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WATER NEUTRALITY MITIGATION STATEMENT

PROPOSED DOG DAY CARE AND KENNEL FACILITY, 2 JENNERS FIELD, WASHINTON, PULLBOROUGH

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1.0 INTRODUCTION

A L Daines and Partners LLP have been instructed to undertake a Water Neutrality Assessment for the creation of a new dog day care and kennel facility at 2 Jenners Field, Washinton, Pullborough.

This statement has been prepared to provide an assessment of the net change in water usage generated by the proposed development.

2.0 WATER NEUTRALITY

Water Neutrality is defined as development that takes place which does not increase the rate of water abstraction for drinking water supplies above existing levels.

Chichester, Horsham, Crawley, and South Downs National Park authorities are affected by the Sussex North Water Resource Zone and levels of abstraction which potentially impact on sensitive receptors such as the Arun Valley Special Protection Area (SPA) and Special Area of Conservation (SAC) protected by European and UK law. Consequently (and for other reasons), the Horsham Regulation 19 Proposed Submission Local Plan has been postponed following receipt of a 'Position Statement' (14 September 2021) from Natural England, the national statutory body that oversees the management of wildlife and habitats across the UK.

The 'Position Statement' (Background Paper 3) advises that development proposals, such as new homes and commercial buildings, in the Sussex North Water Supply Zone (NWZ) should not be allowed at present, unless water neutrality can be demonstrated. This is due to a potential significant impact on rare habitats in the Arun Valley, near Pulborough.

3.0 MITIGATION STRATEGY

Reducing the water consumption on a new development is critical to achieving a sustainable design and protecting the natural water features in the area. It is planned to achieve water neutrality on site through utilising onsite rainwater harvesting to service the toilet and wash hand basin present.

3.1 BASELINE WATER USAGE

The baseline scenario, incorporating the precautionary principle of the worst-case scenario in terms of water usage, is related to the current usage of the development site. It is noted that the site currently benefits from a planning permission for a stable block for 4 horses; however, other businesses are present and have been confirmed to have been in use via a Statutory Declaration [redacted]

The current base line water usage for the site is based upon this Statutory Declaration and is calculated below:

- Three full time members of staff per day using 50 l of water (British Water, 2013).
- 2 horses drinking 45 l/day of water on average (EA Table of water use for agriculture 2012).
- Average of 10 dogs each drinking 1 l per day (based on 50ml/kg assuming an conservative average weight of 20kg per dog) (Hatcher *et al*, 2018)
- "At least" 3 sheep each drinking 1 litre per day (EA Table of water use for agriculture 2012).
- 2 Monkeys drinking 0.15l/day each (based on 0.25kg Marmoset Monkeys each drinking 0.620l/kg)
- Commercial horse rug washing facility using 30kg commercial washing machine for – on average – 30 No. cycles per week [redacted] Conservative view of average washing machine water consumption 8 l/kg (http://www.how-to-save-water.co.uk/). 30 x 8 = 240 l/cycle.

This created a water usage for the site of:

- 50 x 3 = 150 l/day (water consumption of the staff)
- 45 x 2 = 90 l/day (water consumption of the Horses)
- 1 x 10 = 10 l/day (water consumption of the dogs)
- 1 x 3 = 3 l/day (water consumption of the sheep)
- 0.15 x 2 = 0.3 l/day (water consumption of monkeys)
- 240 x 30/7 = 1028 l/day (water consumption of the washing machine)

Total: 1281.3 l/day of water consumption.

3.2 PROPOSED WATER USAGE

The proposals at Jenners Field incorporate for a maximum of 40 dogs on site to allow for any handover issues and three full time members of staff. The maximum daily water consumption for a dog is 1.5l based on 50ml/kg and all dogs being of a larger breed (Hatcher *et al*, 2018).

The proposed water usage of the development is therefore:

- 40 x 1.5 = 60 l/day (water consumption for the dogs)
- 3 x 50 = 150 l/day (water consumption for staff)

Total = 210 l/day water consumption

Using these conservative figures, this gives a saving of over 1000 litres per day compared to the existing site usage:

-1281.3 + 210 = -1071.3 l/day

3.3 ONSITE RAINWATER HARVESTING

Rainwater harvesting is the capture of water falling on buildings, roads or pathways that would normally be drained via a surface water sewer, infiltrate into the ground or evaporate. In the UK, this water cannot currently be used as a drinking water supply as there are strict guidelines on potable water, but it can be used in other systems within domestic or commercial premises.

The system proposed for collection of rainwater is to be provided through rainwater harvesting in tanks on site attached to drainpipes on the commercial premises. The tanks are to be fitted with pumps to supply water for use in toilet flushing, taps and the wash hand basins on site.

