.		
						7.00			
							Firm light blue silty CLAY and reddish brown MUDSTONE.		
						(11.00)			
						18.00			
							Firm dark brown red silty MUDSTONE.		
						(16.00)			
						34.00			
						36.00	Firm light blue silty CLAY with mudstone.		
							Firm light blue grey silty CLAY with mudstone.		
						(25.00)			
						61.00			
						62.00	Firm pale grey silty CLAY (Grinstead clay)		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											Service avoidence procedure followed. Rotary open hole No visual or olfactory sings of contamination.

All dimensions in metres Scale 1:393.75	Client South Lodge Hotel	Method/ Plant Used Massenza	Logged By SP

NICHOLLS WATER CREDITS

BH2

Borehole record form

NICHOLLS BOREHOLES & GROUND SOURCE

British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for: South Lodge Hotel and Spa

Location: Brighton Road, Lower Beeding, Horsham, RH13 6PS

NGR (ten digits): TQ21665 25459 Please attach site plan

Ground level (if known): metres Above Ordnance Datum

Drilling company: Nicholls Boreholes

Date drilling commenced: 18/04/2024 (DD/MM/YYYY) Completed: 22/04/2024 (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level): metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter

300	mm from	0	to	30 m/depth
200	mm from	30	to	62 m/depth
	mm from		to	m/depth
	mm from		to	m/depth

Casing material: Steel diameter: 200 mm from: 0 to: 30 m/depth
and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Casing material: Solid UPVC	diameter: 125	mm from: 0	to: 32.5	m/depth
Casing material: Slotted UPVC	diameter: 125	mm from: 32.5	to: 61	m/depth
Casing material:	diameter:	mm from:	to:	m/depth

Grouting details: 54 bags of washed shingled, 17 bags of mikolit seal

Water struck at 1. m (depth below datum – mbd) 2. m (mbd)
3. m (mbd) 4. m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum (if different from borehole datum): m. Please tick if this is above ☐ or below ☐ ground level.

Pump suction depth: mbd

Water level (start of test): mbd

Water level (end of test): mbd

Type of test (for example, bailer, step, constant rate)

Pumping rate: m^3/hour ☐ or litres/second ☐. Please tick as appropriate.
for: days, hours, mins

Recovery to: mbd in: days, hours, mins
(from end of pumping)

Date(s) of measurements: Pump started (DD/MM/YYYY)
Pump stopped (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

NICHOLLS WATER CREDITS

Project				BOREHOLE No
South Lodge Hotel				2
Job No	Date	Ground Level (m)	Co-Ordinates ()	
AL162 / BH1520	16-04-24 18-04-24	TQ 21666 25470		
Contractor				Sheet
Nicholls				1 of 2

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
						0.50	TOP SOIL: Medium soft very moist light brown orange organic friable silty CLAY. Frequent roots and rootlets.		
						(6.00)	Medium firm dark yellow very clayey MUDSTONE.		
						6.50			
						(11.00)	Medium firm light blue grey silty CLAY and reddish brown MUDSTONE.		
						17.50			
						(12.50)	Firm dark brown reddish silty MUDSTONE with interstitial ferrous staining.		
						30.00			
			▼			(20.00)	Medium firm grey silty MUDSTONE.		
						50.00			
						(12.00)	Firm light blue silty CLAY and MUDSTONE.		
						61.00			
						62.00	Firm pale grey silty CLAY (Grinstead clay)		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	Service avoidence procedure followed. Rotary open hole No visual or olfactory sings of contamination.

All dimensions in metres Scale 1:393.75	Client South Lodge Hotel	Method/ Plant Used Massenza	Logged By MC

APPENDIX D – BH1 INITIAL TEST PUMPING RECORD

NICHOLLS BOREHOLES & GROUND SOURCE

Test Pumping Record

Client Name	DAN WAIT		Operator Name	M.V. P.S			
Address	SOUTH LODGE HOTEL RH136PS						
Project Number	BH1520		Date	18.04.24			
Installation Method (please circle)	Terex One	Terex Two	Yellow Tow Behind Reeler	Narrow Black Reeler	Wide Black Reeler	By Hand	WEASEL
Left on site? (please circle)	Yes			No			
Pump Used	VS 4/14						
Motor Used	1.1 kW 400 V						
Timer Fitted	Yes/No	Type	On for	Off for			
Well Depth (m)(From dip-meter reading)	61						
Pump Depth (m) (from Team Up and/or PM)	50						
Rest Water Level at Start (m) (From dip-meter reading)	21.90						
Start stop watch before turning pump on							
Draw Down (please circle)	Static level achieved **for at least 1h**		To pump				
	Time ran for (min)	90	Time taken (min)				
	Depth (m)	25.95	Depth (m)				
	Max flow rate (L/m)	71	Max flow rate (L/m)				
Pump Restricted	Yes/No	Pump restricted to (L/m)					
Draw Down Test Pumping Regime							
Time taken to draw down (min)	First run						
	10 min rest						
	10 min rest						
	20 min rest						
Recovery rate (m/min)							
Samples Taken (please circle)	Yes/No	Lab sample	Office sample				
Rest water level at end (m)	22.09						

APPENDIX E –HYDROLOGIST'S ASSESSMENT OF IMPACT ON PROTECTED SITES, SUSTABLE YIELD, WATER QUALITY AND TEST PUMP LOGS

Stephen Buss Environmental Consulting Ltd

MEMORANDUM:
Review of Pumping Test Data, South Lodge Hotel

Document reference: 2024-095-025-001 Dated: 28/05/2024

Scope and Introduction

The site is South Lodge Hotel, Brighton Road, Lower Beeding, Horsham RH13 6PT (Figure 1). It has been proposed that abstraction at the site can provide a water offsetting solution to sites within the Sussex North water supply zone. To date all water supply has been obtained from mains water supply, sourced from the Sussex North WSZ. This is to be replaced by a borehole supply from local water resource. The reduction of up to 20 m^3/day from the Sussex North WSZ is to be credited against developments within the WSZ which are unable to otherwise demonstrate water neutrality.

Natural England (2022) believes that groundwater abstraction in the Sussex North water supply zone (WSZ) has a detrimental impact on the Arun Valley SAC, SPA and Ramsar site. To try to prevent further deterioration of the SAC, SPA and Ramsar site, Natural England insists that:

> "For every new development, total water use in the Sussex North Water Supply Zone after the development must be equal to or less than the total water-use in the region before the new development."

Hence each new development will need to demonstrate how that development will achieve no net increase in water consumption, by water efficiency measures, offsetting or not being reliant on groundwater resources that are used for public water supply in the WSZ.

By removing the reliance on mains water from the WSZ at these sites, and drawing water from a source that is not hydrologically connected to the WSZ, it is proposed that the amount of water saved can be used to offset at development sites within the WSZ that do not have the ability to use groundwater.

This report has been written by Dr Stephen Buss MA MSc CGeol, based on the field work and preparatory work of Nicholls Licensing and Consulting. Dr Buss is a UK-based independent hydrogeologist with more than 25 years' consulting experience. Dr Buss's CV and publications list is available at www.hydro-geology.co.uk.

THE GEOLOGICAL SOCIETY CGeol CHARTERED GEOLOGIST Fellow No. 10004065

Water Neutrality Impact Statement

The site is in the catchment of the Cowfold Stream, which flows southwards to join the River Adur (Figure 2). The site is therefore not in the catchment of the River Arun, which at its closest is about 1.7 km north of the boreholes. The net impact of the proposed abstraction on the water balance of the River Arun catchment is therefore zero, and the potential impact on the Arun Valley SAC, SPA and Ramsar site is also therefore zero.

Bedrock geology is the Upper Tunbridge Wells Sand, and so the abstraction does not have continuity with the Lower Greensand aquifer of the Arun Valley.

The Boreholes

The boreholes were drilled between the 11th and 22nd April 2024, both to 62 m into the Upper Tunbridge Wells Sand Formation. The drillers' logs record yellow sand/clay with sandstones to 6.5 m or 7.0 m depth then grey clays and mudstones, with interbedded sandstones and limestones to 61 m depth. The boreholes terminated in greenish grey clay of the Grinstead Clay Formation (Appendix A). Figure 1 shows a schematic diagram of the boreholes.

Pumping Test Analysis

Borehole 1 was tested between 7 May 2024 and 9 May 2024 at an average rate of 20.8 m^3/day, resulting in a drawdown of 0.47 m (Figure 1). There was no response to very heavy rainfall on the 6th May (34 mm fell in total).

Two methods of estimating flow were used: a totalising flow meter, which records the total amount of flow passing through for the duration of the test; and an instantaneous flow gauge, which records the flow at a given time. For estimating average rate the totalising flow meter is the most reliable source, hence the representative average rate in the following calculations is taken as 20.8 m^3/day.

Drawdown for each borehole is plotted on Figure 2. Drawdown, on a semi-log scale, is plotted for Cooper-Jacob analysis of the data in Figure 4, and recovery data, plotted for Theis analysis, is shown on Figure 5. Aquifer parameters are as follows:

	BH1 data	BH2 data
Cooper-Jacob: transmissivity (m^2/day)	31.1	30.5
Cooper-Jacob: storage coefficient (-)	-	$4x10^{-6}$
Theis recovery: transmissivity (m^2/day)	76.1	76.1

Interpretation

The Tunbridge Well Sand Formation is one of the key aquifers of the Wealden District, and supports many minor groundwater abstractions. The BGS memoir for sheet 302 (Horsham) indicates that:

> "Groundwater flow within the Tunbridge Wells Sand is both intergranular and through joints, and well yields tend to be variable… a shaft at Crawley yielded 650 m^3/day from the Upper Tunbridge Wells Sand. Because of variable yields and siltation with usage borehole supplies are… variable with yields varying from 20 to more than 2000 m^3/day. The mean yield for a 300 mm diameter borehole penetrating 30 metres of saturated Tunbridge Wells Sand in the Wealden district has been calculated to be 750 m^3/day for a 10 metre drawdown. The same analysis suggests that there would be a 20% probability that the yield would be less than 300 m^3/day for the same drawdown."

This memo only deals with the potential for the abstraction of 20 m^3/day which is much less that the pessimistic value of 300 m^3/day cited above.

The pumping test results plot close to a straight line on a log-time chart (Figure 5), which is expected for a confined aquifer. The water-bearing formation in these boreholes is the mudstone with interbedded sandstones and limestones: most flow probably comes via fractures in the sandstone and limestone units.

The borehole maintained a constant pumping rate of 20.8 m^3/day for two days, with very limited drawdown at the pumping borehole. Transmissivity values are similar from each borehole. Most of the recovery from the pumping tests was quick after each test. Water levels recovered to levels slightly higher than the starting level, but this was probably due to background groundwater level fluctuation.

The test was undertaken in spring, when groundwater levels were likely high, after a very wet winter. A groundwater level hydrograph from the Environment Agency's Kingstanding observation borehole, near Crowborough, shows that the typical seasonal range of groundwater levels is about 6 m in the Ashdown Sands Formation (which is a similar aquifer to the Tunbridge Wells Sand). Hence a typical summer water level in BH1 might be closer to 28 m depth.

Long-term estimates of drawdown can be made by assuming the range aquifer properties determined above. Using the Theis equation for confined aquifers, these suggest that the drawdown after 60 years would be as shown in Figure 6, for different abstraction rates up to 20 m^3/day. The maximum likely drawdown is 2.3 m. Allowing for a further 6.0 m seasonal drop in levels from the April 2024 peak of 22.1 m, the long-term lowest water level can be estimated at 30.4 m. Clearly, therefore, groundwater will be available from the borehole all year round, and as the open section of the borehole is below 30 m depth there should be no seasonal change in borehole performance.

Water Quality and Potential for Contamination

Water quality from the borehole was tested in May 2024 (Appendix B). The water is soft, with low mineralisation. It is anoxic (elevated ammonium, iron and manganese; low nitrate). There was slightly elevated turbidity and detectable concentrations of coliforms. All of these issues can be dealt with via water treatment.

Since it is anoxic the water is demonstrably old and the upper layers of the subsurface comprise layers of mudstones and clays. Heavy rainfall on 6 May 2024 did not reach the water table during the week following the rain. Water quality in the aquifer will be stable.

There are no potentially polluting land uses in the area around Crabtree. Given this, and since the intake to the borehole source is so deep, and there are many mudstone layers in the upper 30 m of the formation, there is no risk of gross contamination reaching the borehole.

Conclusions

This note reviews the results of a pumping test at the borehole BH1 at South Lodge Hotel. The borehole was pumped over two days. The aquifer response is that of a confined aquifer. Seasonal variation has been considered and the likely drawdown after 60 years of operation has been estimated.

Given conservative assumptions about aquifer properties, there is no indication that the borehole does not offer a sustainable and safe source of at least 20 m^3/day groundwater in perpetuity.



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Figure 1: Borehole locations

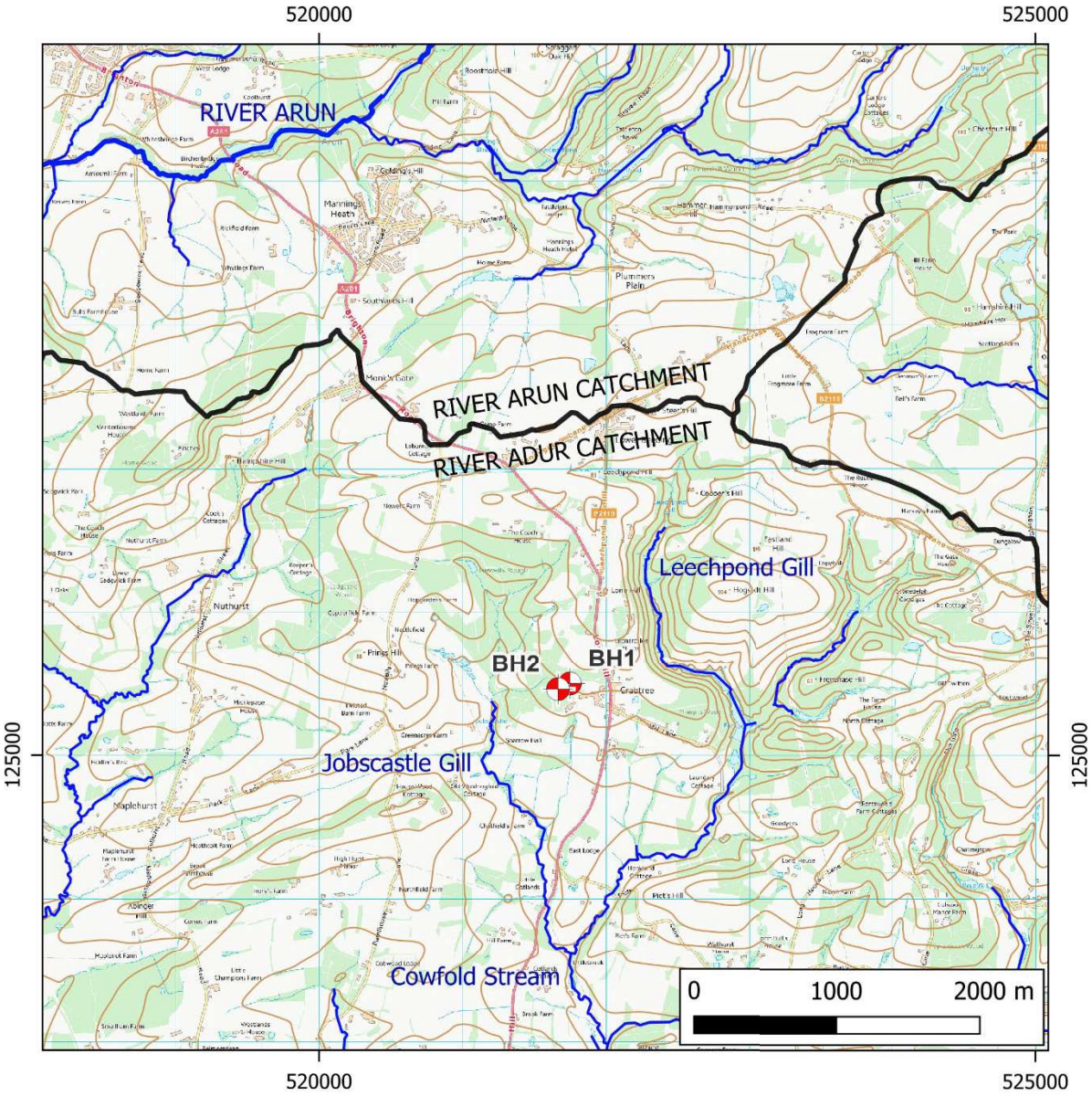

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Figure 2: Watercourses and catchment boundaries

