



Water Neutrality Statement

AEG04836_RH12 3SE_Kingsfold_WNS_REVB

Site Address-Tickfold Farm
Marches Road
Kingsfold
West Sussex
RH12 3SE

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Document Issue Record

Project: Water Neutrality Statement

Reference: AEG04836_RH12_Kingsfold_08_WNS_REVB

Site Location: Tickfold Farm, Marches Road, Kingsfold, West Sussex, RH12 3SE

Date: 103/06/2025

Proposed Development: Change of use of Buildings B, C, D from agriculture to Light Industrial (Use Class E) and Storage and Distribution (Use Class B8) together with associated Works and parking.

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1. Introduction

1.1. This Water Neutrality Statement has been prepared as part of a planning application for the change of use from agriculture to light industrial/storage/distribution. The Water Neutrality Statements is required to show that the new development can meet the necessary requirement of demonstrating "water neutrality" due to the current concerns over the protected Arun Valley sites in Horsham District.

1.2. The site is located within Horsham District and importantly within the North Sussex Water Supply Zone and therefore there is a requirement to demonstrate water neutrality.

1.3. Water neutrality is defined as ensuring the development does not result in an increased water usage as compared to before the development has occurred.

1.4. This statement has been prepared in accordance with all the relevant guidance from Natural England and Horsham District Council including the following:

- Natural England (NE) Position Statement (September 2021)
- Natural England FAQ's (December 2021)
- Horsham District Council Water Neutrality FAQ's (Water Neutrality and Planning Applications) – Updated May 2023.

1.5. Calculations are included in this document to show that the water usage in the new development does not result in an increase when compared to the existing commercial premises located at Tickfold Farm, RH12 3SE, the Site. Through discussions Local Planning Authorities within the Sussex North Water Supply Zone, have advised that this approach is acceptable, and it adopts the methodology and guidance set out by Horsham District Council and Natural England guidance.

1.6. The statement concludes that water neutrality can be achieved as subsequently laid out below by purchasing Credits

Background

1.7. Tickfold Farm comprises of multipurpose uses, agricultural and commercial. This statement has been produced for Agriculture Buildings B, C and D (to be subject to the change of use application)

1.8. Tickfold Farm water supply is provided by Southern Water It is proposed to change the use of Buildings B, C and D from agriculture to Light Industrial (Use Class E) and Storage and Distribution (Use Class B8).

1.9. To offset the water usage of Buildings B, C and D it is proposed to install water efficient fixtures and fittings and offset the increase in mains water usage by Credits.The site plan shows a part of Tickfold Farm, the buildings outlined in red are the Agriculture Buildings B, C and D.



Figure 1: Proposed Redline Application Boundary.

2. Baseline Conditions

2.1. The baseline calculation for Agriculture Buildings B, C and D is from a starting point of zero.

Proposed Demand of Development

2.2. It is now necessary to determine the water consumption of the new industrial development.

2.3. Each of the new industrial units will have a kitchenette, with a 4l/min kitchen tap, and will share a new common toilet block.

2.4. The new common toilet block will have four WC's, each WC will be dual flush 4l/2l.Each WC will have a basin with 2l/min push button taps which will operate for a duration of 6 seconds.

2.5. The client has confirmed that the maximum occupancy of the new industrial units will be 9 persons in total, 3 person per unit.

2.6. Proposed appliances manufacturers for retrofit/replacement are included in Appendix 2.

2.7. The detailed calculation is laid out in Appendix 1 for the proposed appliances, extract of the BREEAM Wat01 Calculator is shown below.

Table 1 - Extract of BREEAM Wat01 Calculator

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic industrial buildings		
	Litres/person/day	m^3/person/yr
Water consumption - modelled baseline performance benchmark (excludes fixed uses)	37.32	9.44
Microcomponent Water consumption - modelled performance (excludes fixed uses)	12.22	3.09
Modelled water demand met via greywater and rainwater sources	0.00	0.00
If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met	Yes	
Net modelled water consumption (excludes fixed uses)	12.22	3.09
Percentage improvement	67.25%	
Total Wat 01 BREEAM credits achieved, before checking minimum requirements according to EU taxonomy for sustainable finance.	5 credits	
Total Wat 01 BREEAM credits achieved	5 credits	
Total Wat 01 BREEAM Exemplary credits achieved	1 innovation credit achieved	
Key performance indicator - use of freshwater resource (includes fixed uses)	13.80	3.49

Total Mains Water Usage = No. of Occupants (9) x l/p/d(13.80l/p/d) = 124.20l/d

3. Conclusion

3.1. The calculations in this document show that the consumption of wholesome water consumption by persons occupying Units B, C, D and new common toilet block could be 124.20l/d. To support HDC requirements we understand that a 5% contingency factor should be applied to the 124.20 l/d. This equates to 130.41 l/d.

3.2. It is therefore considered that water neutrality can be achieved as detailed in this report by the purchasing of credits to the value of 130.41 l/d, the client/applicant is seeking to purchase 136 credits. The source and confirmation report of the water credits is provided in Appendix 4.

3.3. If during the development the appliances are changed the calculation is recommended to be resubmitted as per the relevant guidance.

Appendix 1 – BREEAM Wat01 Calculator

Building Units B, C, D and New Common Toilet Block - Inputs

1)WC's (Dual Flush)- the average flush capacity is **2.5l** and is derived by multiplying the number of units (4) by the manufacturers stated dual flush capacity ((4l*1) + (2l*3))/4=) for each unit and dividing the total capacity by the number of units (4).

Note: BREEAM requires that where there is WC' s designated both male and female that this number of units is added separately to the number of male and female WC's.

2)Taps (excluding kitchen/utility room)- the average flow **0.60l/min** is derived as follows;

For a 2l/min push button/automatic basin tap operating for 6.0s the flow equates to 0.60l/min. Calculation in accordance with BREEAM Wat 01 is as follows;

Step 1: Calculate the water consumption per person per use. If a tap runs for less than 20 seconds per activation, assume it will be activated twice per person for the timed duration. For example, for a tap with a flow rate of 2 l/min and a 6 second usage duration, the water consumed per person would be: 2x (6/60) x 2= 0.40/min.

Step 2: Multiply the water consumption figure per person 0.40l/min by 1.5 and enter this figure into the calculator tool (BREEAM Wat 01) i.e.0.60 litre/min.

3)Kitchen taps/kitchenette- the average flow 4l/min is derived by multi- plying the number of units (3) by the measured flow rate ((4l/min) and dividing the total flow by the number of units (3).

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic industrial buildings

BREEAM UK delivered by bre

Building type	Description of building type	Default occupancy	Default annual days/operation	Default daily hours of operation
Industrial - typical business hours of operation	General and specialist industrial and warehouse and storage units operating 24 hours a day 7 days a week.	5.4	253	10

Main building activity areas	Description of activity area	Activity area present in building?	Net Floor Area (m^2)
Industrial - process area	Main process based operational/manufacturing/workshop area	no	
Industrial - Laboratory area	Large or small category 1 laboratory area.	No	
Industrial - Warehouse storage	Permanently or intermittently occupied warehouse storage areas.	Yes	500
Industrial - Office areas	Cellular or open plan office space, including staff kitchen where present/adjacent and reception areas. Exlcude meeting rooms, visitor waiting or circulation areas.	No	
Industrial - Staff canteen dining area	Seated dining areas that accompany a permanently staffed kitchen preparing food for consumption on the premises (excludes small un-staffed kitchen's used by office staff to re-heat food, make tea etc.)	No	
Industrial - Fitness suite/gym (with changing facility and showers)	A fitness suite or gym that is part of the office building/development and used by the building's employees only. The gym will have its own changing facility with showers.	No	

Water consumption - building microcomponent

WC component - all activity areas	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals installed)	Effective flush volume (Litres)	2.50	4.00	1.00	5.00
WC - female	Effective flush volume (Litres)	2.50	4.00	1.00	5.00

