WATER NEUTRALITY STATEMENT FOR THE PROPOSED DEVELOPMENT AT SHEILING, SOUTHWATER STREET, SOUTHWATER, HORSHAM, WEST SUSSEX, RH13 9BN.

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Executive Summary

H2Ogeo provided this Water Neutrality Statement to support a planning application for a new Annexe at Sheiling, Southwater Street, Southwater, West Sussex, RH13 9BN.

This Water Neutrality Statement provides details of the proposed mitigation scheme to achieve water neutrality.

Water bills, meter readings, the BREEAM New Construction 2018 Performance Levels and the Part G Calculator has been used to assess the water consumption from the existing property on site and have identified that mitigation is required to account for the additional consumption from the proposed new annexe.

This Water Neutrality Statement demonstrates that by replacing the older fixtures and fittings with Performance Level 3 or better consumption is reduced on site.

Existing Consumption Litres/Day	***Proposed Mitigated Consumption Litres/Day***	***Water Neutrality Achieved***
375.52	367.07	YES

The Water Neutrality Statement demonstrates that with mitigation the proposed development will achieve water neutrality through efficiencies.

The proposed development, with mitigation, will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

1 Introduction

Natural England cannot, with certainty, conclude that the Sussex North Water Supply Zone, that includes water supply from a groundwater abstraction, is not having an adverse effect on the integrity of:

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

Natural England have advised that developments within this zone must not add to this impact.

The Local Planning Authority (LPA), have requested a Water Neutrality Statement is provided to accompany applications to demonstrate that the proposed development does not increase the rate of water abstraction for drinking water supplies above existing levels.

1.1 Scope of Work

H2Ogeo was requested to provide a proposal for a Water Neutrality Statement to support a planning application at Sheiling, Southwater Street, Southwater, West Sussex, RH13 9BN.

The site location is presented in Figure 1.

The Water Neutrality Statement aims to demonstrate that the proposed development will not *contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.*

The proposal was accepted and the Water Neutrality Statement is presented in this report. It is understood that a water neutrality scheme had already been presented however, Natural England required further detailed assessment to make a decision. This Water Neutrality Statement provides the detail required and presents a different mitigation scheme to achieve water neutrality.

A Statement of Limitations is presented at the start of this report.

1.2 Background

The existing site comprises a four-bedroom detached residential premises with front and rear garden and a garage.

The proposed development is for the construction of a single storey one-bedroom annexe in the back garden for the use of a family member.

The existing layout and the proposed development drawings are presented in Annex A.

1.3 Sussex North Water Resource Zone (WRZ)

Southern Water supplies water to Crawley Borough, Horsham District, the northern part of Chichester District, southern Waverley and the South Downs National Park from its Sussex North Water Resource Zone (WRZ).

Within the WRZ there are a number of water sources, one of which is the groundwater abstraction from the Hardham source, one of a number of groundwater and surface water abstractions around

Pulborough[1] presented in Figure 2 along with the proposed site and boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 16km south west of the proposed site.

[1] https://www.horsham.gov.uk/__data/assets/pdf_file/0019/104482/EYP-JBAU-XX-XX-RP-EN-0001-A1-C03-Water_Neutrality_Assessment_Part_A.pdf

2 Site Location and Setting

The site address is Sheiling, Southwater Street, Southwater, West Sussex, RH13 9BN and is centred on National Grid Reference: TQ15898 27467 (Easting: 515898, Northing: 127467) and presented in Figure 1.

2.1 Existing Site

The existing buildings on site consist of the main four-bed house and a garage. The site of the proposed development is in the rear garden.

2.1.1 Proposed Fixtures & Fittings

The fixtures and fittings proposed for the new annexe are presented in the table below.

The fixtures will meet Performance Level 3 of the BREEAM New Construction 2018 Standards and are shown in the table below with examples of fixtures and fittings presented in Annex B:

Table 1 Proposed Performance Levels of new Fixtures and Fittings

Fixture	***Performance Level***	***Consumption***	***Units***
WC	3	3.75	Effective Flush (Litres)
Taps (excluding kitchen/utility room taps)	3	5	Litres/Minute
Showers	3	6	Litres/Minute
Kitchen/Utility room sink taps	3	6	Litres/Minute
Washing Machine	3	5	Litres/kg dry load

3 Baseline Water Consumption

This section outlines the existing baseline water consumption for the site.