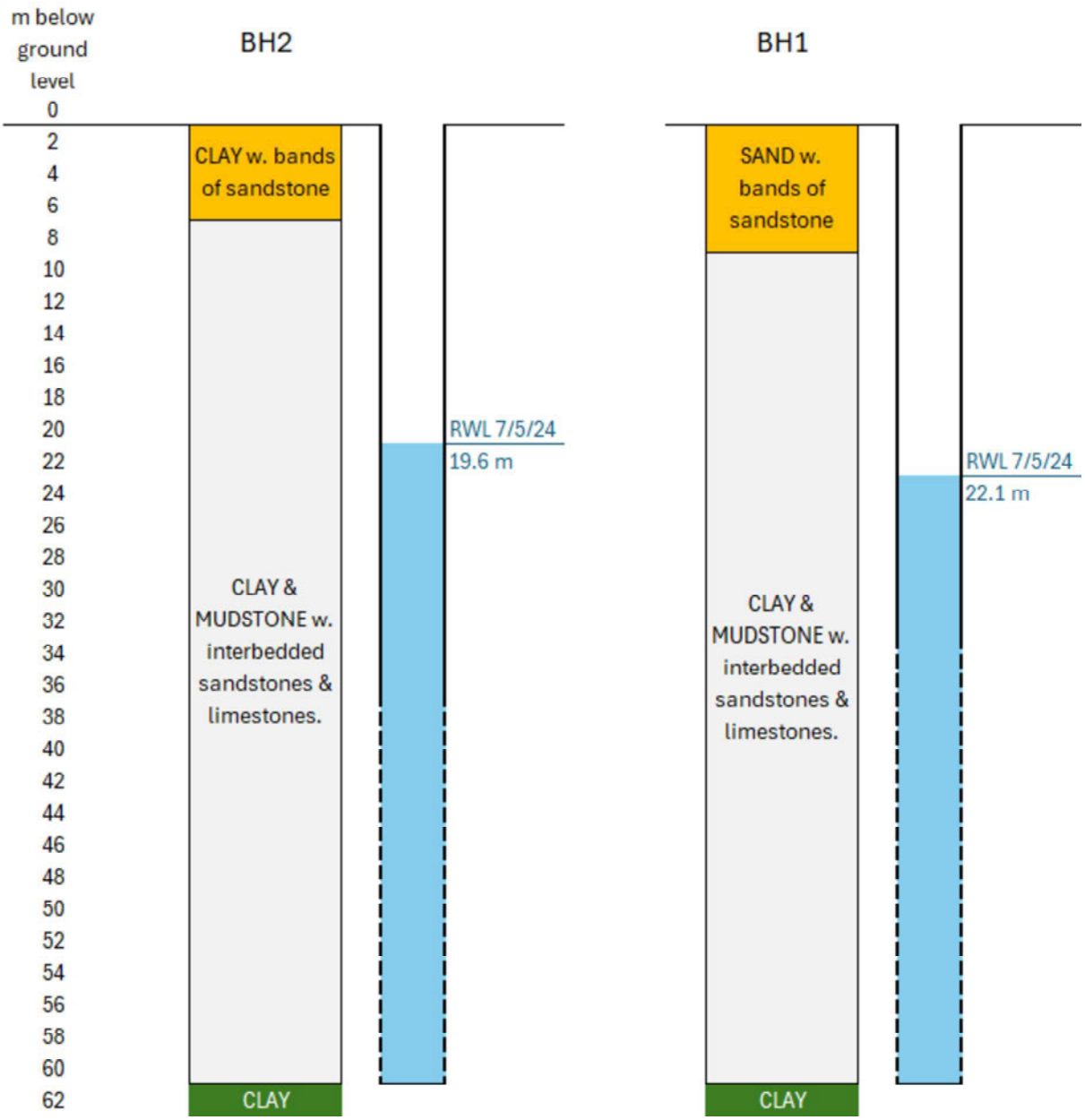


Figure 3: Schematic west-east section through boreholes

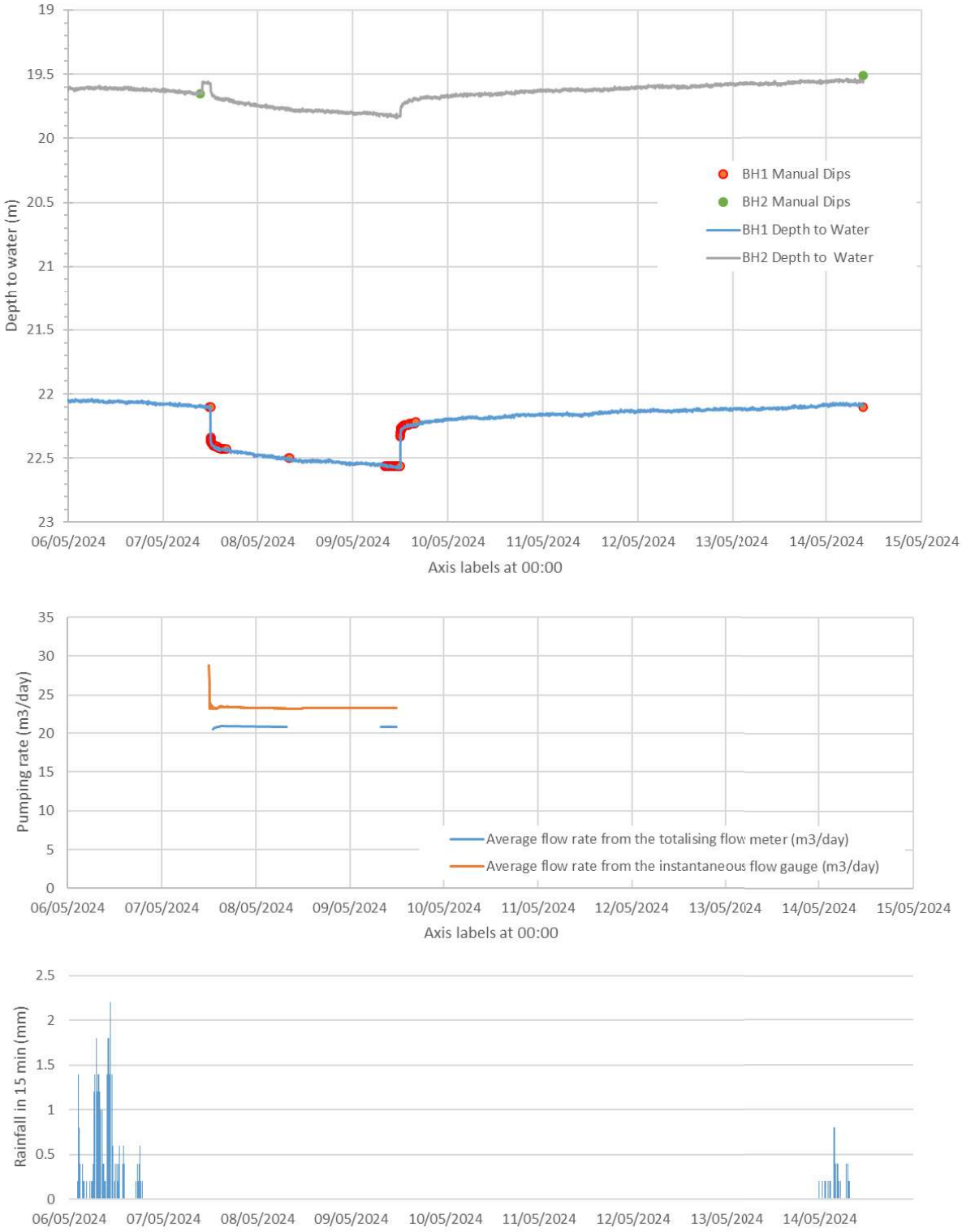


Figure 4: Groundwater levels, pumping rates and rainfall at EA Cowfold gauge

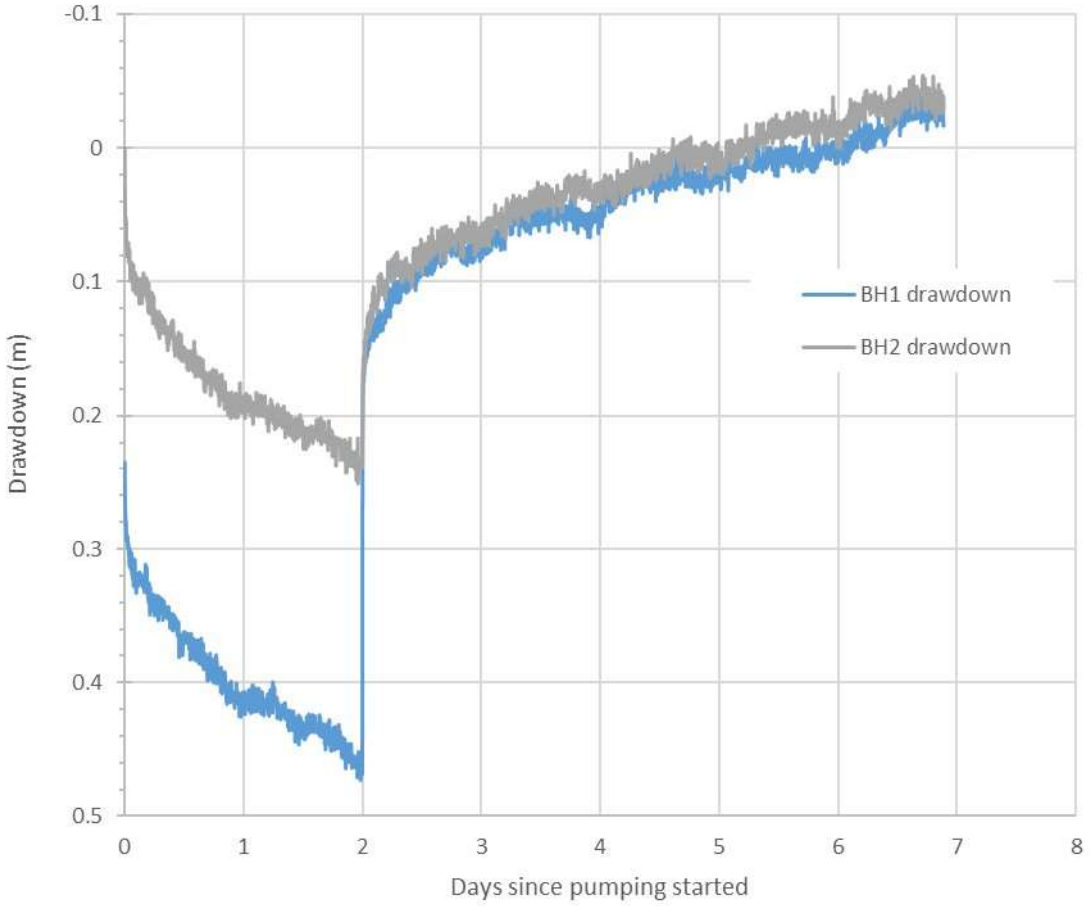


Figure 5: Drawdown

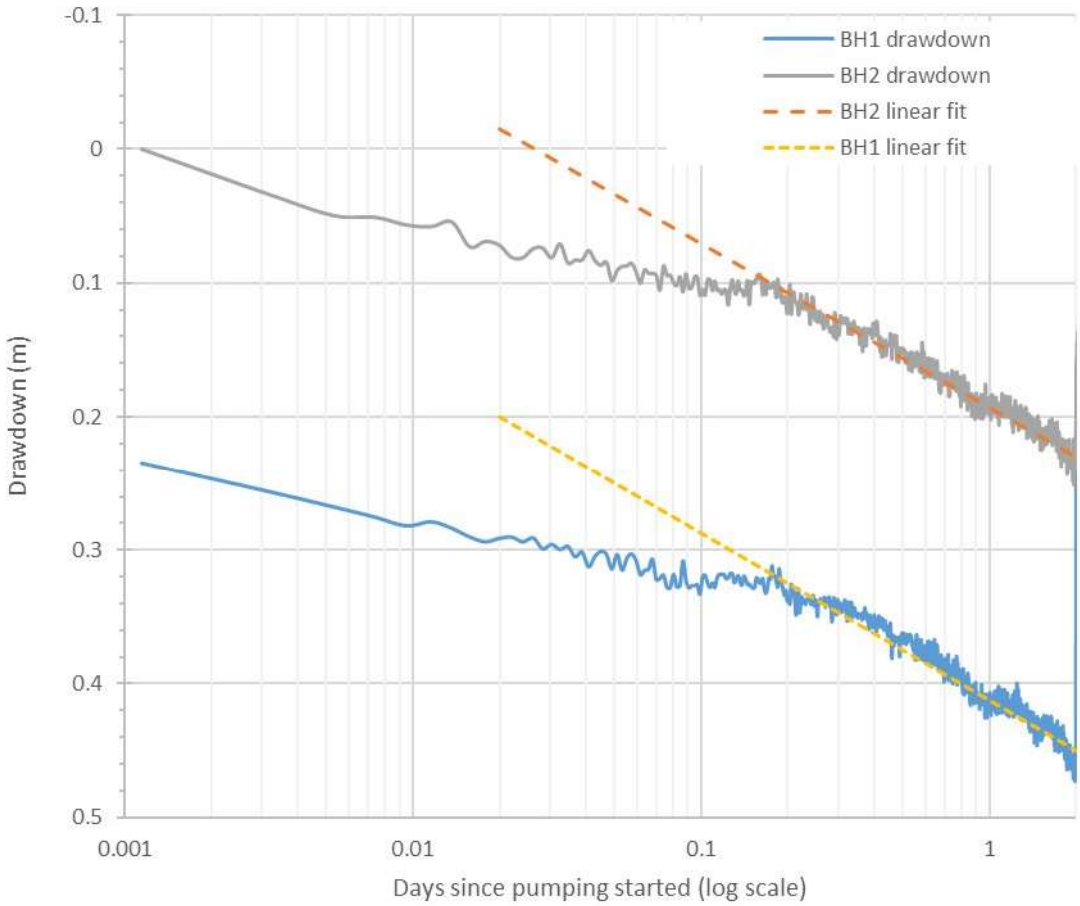


Figure 6: Drawdown on a log-time scale, and linear fit lines

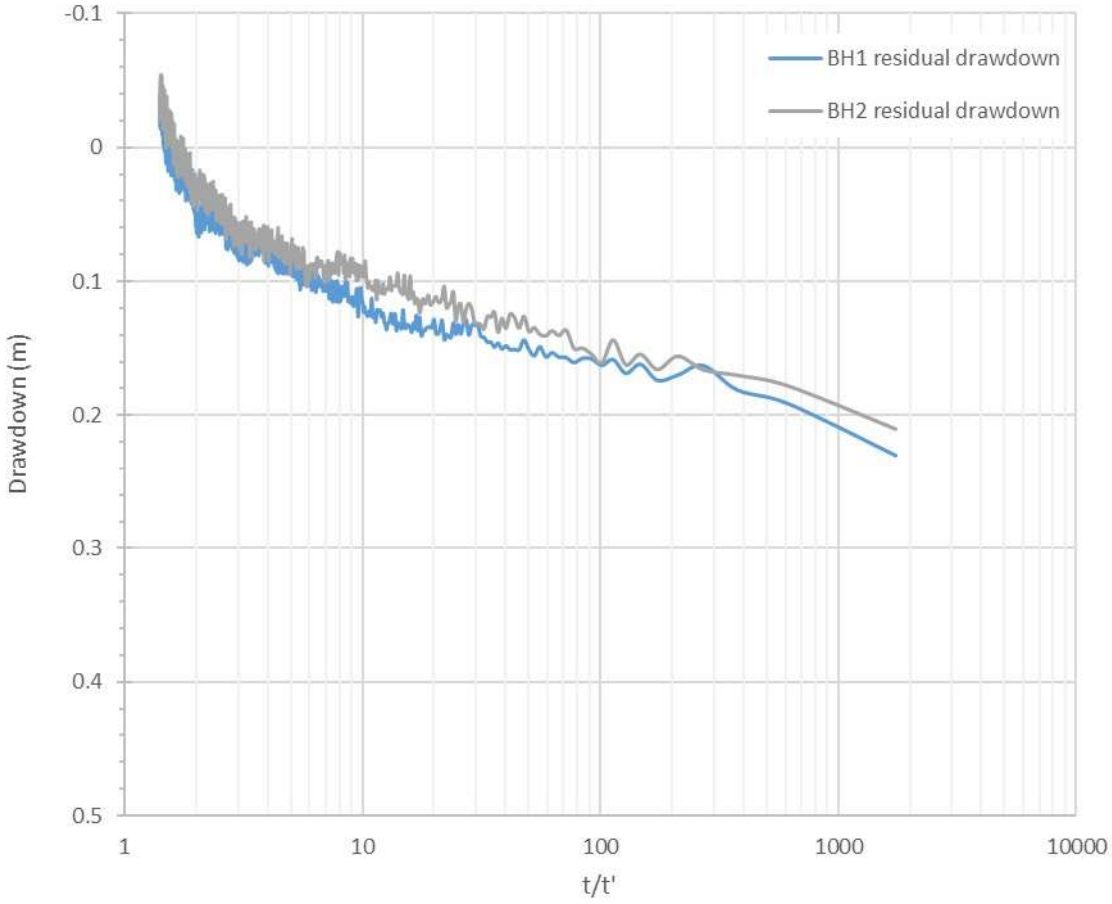


Figure 7: Residual drawdown during recovery on a log-t/t' scale

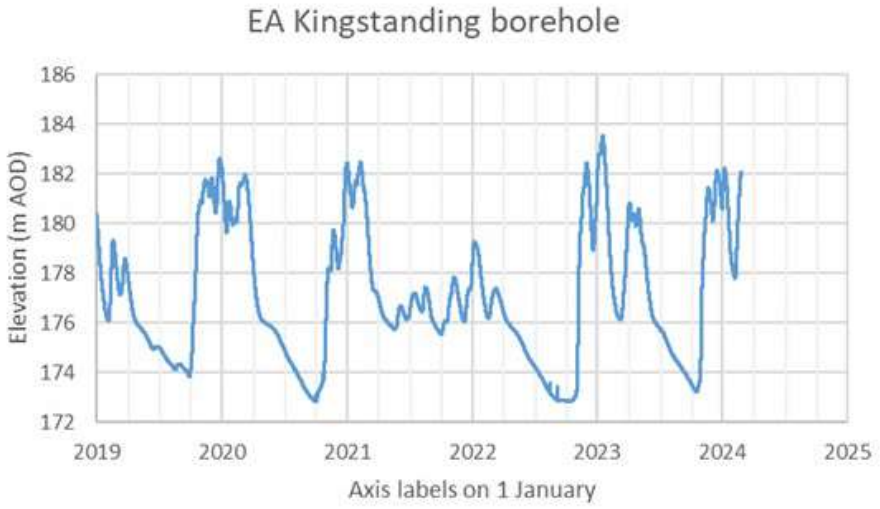


Figure 8: Groundwater levels in the Ashdown Sands Formation

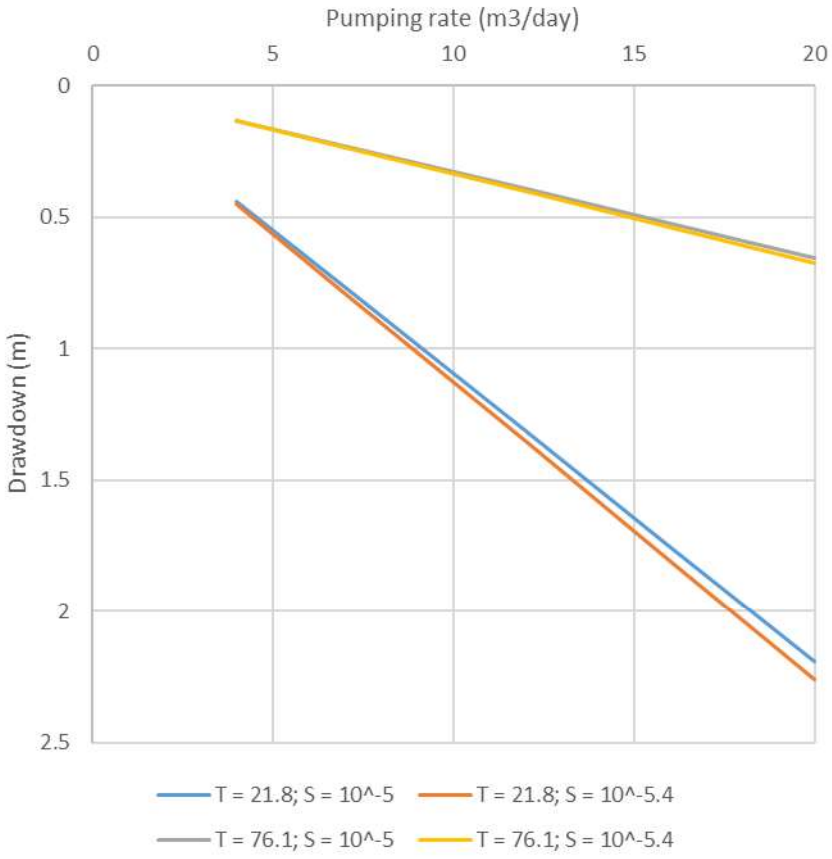


Figure 9: Potential drawdown at 60 years, given different pumping rates and aquifer properties

APPENDIX F – TREATMENT SYSTEM AND PLANT ROOM SPECIFICATION AND WATER QUALITY TEST CERTIFICATE

Purpose

To provide a filtration, storage & delivery system from the borehole at the offsetting site via an underground pipe network to multiple outlets.

High Level Description of the Treatment and Filtration System.

A borehole fed filtration system that comprises contact & resin-based filters with auto backwash, feeding a central reverse osmosis (RO) unit with multiple membranes & concentrate re-treatment for high efficiency.

Post RO water is re-mineralised before passing through a UV/sediment filter & chlorine dosing & monitoring unit into an insulated break tank.

A duty stand by booster pump set will draw from the tank and deliver water at a constant flow and pressure to all users; the control for which is demand based. The entire system is monitored by a multi-point telemetry system which picks up fault outputs from all key components, displays critical system performance indicators, delivers alarm alerts & records flow rates/volumes & overall performance back to a remote monitoring station/person.