Urinal component - all activity areas	units	Specification	No. of cisterns	Flushing frequency (flushes/hour)	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	Units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas					
Wash hand basin taps	Flow rate (litres/min)	0.60	4.00	0.25	0.41
Shower use	Flow rate (litres/min)	0.00	0.030	5.60	0.00
Fixed use - vessel filling	Litres/person/day	-	-	-	1.38
Tap components (cleaning) - staff kitchenette					
Kitchen taps - kitchenette	Flow rate (litres/min)	4.00	1.00	0.67	1.81
Dishwasher	Litres/cycle		0.04	1.00	0.00
Tap components (cleaning and food preparation) - staff canteen food preparation area					

	Microcomponent consumption (L/person/day)
Total	13.80

Minimum requirements according to EU taxonomy for sustainable finance

Do all the installed wash hand basin taps and kitchen taps have a maximum water flow of 6 litres/min?	Yes
Do all the installed showers have a maximum water flow of 8 litres/min?	Yes
Do all WCs, including suites, bowls and flushing cisterns, have a full flush volume of a maximum of 6 litres and a maximum average flush volume of 3,5 litres?	Yes
Do all urinals use a maximum of 2 litres/bowl/hour and flushing urinals have a maximum full flush volume of 1 litre?	System not specified
Is all the EU taxonomy requirements for sanitary equipment met?	Yes

Non potable water yield - greywater system

Has, or will, the greywater system be specified and installed in compliance with BS8525-1:2010 Greywater Systems - Part 1 Code of Practice	System not specified

Greywater source (building components)	Greywater Collected	Proportion of components collected from (%)	Greywater yield (L/person/day)

Greywater source (other components)	Typical greywater yield (litres)	Frequency of yield (days)	Greywater yield (litres/day)	Greywater yield (L/person/day)

	Greywater y eld (L/person/day)
Total	0.00

Non potable water yield - rainwater system

Has, or will, the rainwater system be specified and installed in compliance with BS EN 16941-1:2018 Rainwater Harvesting Systems - Code of practice	Yes
How has the storage capacity for the proposed system been calculated?	BS EN 16941-1 'basic approach'

Rainwater yield if basic approach:

Collection area (m2)	Rainfall (average mm/yr)	Hydraulic filter efficiency (%)	Yield co-efficient (%)	Annual rainwater yield (Litres)	Rainwater yield (L/person/day)
733	860	100.00%	70.00%	441266	223.88

Rainwater yield if detailed:

Daily rainfall collection (litres)	Rainwater yield (L/person/day)

Non potable water demand - building components

	Greywater and/or rainwater yield (L/person/day)
Total	223.88

Component	Greywater and/or rainwater utilised for component	Proportion of components using greywater and/or rainwater yield (%)	Maximum permissible demand (L/person/day)
WC flushing	Yes	0%	0.00

	Demand met by yield (L/person/day)
Total	0.00

Other permissible components

Are there other permissible components present which demand greywater and/or rainwater yield?	No
	Maximum permissible demand (L/day)
	1209
Proportion of maximum permissible demand utilised by other permissible components (%)	
	Demand met by yield (L/person/day)
Total	0.00

	Greywater and/or rainwater demand met by yield (L/person/day)
Total	0.00

Water consumption calculation results

	Litres/person/day	m^3/person/yr
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Appendix 2 – Proposed Appliances for the Units B, C, D and Common Toilet Block

WC

Appendix 1.1 -Proposed Appliances

Roca The Gap Rimless Dual Flush Cistern 4/2 Li-tres - 34173C000



Features

- Dimensions (HxWxD): 405 x 365 x 140mm
- Dual Flush - 4 or 2 Litres
- Quick & easy to install
- Made of Vitreous China
- Supplied with fixing kit
- 25 Years manufacturer guarantee

Basin Taps



Product Description

The Inta Flow Time Adjustable Non Concussive Deck Mounted Tap Single - Chrome, comes from the fantastic of bathroom taps by Inta. The new Inta adjustable flow time basin mounted non concussive tap offers users complete control when installing and operating by enabling the ability to reduce and extend the flow run time. With its anti-block feature built in as standard this allows for the water flow to stop even if the push button is held in the pressed position, this helps to maintain maintain our method of preventing misuse and water wastage.

Product Features

- Adjustable flow time ranging from 3 to 30 seconds
- 2ltr, 4ltr and 5ltr flow regulator options available
- Non concussive operation
- Closes automatically
- Anti block feature
- Water economy
- Anti-block feature
- Simple operation
- With an excellent 1 year manufacturer guarantee

Kitchen Tap

Sauber Swan Neck Kitchen Tap - Dual Lever Chrome



Flow – 4l/m after retrofit with in line flow limiter



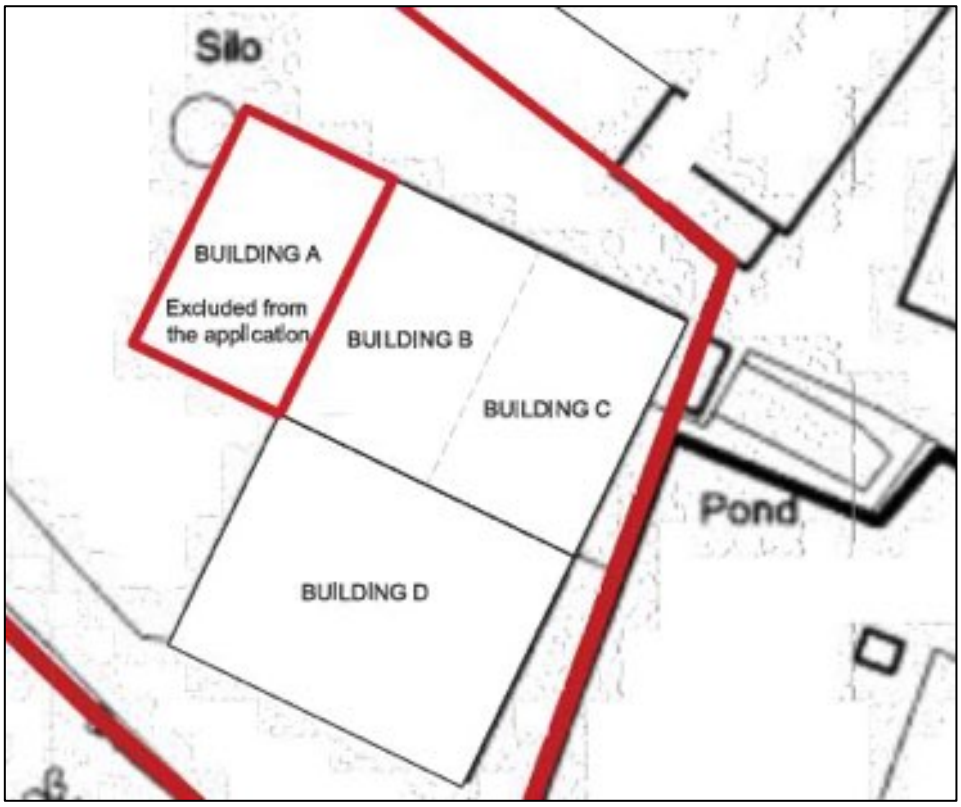
WRAS approved Flow Regulator (restrictor) insert for 15mm and 22mm compression ended valves and fittings.
Flow regulators ensure a constant flow irrespective of water pressure between 1 and 8 bar.