3.1 Existing Demand

The average mains water consumption at the site has been based on a combination of flow testing carried out by H2Ogeo on the 23 January 2025, water bills and metered records.

The Client purchased the property in February 2024 and there have been a range of issues with water meters and leaky pipes at the property so the water bills are not reliable on their own. The applicant has provided a water bill and meter readings prepared by Southern Water, these are summarised in the table below and presented in Annex C:

Table 2 Water Bill Summary

From	***To***	***m3***	***Days***	***Litres/Day***
24/11/2024	20/01/2025	53	57	930
28/08/2024	24/11/2024	148	88	1682
29/02/2024	28/08/2024	293	181	1619
14/02/2024	29/02/2024	21	15	1400
03/02/2024	14/02/2024	67	11	6091
			Maximum	6091
			Minimum	930
			Average	2344

The daily consumption is elevated and likely to represent leakages in the pipework, to understand a more representative flow rate flow testing was carried out.

The flow testing results have been modelled using the Part G Water Calculator and are presented in the table below:

Table 3 Flow Testing Results

Fixture	***Flow Rate***	***Unit***
Kitchen Tap	12	Litres/Minute
Dishwasher	0.92	Litres/Place Setting
Washing Machine	5.6	Litres/Dry Kg
Downstairs WC Dual Flush	4.5	Effective Flush Litres
Downstairs WC Wash-hand Basin	4	Litres/Minute
Ensuite WC	4.5	Effective Flush Litres
Ensuite Wash-hand Basin	12	Litres/Minute
Ensuite Shower	12	Litres/Minute
Family Bathroom WC	4.5	Effective Flush Litres
Wash-hand Basin	15	Litres/Minute
Shower	10	Litres/Minute
Bath	200	Litres to overflow
Shower over Bath	10	Litres/Minute

The Part G Calculator is presented in Annex D and indicates a daily consumption of 131.3 Litres/Person/Day with the current fixtures and fittings. Based on an occupancy of 2.86 people this equates to 375.52 Litres/Day.

The range of consumption on site is therefore between 375.52 and *930* Litres/Day.

3.2 Proposed Demand

The water consumption for the proposed one-bedroom annexe has been calculated using the Part G Building Regulations Water Calculator with fixtures and fittings meeting Performance Level 3 under the BREEAM New Construction 2018 Standards.

The Part G Calculator is presented in Annex D and the consumption of the proposed annexe = 80.7 Litres/Person/Day.

Horsham District Council's extrapolated data for a one-bedroom property has been used to assess the occupancy and this equals 1.32 people.

In reality, due to the actual Gross Internal Area (GIA) being less than 39m^2 the development will not be used by more than one person.

The modelled water consumption for the new development = 106.52 Litres/Day (80.7 L/P/D * 1.32)

The total proposed demand is presented below:

Table 4 Summary of Consumption

Existing Consumption Litres/Day	***Proposed Total Consumption Litres/Day***	***Water Neutrality Achieved***
375.52	482.04 (375.52+106.52)	NO

4 Mitigation

To achieve water neutrality mitigation will be required.

4.1 Fixtures and Fittings

The table below shows where water savings can be made through improving the existing fixtures on site and examples of these efficient fixtures and fittings are presented in Annex B:

Table 5 Performance Level 3 Fixtures and Fittings

Fixture	***Performance Level 3***	***Unit***
WC	3.75	Effective Flush (Litres)
Taps (excluding kitchen/utility room taps)	5	Litres/Minute
Kitchen/Utility room sink taps	6	Litres/Minute
Shower	6	Litres/Minute
Shower over Bath	6	Litres/Minute
Bath	140	Litres to Overflow Capacity
Washing Machine	5.6	L/Dry Kg Load
Dishwasher	0.92	Litres/Place Setting

4.2 Part G Modelling

The Part G Water Calculator has been used to model the water consumption of the main house using Performance Level 3 efficiency fixtures and fittings, the calculator is presented in Annex D and summarised in the table below:

Table 6 Part G Calculations for the Proposed Site

Building	***Units***	
	Litres/Person/Day	***Litres/Day***
Main House	91.1	260.55
Annexe	80.7	106.52
Total		367.07

The additional 106.52 Litres/Day required for the proposed annexe results in a total demand of 367.07 Litres/Day for the Annexe and Main House combined.