Key spare parts will be stored within the plant room & central stores to facilitate swift system support & repair. WSP & service/maintenance manuals all to be available within the plant room.

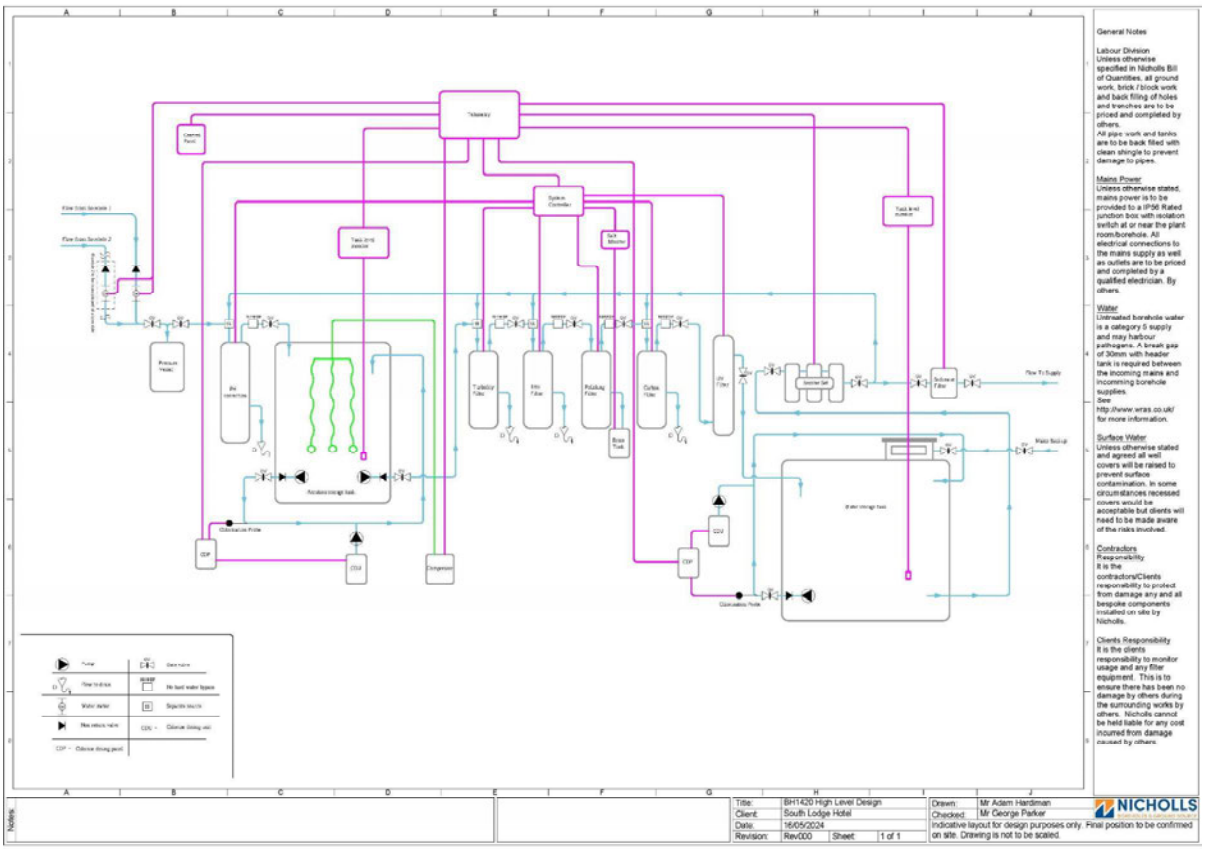
The system will be designed in close collaboration with the incumbent local authority. Following completion of the works the system would be risk assessed & signed off by the local authority's Environmental Health Department.

A suitable bespoke service & maintenance regime (see maintenance section below) would be implemented following commissioning, this service offering would adapt the system for the long term & include interval sampling to monitor system performance.

Primary System Components

- Borehole pump to provide system flow via pressure control.
- 2x Water meters for record keeping and service measurement.
- 1x Particulate & iron contact filer with auto backwash.
- 1x ion exchange unit with auto backwash.
- 1x Reverse osmosis unit.
- 1x re-mineraliser unit.
- 1x pre tank UV & sediment filter.
- 16m3 insulated storage tank.
- 1x chlorine dosing unit with constant PPM level monitoring & adjustment.
- Duty stand-by booster pumps to provide flow & pressure to the network.
- Overarching telemetry system to provide remote monitoring & alarms.

A Filtration System Schematic is shown overleaf and further details of the Water Quality Analysis are provided in Appendix I - Groundwater Investigation Report.