The regulators are unmarked, the colour of the insert represents the flow rate as below:

Flow Rate	Colour Code (15mm)
2 l/m	Olive
4 l/m	Pink
6 l/m	Grey
8 l/m	White

Appendix 3 – Layout of Buildings B, C and D





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Appendix 4 – Source and Confirmation of Water Credits

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WATER OFFSETTING SCHEME AT THE SOUTH LODGE HOTEL FOR TICKFOLD FARM, MARCHES ROAD KINGSFOLD, HORSHAM RH12 3SE (GEOFFREY BATCHELOR AND MICHAEL BATCHELOR)

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

Geoffrey Batchelor and Michael Batchelor ("The Developer") is participating in the scheme alongside other developers and has been allocated 199 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
BPH Construction Equipment Ltd	HDC - DC/20/2465	586
3242 Investments Limited	CBC - TBA	367
Aves Development Limited	HDC - TBA	631
Wayne Nicholls Ward and Elaine Church	HDC - PP-13987119 (HDC Ref TBA)	199
Geoff Batchelor, Tickfold Farm	**HDC - TBA**	**136**

	TOTAL CREDITS IN SCHEME	19,999
	TOTAL CURRENTLY ALLOCATED	19,047
	REMAINING CREDITS (CURRENT SURPLUS)	952

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

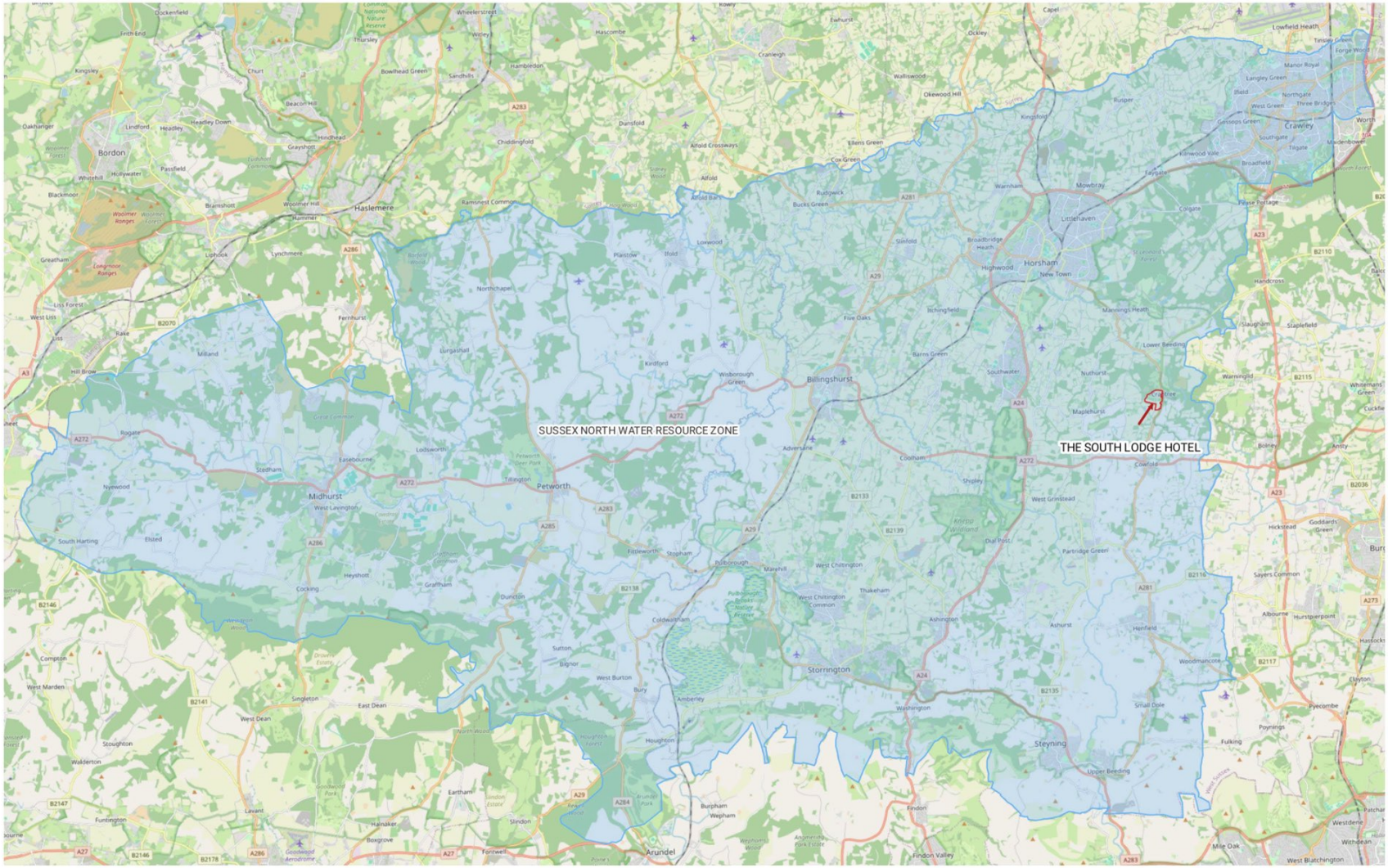
The proposed offsetting scheme is based at a site in the Sussex North Water Supply Zone with a proven average consumption of at least 52.674 m3/day per day derived from the mains supplies. Stage 1 of the offsetting scheme will remove 19.999 m3/day from the mains demand with the remainder being removed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



Produced on May 24, 2024.
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5 km
Scale 1:190000 (at A4)

N

NICHOLLS WATER CREDITS

LOCATION PLAN

Land App



Produced on May 24, 2024.
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100 m
Scale 1:5011 (at A4)

N

NICHOLLS WATER CREDITS

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 w2b001684
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)	3019500494W11	3019633230W16	3019633230W16	3019633230W16	301945753XW1X
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	£0 9430	£1 3930	£1 3930	£1 3930	£1 4270
Volumetric Charge	£12 17	£1851 30	-£1 39	-£192 23	£218 33
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge	31 days at £10	0 00	31 days at £580	0 00	31 days at £23
Standing Charge	£0 85	£0 00	£49 26	£0 00	£1 95
Total Water Charges	**£13.02**	**£1,851.30**	**£47.87**	**-£192.23**	**£220.28**
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	£0 00	£0 00	£0 00	£0 00	£0 00
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 w2b001684
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	301945753XW1X
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	£0 9430	£1 3930	£1 3930	£1 3930	£1 4270
Volumetric Charge	£11 78	£2447 50	£15 32	£0 00	£254 01
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge	30 days at £10	0 00	30 days at £580	0 00	30 days at £23
Standing Charge	£0 82	£0 00	£47 67	£0 00	£1 89
Total Water Charges	**£12.60**	**£2,447.50**	**£62.99**	**£0.00**	**£255.90**
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	£0 00	£0 00	£0 00	£0 00	£0 00
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 16/08/2023

water business

Customer Number w2b001684
Please quote when contacting us

Bill Number 900838247
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	3019457S3XW1X
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_WAR	NHH_LB1	NHH_LB1	NHH_LB1	NHH_NWWOL
1st Volumetric Rate	£1 0440	£1 5800	£1 5800	£1 5800	£1 5920
Volumetric Charge	£13 48	£2166 18	£1211 86	£0 00	£76 42
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge	31 days at £10 81	0 00	31 days at £639 09	0 00	31 days at £25 42
Standing Charge	£0 92	£0 00	£54 28	£0 00	£2 16
Total Water Charges	**£14.40**	**£2,166.18**	**£1,266.14**	**£0.00**	**£78.58**
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	£0 00	£0 00	£0 00	£0 00	£0 00
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 w2b001684
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	10885	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	£0 9020	£1 3380	£1 3380	£1 3380	£1 3650
Volumetric Charge	£11 27	£0 00	-£2705 44	-£8 03	£161 07
2nd Volumetric Rate					
Volumetric Charge					
3rd Volumetric Rate					
Volumetric Charge					
Annual Standing Charge	30 days at £10	0 00	0 00	30 days at £540	30 days at £23
Standing Charge	£0 82	£0 00	£0 00	£44 38	£1 89
Total Water Charges	**£12.09**	**£0.00**	**-£2,705.44**	**£36.35**	**£162.96**
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
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

and type (For example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

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 (Thick-ness)	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			
						(11.00)	Firm light blue silty CLAY and reddish brown MUDSTONE.		
						18.00			
						(16.00)	Firm dark brown red silty MUDSTONE.		
						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 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 and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Steel	diameter	200	mm from	0	to	30 m/depth
Solid UPVC	diameter	125	mm from	0	to	32.5 m/depth
Slotted UPVC	diameter	125	mm from	32.5	to	61 m/depth
	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	VEASO.
Left on site? (please circle)	Yes			No			
Pump Used	VS 4/14						
Motor Used	1.1 kW 400V						
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)	30		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. 1000406S

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.