Table 7 Summary of Consumption

Existing Consumption Litres/Day	***Proposed Consumption (Existing + Annexe) Litres/Day***	***Water Neutrality Achieved***
375.52 Litres/Day	367.07 Litres/Day (260.55+106.52)	YES

5 Conclusion

The proposed development will provide an opportunity to upgrade fixtures and fittings in the main house.

The effect of this mitigation proposed is summarised in the table below:

Table 8 Summary of Water Neutrality

Existing Consumption Litres/Day	***Proposed Mitigated Consumption Litres/Day***	***Water Neutrality Achieved***
375.52	367.07	YES

With fixtures meeting the Performance Levels described above water demand for both properties is reduced and results in the site being water neutral.

With mitigation in place, this Water Neutrality Statement demonstrates that the proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

5.1 Sensitivity Testing

The occupancy of the Annexe has been based on extrapolated census 2011 data and results in 1.32 people.

In reality, the purpose of the Annexe is to provide accommodation for a single relative and therefore the consumption will be reflective of only one person. Using only one person in the calculations for the Annexe occupancy results in the following consumption:

Total Combined Consumption = 341.25 Litres/Day

With mitigation in place this development is water neutral.

6 Figures

Figure 1 Site Location

Figure 2 Sussex North Water Resource Zone

Figure 3 Photolog

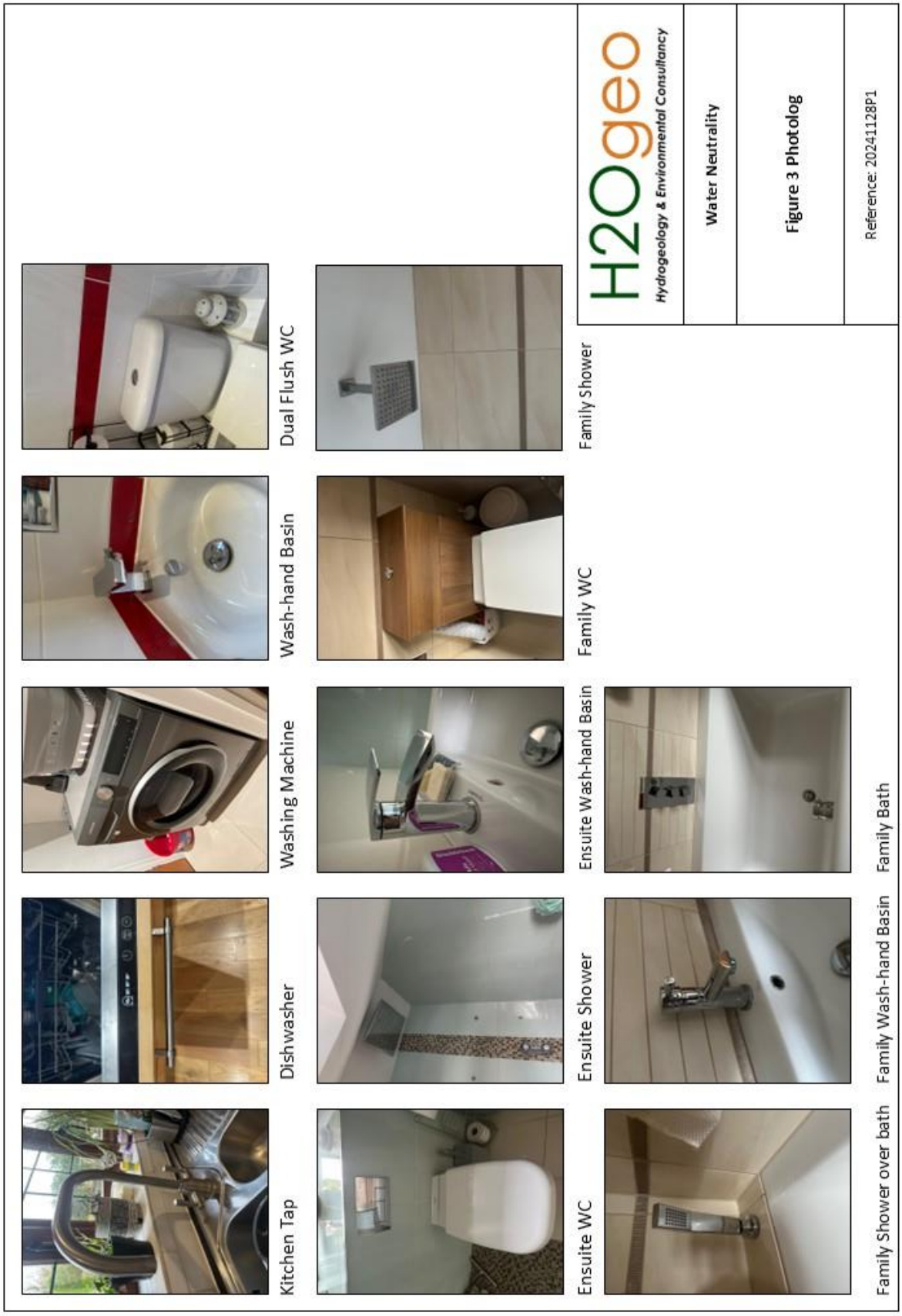
Figure 1 Site Location



Figure 2 Sussex North WRZ



Figure 3 Photolog



7 Annexes

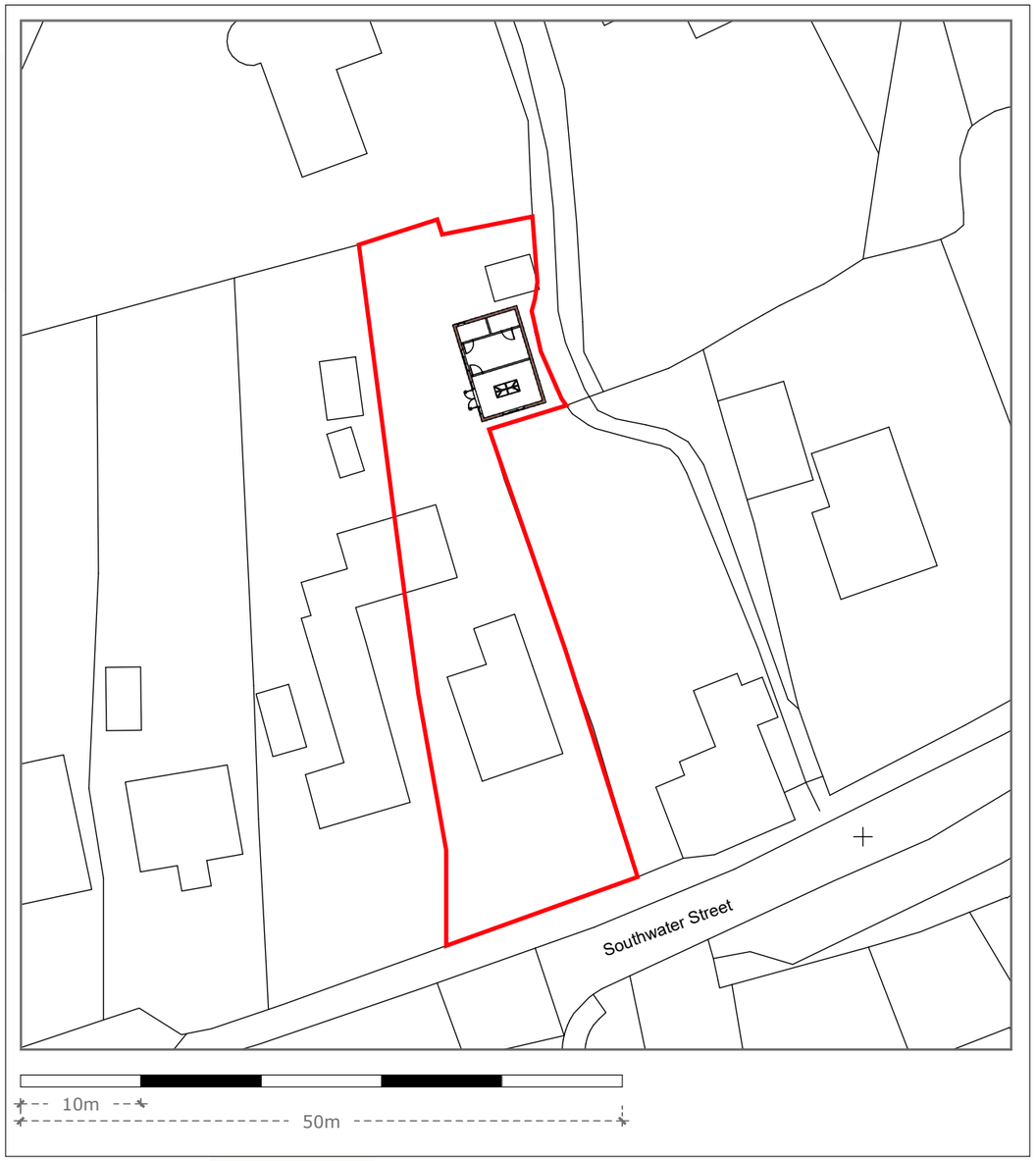
Annex A - Drawings

Annex B – Examples of PL3 and PL4 Fixtures and Fittings

Annex C – Water Bills

Annex D – Part G Water Calculators

Annex A - Drawings



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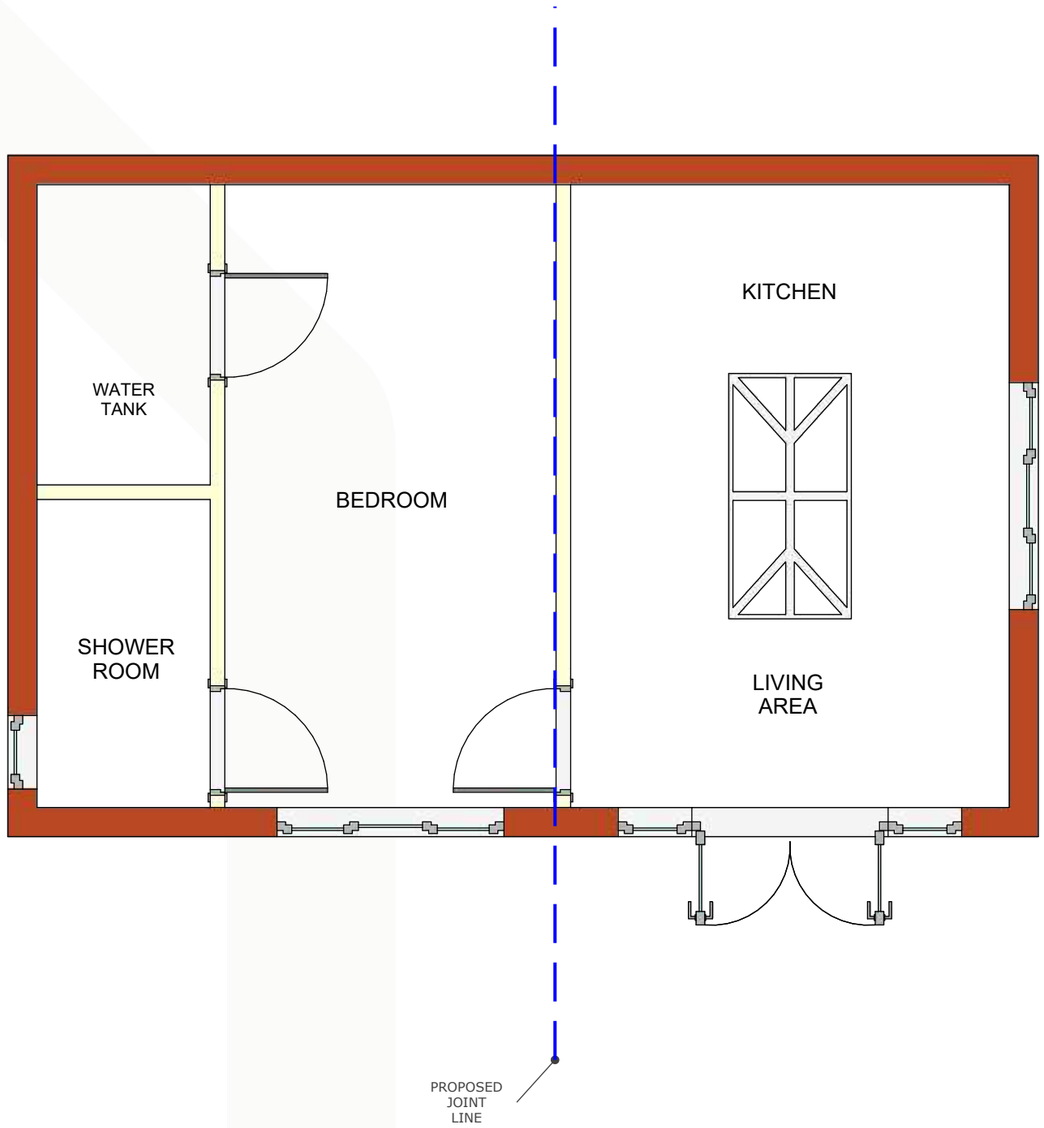
iHus™ Building Individuality