General Notes
Labour Division
Unless otherwise specified in Nicholls Bill of Quantities, all ground work, brick / block work and back filling of holes and trenches are to be priced and completed by others.
All pipe work and tanks are to be back filled with clean shingle to prevent damage to pipes.
Mains Power
Unless otherwise stated, mains power is to be provided to a IP56 Rated junction box with isolation switch at or near the plant room/borehole. All electrical connections to the mains supply as well as outlets are to be priced and completed by a qualified electrician. By others.
Water
Untreated borehole water is a category 5 supply and may harbour pathogens. A break gap of 30mm with header tank is required between the incoming mains and incomming borehole supplies.
See http://www.wras.co.uk/ for more information.
Surface Water
Unless otherwise stated and agreed all well covers will be raised to prevent surface contamination. In some circumstances recessed covers would be acceptable but clients will need to be made aware of the risks involved.
Contractors Responsibility
It is the contractors/Clients responsibility to protect from damage any and all bespoke components installed on site by Nicholls.
Clients Responsibility
It is the clients responsibility to monitor usage and any filter equipment. This is to ensure there has been no damage by others during the surrounding works by others. Nicholls cannot be held liable for any cost incurred from damage caused by others.
Notes:
Title: BH1420 High Level Design
Client: South Lodge Hotel
Date: 16/05/2024
Revision: Rev.000 Sheet: 1 of 1
Drawn: Mr Adam Hardiman
Checked: Mr George Parker
Indicative layout for design purposes only. Final position to be confirmed on site. Drawing is not to be scaled.
NICHOLLS

NICHOLLS WATER CREDITS

South East Water Scientific Services
3 Columbus Drive, Farnborough
Hampshire, GU14 0NZ
E-Mail: sales@southeastwater.co.uk
Website: www.southeastwater.co.uk

south east water scientific services

ANALYTICAL REPORT

NICHOLLS BOREHOLES
Brownings Barn
Glasshouse Lane
Kirdford
West Sussex
RH14 0LW

Certificate Number: 1248571-3 Final
Supercedes report 1248571-2

Order Number: BH1520

Collected From: BRIGHTON ROAD, LOWER BEEDING, HARSHAM RH13 6PS

Date Received: 09/05/2024 **Date Reported:** 30/05/2024

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Desc: RAW BOREHOLE WATER BH1520BH1 Collect From: BRIGHTON ROAD, LOWER BEEDING, HARSHAM RH13 6PS Order No: BH1520 Received Date: 09/05/2024 Tested Date: 09/05/2024 Sampling Date: 09/05/2024 11:00 Sample Type: GW : Ground Water Product: SS-DWREGS	255	**Ammonium (Ammonia and Ammonium Ions)**	**0.651**	**mg/l**	**<0.500**	F
		215	Chloride	24.78	mg/l	<250.00	
		245	Nitrate	<0.9	mg/l	<50.0	
		225	Nitrite	<0.004	mg/l	<0.500	
		calc	Nitrite/Nitrate	0.000	mg/l	<1.000	*
		305	Sulphate	67.6	mg/l	<250.0	
		205	Total Hardness	28.1	mg/l		
		230	Odour - Qualitative	None			*
		230	Odour - Quantitative	0			
		430	Colony Count 3 Days at 22°C	>300	cfu/ml		
		400	E coli	0	mpn/100ml	0	
		400	**Total Coliforms**	**1**	**mpn/100ml**	**0**	F
		660	Colour	<2	mg/l Pt/Co	<20	
		660	Conductivity	414	uS/cm		
		660	Hydrogen Ion (pH)	6.8	pH_unit	6.5 to 9.5	
		660	**Turbidity**	**47.000**	**NTU**	**<4.000**	F
		ext	Epichloroydrin	<0.1	µg / l	<0.10	*
		3401	Bromate	<0.8	µg / l	<10.0	
		390	**Enterococci**	**1**	**cfu/100ml**	**0**	F
		5413	Total Cyanide	<4.1	µg / l	<50.0	
		765	Mercury	<0.04	µg / l	<1.00	
		745	Antimony	0.3	µg / l	<5.0	
		745	Arsenic	1.7	µg / l	<10.0	
		745	Selenium	<0.8	µg / l	<10.0	
		740	Boron	0.219	mg/l	<1.000	
		740	Sodium	60.1	mg/l	<200.0	
		3371	Fluoride	0.182	mg/l	<1.500	
		3545	2,4,5-T	<0.007	µg / l	<0.100	
		3545	2,4-D	<0.007	µg / l	<0.100	
		3545	Bentazone	<0.007	µg / l	<0.100	
		3545	Bromoxynil	<0.007	µg / l	<0.100	

Disclaimers:

Unless otherwise stated, all results apply to the sample as received. Information provided by the customer (includes Date, Time, Sample Matrix & Sample Description) can affect the validity of the result.
Opinions and interpretations expressed in this report are outside the scope of UKAS accreditation.
Details of Uncertainty of Measurement and Analytical Quality Control are available on request.
Where a statement of conformity to a Regulatory Standard or customer limit is provided, the uncertainty of measurement is not taken into account unless shown on the certificate.
*** - denotes non UKAS accredited test**
A result of 0 cfu denotes none found in volume analysed
F - Result Exceeds The Maximum Pcv As Defined In The Water Supply (Water Quality) (Amendment) Regulations 2018
ext - Analysis subcontracted to an external laboratory

UKAS TESTING
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Certificate Number: 1248571-3 Final
Supercedes report 1248571-2

Order Number: BH1520

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Continued from Page 1	3545	Dicamba	<0.020	µg / l	<0.100	
		3545	Dichlorprop	<0.003	µg / l	<0.100	
		3545	Fluroxypyr	<0.008	µg / l	<0.100	
		3545	MCPA	<0.008	µg / l	<0.100	
		3545	MCPB	<0.008	µg / l	<0.100	
		3545	Mecoprop (MCPP)	<0.005	µg / l	<0.100	
		3545	Triclopyr	<0.013	µg / l	<0.100	
		2587	Atrazine	<0.002	µg / l	<0.100	
		2587	Carbendazim	<0.001	µg / l	<0.100	
		2587	Carbetamide	<0.002	µg / l	<0.100	
		2587	Chlortoluron	<0.003	µg / l	<0.100	
		2587	Diuron	<0.004	µg / l	<0.100	
		2587	Epoxiconazole	<0.003	µg / l	<0.100	
		2587	Flutriafol	<0.003	µg / l	<0.100	
		2587	Isoproturon	<0.003	µg / l	<0.100	
		2587	Linuron	<0.003	µg / l	<0.100	
		2587	Oxadixyl	<0.003	µg / l	<0.100	
		2587	Pendimethalin	<0.007	µg / l	<0.100	
		2587	Prometryn	<0.002	µg / l	<0.100	
		2587	Propazine	<0.002	µg / l	<0.100	
		2587	Simazine	<0.003	µg / l	<0.100	
		2587	Terbutryn	<0.002	µg / l	<0.100	
		2587	Trietazine	<0.004	µg / l	<0.100	
		480	Benzo (a) pyrene	<0.003	µg / l	<0.010	
		480	Benzo(1,12)perylene	<0.003	µg / l		
		480	Benzo(11,12)fluoranthene	<0.003	µg / l		
		480	Benzo(3,4)fluoranthene	<0.003	µg / l		
		480	Indeno(1,2,3-cd)pyrene	<0.003	µg / l		
		calc	PAH Total	0.000	ug/l	<0.100	*
		775	1,1,1 Trichloroethane	<0.50	µg / l		
		775	1,2-Dichloroethane	<0.12	µg / l	<3.00	
		775	Benzene	<0.02	µg / l	<1.00	
		775	Dibromochloromethane	<0.50	µg / l		
		775	Dichlorobromomethane	<0.43	µg / l		
		775	Tetrachloroethene	<0.15	µg / l	<10.00	
		calc	Tetrachloroethene/Trichloroethene- Sum	0.00	µg / l		*
		775	Tetrachloromethane	<0.11	µg / l	<3.00	
		calc	Total Trihalomethanes	0.00	µg / l	<100.00	*
		775	Tribromomethane	<0.60	µg / l		
		775	Trichloroethene	<0.10	µg / l	<10.00	
		775	Trichloromethane	<0.50	µg / l		
		730	Aluminium	121.5	µg / l	<200.0	
		730	**Iron**	**5244.7**	**µg / l**	**<200.0**	F
		730	**Manganese**	**610.5**	**µg / l**	**<50.0**	F
		735	Cadmium	<0.12	µg / l	<5.00	

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ext - Analysis subcontracted to an external laboratory

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Certificate Number: 1248571-3 Final
Supercedes report
1248571-2

Order Number: BH1520

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Continued from Page 2	735	Chromium	<0.5	µg / l	<50.0	
		730	First Draw Copper	<0.009	mg/l	<2.000	
		730	First Draw Lead	<0.9	µg / l	<10.0	
		730	First Draw Nickel	<0.9	µg / l	<20.0	
		360	Clostridium perfringens (including spore	0	cfu/100ml	0	
		calc	Pesticides - Total Substances	0.000	ug/l		F
		4170	Aldrin	<0.007	µg / l	<0.030	
		4170	Dichlobenil	<0.006	µg / l	<0.100	
		4170	Dieldrin	<0.007	µg / l	<0.030	
		4170	Gamma-HCH (Lindane)	<0.005	µg / l	<0.100	
		4170	Heptachlor	<0.008	µg / l	<0.030	
		4170	Heptachlor Epoxide	<0.005	µg / l	<0.030	
		4170	Propyzamide	<0.005	µg / l	<0.100	
		4170	Tri-allate	<0.005	µg / l	<0.100	
		295	Gross Alpha	<0.02	Bq/l	<0.10	
		295	Gross Beta	<0.28	Bq/l	<1.00	
		5374	Tritium	<8.5	Bq/l	<100.0	
		740	Magnesium	7.6	mg/l		
		730	Iron (Free)	<7.3	µg / l		
		ext	Vinyl Chloride	<0.113	µg / l	<0.500	
		ext	Acrylamide	<0.008	µg / l	<0.100	

Job number changed as requested

[redacted]

Richard Brown

Laboratory Manager

Disclaimers:

Unless otherwise stated, all results apply to the sample as received. Information provided by the customer (includes Date, Time, Sample Matrix & Sample Description) can affect the validity of the result.
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APPENDIX G – MAINTENANCE ROUTINE

BH1520 Bespoke Waterwell Annual Service Programme

NICHOLLS SERVICING & MAINTENANCE

Service Programme MAIN SERVICE

Full day service @ 2 x engineers
Resistance & insulation testing of borehole pump motor & cable
Check well heads
Inspection of controls & adjustment where necessary
Check flowrate & pressure and adjust as necessary
Control panel
Check operation
System controller
Check operation
Pressure vessel
Check pressure vessel settings
Adjust pressure as necessary
pH correction unit
Replace separate source valve service kit
Replace No Hard Water Bypass service kit
Replace clack head service kit
Change memory back up battery
Confirm all settings and times on the head are correct
Run forced re-gen to confirm correct operation of head and valves
Top up juraperle / corosex as needed
Check and record pH levels
Aeration storage tank
Fill aeration tank and flush
Clean bubblers in tank
Compressor
Change compressor service kit
Change compressor filter
Turbidex Unit
Replace separate source valve service kit
Replace No Hard Water Bypass service kit
Replace clack head service kit
Change memory back up battery
Confirm all settings and times on the head are correct
Run forced re-gen to confirm correct operation of head and valves
Filox iron filter unit
Replace separate source valve service kit
Replace No Hard Water Bypass service kit
Change clack head service kit
Change memory back up battery
Confirm all settings and times on the head are correct
Run forced re-gen to confirm correct operation of head and valves
Sodium hypochlorite flush
Check filox media levels and replace as necessary
Filox media will need full replacement every 5-7 years
CR200 Filter
Replace No Hard Water Bypass service kit
Change clack head service kit
Change memory back up battery
Confirm all settings and times on the head are correct
Check crystal right media, top up as necessary
Full media replacement required every 7-10 years
Brine tank
Check salt levels
Top up as necessary
Carbon filter
Replace separate source valve service kit
Replace No Hard Water Bypass service kit
Replace clack head service kit
Change memory back up battery
Confirm all settings and times on the head are correct
Check levels of activated carbon, top up as necessary
Change carbon filter
Ultraviolet System
Replace UV Lamp
Replace UV Quartz
Replace UV Seal Kit
Reset hour counter

Service Programme MAIN SERVICE

DAB Ezybox Booster Set
Check and clear stored error messages
Sediment filter
Replace filters
Chlorine Dosing Unit x 2
Check chlorine levels
Replace chlorine dosing service kits
Check operation
Refill reservoirs
Water storage tank
Check and clean as necessary
Mains Emergency Supply
Check operation of purge system
Check operation of MAV and clean diaphragm
General
Check plant room to ensure it is vermin proof
Dust / wipe down all plant units and equipment
Check water meters
Check all gate valves are back in correct position
Remove all rubbish and redundant parts
Confirm the presence of the WSP and EP
Remote checking of the Telemetry system
Ensure the service and maintenance records are up to date on completion of works

During the service, if any system components are found to be functioning incorrectly, we will make you aware of this, and discuss whether a repair can be undertaken, or a replacement unit is necessary. If any additional materials required are available at time of service, the Engineer will replace as necessary, and you will be invoiced separately.

Service Programme TANK CLEAN

TANK CLEAN
1 x full day @ 3 x engineers

During the tank clean, if any system components are found to be functioning incorrectly, we will make you aware of this, and discuss whether a repair can be undertaken, or a replacement unit is necessary. If any additional materials required are available at time of service, the Engineer will replace as necessary, and you will be invoiced separately.

APPENDIX H – SUGGESTED S106 OFFSETTING SITE OWNER OBLIGATIONS

The obligations below are based on current agreements being negotiated with HDC. These are to be negotiated between:

- the LPA
- the Site Owner (i.e. the owner of the land on which the Water Off-Setting Works are to be carried out ("the Water Neutrality Land")); and
- the Developer/Applicant, the owner of the Development Site the subject of the Application

Part 1

Schedule XX - The Site Owner's Covenants Restrictions and Obligations to the Council

The Site Owner covenants with the Council so as to bind its interest in the Water Neutrality Land to ensure that the following obligations in relation to the Water Neutrality Land are delivered for the lifetime of the Development as follows:

1. Subject to paragraph 2 below:
   1.1 to implement the Water Offsetting Solution on the Water Neutrality Land and provide written and/or photographic evidence to the Council demonstrating that the Water Offsetting Solution has been implemented and is operational prior to the Occupation of any Dwellings on the Development Site . The Council will acknowledge receipt of this evidence and, providing it is satisfactory, confirm in writing to the submitting party that this obligation has been met and is thereby discharged within 30 days of receipt. The Council's discharge of this obligation does not release the Site Owners from the other obligations set out in this schedule; The evidence will be deemed satisfactory providing it includes:
      (a) Photographs of the installed borehole, plant room, storage tank and pipework connecting the storage tank to the Site's distribution network.
      (b) Photographs of the borehole supply meter at the start and end of a five day period showing an average daily consumption equal to the amount specified in the Water Offsetting Solution.
      (c) Evidence of the Environmental Health Officer's approval that the borehole supply meets the required quality standard for potable water
   1.2 to manage and maintain and keep in good repair at all times the Water Offsetting Solution (subject to any minor amendments as may be agreed between the Site Owner and the Council in writing from time to time) for the lifetime of the implementation of the Planning Approval on the Development; and
   1.3 afford the Council (and its agent) access between the hours of 0900 and 1700 on a working day provided that the Council (or its agent) shall give the Site Owner not less than 72 hours' notice to the Site to inspect and assess whether or not the Water Offsetting Solution has been implemented on the Site and is being maintained in accordance with the Water Offsetting Solution provided always that:
      (a) the Council and its agent shall comply fully with the Site Owner's reasonable site rules and regulations applicable as at the time of access throughout the duration of such inspection and with health and safety legislation, policy and best practice; and
      (b) the Council and its agents shall at all times be accompanied by the Site Owner or its agent.
2. In the event that the Council approves in writing that the Water Offsetting Solution is no longer required to be delivered on the Site to achieve Water Neutrality then the obligations in relevant Schedule XX shall determine and cease to have legal effect and the Site shall no longer be bound by the terms of this deed.

Part 2

Schedule YY - The Developer's Obligations

1. The Developer covenants with the Council so as to bind its interest in the Development Site not to permit occupation of an individual dwelling until the on-site water neutrality measures as set out in the Water Neutrality Statement have been implemented in relation to that dwelling, i.e. the subject of the relevant occupation.
2. The Developer covenants with the Council so as to bind its interest in the Development Site not to permit occupation of an individual dwelling until the off-site water neutrality measures as set out in the Water Neutrality Statement have been implemented.