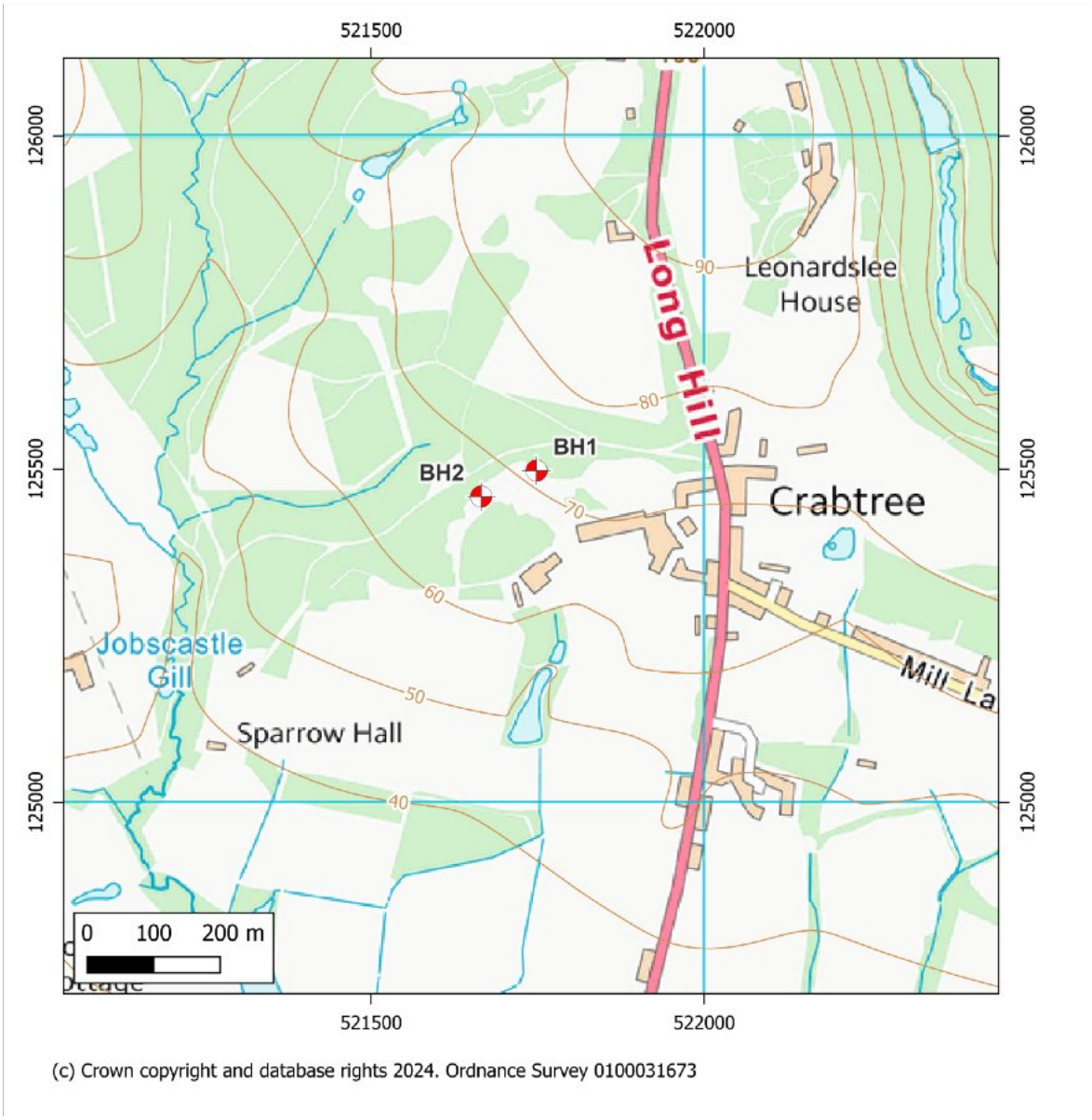
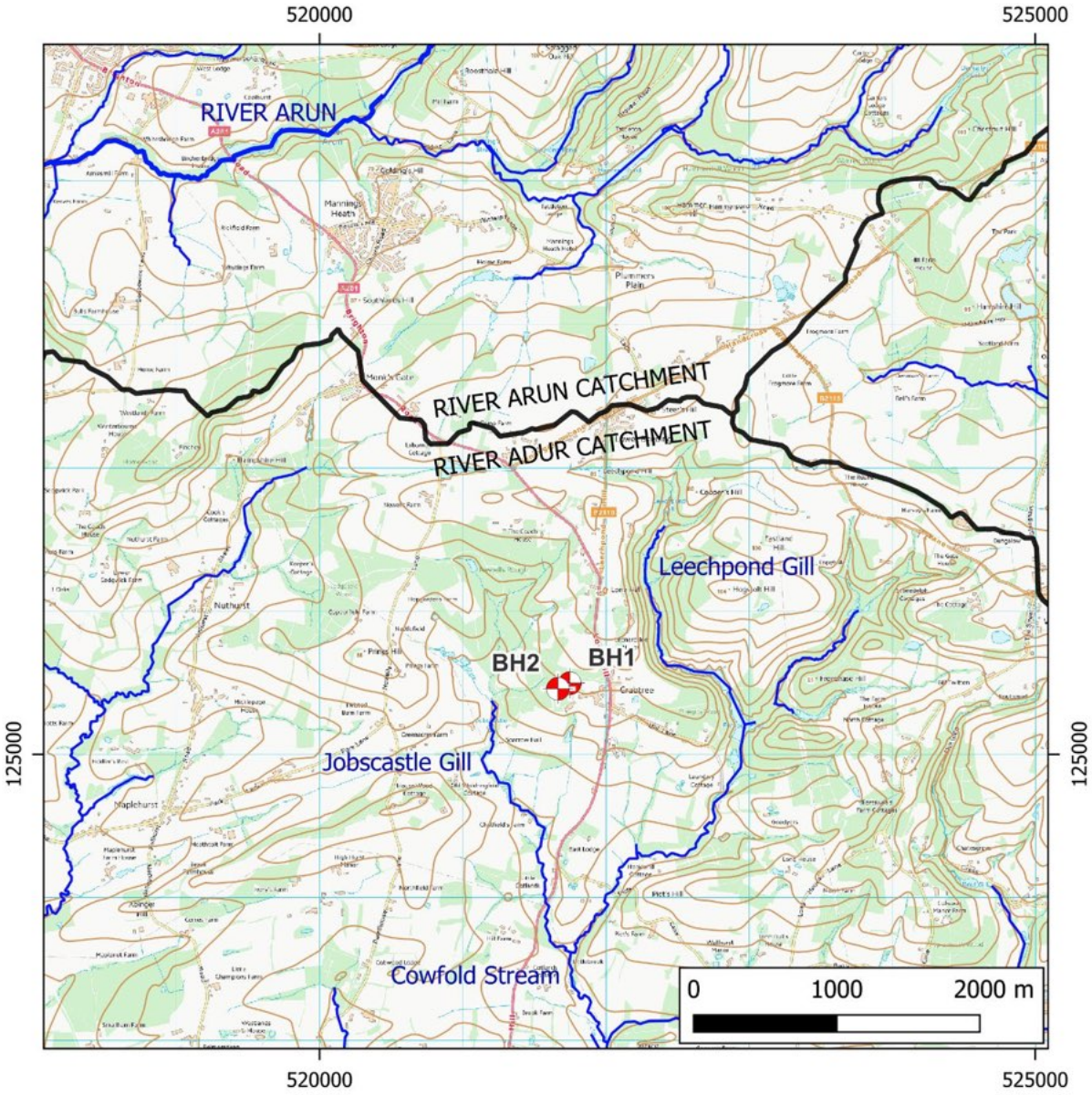