Ben Porter
Sheiling, Southwater Street
Southwater
West Sussex
RH13 9BN

Drawing Name: Proposed Block Plan
Drawn by: Amy
Version: 2 **Revision:** 2
Date: November 18, 2024
Ref: 2226.10.24D.03

PROPOSED BLOCK PLAN

Scale - 1-500 @ A3 A



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Building Individuality

Ben Porter
Sheiling, Southwater Street
Southwater
West Sussex
RH13 9BN

Drawing Name: Footprint - Caravan
Drawn by: Amy
Version: 2 **Revision:** 2
Date: November 18, 2024
Ref: 2226.10.24D.06

10m
1m

FOOTPRINT

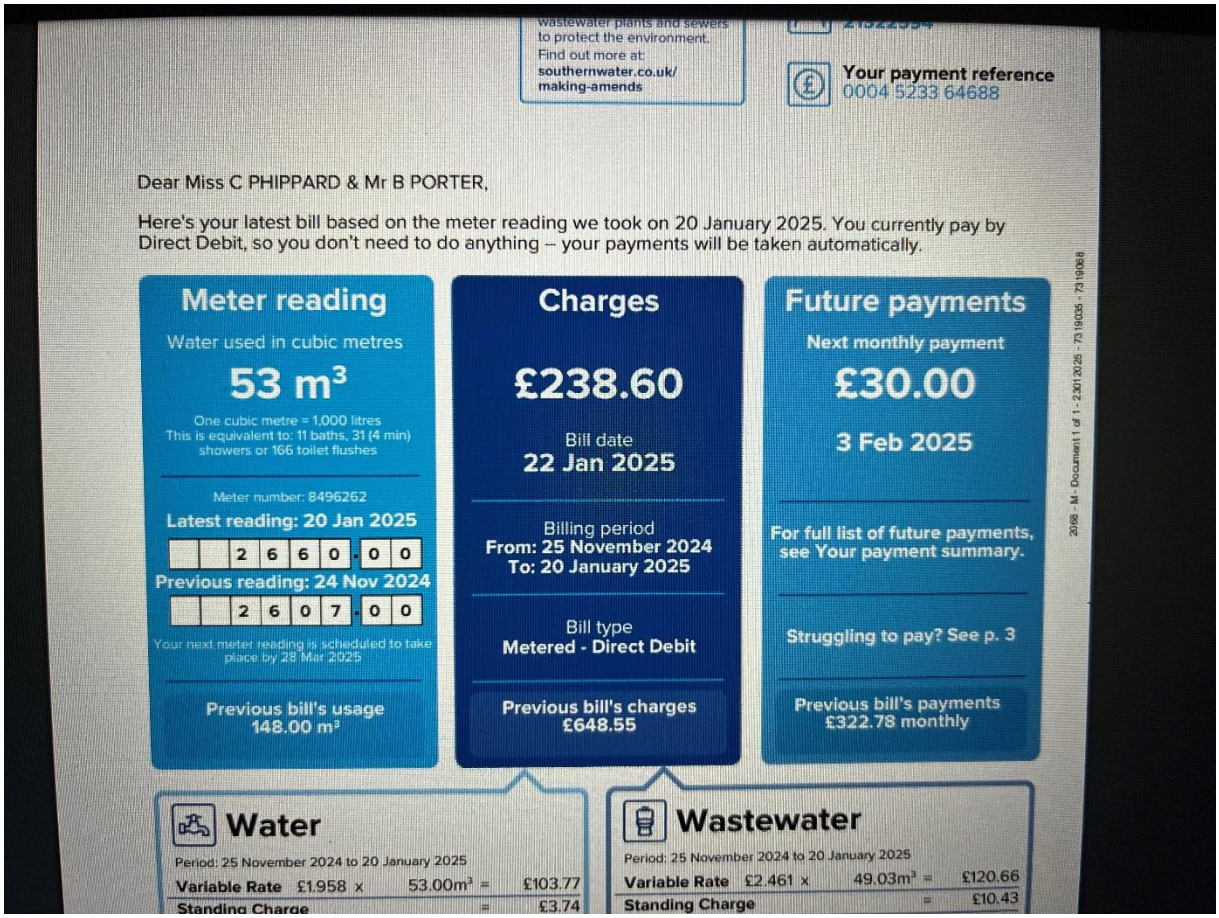
Scale - 1-50 @ A3 A

Annex B – Examples of PL3 and PL4 Fixtures and Fittings

The following table presents examples of fixtures and fittings that would achieve the efficiencies outlined in this Water Neutrality Statement. All fixtures and fittings must achieve Performance Level 3 and 4 of the BREEAM New Construction Guidance 2018:

Type	*Brand/Make/Model*	*Flow Rate*	*Unit*	*Performance Level*
Wash-hand Basin Tap	Grohe Eurosmart Cosmopolitan Basin Mixer Tap	3.5	Litres/Minute	4
	Hansgrohe Talis S EcoSmart Basin Mixer Tap	3.5	Litres/Minute	4
	Bristan Prism Eco Basin Mixer Tap	3.8	Litres/Minute	3
	Ideal Standard Tesi Basin Mixer Tap with EcoFlow Regulator	3.7	Litres/Minute	3
	Methven Minimalist Basin Mixer Tap with Satinjet Technology	3.5	Litres/Minute	4
Showers	Mira Eco 4 Spray Showerhead	4	Litres/Minute	4
	Hansgrohe Croma 100 Vario EcoSmart Showerhead	3.5	Litres/Minute	4
	Methven Waipori Satinjet Ultra Low Flow Showerhead	4.5	Litres/Minute	4
	Triton Dene Low Flow Fixed Showerhead	4	Litres/Minute	4
	Aqualisa EcoSpray 105 Showerhead	3.8	Litres/Minute	4
Baths	Armitage Shanks Sandringham 21 Compact Bath	110	Litres Overflow	4