The volume of rainwater harvesting has not been specifically calculated, however an assumption can be made by removing drinking water from the water usage from staff levels:

NHS England guidance is for 6-8 glasses (200ml per glass) per day which equates to 1.2litres per person. The remainder of the 50 litres of water usage per person is through toilet usage, hand wash basins etc.

Conservatively therefore, it can be assumed that 40 litres of usage per person, per day can come from rainwater harvesting giving a further usage reduction of 120 litres per day.

It is clear that by utilising rainwater in this way, there will be a further reduction in dependence on mains water use in the commercial property compared to the existing scenario.

4.0 CONCLUSION

It can be confirmed that the proposed dog day care and kennel facility at Pullborough will not increase water consumption post planning permission being granted.

Existing water usage: 1281.3 l/day

Proposed water usage: 210 l/day

Further reduction possible through rainwater harvesting: Minimum 120 l/day.

Net reduction without implementation of rainwater harvesting: **-1071.3 l/day**

Net reduction with implementation of rainwater harvesting: **-1191.3 l/day**

5.0 REFERENCES

British Water (2013) Flows and Loads – 4. Sizing criteria, treatment capacity for sewage treatment systems. British Water. 2013.

Hatcher, J., Stevenson, H., & Oleary, M. (2018). Fluid therapy – the essentils. World small animal veterinary association congress proceedings. 2018.

RSPCA, 2021, How much water does my horse need? Available at: How much water does my horse need? – RSPCA Knowledgebase. Accessed 7 March 2024.

Table of water use for general agriculture – Environment Agency https://assets.publishing.service.gov.uk/media/5a7f18fa40f0b62305b850da/LIT_10146.pdf

Water, drinks & hydration – NHS England https://www.nhs.uk/live-well/eat-well/food-guidelines-and-food-labels/water-drinks-nutrition/

Statutory Declaration [redacted] – 30th August 2024 – Appendix A

6.0 Appendix A

This STATUTORY DECLARATION is made this 30 day of August 2024 [redacted] of [redacted] and say as follows: -

I was a former client/customer of Mrs. Lisa Setterington who was the original operator of the licensed and allegedly unauthorised dog day care facility at 2 Jennersfield. As such I was a visitor to and was conversant with the property and make this statutory declaration from my own knowledge.

1. I knew Mrs Lisa Setterington, the previous owner of 2 Jennersfield, Washington, West Sussex during the period 2016 to 2023 when sadly she passed away. As a friend and a client of Mrs Setterington, I used her a dog walking service and latterly the licensed dog day care facility at her private address.

2. Mrs Setterington kept multiple dogs, cats, and birds in her personal care at Jennersfield. There were often up to 10 plus dogs at any one time, throughout the time I knew her. These dogs were not part of the dog day care business but were her own pets. Mrs Setterington was a known breeder of French Bulldogs at 2 Jennersfield, where there were kennels and birthing and whelping facilities within the house. There were puppies in residence, prior to going to their new homes. In addition to her own dogs and others, Mrs Setterington cared for dogs that were rescued prior to rehoming them.

3. Mrs Setterington kept two Monkeys at her property which I understood to be kept at the premises under license, and housed in a large, dedicated environment appropriate to their needs, sited adjacent to the bungalow.

4. On the land directly adjacent to the bungalow, on the small paddock of approximately 2 acres, Mrs Setterington kept horses, notably youngstock and most recently over several years kept Riley, a coloured colt, before he was relocated to a livery yard to commence his breaking in and training. Riley always had companion animals in the field with him including several sheep and ponies, as Mrs Setterington would not have kept a horse on the land in isolation. There were several animals in the paddock at any given time, and I recall three to four sheep and at least two miniature ponies.

5. I am familiar with the K9 Stay and Play dog creche business Mrs Setterington set up and operated; my own dog attended the day care facility on occasions. Mrs Setterington also provided a dog walking service and occasional overnight care prior to the establishment of K9 Stay and Play. As part of that arrangement, her home served as the pick-up and drop off point, and this service was used by several clients. Mrs Setterington also did home collections and drop off.

6. Mrs Setterington previously operated a Horse Rug/Blanket Washing business at 2 Jennersfield with industrial washing machines and drying machine facilities in situ. This service was widely used by the equestrian community in the southeast, particularly by professional establishments where she would be processing the cleaning of up to fifty rugs at a time. I would estimate Mrs Setterington was processing the cleaning of on average approximately thirty plus horse rugs per week during peak times.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

The day and year first above written.

[redacted]

Sworn by the above named.

Before r[redacted]

At Petw[redacted]

Jane Hodge
Solicitor
Glanvilles Anderson Rowntree
Wisteria House, Market Square
Petworth, West Sussex, GU28 0AJ

this 30th Day of August 2024