Figure 1: Borehole locations



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Figure 2: Watercourses and catchment boundaries

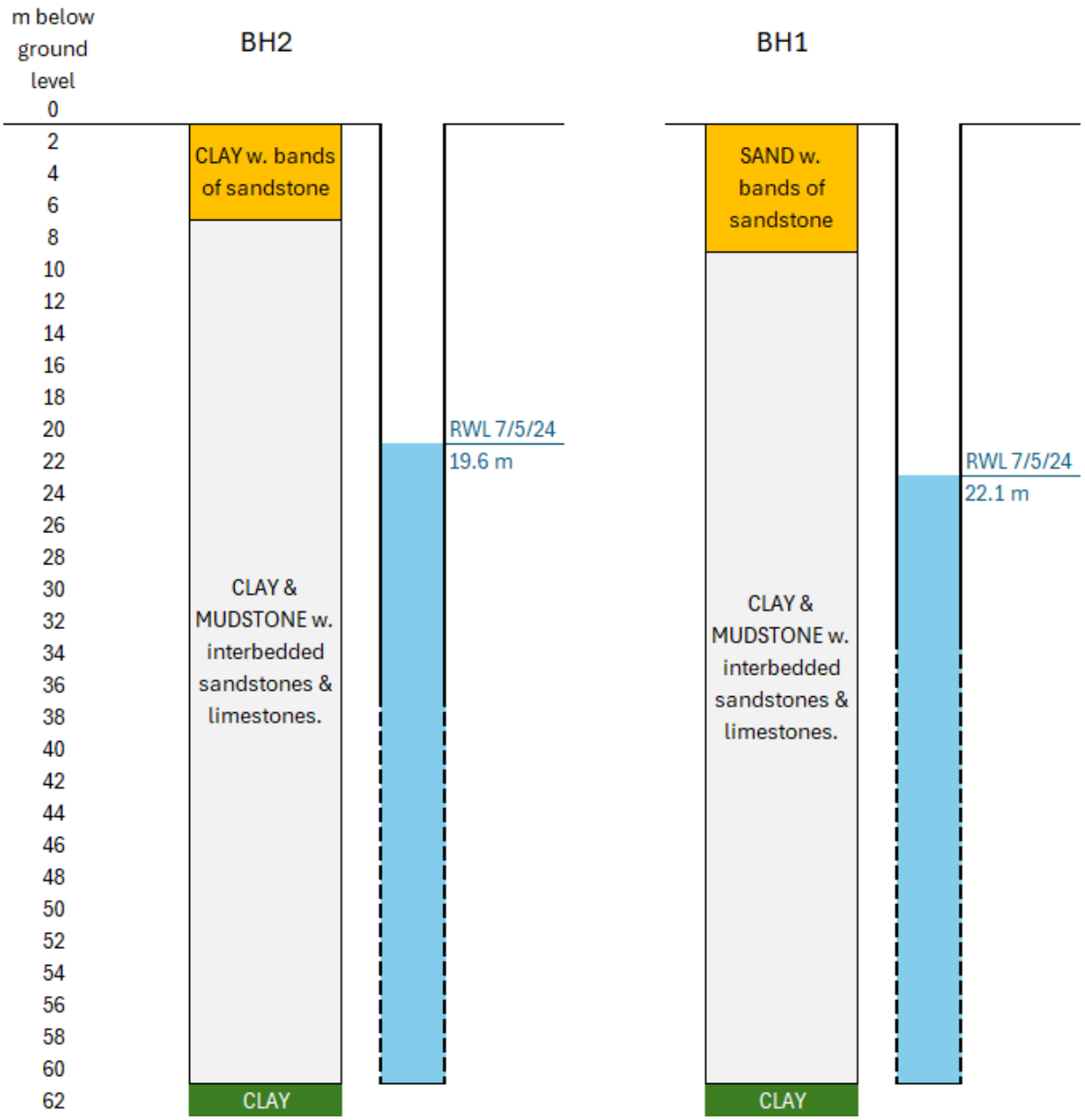


Figure 3: Schematic west-east section through boreholes

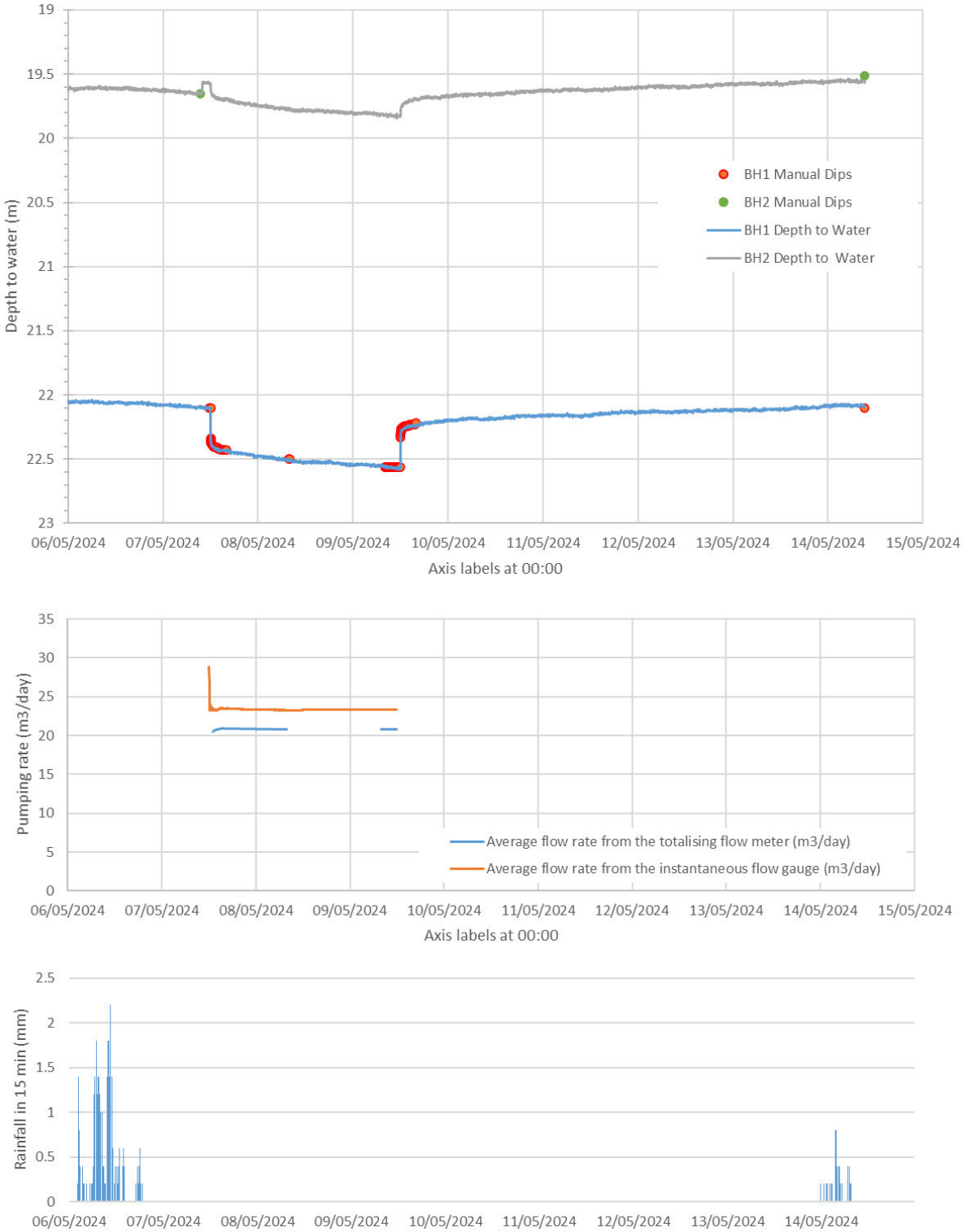