Groundwater Investigation Report – Offsetting Scheme

Site: South Lodge, Hotel and Spa, Brighton Road, Lower Beeding, Horsham RH13 6PS

SOUTH LODGE

Client: South Lodge Hotel and Spa

Report reference: BH1520 GWI Version: 1

Date: 19th August 2024

Co-author: George Parker – Project Manager Nicholls Boreholes

[redacted]..

Co-author: Dr Stephen Buss MA MSc FGS CGeol – Consulting Hydrogeologist

[redacted]..

Contents

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Appendices

Appendix A Site location and borehole location plans
Appendix B Borehole logs
Appendix C Water quality analysis results
Appendix D Treatment plant concept design

1.0 Introduction

As part of the water offsetting scheme at South Lodge Hotel and Spa, Brighton Road, Lower Beeding, Horsham RH13 6PS (Appendix A.1) two boreholes are required to provide a duty standby regime for provision of the water supply to the spa. Nicholls Boreholes constructed and tested two abstraction water wells in April 2024 in accordance with EA consent number S/2024/340. Included within the GIC document, a monitoring borehole was required to be drilled in order monitor the influence on groundwater when pumping of the 2 abstraction wells at 2 water sources of interest, c. 250m South-East of the abstraction wells.

Prior to the EA abstraction and the water usage can switch wholly away from mains.

This report describes the site works and includes the results of water quality testing. A factual report was requested by the local authority, Horsham Borough Council, to support the planning application.

2.0 Water Neutrality and Conservation

Lower Beeding is in the catchment of the River Adur, on the southern slope of a broad hill that is formed out of the Tunbridge Wells Sand Formation outcrop. The northern part of the hill, which is in the catchment of the River Arun, is at least 1.9 km distant from the abstraction boreholes. This location is not in the Hardham Basin (Folkestone Beds) or the Chichester and Worthing Chalk.

Being 1.9 km distant from the River Arun catchment means that there is no feasible hydrogeological linkage between the abstraction and the River Arun. Therefore, abstraction will not also take water from the Arun Valley habitat sites, or any river catchment that serves the Arun Valley basin.

The closest conservations sites are 3.7 km to the north of the boreholes: St. Leonard's Forest SSSI. This is so far from the site that it is not feasible that there would be an impact on the conservation site.

3.0 Site Description

A summary description of the site and its general setting is as follows. The site address is South Lodge, Hotel and Spa, Horsham RH13 6PS. The immediate environs of the boreholes are the hotel’s car park, with woodland to the north. The ground around each borehole is fairly flat and level, but overall slopes southwards.

The current site features are shown on the site plan included in Appendix A.1.

3.0 Exploratory Work and Water Quality Testing

All of the Nicholls Boreholes lead drillers are NVQ Level 2 Land Drilling accredited, which is a nationally recognised qualification promoted and run by the British Drilling Association. Nicholls is also a member of the Water Reg UK advisory body.

3.1 Rotary Boreholes

Two abstraction boreholes and one monitoring borehole were constructed in accordance with the instructions on Environment Agency consent number S/2024/340 using rotary flush technique.

Abstraction Borehole 1

Location:	TQ 21748 25498
Ground level:	71.7 m AOD (from Environment Agency LIDAR data)
Drilling date:	04-04-2024 to 11-04-2024
Construction details:	Rotary technique with recirculating mud flush. Drilled at 300mm diameter to a depth of 36m, with 200mm solid steel casing lined to 36m. Drilled at 200mm diameter to a depth of 62m. Slotted 125mm UPVC liner was installed from 61m to 35.25m and solid 125mm UPVC liner was installed from 35.25m to ground level.

Abstraction Borehole 2

Location:	TQ 21665 25459
Ground level:	68.6 m AOD (from Environment Agency LIDAR data)
Drilling date:	16-04-2024 to 18-04-2024
Construction details:	Rotary technique with recirculating mud flush. Drilled at 300mm diameter to a depth of 30m, with 200mm solid steel casing lined to 30m. Drilled at 200mm diameter to a depth of 62m. Slotted 125mm UPVC liner was installed from 61m to 32.5m and solid 125mm UPVC liner was installed from 32.5m to ground level.

Monitoring Borehole

Location:	TQ 21799 25264
Ground level:	55.5 m AOD (from Environment Agency LIDAR data)
Drilling date:	30-04-2024
Construction details:	Rotary technique with recirculating mud flush. Drilled at 100mm diameter to a depth of 15m. Borehole lined with 75mm slotted liner from 15m to 1m. Solid 75mm UPVC liner was installed from 1m to ground level.

4.0 Ground Conditions

Published BGS information (1:50 000 scale maps) indicates that the site is underlain by the Upper Tunbridge Wells formation consisting primarily of sandstone and mudstones. Underlying this is the Grinstead Clay formation. This was confirmed when drilling, although the sandstones were not identified as a discrete layer. The strata encountered are summarised below.

Topsoil

At both boreholes 1 and 2 topsoil comprised c. 0.5 m of medium soft, moist light brown organic silty clay and frequent roots and rootlets. At the monitoring borehole topsoil compromised c. 1.5 m of medium soft, yellow brown clay with interstitial mudstone.

Upper Tunbridge Wells Formation

This stratum was encountered through from 0.5m to 61m in both of the abstraction boreholes, and to 15 m in the observation borehole.

In general, the Tunbridge Wells Formation was found to comprise dominantly clay layers, and mudstone layers, with various degrees of silt as part of the rock matrix and as interbeds.

Grinstead Clay Formation

At 62m in boreholes 1 and 2 Grinstead Clay was encountered as a firm pale grey silty clay. Drilling was stopped at this geology change and the boreholes were backfilled 1 m with bentonite pellets.

4.1 Groundwater

Groundwater observations were not made during drilling as the use of mud flush obscures water strikes. Subsequent groundwater level observations, around the time of pumping tests are tabulated below.

	BH1	BH2	Monitoring BH
Borehole datum elevation	71.7 m AOD	68.6 m AOD	55.5 m AOD
April 2024	21.9 m // *49.80 m AOD*	19.7 m // *48.90 m AOD*	*no data, not completed in this time*
May 2024	22.12 m // *49.58 m AOD*	19.65m // 48.95 m AOD	6.5 m // *49.0 m AOD*
August 2024	22.64 m // *49.06 m AOD*	20.31 m // 48.29 *m AOD*	6.5 m // *49.0 m AOD*

4.2 Pumping Tests

Stephen Buss Environmental Consulting (2024) reviewed pumping test data from borehole BH1, which was tested between 7 and 9 May 2024. The borehole was shown to be easily capable of maintaining an abstraction rate of 20 m^3/day. The conclusion of the assessment was that the borehole would be capable of maintaining that rate in the long term, even when considering seasonal fluctuation.

5.0 Raw Borehole Water Quality Testing

A Group A+B water sample was taken from BH1 on 9th May 2024, BH 2 will be sampled during the EA summer testing window.

BH1 Water samples were collected from the base of the well at pump depth on the 9th May 2024 after a period of over 3 hours of continuous running to ensure a representative sample. These were collected and stored in a refrigerated container and shipped straight to the SE Water Scientific Services lab in Farnborough. The report was produced on the 30th May 2025.

Water samples were taken by a Nicholls engineer certified by CATG to sample boreholes according to the DWI certification of persons scheme. This means that: samples are representative of the water at the sampling point at the time of sampling (the boreholes were purged a minimum three hours before sampling), that samples are not contaminated in the course of being taken; and that samples are kept at such a temperature and in such

condition as will secure that there is no material change in what is to be measured, and analysed without delay.

Water samples were analysed by South East Water Scientific Services, which is a UKAS accredited lab (as shown on the lab certificates in Appendix C). When results shown in Appendix C are compared with the standards in Schedule 1 of the Private Water Supplies (England) Regulations (2016), elevated concentrations of iron, manganese, ammonium, turbidity and coliforms (including enterococci) were apparent.

NB - The bacterium level, is likely to come from the development pump installation process rather than within the well itself because it is seen at such a low concentration. Whilst all our equipment is sanitised prior to each installation, we cannot guarantee low levels of bacteria influencing the results.

6.0 Source Protection

Development of a water supply borehole leads to the creation of a default 50 m radius source protection zone (SPZ). Appendix D shows the 50 m radii over Google Earth imagery from March 2022, with land ownership boundaries from August 2024.

This image shows that the area is mostly woodland around BH2, and to the north of BH1, with parking to the south of BH1 and east of BH2. The parking area is gravel over clayey bedrock and slopes southwards: ground level falls 3 m over the parking area.

Most (87%) of the land within the SPZ is owned by the hotel owner, currently Exclusive Hotels Group. The strip of land to the north of the hotel is a gravel driveway to a private dwelling which also holds a public right of way.

Activities that are prohibited within a SPZ1 are potentially very polluting such as landfilling, construction of filling stations or chemical works etc. none of which are anticipated in this environment. Normal domestic activities are not prohibited within a SPZ1. The construction of SUDS soakaways, for instance, is not prohibited; though unless they are for rainwater only a risk assessment should be submitted to the Environment Agency.

Full details of the activities that are and are not permitted are contained within the Environment Agency's groundwater protection position statements (www.gov.uk/government/publications/groundwater-protection-position-statements) and are frequently updated. These restrictions will be included in the O&M manual for the treatment works. When the abstraction is licensed the Environment Agency will be able to regulate development within the SPZ.

7.0 Concept Design

The filtration system as designed below, will use 20 m^3 per day supplied from the borehole before switching to the mains supply to meet the remainder of the hotel's daily requirements.

This switch of supply has been designed to be compliant with Category 5 regulations. Furthermore, the system is designed to accommodate the higher volume 83 m^3 daily demand once the EA license has been granted. Using the design in appendix D you can follow the flow of water through the system with the text below.

- The pH correction unit will raise the pH of the water, to more effectively treat the parameters above the UK drinking limit.
- The water then fills a contact tank, where both compressed air and chlorine are added. This process will drop the Manganese out of solution in order for it to be filtered more easily later in the system. The chlorination of the water will also convert the Ammonium into chloramines, which will be filtered out later in the process.
- The water is then passed through a turbidity filter to remove particulate, including FEIII iron.
- The water will then pass through an Iron filter unit to reduce the iron content of the water below the UK drinking limit.
- The water then passes through a polishing unit in order to reduce the manganese levels below the UK drinking limit, having pre-treated the manganese in the second stage.
- The water will then pass through a carbon filter, which will remove excess chlorine and the chloramines formed as the by product in the aeration tank.
- The water will be passed through a UV filter in order to kill bacteria including cryptosporidium, before it is passed into a tank.
- The water will then enter the storage tank. A chlorine dosing unit will cycle water through a separate line monitoring chlorine concentration in the water. This dosing unit will maintain a set chlorine level in order to kill the bacteria in the tank and ensure free chlorine levels are kept to the required volume.
- The multistage booster set shown is an existing pump set in the plant room of the hotel, and therefore is sized appropriately. The new filtration system will be plumbed into this existing network.
- Post booster, the water passes through a high flow sediment filter, which will ensure that any sediment that remains in the water after the filtration process or picked up from the tank, is reduced below the UK limit. The water is then distributed through the network.
- Telemetry – throughout the system telemetry links to all the filtration and treatment stages. The telemetry system will input a level of automatic control on the system. Additionally, the telemetry will be monitored remotely, allowing easy diagnostics and system amendments as well as warnings which could help pre-empt potential maintenance requirements.
- The water storage tank will have a CAT 5 complaint turret which will provide an emergency mains backup supply, should there be a system outage or failure within the filtration, ensuring the hotel maintains an adequate supply of water.

8.0 Regulatory Compliance

8.1 Sampling and Testing Regime

In accordance with the Private Water Supplies (England) Regulations 2016 Regulation 9, for which the hotel falls under, monitoring of the parameters will be as listed in Part 1 of schedule 1, analysed twice per year, and monitoring of parameters in part 2 of schedule 1, analysed twice per year. Sampling over the requirements of Part 1 and 2 of Schedule 1 will additionally be carried out as outlined in the local authority risk assessment at the specified intervals. The contaminants that have already been analysed in excess of the standards (as laid out in Schedule C.1) are included within Part 1 of schedule and as such will be sampled twice per year.

In the case of a failure to any of the parameters the Hotel will be supplied with mains water through the compliant mains water backup built into the filtration system. This will ensure that the hotel will maintain a wholesome supply. Once the mains supply has been implicated, the hotel will engage with a competent organization to carry out a full investigation into the cause of the failure and rectify the cause. The outcome of the investigation will ultimately dictate the additional required monitoring and potential maintenance that will be implemented on to area of the system deemed to have failed. Full details of the investigation procedure will be provided within the Water Safety Plan.

8.2 Maintenance and Servicing

Servicing will be required at quarterly intervals throughout the year to ensure the system is maintained to continue to deliver a wholesome supply at all times. In addition to the maintenance, regular visual inspections will be carried out in accordance with the stipulations from the local authority. Servicing arrangements will also include any additional requirements as identified as by the local authority.

Full details of the servicing will be provided within the Water Safety Plan.

In the event of equipment failure, a stock of replacement parts will be kept within the plant room to ensure that the supply can be re-initiated as soon as possible. In the event that the supply from the boreholes is interrupted, the mains backup will be implemented to ensure a wholesome supply to the hotel. Full details of the equipment failure procedure will be provided within the Water Safety Plan.

8.3 Record Keeping

Servicing and sampling records will be completed after each service and a hard copy of these will be kept in the plant room within the Water Safety Plan, with a digital copy being provided to the hotel and retained by the service provider. Full details of the required record keeping will be provided in the Water Safety Plan.

NICHOLLS
BOREHOLES & GROUND SOURCE

APPENDIX A.1



NICHOLLS
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APPENDIX B.1

Borehole record form

NICHOLLS BOREHOLES & GROUND SOURCE

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for: South Lodge Hotel and Spa

Location: Brighton Road, Lower Beeding, Horsham, RH13 6PS

NGR (ten digits): TQ21748 25498 Please attach site plan

Ground level (if known): _____ metres Above Ordnance Datum

Drilling company: Nicholls Boreholes

Date drilling commenced: 11/04/2024 (DD/MM/YYYY) Completed: 17/04/2024 (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level): _____ metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter

300	mm from	0	to	36 m/depth
200	mm from	36	to	62 m/depth
	mm from		to	m/depth
	mm from		to	m/depth

Casing material: Steel diameter: 200 mm from: 0 to: 36 m/depth
and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Casing material: Solid UPVC diameter: 125 mm from: 0 to: 35.35 m/depth

Casing material: Slotted UPVC diameter: 125 mm from: 35.25 to: 61 m/depth

Casing material: _____ diameter: _____ mm from: _____ to: _____ m/depth

Grouting details: 68 bags of washed shingled, 20 bags of mikolit seal

Water struck at 1. _____ m (depth below datum – mbd) 2. _____ m (mbd)
3. _____ m (mbd) 4. _____ m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum (if different from borehole datum): _____ m. Please tick if this is above ☐ or below ☐ ground level.

Pump suction depth: _____ mbd

Water level (start of test): _____ mbd

Water level (end of test): _____ mbd

Type of test (for example, bailer, step, constant rate)
_____

Pumping rate: _____ m^3/hour ☐ or litres/second ☐. Please tick as appropriate.
for _____ days, _____ hours, _____ mins

Recovery to _____ mbd in _____ days, _____ hours, _____ mins
(from end of pumping)

Date(s) of measurements Pump started _____ (DD/MM/YYYY)
Pump stopped _____ (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

NICHOLLS
BOREHOLES & GROUND SOURCE

APPENDIX B.1 cont'd

Project				BOREHOLE No
South Lodge Hotel				1a
Job No	Date	Ground Level (m)	Co-Ordinates ()	
AL162 / BH1520	11-04-24 15-04-24			
Contractor				Sheet
Nicholls				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
						0.50	TOP SOIL: Medium soft very moist light brown organic silty CLAY. Frequent roots and rootlets.		
						2.00	Medium firm brown very clayey silty MUDSTONE.		
						(5.00)	Medium firm dark yellow brown very clayey MUDSTONE.		
						7.00	Firm light blue silty CLAY and reddish brown MUDSTONE.		
						(11.00)			
						18.00	Firm dark brown red silty MUDSTONE.		
						(16.00)			
						34.00			
						36.00	Firm light blue silty CLAY with mudstone.		
						(25.00)	Firm light blue grey silty CLAY with mudstone.		
						61.00			
						62.00	Firm pale grey silty CLAY (Grinstead clay)		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	Service avoidence procedure followed. Rotary open hole No visual or olfactory sings of contamination

All dimensions in metres Scale 1:393.75	Client South Lodge Hotel	Method/ Plant Used Massenza	Logged By SP

NICHOLLS
BOREHOLES & GROUND SOURCE

APPENDIX B.2

Borehole record form

NICHOLLS BOREHOLES & GROUND SOURCE

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for: South Lodge Hotel and Spa

Location: Brighton Road, Lower Beeding, Horsham, RH13 6PS

NGR (ten digits): TQ21665 25459 Please attach site plan

Ground level (if known): metres Above Ordnance Datum

Drilling company: Nicholls Boreholes

Date drilling commenced: 18/04/2024 (DD/MM/YYYY) Completed: 22/04/2024 (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level): metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter

300	mm from	0	to	30 m/depth
200	mm from	30	to	62 m/depth
	mm from		to	m/depth
	mm from		to	m/depth

Casing material: Steel diameter: 200 mm from: 0 to: 30 m/depth
and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Casing material: Solid UPVC diameter: 125 mm from: 0 to: 32.5 m/depth

Casing material: Slotted UPVC diameter: 125 mm from: 32.5 to: 61 m/depth

Casing material: diameter: mm from: to: m/depth

Grouting details: 54 bags of washed shingled, 17 bags of mikolit seal

Water struck at 1. m (depth below datum – mbd) 2. m (mbd)
3. m (mbd) 4. m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum (if different from borehole datum): m. Please tick if this is above ☐ or below ☐ ground level.

Pump suction depth: mbd

Water level (start of test): mbd

Water level (end of test): mbd

Type of test (for example, bailer, step, constant rate):

Pumping rate: m^3/hour ☐ or litres/second ☐. Please tick as appropriate.
for: days, hours, mins

Recovery to: mbd in: days, hours, mins
(from end of pumping)

Date(s) of measurements: Pump started (DD/MM/YYYY)
Pump stopped (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

NICHOLLS
BOREHOLES & GROUND SOURCE

APPENDIX B.2 cont'd

Project				BOREHOLE No
South Lodge Hotel				2
Job No: AL162 / BH1520	Date: 16-04-24, 18-04-24	Ground Level (m): TQ 21666 25470	Co-Ordinates ()	
Contractor: Nicholls				Sheet: 1 of 2

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
						0.50	TOP SOIL: Medium soft very moist light brown orange organic friable silty CLAY. Frequent roots and rootlets.		
						(6.00)	Medium firm dark yellow very clayey MUDSTONE.		
						6.50			
							Medium firm light blue grey silty CLAY and reddish brown MUDSTONE.		
						(11.00)			
						17.50			
							Firm dark brown reddish silty MUDSTONE with interstitial ferrous staining.		
						(12.50)			
						30.00			
							Medium firm grey silty MUDSTONE.		
			▼			(20.00)			
						50.00			
							Firm light blue silty CLAY and MUDSTONE.		
						(12.00)			
						61.00			
						62.00	Firm pale grey silty CLAY (Grinstead clay)		

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To

GENERAL REMARKS

Service avoidence procedure followed.
Rotary open hole
No visual or olfactory sings of contamination

All dimensions in metres Scale 1:393.75	Client: South Lodge Hotel	Method/ Plant Used: Massenza	Logged By: MC

Borehole record form

NICHOLLS BOREHOLES & GROUND SOURCE

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for: South Lodge Hotel

Location: BRIGHTON ROAD, LOWER BEEDING, WEST SUSSEX RH13 6PS

NGR (ten digits): TQ 21799 25264 Please attach site plan

Ground level (if known): 59 metres Above Ordnance Datum

Drilling company: NICHOLLS BOREHOLES

Date drilling commenced: 30/04/2024 (DD/MM/YYYY) Completed: 30/04/2024 (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level) _____ metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter	100	mm from	0	to	15	m/depth
		mm from		to		m/depth
		mm from		to		m/depth
		mm from		to		m/depth

Casing material and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.	Solid uPVC	diameter	75	mm from	0	to	1 m/depth
Casing material	Slotted uPVC	diameter	75	mm from	1	to	15 m/depth
Casing material		diameter		mm from		to	m/depth
Casing material		diameter		mm from		to	m/depth

Grouting details: 15 bags of shingle, 6 bags of mikolit. Drilled with mud

Water struck at 1. 13.7 m (depth below datum – mbd) 2. _____ m (mbd)
3. _____ m (mbd) 4. _____ m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum (if different from borehole datum) _____ m. Please tick if this is above ☐ or below ☐ ground level.

Pump suction depth _____ mbd

Water level (start of test) _____ mbd

Water level (end of test) _____ mbd

Type of test (for example, bailer, step, constant rate)

Pumping rate _____ m^3/hour ☐ or litres/second ☐. Please tick as appropriate.
for _____ days, _____ hours, _____ mins

Recovery to _____ mbd in _____ days, _____ hours, _____ mins
(from end of pumping)

Date(s) of measurements Pump started _____ (DD/MM/YYYY)
Pump stopped _____ (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

APPENDIX B.3 cont'd

WR38: Borehole record form

D Strata log

Geological classification (BGS only)	Description of strata	Thickness m	Depth (to base of strata) m
	yellow / brown clay with insterstitial mudstone	1.5	1.5
	light grey, soft, very fine sand / siltstone with brown mudstone	6.5	8
	medium grey siltstone with brown mudstone	2	10
	grey brown silty mudstone	5	15
	(continue on separate page if necessary)		
	Other comments (for example, gas encountered, saline water intercepted)		

NICHOLLS
BOREHOLES & GROUND SOURCE

APPENDIX C.1

South East Water Scientific Services
3 Columbus Drive, Farnborough
Hampshire, GU14 0NZ
E-Mail: sales@southeastwater.co.uk
Website: www.southeastwater.co.uk

south east water
scientific services

ANALYTICAL REPORT

NICHOLLS BOREHOLES
Brownings Barn
Glasshouse Lane
Kirdford
West Sussex
RH14 0LW

Certificate Number: 1248571-3 Final
Supercedes report 1248571-2

Order Number: BH1520

Collected From: BRIGHTON ROAD, LOWER BEEDING, HARSHAM RH13 6PS

Date Received: 09/05/2024 **Date Reported:** 30/05/2024

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Desc: RAW BOREHOLE WATER BH1520BH1 Collect From: BRIGHTON ROAD, LOWER BEEDING, HARSHAM RH13 6PS Order No: BH1520 Received Date: 09/05/2024 Tested Date: 09/05/2024 Sampling Date: 09/05/2024 11:00 Sample Type: GW : Ground Water Product: SS-DWREGS	255	**Ammonium (Ammonia and Ammonium Ions)**	**0.651**	**mg/l**	**<0.500**	F
		215	Chloride	24.78	mg/l	<250.00	
		245	Nitrate	<0.9	mg/l	<50.0	
		225	Nitrite	<0.004	mg/l	<0.500	
		calc	Nitrite/Nitrate	0.000	mg/l	<1.000	*
		305	Sulphate	67.6	mg/l	<250.0	
		205	Total Hardness	28.1	mg/l		
		230	Odour - Qualitative	None			*
		230	Odour - Quantitative	0			
		430	Colony Count 3 Days at 22°C	>300	cfu/ml		
		400	E coli	0	mpn/100ml	0	
		400	**Total Coliforms**	**1**	**mpn/100ml**	**0**	F
		660	Colour	<2	mg/l Pt/Co	<20	
		660	Conductivity	414	uS/cm		
		660	Hydrogen Ion (pH)	6.8	pH_unit	6.5 to 9.5	
		660	**Turbidity**	**47.000**	**NTU**	**<4.000**	F
		ext	Epichloroydrin	<0.1	µg / l	<0.10	*
		3401	Bromate	<0.8	µg / l	<10.0	
		390	**Enterococci**	**1**	**cfu/100ml**	**0**	F
		5413	Total Cyanide	<4.1	µg / l	<50.0	
		765	Mercury	<0.04	µg / l	<1.00	
		745	Antimony	0.3	µg / l	<5.0	
		745	Arsenic	1.7	µg / l	<10.0	
		745	Selenium	<0.8	µg / l	<10.0	
		740	Boron	0.219	mg/l	<1.000	
		740	Sodium	60.1	mg/l	<200.0	
		3371	Fluoride	0.182	mg/l	<1.500	
		3545	2,4,5-T	<0.007	µg / l	<0.100	
		3545	2,4-D	<0.007	µg / l	<0.100	
		3545	Bentazone	<0.007	µg / l	<0.100	
		3545	Bromoxynil	<0.007	µg / l	<0.100	

Disclaimers:

Unless otherwise stated, all results apply to the sample as received. Information provided by the customer (includes Date, Time, Sample Matrix & Sample Description) can affect the validity of the result.
Opinions and interpretations expressed in this report are outside the scope of UKAS accreditation.
Details of Uncertainty of Measurement and Analytical Quality Control are available on request.
Where a statement of conformity to a Regulatory Standard or customer limit is provided, the uncertainty of measurement is not taken into account unless shown on the certificate.
*** - denotes non UKAS accredited test**
A result of 0 cfu denotes none found in volume analysed
F - Result Exceeds The Maximum Pcv As Defined In The Water Supply (Water Quality) (Amendment) Regulations 2018
ext - Analysis subcontracted to an external laboratory

UKAS TESTING
1579

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South East Water Ltd. Registered in England, No.2679874. Registered Office: Rocfort Road, Snodland, Kent ME6 5AH.

APPENDIX C.1 cont'd

Certificate Number: 1248571-3 Final
Supercedes report
1248571-2

Order Number: BH1520

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Continued from Page 1	3545	Dicamba	<0.020	µg / l	<0.100	
		3545	Dichlorprop	<0.003	µg / l	<0.100	
		3545	Fluroxypyr	<0.008	µg / l	<0.100	
		3545	MCPA	<0.008	µg / l	<0.100	
		3545	MCPB	<0.008	µg / l	<0.100	
		3545	Mecoprop (MCPP)	<0.005	µg / l	<0.100	
		3545	Triclopyr	<0.015	µg / l	<0.100	
		2587	Atrazine	<0.002	µg / l	<0.100	
		2587	Carbendazim	<0.001	µg / l	<0.100	
		2587	Carbetamide	<0.002	µg / l	<0.100	
		2587	Chlortoluron	<0.003	µg / l	<0.100	
		2587	Diuron	<0.004	µg / l	<0.100	
		2587	Epoxiconazole	<0.003	µg / l	<0.100	
		2587	Flutriafol	<0.003	µg / l	<0.100	
		2587	Isoproturon	<0.003	µg / l	<0.100	
		2587	Linuron	<0.003	µg / l	<0.100	
		2587	Oxadixyl	<0.003	µg / l	<0.100	
		2587	Pendimethalin	<0.007	µg / l	<0.100	
		2587	Prometryn	<0.002	µg / l	<0.100	
		2587	Propazine	<0.002	µg / l	<0.100	
		2587	Simazine	<0.003	µg / l	<0.100	
		2587	Terbutryn	<0.002	µg / l	<0.100	
		2587	Trietazine	<0.004	µg / l	<0.100	
		480	Benzo (a) pyrene	<0.003	µg / l	<0.010	
		480	Benzo(1,12)perylene	<0.003	µg / l		
		480	Benzo(11,12)fluoranthene	<0.003	µg / l		
		480	Benzo(3,4)fluoranthene	<0.003	µg / l		
		480	Indeno(1,2,3-cd)pyrene	<0.003	µg / l		
		calc	PAH Total	0.000	ug/l	<0.100	*
		775	1,1,1 Trichloroethane	<0.60	µg / l		
		775	1,2-Dichloroethane	<0.12	µg / l	<3.00	
		775	Benzene	<0.02	µg / l	<1.00	
		775	Dibromochloromethane	<0.50	µg / l		
		775	Dichlorobromomethane	<0.43	µg / l		
		775	Tetrachloroethene	<0.15	µg / l	<10.00	
		calc	Tetrachloroethene/Trichloroethene- Sum	0.00	µg / l		*
		775	Tetrachloromethane	<0.11	µg / l	<3.00	
		calc	Total Trihalomethanes	0.00	µg / l	<100.00	*
		775	Tribromomethane	<0.60	µg / l		
		775	Trichloroethene	<0.10	µg / l	<10.00	
		775	Trichloromethane	<0.50	µg / l		
		730	Aluminium	121.5	µg / l	<200.0	
		730	**Iron**	**5244.7**	**µg / l**	**<200.0**	F
		730	**Manganese**	**610.5**	**µg / l**	**<50.0**	F
		735	Cadmium	<0.12	µg / l	<5.00	

Disclaimers:

Unless otherwise stated, all results apply to the sample as received. Information provided by the customer (includes Date, Time, Sample Matrix & Sample Description) can affect the validity of the result.
Opinions and interpretations expressed in this report are outside the scope of UKAS accreditation.
Details of Uncertainty of Measurement and Analytical Quality Control are available on request.
Where a statement of conformity to a Regulatory Standard or customer limit is provided, the uncertainty of measurement is not taken into account unless shown on the certificate.
*** - denotes non UKAS accredited test**
A result of 0 cfu denotes none found in volume analysed
F - Result Exceeds The Maximum Pcv As Defined In The Water Supply (Water Quality) (Amendment) Regulations 2018
ext - Analysis subcontracted to an external laboratory

