Water Neutrality: Proof of compliance
Discharge of Condition 5 relating to DC/22/1915

Cattlestone Farm
Harbolets Road
West Chiltington

On Behalf of
Mr Alan Dougharty

Prepared by
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March 2025

1. INTRODUCTION

1.1 This statement has been prepared in support of a discharge of condition application for the Change of use of land to allow for the siting of 2no. shepherds huts to be used as holiday lets, associated ecological enhancements, and creation of new ponds at Cattlestone Farm, Harbolets Road, West Chiltington:

1.2 The application relates to condition 5 of planning reference DC/22/1915, which was issued by Horsham District Council on 26/05/2023. A water neutrality statement was approved subject to the following condition (5):

> *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received 26.10.2022). No part of the development hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full, including the removal of mains water fed troughs. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

1.3 The following documents are submitted with this discharge of condition application:

i) Water Neutrality Measures Confirmation
ii) Water Neutrality Statement (approved under DC/22/1915)

2. DETAILS OF WATER EFFICIENCY MEASURES: LAKES / PONDS

2.1 The increased water usage from the shepherds huts has been mitigated by replacing the mains-fed water troughs with 4 x natural lakes, fed by springs and ditches using rainwater runoff. This results in an overall net reduction in mains water reliance of 794.14 litres per day, over 4 times the expected increase in water demand as a result of the proposed shepherd's huts. The approved mitigation plan is shown below in figure 1.

Figure 1 - Approved mitigation plan



2.2 All reliance on mains water for livestock drinking from the field troughs serving the cattle has been replaced with these natural ponds/lakes within the site. There is no connection between the ponds to troughs as the animals simply drink water straight from the ponds. The ponds/lakes are of the following dimensions:

1. Westerly pond 20m width and 20m (depth 2m)

2. Easterly lake of 78m length, 47m in width (depth 3m)
3. Central (north) pond 14m x 9m (depth 2m)
4. Central (south) pond 9mx6m (depth 1.5m)

2.3 The lakes will be kept in perpetuity and no barriers will be constructed to prevent access for livestock. The lakes are connected to the existing field ditch to allow for excess water to exit the site naturally. Photographs of the lakes installed are shown below in figure 2

Figure 2 – Images of the ponds at Cattlestone Farm

Pond 1



Pond 2



Pond 3



Pond 4



3. DETAILS OF WATER EFFICIENCY MEASURES: SHEPHERDS HUTS

Specification of fittings and appliances used

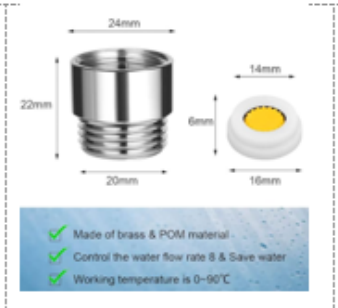
3.1 As detailed within the approved Water Neutrality Report the following components and water efficiency measures have been installed to the shepherds huts:

i) Flow restrictors installed on the taps and shower outlet flow regulator to ensure they conform with the litres per minute for each fixture and fitting detailed within the Part G approved water calculator.

ii) The toilets are eco dual flush.

The details of the installed taps and flow restrictors are noted below in figure 3:

Figure 3 – Water efficiency measures installed in the shepherds hut

Appliance	Accessory fitted	Requirement Under Part G Calculator	Product
Shower outlet	Shower outlet flow regulator	6 litres per min	Flintronic 5ltr/min B0BBIK74JZ
https://www.amazon.co.uk/flintronic-Restrictor-Different-Universal-Replacement/dp/B0BB1K74JZ?th=1			
  			
Kitchen tap	Aerator	9 litres per min	Lowenergie 4 Lt/min B00SRC9DT2
https://www.amazon.co.uk/Aerator-minute-energy-saving-reduce/dp/B00SRC9DT2?th=1			



LOWENERGIE Tap Aerator 20mm Male, 4ltr per Minute, Water, Energy Saving Reduce Bills Chrome. Pack Sizes (1)

Technical Details

Manufacturer	Lowenergie
Part Number	626_1
Product Dimensions	2 x 2 x 2 cm; 10 g
Item model number	626
Colour	Yellow
Finish	Polished
Material	Metal
Item Package Quantity	1
Flow rate	4 Litres Per Minute
Certification	Save water, energy saving
Included Components	Tap Aerator + Mesh
Batteries included?	No
Batteries Required?	No
Item Weight	10 g

Brand	LOWENERGIE
Material	Metal
Finish type	Polished
Specification met	Save water, energy saving
Thread size	2.0 centimeters

About this item

- 20mm Male Thread
- 4L per minute flow
- Instant water saving
- Measure to outer edge of screw thread to ensure you order the correct size (see picture)

A Tap Aerator is designed to cut down on unnecessary water consumption (washing hands, brushing teeth, shaving etc) from your taps. A typical tap may have a 24 litres per minute water flow which wastes lots of water at times. This water saving aerator restricts water flow 4 litres per minute also drawing in air to give a lovely soft bubbly water flow. Easy to fit with a adjustable spanner.

Hand Basin tap	Aerator	3 litres per min	Bristan 2 Litres Per Minute Flow Limiter

https://www.aqva.co.uk/Bathrooms/101581



- Tap tail type flow limiters are suitable for most Bristan basin pillar taps, basin taps, and sink mixer taps
- Flow limiting flow straighteners aerates the water for a softer nonsplashing flow
- Manufactured using WRAS approved materials
- Thickness of flow limiter is 5mm
- Diameter of flow limiter is 15mm
- Flow limiters is +/- 10% accurate
- Requires Minimum 1.0 bar and Maximum 5.0 bar operating water pressure
- Manufacturing code of the flow limiter is ECO TAP2
- Limiters can be fitted within tap or shower inlet tails
- Flow rate of 2 liters / minute
- Color of the flow limiter is olive
- Bristan ECO flow limiter

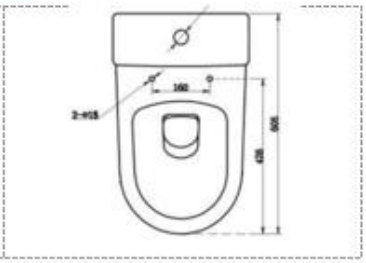
Toilet	Dual flush as fitted	3.99 litres per min	Eco Deluxe ECOR6CC Orion Dual flush

https://www.victorianplumbing.co.uk/ecodelux-orion-water-saving-close-coupled-toilet-soft-close-seat?categoryId=ac8bf4bf-6a3c-4a38-91e6-bcf1d1e8bb6e-297C:en-GB&msockid=2987171eb8d06a88027e03ffb9306bd2



Product Details

- Height: 775mm
- Depth: 665mm
- Width: 375mm
- Height of pan: 400mm
- Colour/Finish: Gloss White
- Material: Ceramic construction
- Type: Close Coupled
- Style: Modern
- Shape: Round
- Internal overflow
- Water Saving 4.5/3 litre flush fittings
- Supplied with wrap over soft close seat
- Semi flush-to-wall pan option is easier to install and conceals unsightly pipe
- Tested in accordance with BS EN 997:2018
- UKCA / CE Marked
- ISO9001:2015 Registered Manufacturer



The dual flush feature provides an option for a smaller flush, significantly reducing water consumption, especially for liquid waste. Over time, this can result in a noticeable reduction in overall water use.			
Washing Machine / Dishwasher	-	-	-
These are not proposed to be installed in the shepherds huts			