	Twyford Celtic Compact Bath	100	Litres Overflow	4
	Kalderwei Saniform Plus Small Steel Bath	105	Litres Overflow	4
	Carron Compact Acrylic Bath	115	Litres Overflow	4
	Ideal Standard Tempo Space Saving Bath	110	Litres Overflow	4
WC	Roca The Gap Wall-Hung Toilet with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
	Ideal Standard Concept Air Back-to-Wall Toilet with Dual Flush	3.38	Effective Flush Litres	4
	VitrA S50 Compact Wall-Hung WC with Dual Flush	3.38	Effective Flush Litres	4
	Twyford E100 Square Close-Coupled WC with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
	Grohe Bau Ceramic Wall-Hung WC with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
Kitchen Taps	Grohe BauEdge Single-Lever Kitchen Mixer Tap	4.5	Litres/Minute	4
	Hansgrohe Metris Select Kitchen Mixer Tap	4	Litres/Minute	4
	Franke Eiger Eco Kitchen Mixer Tap	4	Litres/Minute	4
	Blanco Fontas II Filter Kitchen Mixer Tap	4.5	Litres/Minute	4
	Bristan Orta Eco Kitchen Mixer Tap	4.8	Litres/Minute	4
Washing Machines	Samsung Series 6 WW80T684DLN/S1 Washing Machine	4.9	Litres/dry kg load	3
	Bosch Series 8 WAW325H0GB Washing Machine	4.8	Litres/dry kg load	3
	LG F4V909WTSE Washing Machine	4.5	Litres/dry kg load	3
	AEG L7FEE865R 8000 Series Washing Machine	4.8	Litres/dry kg load	3
	Miele WED125 WCS Washing Machine	4.6	Litres/dry kg load	3
Dishwashers	Bosch Serie 6 SMS6ZDW48G Freestanding Dishwasher	0.74	Litres/Place Setting	4
	Miele G5260 SCVi Integrated Dishwasher	0.73	Litres/Place Setting	4
	Siemens iQ500 SN258I06TG Freestanding Dishwasher	0.75	Litres/Place Setting	4
	Neff N50 S513K60X1G Integrated Dishwasher	0.75	Litres/Place Setting	4
	AEG FFE62620PM Freestanding Dishwasher	0.76	Litres/Place Setting	4