UKAS TESTING
1579

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APPENDIX C.1 cont'd

Certificate Number: 1248571-3 Final
Supercedes report
1248571-2

Order Number: BH1520

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Continued from Page 2	735	Chromium	<0.5	µg / l	<50.0	
		730	First Draw Copper	<0.009	mg/l	<2.000	
		730	First Draw Lead	<0.9	µg / l	<10.0	
		730	First Draw Nickel	<0.9	µg / l	<20.0	
		360	Clostridium perfringens (including spore	0	cfu/100ml	0	
		calc	Pesticides - Total Substances	0.000	ug/l		*
		4170	Aldrin	<0.007	µg / l	<0.030	
		4170	Dichlobenil	<0.006	µg / l	<0.100	
		4170	Dieldrin	<0.007	µg / l	<0.030	
		4170	Gamma-HCH (Lindane)	<0.005	µg / l	<0.100	
		4170	Heptachlor	<0.008	µg / l	<0.030	
		4170	Heptachlor Epoxide	<0.005	µg / l	<0.030	
		4170	Propyzamide	<0.005	µg / l	<0.100	
		4170	Tri-allate	<0.005	µg / l	<0.100	
		295	Gross Alpha	<0.02	Bq/l	<0.10	
		295	Gross Beta	<0.28	Bq/l	<1.00	
		5374	Tritium	<8.5	Bq/l	<100.0	
		740	Magnesium	7.6	mg/l		
		730	Iron (Free)	<7.3	µg / l		
		ext	Vinyl Chloride	<0.113	µg / l	<0.500	
		ext	Acrylamide	<0.008	µg / l	<0.100	

Job number changed as requested

[redacted]
Richard Brown
Laboratory Manager

Disclaimers:

Unless otherwise stated, all results apply to the sample as received. Information provided by the customer (includes Date, Time, Sample Matrix & Sample Description) can affect the validity of the result.
Opinions and interpretations expressed in this report are outside the scope of UKAS accreditation.
Details of Uncertainty of Measurement and Analytical Quality Control are available on request.
Where a statement of conformity to a Regulatory Standard or customer limit is provided, the uncertainty of measurement is not taken into account unless shown on the certificate.
*** - denotes non UKAS accredited test**
A result of 0 cfu denotes none found in volume analysed
F - Result Exceeds The Maximum Pcv As Defined In The Water Supply (Water Quality) (Amendment) Regulations 2018
ext - Analysis subcontracted to an external laboratory

UKAS TESTING
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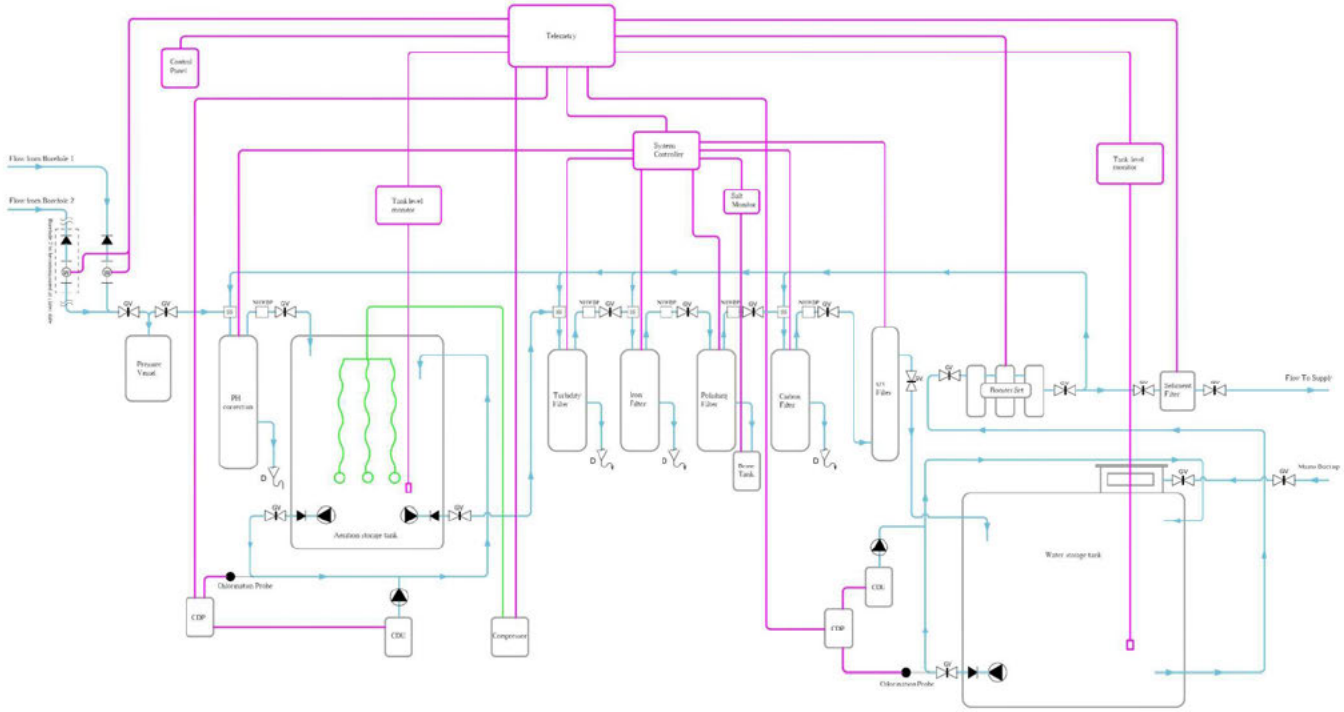
APPENDIX D



Source protection zone 1 boundaries in red. Land ownership boundaries in white.

APPENDIXE.1



Pump		Gate valve	
Flow to drain		No hard water bypass	
Water meter		Separate source	
Non return valve		CDU -	Chlorine dosing unit
CDP -	Chlorine dosing panel		

General Notes

Labour Division
Unless otherwise specified in Nicholls Bill of Quantites, all ground work, brick / block work and back filling of holes and trenches are to be priced and completed by others.
All pipe work and tanks are to be back filled with clean shingle to prevent damage to pipes.

Mains Power
Unless otherwise stated, mains power is to be provided to a IP56 Rated junction box with isolation switch at or near the plant room/borehole. All electrical connections to the mains supply as well as outlets are to be priced and completed by a qualified electrician. By others.

Water
Untreated borehole water is a category 5 supply and may harbour pathogens. A break gap of 30mm with header tank is required between the incoming mains and incomming borehole supplies.
See http://www.wras.co.uk/ for more information.

Surface Water
Unless otherwise stated and agreed all well covers will be raised to prevent surface contamination. In some circumstances recessed covers would be acceptable but clients will need to be made aware of the risks involved.

Contractors Responsibility
It is the contractors/Clients responsibility to protect from damage any and all bespoke components installed on site by Nicholls.

Clients Responsibility
It is the clients responsibility to monitor usage and any filter equipment. This is to ensure there has been no damage by others during the surrounding works by others. Nicholls cannot be held liable for any cost incurred from damage caused by others.

Notes:

Title:	BH1420 High Level Design		
Client:	South Lodge Hotel		
Date:	16/05/2024		
Revision:	Rev000	Sheet:	1 of 1

Drawn:	Mr Adam Hardiman
Checked:	Mr George Parker

Indicative layout for design purposes only. Final position to be confirmed on site. Drawing is not to be scaled.

NICHOLLS

APPENDIX J – NATURAL ENGLAND APPROVAL

Date: 31 July 2024
Our ref: 482409
Your ref: DC/23/0290

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

BY EMAIL ONLY

Dear Mr Holbrook,

Planning consultation: Reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works.
Location: Land Parcel North of Downsview Avenue, Storrington, West Sussex.

Thank you for your consultation on the above dated 15 July 2024 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site https://designatedsites.naturalengland.org.uk/.
- damage or destroy the interest features for which Chichester Harbour Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation options should be secured:

- The delivery of mitigation measures outlined in the submitted Appropriate Assessment to achieve water neutrality.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites and advice on other natural environment issues is set out below.

Habitats Regulations Assessment

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Further Advice on Mitigation

Natural England previously gave advice on this application in a response dated 22 September 2023 (our ref. 448792). We note that, although further detail has been provided in the updated Appropriate Assessment, the mitigation strategy remains fundamentally the same. We are therefore satisfied that the strategy proposed is sufficient to conclude no adverse effect on the integrity of the Arun Valley sites.

Sullington Warren SSSI

Please refer to our comments provided in our previous response (our ref. 448792) for our advice on this site.

Final Comments

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me [redacted]

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

Should the proposal change, please consult us again.

Yours sincerely

Sophie Moore
Higher Officer- Sustainable Development Team

Annex A –Natural England general advice

Protected Landscapes
Paragraph 182 of the National Planning Policy Framework (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the Levelling Up and Regeneration Act 2023 places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes
Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Landscape Institute Guidelines for Landscape and Visual Impact Assessment for further guidance.

Biodiversity duty
The local planning authority has a duty to conserve and enhance biodiversity as part of its decision making. Further information is available here.

Designated nature conservation sites
Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on 'appropriate assessments'. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via Impact Risk Zones or as standard or bespoke consultation responses.

Protected Species
Natural England has produced standing advice to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases.

Local sites and priority habitats and species
The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre,

wildlife trust, geoconservation groups or recording societies. Emerging Local Nature Recovery Strategies may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on Gov.uk.

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Biodiversity and wider environmental gains
Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the NPPF glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on the timetable for mandatory biodiversity net gain can be found here. Further information on biodiversity net gain, including draft Planning Practice Guidance, can be found here.

The statutory Biodiversity Metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites, the Small Sites Metric may be used. This is a simplified version of the Biodiversity Metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

Natural England's Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the Biodiversity Metric and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government Planning Practice Guidance for the natural environment.

Ancient woodland, ancient and veteran trees
The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils
Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further

Annex A –Natural England general advice

information is contained in GOV.UK guidance Agricultural Land Classification information is available on the Magic website and the Data.Gov.uk website

Guidance on soil protection is available in the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, separate guidance on soil protection for site restoration and aftercare is available on Gov.uk website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying *Good Practice Guide for Handling Soils in Mineral Workings*.

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure
Natural England's Green Infrastructure Framework provides evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 Green Infrastructure Principles. The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

GI mapping resources are available here and here. These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

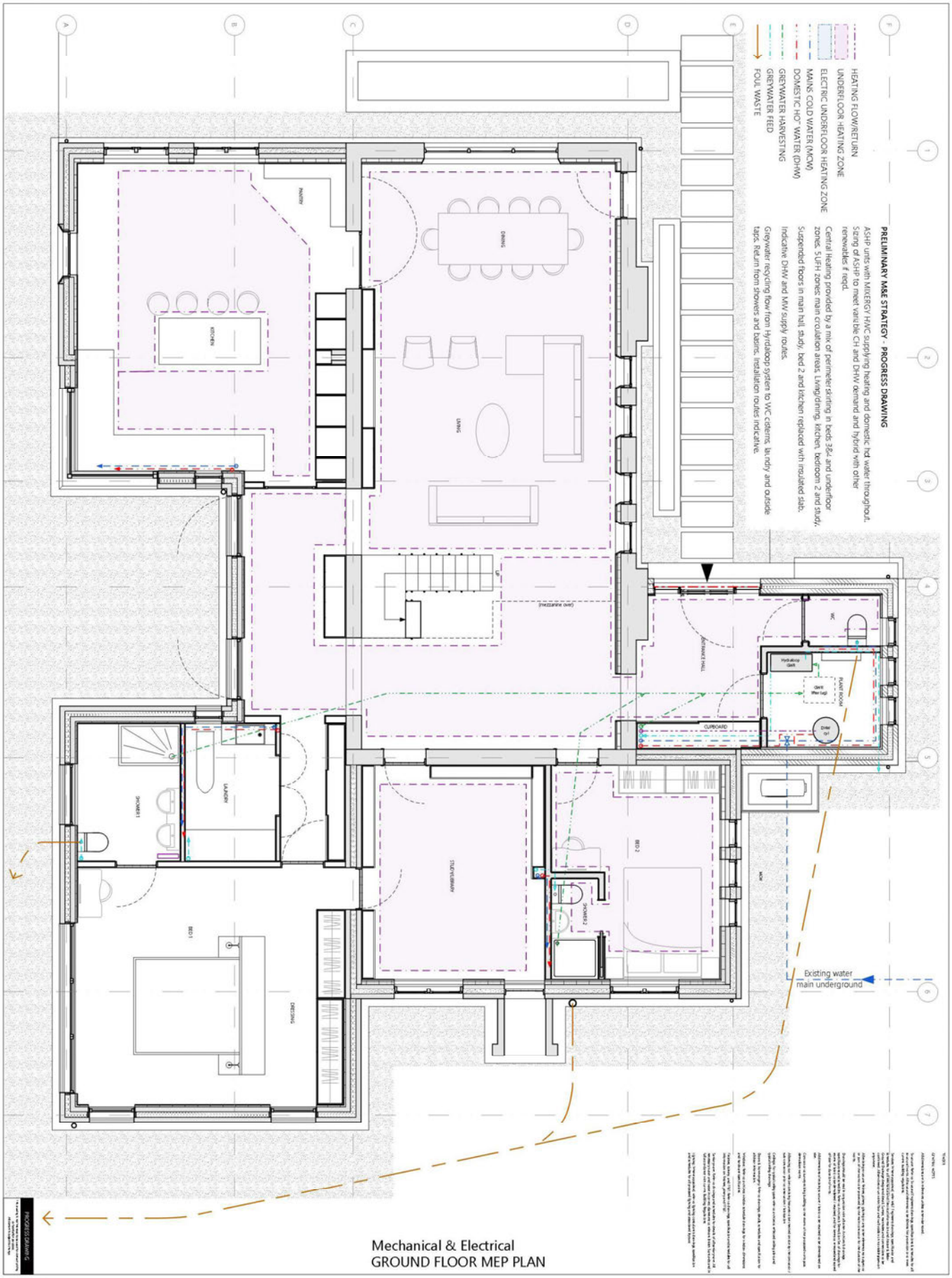
Access and Recreation
Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails
Paragraphs 104 and 180 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in Planning Practice Guidance on the natural environment

Appendix D

Hydraloop Greywater Recycling System



DRAWING TITLE	GROUND FLOOR MEP PLAN
DESCRIPTION	Mechanical & Electrical
DATE	July 9, 2023
SCALE	1: 32
PAGE	A1
STATUS	PRELIMINARY
DRAWING NUMBER	WPH - ET01
Rev	-

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RVI Architectural Design
London
58 Clarks Road
CR0 5HL
07525 901 047

Woodmancote Parish Hall, Brighton Road, BN5 9SR

REVISIONS

	DATE	REMARKS
A		
B		
C		-
D		-
E		-

FACT SHEET - Residential Water Recycling

With a Hydraloop system, you can recycle up to 95% of shower & bath water and optionally 50% of washing machine water – which enables you to reuse up to 85% of the total in-house domestic water. Due to its innovative and breakthrough technology, Hydraloop water is clean, clear, safe and certified and for toilet flushing, washing machine, garden irrigation and/or to top-up a swimming pool.

Hydraloop H300

H300	Input: Greywater from shower and bath Output: Two (2) valves for recycled water to the toilets and the washing machine Colour: Stone Front Plate: Stainless-steel front plate with white coloured logo and small status light
H300 Premium	Input: Greywater from shower and bath Output: Two (2) valves for recycled water to the toilets and the washing machine Choose from three colours: Dew, Chili and Stone Front Plate: Premium stainless-steel front plate with Hydraloop LED logo lights

Add-ons

Output Garden	One (1) extra valve for recycled water in the garden
Output Pool	One (1) extra valve for recycled water for the pool
Washing Machine Option	Option to recycle 50% of greywater from washing machine, including sanitary lift pump
Lift pumps *	DAB Novabox 30/300. This lift pump is submerged underneath the floor DAB Genix VT 030. This lift pump is on the floor

A lift pump is only necessary if the Hydraloop is positioned on the same floor or a storey higher as the shower/bathtub

Hydraloop H300 Specifications

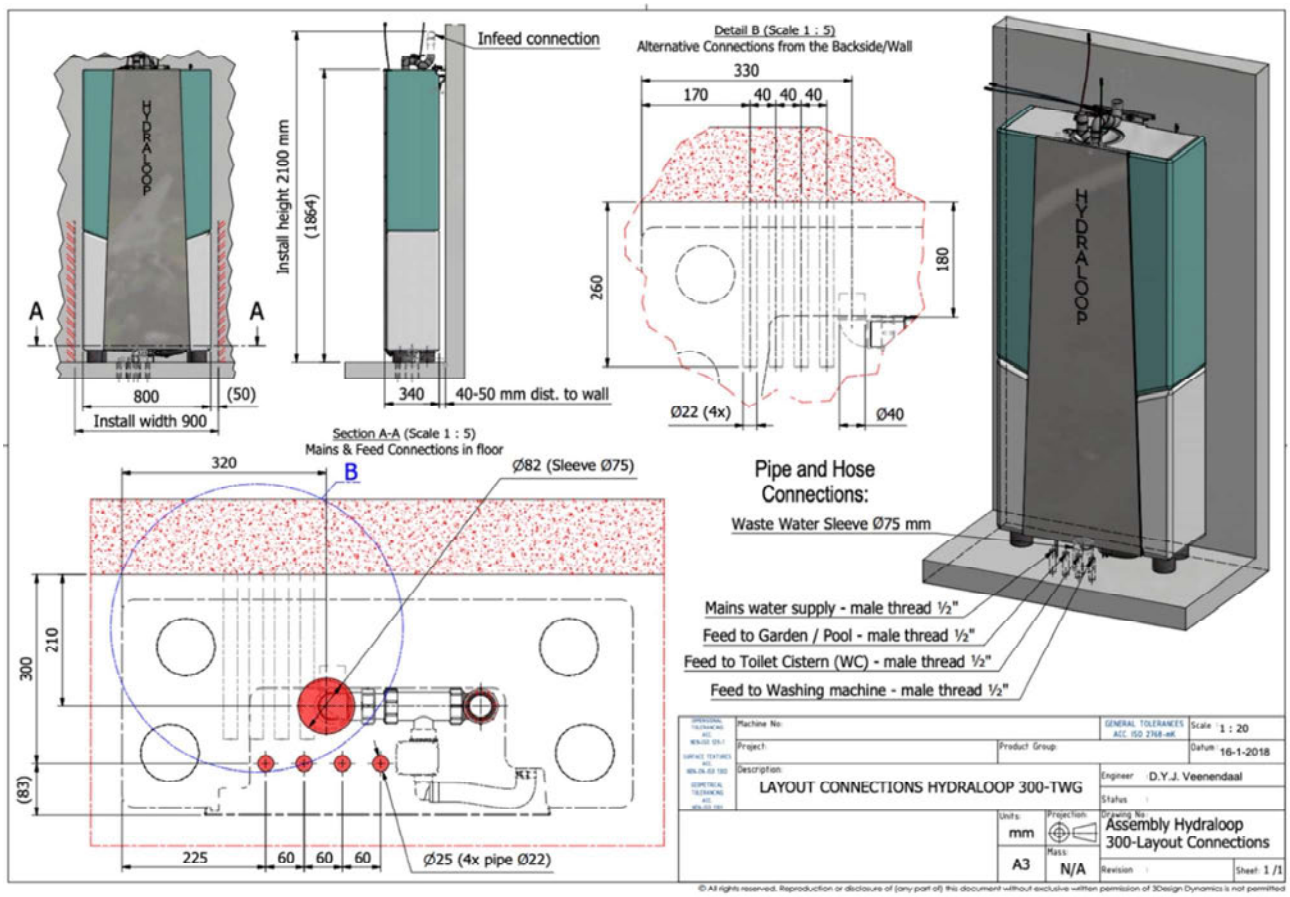
Volume	300 liters / 80 gallons
Cleaning capacity	530 liters / 140 gallons per day
Dimensions	80 cm wide, 34 cm deep, 187 cm high 31,5" wide, 13,4" deep, 74" high
Voltage	100/240 Volt, 24 Volt internal
Usage	20 watts during treatment. Average power consumption: 200kWh/year
WIFI	The Hydraloop unit needs to be connected with an internal WIFI-network
Average recycled water quality	non-potable water CBOD5 (mg/L) < 10 TSS (mg/L) <10 Turbidity (NTU < 5) E. coli (MPN/100ml.) < 14 PH (SU) 6.0 – 9.0
Noise Level	± 44 dB.

LED Light Indications

White	Hydraloop provides recycled water.
Blue	Hydraloop provides mains water (until recycled water becomes available).
Purple	The washing machine mode is active.
Green	In self-cleaning mode.
Orange + two (2) short sound signals per minute	The UV disinfection lamp is not functioning properly.
Red + three (3) short sound signals/minute	The water distribution pump has switched itself off. Which might happen when water is leaking somewhere in-house.

202102504 This datasheet contains typical information specific to products manufactured at the time of its publication.
© Hydraloop Systems BV - Contents herein do not constitute a warranty.

Sizes



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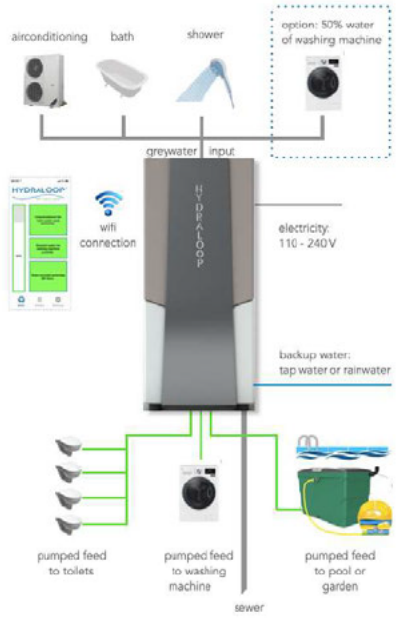
Schematic overview



- Input from wastewater of bath & shower
- Output for toilet flushing, washing machine, garden irrigation and / or pool
- Wifi connected for Smartphone app, over the air updates and remote support

- 'Fit & Forget turnkey product
- No filters, membranes or chemicals
- Fully automatic, self-cleaning, low maintenance
- BREEAM and LEED certification points
- No compromise on hygiene and living comfort
- Contribute towards sustainable and off grid living

HYDRALOOP

The NSF/ANSI 350 standard verifies that all design and performance requirements of the standard have been met, and confirms through testing that effluent reuse water meets the stringent quality criteria. The NSF/ANSI 350 standard also sets water quality requirements for the reduction of chemical and microbiological contaminants for non-potable water use.

During the 26-week NSF/ANSI 350 testing period, the Hydraloop product was dosed daily with a greywater mix that contained raw wastewater, secondary effluent, body wash, shampoo, conditioner, soap, toothpaste, deodorant, bath cleaner, lactic acid, liquid handsoap, laundry detergent & softener, Na_2SO_4, $NaHCO_3$, NaH_2PO_4 and test dust. The incoming greywater and the treated recycled water was lab tested for 26 weeks, typically 3 days a week.

Influent values of the incoming greywater used for the 26 week test

Parameters	Required range
TSS (mg/L)	50 - 160 mg/L
BOD5	130 - 210 mg/L
Temperature	25 - 35 Celcius
PH (SU)	6.0 - 8.5
Turbidety	30 - 100 NTU
Total phosphorous-P	1.0 - 3.0 mg/L
Total Kjeldahl -N	3.0 5.0 mg/L
COD	250 - 400 mg/L
Total coliforms	$10^3 - 10^7$ cfu/100 mL
E.coli	$10^2 - 10^6$ cfu/100 mL

Effluent values NSF-350 requirements and Hydraloop treated water test results

NSF/ANSI 350 requirements		HYDRALOOP average results	
CBOD5 (mg/L)	< 10	CBOD5 (mg/L)	6
TSS (mg/L)	< 10	TSS (mg/L)	3.3
Turbidity (NTU)	< 5	Turbidity (NTU)	2.3
E. coli (MPN/100mL)	< 14	E. coli (MPN/100mL)	< 1
PH (SU)	6.0 - 9.0	PH (SU)	6.0 - 9.0


CERTIFICATE

Safety certificate
K102335/01

kiwa

Water recycling system

Hydraloop International B.V.

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Schedule 4

The Owners' Covenants to the Council

With the intention of binding the Application Site, and to allow Development to be delivered and remain Water Neutral in perpetuity, the Owners covenant with the Council as follows:

Monitoring Fee

1. To pay the Monitoring Fee to the Council on or prior to completion of this Agreement and not to Commence the Development unless and until the Monitoring Fee has been paid in full to the Council.

Water Neutrality

2. Prior to Occupation of the Development, to submit evidence in writing to the Council demonstrating that:

   2.1 that the Onsite Water Reduction Measures in the approved Water Neutrality Statement have been implemented in full and are fully operational at the Application Site, including the specifications and photographs of the installed measures and a Part G water calculator (or equivalent) detailing the resultant surveyed water consumption measures of the Application Site;

   2.2 evidence in writing demonstrating that the Offsetting Measures in the approved Water Neutrality Statement have been implemented in full and are fully operational at the Offsetting Site;

   2.3 evidence in writing demonstrating that the purchase of 215 (two hundred and fifteen) Water Credit Units from the total 19,999 (nineteen thousand nine hundred and ninety-nine) generated by the Water Credit Scheme has taken place and that they have been applied to the Development to ensure that it is delivered as Water Neutral.

3. Not to Occupy the Development until the Council has confirmed in writing that the requirements of paragraphs 2.1 to 2.3 inclusive are approved, such approval not to be unreasonably delayed or withheld and which shall be issued within 20 (twenty) Working Days of receipt.

4. To retain the Onsite Water Reduction Measures in perpetuity and not to remove or replace them other than with a fixture, fitting or appliance of equivalent or better water efficiency.

5. Not to apply the Water Credit Units to offset water use at any other development within the SNWSZ, whether or not the development falls within the Council's administrative area.

6. To allow the Council to enter the Application Site for the purpose of inspecting the Onsite Water Reduction Measures and ensuring that the measures are retained and maintained as required provided that the Council gives not less than 1 (one) Working Days' notice in writing of its intention to inspect the Onsite Water Reduction Measures.

7. That, in the event that the Application Site or any part of it is transferred, the Owners shall enter into a direct covenant with the transferee such that the transferee is obliged:

7.1 to comply with the restrictions and obligations set out in this Agreement;

7.2 to maintain and keep in good repair the Onsite Water Reduction Measures installed on the Application Site in accordance with the Water Neutrality Statement and this Agreement;

7.3 to consent to the entering of the following restriction on the transferee's title to the Application Site at HM Land Registry following the registration of the transfer and shall provide the transferor with all necessary assistance and/or documentation to permit entry of the restriction:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under titled number [ ] or their conveyancer that the provisions of clause XX of [Details of the Transfer] have been complied with".

Schedule 5

The Offsetting Site Owner's and the Lessee's Covenants to the Council

The Offsetting Site Owner and the Lessee covenant with the Council so as to bind their respective interests in the Offsetting Site (limited to the extent of those respective interests) and for the purposes of ensuring that the Development can be delivered as Water Neutral as follows as per paragraphs 1 – 8 (inclusive) below and the Offsetting Site Owner covenants additionally (on the same terms) as follows in paragraphs 9 and 10:

1. To implement the Offsetting Measures at the Offsetting Site in accordance with the Water Neutrality Statement at Schedule 3 of this Agreement.
2. To retain the Offsetting Measures for the lifetime of the development and not to remove or replace the Offsetting Measures other than with replacement measures that maintain the saving of 215 (two hundred and fifteen) Water Credit Units.
3. To maintain and keep in good repair the Offsetting Measures installed on the Offsetting Site in accordance with the Water Neutrality Strategy;
4. To allow the Council to enter the Offsetting Site for the purpose of inspecting the Offsetting Measures and ensuring that the measures are retained and maintained as required provided that the Council between the hours of 09:00hrs and 17:00hrs on any Working Day or such hours as are agreed between the Council and the Offsetting Site Owner beforehand and ensuring the measures are operated, maintained and retained to ensure that the Development remains Water Neutral, provided that:
    - 4.1 the Council gives not less than 1 (one) Working Day's notice in writing of its intention to inspect the Offsetting Measures provided always that:
    - 4.2 the Council and its agent shall comply fully with the Offsetting Site Owner's reasonable rules and regulations applicable at the time of access throughout the duration of such inspection;
    - 4.3 the Council and its agents shall at all times be accompanied by the Offsetting Site Owner be accompanied by the Offsetting Site Owner or their agent.
5. To notify the Council of any Sale or Transfer of a Water Credit Unit generated as a result of the Offsetting Measures implemented at the Offsetting Site within 10 (ten) Working Days of the date of any such Sale or Transfer.
6. To maintain a record of all Water Credit Units that have been Sold or Transferred ("the Record") specifying to whom they have been Sold or Transferred and the development within the SNWSZ to which they have been applied (whether or not the development is within the Council's administrative area) and to provide a copy of that record to the Council prior to Commencement of the Development.
7. Prior to first Occupation of the Development and then annually for the first five years thereafter (or at the Council's request acting reasonably) to submit to the Council a statement setting out, of the total number of Water Credit Units generated by the Water Credit Scheme:
    - 7.1 how many, have been Sold or Transferred;
    - 7.2 to whom they have been Sold or Transferred;
    - 7.3 to which development within the SNWSZ they have been applied whether or not the development falls within the Council's administrative area;
    - 7.4 the balance of Water Credit Units remaining unsold;
    - 7.5 A single such annual statement to be provided to cover all developments benefiting from the Water Credit Scheme.
8. To grant the Council free and unimpeded access to data concerning water usage at the Offsetting Site from third parties.
9. Not to permit the Sale or Transfer of a Water Credit Unit that has already been allocated to the Development or permit any form of Double Counting.

10. That, in the event that the Offsetting Site or any part of it is transferred, the Offsetting Site Owner shall enter into a direct covenant with the transferee such that the transferee is obliged to:

    i. comply with the restrictions and obligations set out in this Agreement;
    ii. maintain and keep in good repair the Offsetting Measures installed on the Offsetting Site in accordance with the Water Neutrality Statement and this Agreement;
    iii. consent to the entering of the following restriction on the transferee's title to the Offsetting Land at HM Land Registry following the registration of the transfer and shall provide the transferor with all necessary assistance and/or documentation to permit entry of the restriction:
    "No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under titled number [ ] or their conveyancer that the provisions of clause XX of [Details of the Transfer] have been complied with".