Figure 4: Groundwater levels, pumping rates and rainfall at EA Cowfold gauge

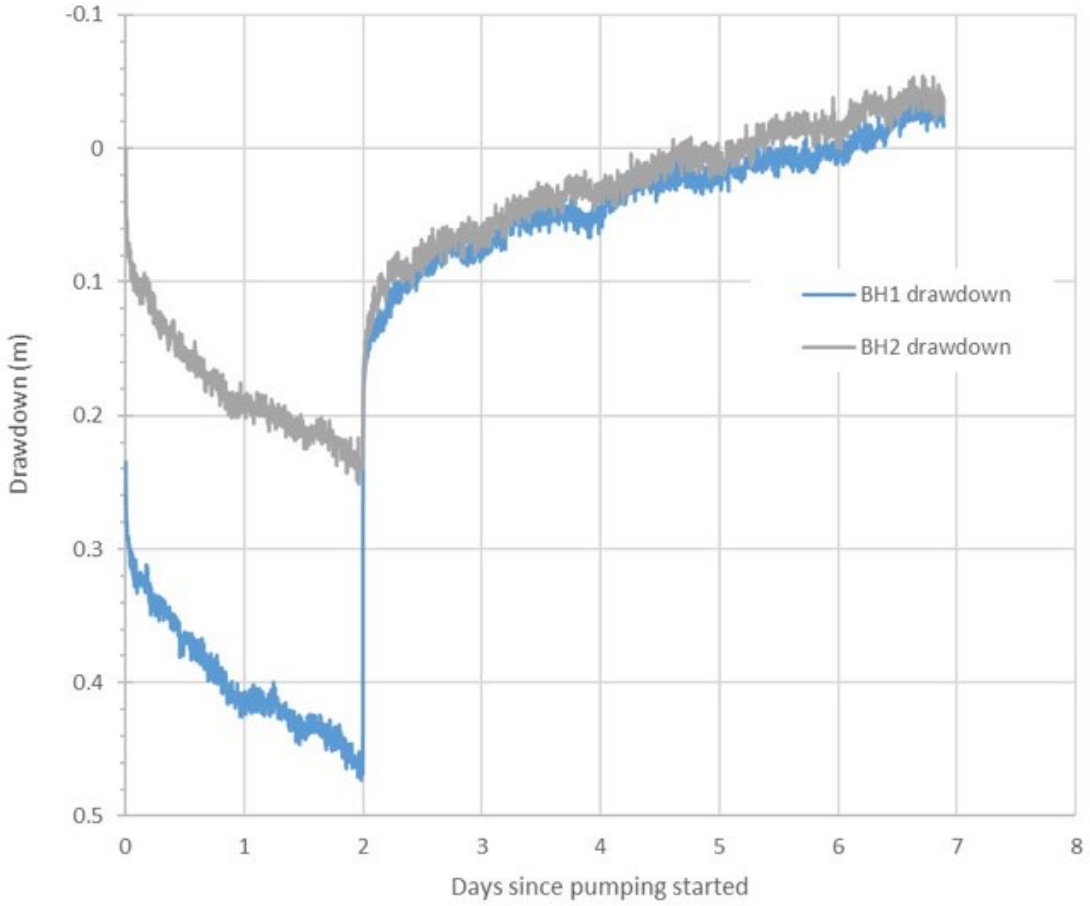


Figure 5: Drawdown

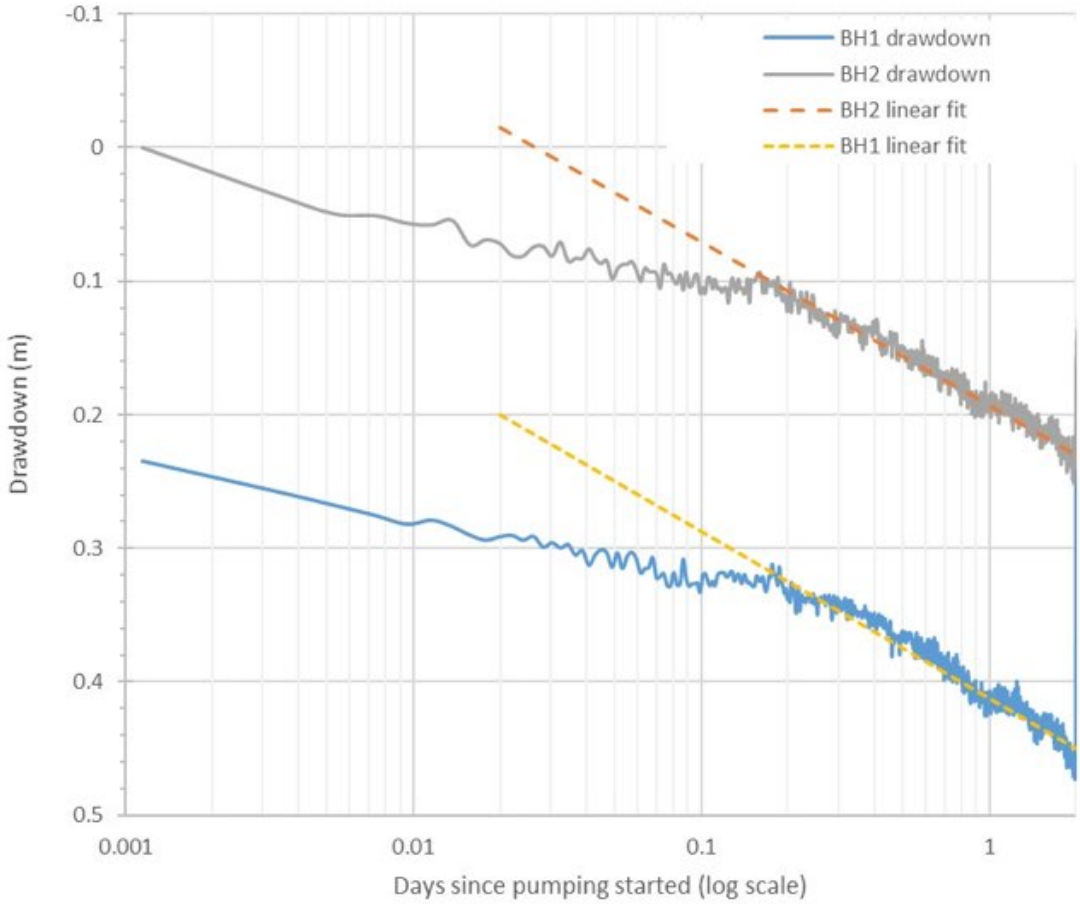


Figure 6: Drawdown on a log-time scale, and linear fit lines

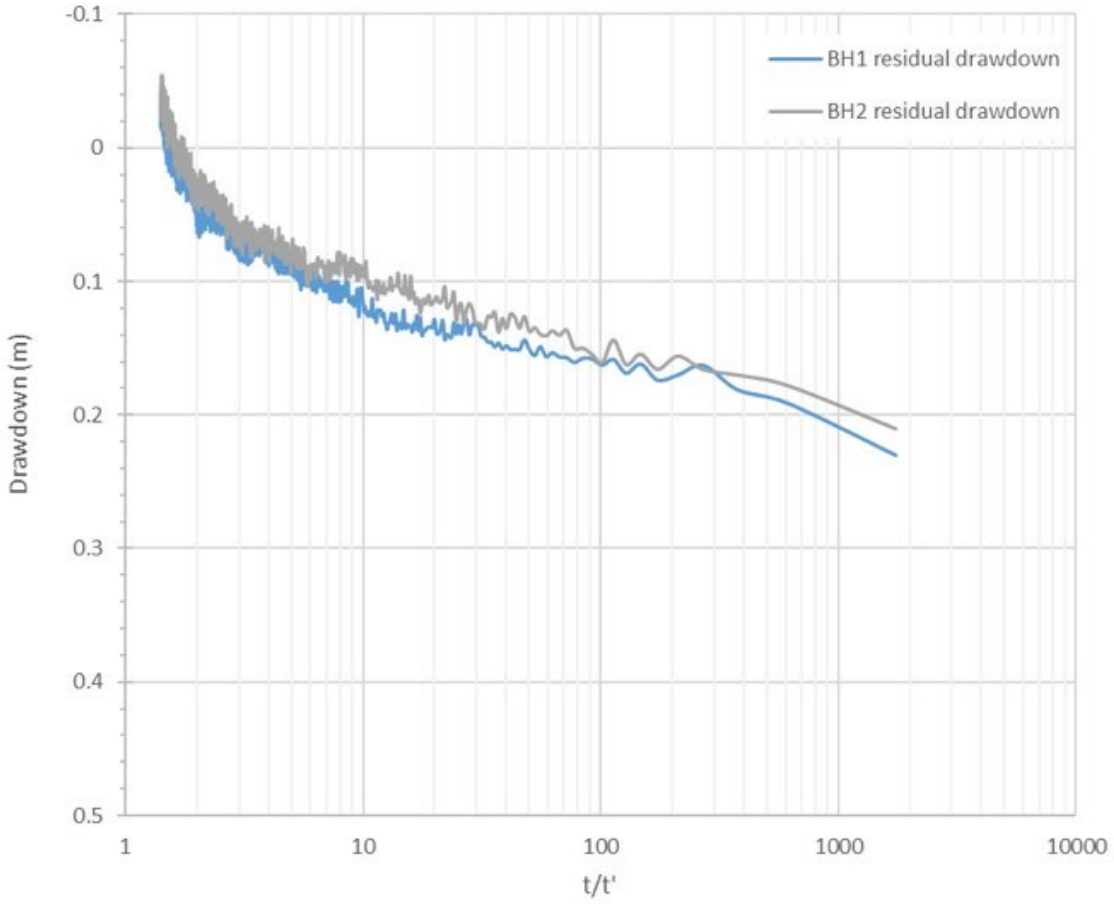


Figure 7: Residual drawdown during recovery on a log-t/t' scale

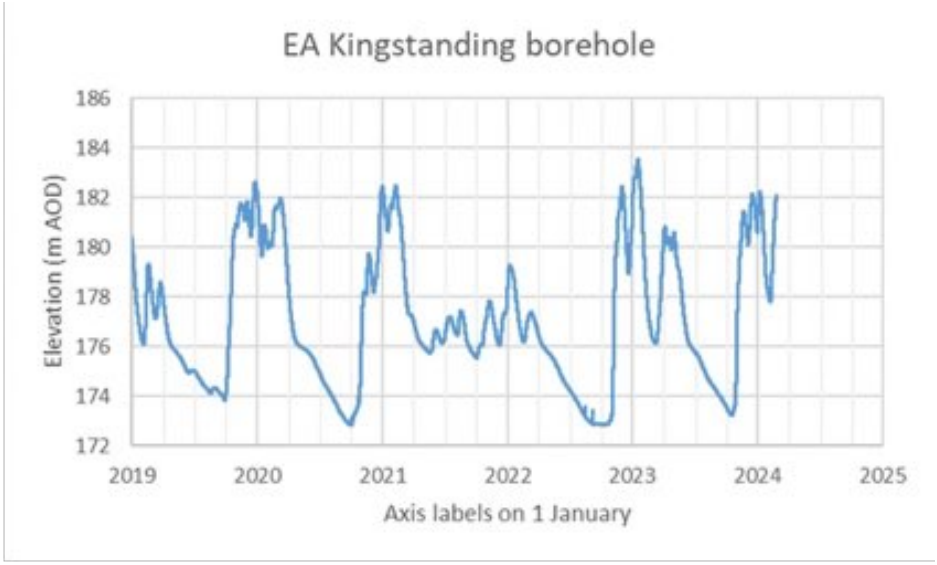


Figure 8: Groundwater levels in the Ashdown Sands Formation

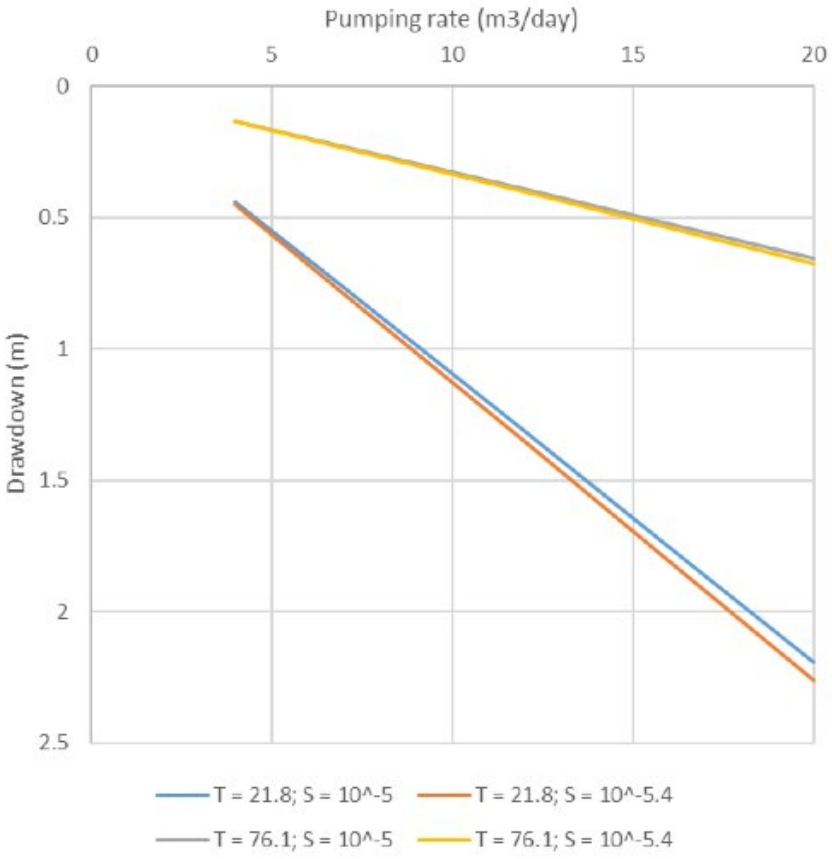


Figure 9: Potential drawdown at 60 years, given different pumping rates and aquifer properties

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.

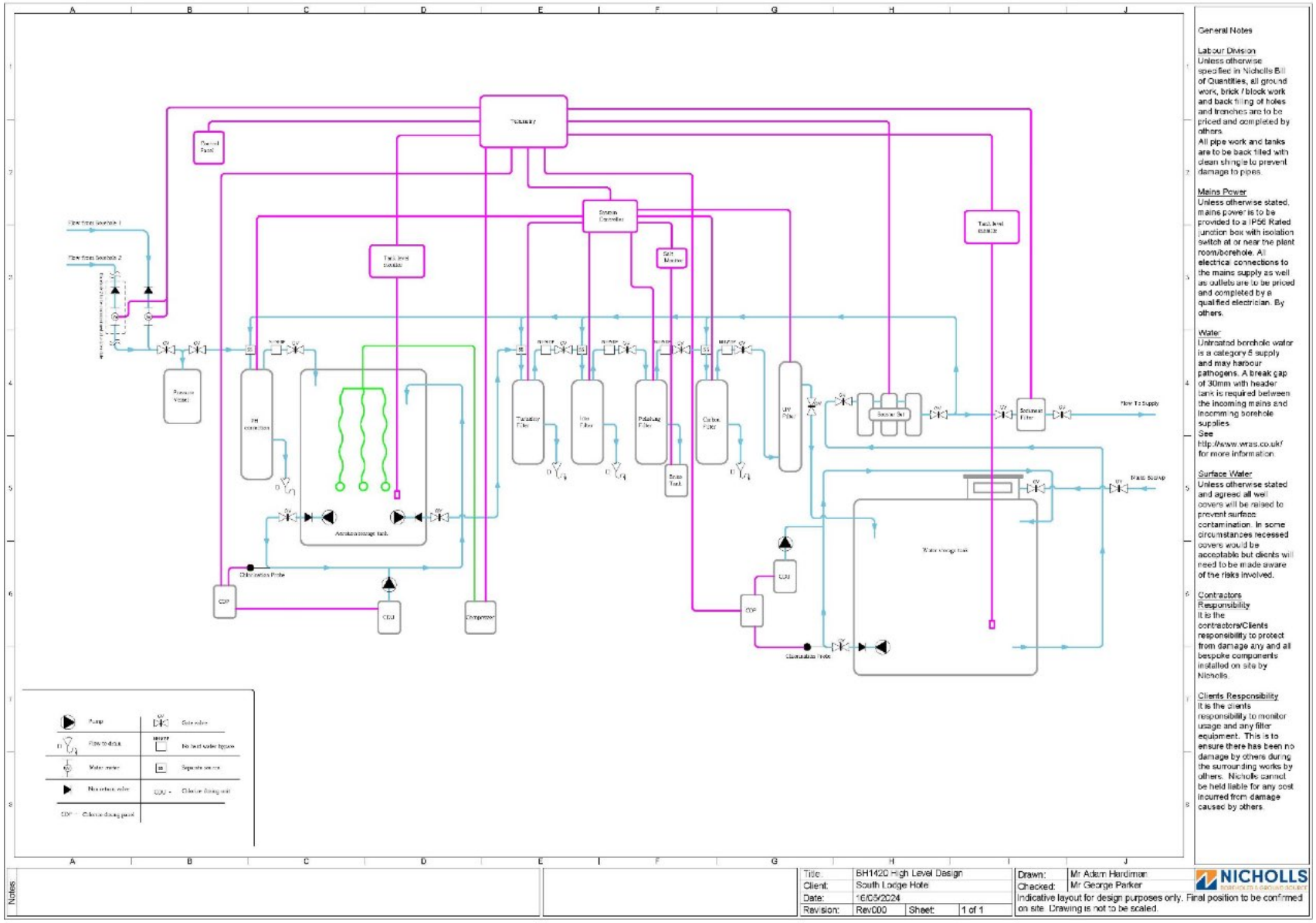
The system will be designed in close collaboration with the incumbent local authority. Following completion of the works the system would be risk assessed & signed off by the local authority's Environmental Health Department.

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.
Pump
Flow to drain
Water meter
Non return valve
Gate valve
No back water bypass
Separate service
Chlorine dosing unit
Notes
Title: BH142C 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

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

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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	<0.015	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.
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*** - denotes non UKAS accredited test**
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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 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
1579

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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]

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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.

APPENDIX A.1



NICHOLLS
BOREHOLES & GROUND SOURCE

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

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): TQ21065 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	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

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:

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*** - 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

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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 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	

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F - Result Exceeds The Maximum Pcv As Defined In The Water Supply (Water Quality) (Amendment) Regulations 2018
ext - Analysis subcontracted to an external laboratory

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NICHOLLS
BOREHOLES & GROUND SOURCE

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

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ext - Analysis subcontracted to an external laboratory

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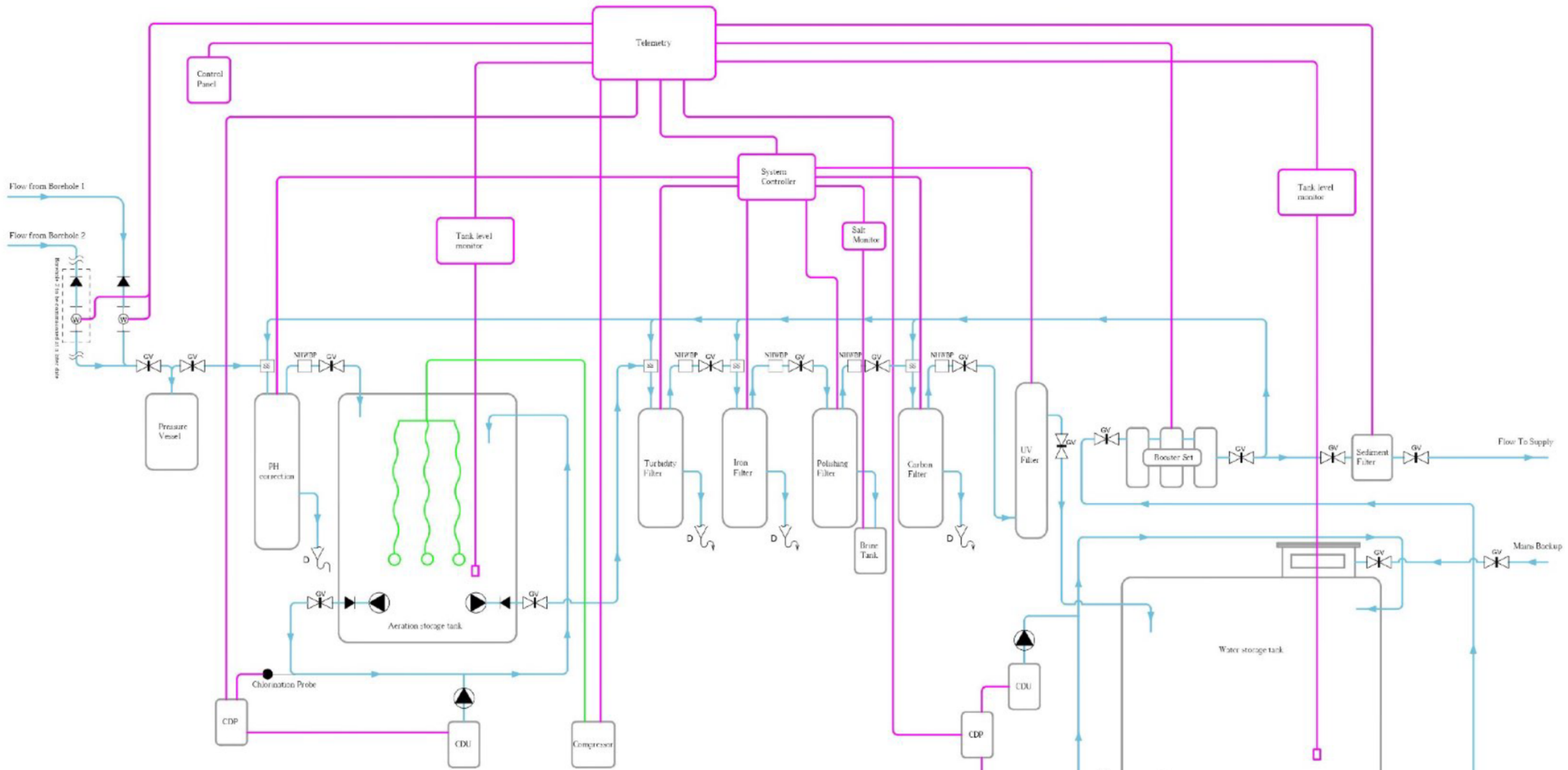
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APPENDIX D



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

APPENDIX E.1



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

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:	Rev000	Sheet:	1 of 1

Drawn:	Mr Adam Hardiman
Checked:	Mr George Parker

NICHOLLS BOREHOLES & GROUND SOURCE

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

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