Annex C – Water Bills



wastewater plants and sewers to protect the environment. Find out more at: southernwater.co.uk/making-amends

Your payment reference
0004 5233 64688

Dear Miss C PHIPPARD & Mr B PORTER,

Here's your latest bill based on the meter reading we took on 20 January 2025. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

Meter reading

Water used in cubic metres

53 m³

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

Meter number: 8496262

Latest reading: 20 Jan 2025
2660.00

Previous reading: 24 Nov 2024
2607.00

Your next meter reading is scheduled to take place by 28 Mar 2025

Previous bill's usage
148.00 m³

Charges

£238.60

Bill date
22 Jan 2025

Billing period
From: 25 November 2024
To: 20 January 2025

Bill type
Metered - Direct Debit

Previous bill's charges
£648.55

Future payments

Next monthly payment

£30.00

3 Feb 2025

For full list of future payments, see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments
£322.78 monthly

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Water

Period: 25 November 2024 to 20 January 2025

Variable Rate	£1.958 x	53.00m³ =	£103.77
Standing Charge		=	£3.74

Wastewater

Period: 25 November 2024 to 20 January 2025

Variable Rate	£2.461 x	49.03m³ =	£120.66
Standing Charge		=	£10.43

Device	Meter Reading	Meter Reading Date	MR Reason	MR Type ID	MR Type
8496262	2,660.0	20.01.2025	02 Interim meter readi...	Meter reading by utility...	Meter reading by utilit...
8496262	2,607.0	24.11.2024	02 Interim meter readi...	Meter reading by custo...	Meter reading by cust...
8496262	2,459.0	28.08.2024	01 Periodic Meter Rea...	Meter reading by utility...	Meter reading by utilit...
8496262	2,166.0	29.02.2024	02 Interim meter readi...	Meter reading by utility...	Meter reading by utilit...
8496262	2,145.0	14.02.2024	02 Interim meter readi...	Meter reading by custo...	Meter reading by cust...
8496262	2,078.0	03.02.2024	06 Meter reading at m...	Meter reading interpola...	Meter reading interpol...

Annex D – Part G Water Calculators

Main 4-Bed House Existing

Water Calculator | WC | Taps (Other) | Taps (Kitchen/Utility) | Baths | Dishwashers | Washing Machines | Showers | H2O softeners | Greywater | Rainwater

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)	4.50	4.42	0.00	19.89
WC (dual flush)	Full flush Volume (litres)		1.46	0.00	0
	Part flush Volume (litres)		2.96	0.00	0
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	10.50	1.58	1.58	18.17
Bath (where shower also present)	Capacity to overflow(litres)	200.00	0.11	0.00	22.00
Shower (where bath also present)	Flow Rate(litres / minute)	11.00	4.37	0.00	48.07
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)		5.60	0.00	0
Kitchen/Utility room sink taps	Flow rate (litres/minute)	12.00	0.44	10.36	15.64
Washing Machine	(Litres/kg dry load)	5.60	2.1	0.00	11.76
Dishwasher	(Litres/place setting)	0.92	3.6	0.00	3.31
Waste disposal unit	(Litres/use)	☐ Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			138.84
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)			126.34
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			131.3

Click here to fill in details before printing:

Main House – Performance Level 3

Proposed Annexe – Performance Level 3

Water Calculator | WC | Taps (Other) | Taps (Kitchen/Utility) | Baths | Dishwashers | Washing Machines | Showers | H2O softeners | Greywater | Rainwater

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)	3.75	4.42	0.00	16.58
WC (dual flush)	Full flush Volume (litres)		1.46	0.00	0
	Part flush Volume (litres)		2.96	0.00	0
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	5.00	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow(litres)		0.11	0.00	0
Shower (where bath also present)	Flow Rate(litres / minute)		4.37	0.00	0
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)	6.00	5.60	0.00	33.60
Kitchen/Utility room sink taps	Flow rate (litres/minute)	6.00	0.44	10.36	13.00
Washing Machine	(Litres/kg dry load)	5.00	2.1	0.00	10.50
Dishwasher	(Litres/place setting)	0.00	3.6	0.00	0.00
Waste disposal unit	(Litres/use)	☐ Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			83.16
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)			75.68
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			80.7

Click here to fill in details before printing: