(1) CHRISTOPHER IAN REED AND SYLWIA BOZENA REED

(2) PURPLE REIGN PROPERTY LIMITED

(3) ONESAVINGS BANK PLC

(4) HORSHAM DISTRICT COUNCIL

AGREEMENT

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

Denne Meadow Farm, Denne Road, Horsham, West Sussex RH12 1JR

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

Legal ref: DSM/12320
Planning ref: DC/24/1839

THIS AGREEMENT is made as a deed and dated 30th September 2025

Between:

(1) **CHRISTOPHER IAN REED** and **SYLWIA BOZENA REED** of Denne Meadow Farm, Denne Road, Horsham RH12 1JR **("the Owner")**;

(2) **PURPLE REIGN PROPERTY LIMITED** (Company Registration No. 10510650) whose registered office is at Maria House, 35 Millers Road, Brighton, East Sussex BN1 5NP **("the Offsetting Site Owner")**

(3) **ONESAVINGS BANK PLC** (Company Registration No.07312896) whose registered office is at Reliance House, Sun Pier, Chatham, Kent ME4 4ET **("the Offsetting Mortgagee")**

(4) **HORSHAM DISTRICT COUNCIL** of Albery House, Springfield Road, Horsham, West Sussex RH12 2GB **("the Council")**

together "the Parties"

1. BACKGROUND & RECITALS

Whereas

1.1 The Council is the local planning authority as defined in the 1990 Act for the area within which the Application Site is situated for the purposes of this Agreement and for the purposes of section 106 of the 1990 Act and is entitled to enforce the planning obligations it contains.

1.2 The Owner is the registered proprietor with Freehold Title Absolute of the Application Site registered at HM Land Registry being Denne Meadow Farm, Denne Road, Horsham RH12 1JR under title number WSX439021.

1.3 The Offsetting Site Owner is the registered proprietor with Freehold Title Absolute of land registered at HM Land Registry being 42 Caburn Heights, Crawley RH11 8QX under title number WSX55871.

1.4 The Offsetting Site is subject to a Restriction on title number WSX55871 recorded in paragraphs 2 and 3 of the Charges Register dated 2nd March 2017.

1.5 The Council received the Application on 28th November 2024 which was validated on the same date. The Council is minded to grant planning permission for the Development subject to this Agreement in order to secure the necessary planning obligations.

1.6 The Parties have agreed to enter into this Agreement to secure the necessary planning obligations contained in this Agreement.

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

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

1.9 In September 2021 Natural England released the Position Statement which requires that any new development within the SNWSZ must be Water Neutral. The Parties agree that the Development must be Water Neutral and the Owner and the Offsetting Site Owner has entered into this Agreement in order to secure the required mitigation and Offsetting Measures in order to bind the Application Site and the Offsetting Sites.

1.10 The Owner and the Offsetting Site Owner are willing to enter into, be bound by the obligations and be subject to the restrictions in this Agreement on the terms set out herein.

1.11 The Parties are satisfied that the provisions of this Agreement comply with the requirements of regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and, accordingly, that the planning obligations contained in this Agreement are necessary to make the Development acceptable in planning terms,

are directly related to the Development and fairly and reasonably relate in scale and kind to the Development.

NOW THIS AGREEMENT WITNESSES as follows:

2. INTERPRETATION

In this Agreement:

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

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

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

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

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

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

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

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

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

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

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

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

3. DEFINITIONS

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

"1990 Act"	the Town and Country Planning Act 1990 (as amended).
"1982 Act"	means the Local Government (Miscellaneous Provisions) Act 1982.
"Application"	the application ascribed reference number DC/24/1839 and described as: "Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond".
"Application Site"	all that land comprising Denne Meadows Farm, Denne Road, Horsham, West Sussex RH12 1JR shown for identification purposes edged red on the Application Site Plan and to which the Application relates.

"Application Site Plan"	the plan of the Application Site entitled "Denne Meadow Farm Site Location Plan As Proposed" with drawing number GH594 PL.013 dated 27.03.24 at Schedule 1 of this Agreement.
"Commencement of Development"	the carrying out of a material operation as defined in section 56(4) of the 1990 Act in respect of the Development but excluding (for the purposes of this Agreement and for no other purpose) any operation relating to works of investigations in respect of land contamination or remedial action in respect thereof, enabling works demolition, site clearance works, earthworks, archaeological investigations and digs, exploratory boreholes, operations permitted by the Town and Country Planning (General Permitted Development) Order 2015, the erection of hoardings and fencing, temporary diversion of services and signage (including the formation of temporary construction accesses) and "**Commence Development**" shall be construed accordingly;
"Commencement Date"	the date on which the Commencement of the Development occurs;
"Commencement Notice"	the written notice confirming the Commencement Date referred to in clause 7.1.1 and served in accordance with Clause 7.3.
"Development"	the development of the Application Site pursuant to the Planning Permission.
"Double Counting"	the practice of using the same Water Credit Unit to achieve Water Neutrality at more than one development at any one time.
"Dwelling"	a residential dwelling constructed on the Application Site and forming part of the Development.
"Head of Development and Building Control"	the Head of Development and Building Control at the Council or any successor or such other officer as may be designated by the Council for the purposes of discharging their duties and functions from time to time.
"Monitoring Fees"	Fees totalling **£400 (four hundred pounds)** for monitoring obligations in the Agreement to be paid to the Council in accordance with clause 8 of this Agreement.
"Occupation"	occupation for any purpose for which the Planning Permission has been granted by the Council other than occupation for the purposes of construction or fitting out or occupation for security, marketing or display and "**Occupy**" and "**Occupied**" shall be construed accordingly.
"Occupation Date"	the date on which the Development is first Occupied.
"Occupation Notice"	the written notice confirming the Occupation Date referred to in clause 7.1.2 to be served in accordance with clause 7.3 of this Agreement.
"Offsetting Measures"	the measures to be implemented on the Offsetting Site to make the Development Water Neutral that are set out in the Water Neutrality Statement, in particular at paragraph 6.
"Offsetting Site"	all that land which falls outside of the Council's administrative area comprising 42 Caburn Heights, Crawley RH11 8QX at which the Offsetting Measures are to be implemented, maintained and managed for the lifetime of the Development and which is identified edged red on the Offsetting Site Plan.
"Offsetting Site Plan"	the plan of the Offsetting Site entitled 42 Cadburn Heights – Site Block Plan as Existing with drawing no. GH594 PL.012 and dated 02.07.25 at Schedule 1 of this Agreement.

"Planning Permission"	the planning permission to be granted by the Council pursuant to the Application.
"Position Statement"	the statement dated 14 September 2021 received by the Council from Natural England which shows that water abstraction for drinking water supplies in the SNWSZ is having a negative impact on the wildlife sites in the Arun Valley.
"Sale or Transfer"	the sale or transfer of a Water Credit Unit and **"Sold or Transferred"** shall be construed accordingly.
"Section 73 Consent"	any planning permission granted pursuant to section 73 of the 1990 Act to vary and/ or remove any planning condition(s) subject to which the Planning Permission was granted and/ or subsequent planning permission was granted pursuant to section 73 of the 1990 Act.
"SNWSZ"	the Sussex North Water Supply Zone from where Southern Water supplies drinking water.
"Southern Water"	the statutory undertaker responsible for the supply of water to the Development or any successor organisation which replaces it.
"Water Credit Scheme	the scheme which is to be operated by or on behalf of the Offsetting Site Owner to reduce mains water consumption at the Offsetting Sites as a result of the implementation, management and retention of Offsetting Measures so that the resulting Water Credit Units may be sold to the Owner or to a third party to render development within the SNWSZ Water Neutral
"Water Credit Unit"	1 (one) litre of water per day saved as a result of the implementation of the Offsetting Measures at the Offsetting Site which may be Sold or Transferred to the Owner to offset water consumption from the Development or to a third party in respect of development within the SNWSZ to ensure that it is Water Neutral
"Water Neutral"	the use of water in the SNWSZ after the Development has taken place is the same or lower than it was before the Development so as to accord with the Position Statement and **"Water Neutrality"** shall be construed accordingly.
"Water Neutrality Statement"	the statement entitled "Technical Note 1: Water Neutrality Statement" prepared by Ella Harrop at Motion, dated 6th November 2024 on behalf of the Owner and agreed with the Council to demonstrate and ensure that the Development will be considered and delivered as Water Neutral in accordance with the Position Statement by setting out key mitigation measures to achieve Water Neutrality and which appears at Schedule 4 of this Agreement.
"Water Stressed Areas Classification"	means the Environment Agency's report dated 1 July 2021 setting out the results of the Environment Agency's determination of areas of water stress in England and any subsequent report.
"Working Day"	means Monday to Friday inclusive but excluding any day that is a bank holiday, public holiday or statutory holiday in England.

4. ENABLING PROVISIONS

4.1 This Agreement is made pursuant to section 106 of the 1990 Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011, section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and all other enabling powers.

5. CONDITIONS PRECEDENT

5.1 This Agreement shall come into effect upon the date it is dated but the provisions in Schedules 2 and 3 shall only take effect upon the Commencement of Development unless explicitly stated otherwise.

6. COVENANTS

6.1 Subject to clause 5.1:

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

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

6.1.3 The covenants given by the Offsetting Site Owner at Schedule 3 are entered into with the Council and enforceable as provided for therein by the Council pursuant to:

6.1.3.1 section 111 of the Local Government Act 1972 and section 1 of the Localism Act 2011 as contractual obligations only;

6.1.3.2 section 33(1)(b) of the 1982 Act to the intent that pursuant to section 33(2) of the 1982 Act they shall bind both the Offsetting Site Owner or any successor in title to the Offsetting Site as provided for herein.

7. NOTICES

7.1 The Owner covenants with the Council as follows:

7.1.1 to give the Commencement Notice to the Council not less than 5 (five) Working Days before the anticipated Commencement Date; and

7.1.2 to give the Occupation Notice to the Council not less than 5 (five) Working Days before the anticipated Occupation Date.

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

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

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

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

8. COSTS

8.1 The Owner has undertaken to pay on or before the date hereof the Council's reasonable legal costs incurred in preparing and entering into this Agreement and the Monitoring Fees for monitoring the planning obligations contained herein.

9. MORGAGEE'S CONSENT/ LIABILITY

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

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

10. GENERAL

The Parties undertake that:

10.1 this Agreement constitutes a planning obligation for the purposes of section 106 of the 1990 Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011, section 33(1)(b) of the 1982 Act and any other enabling powers.

10.2 this Agreement constitutes a deed.

10.3 this Agreement is enforceable by the Council in accordance with section 106 of the 1990 Act.

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

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

10.6 The Owner and the Offsetting Site Owner hereby undertake that:

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

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

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

10.7 The Owner and the Offsetting Site Owner acknowledges that this Agreement will be registered as a local land charge.

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

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

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

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

10.11.1 expires; or

10.11.2 is varied or revoked other than at the request of the Owners and/ or the Developer; or

10.11.3 is quashed following a successful legal challenge,

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

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

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

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

10.15 References to the Application Site and Offsetting Site(s) include any part of it/ them.

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

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

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

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

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

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

PROVIDED THAT:

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

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

10.19 The provisions of this Agreement shall not bind the following:

10.19.1 Any statutory undertakers in respect of land held for their operational purposes and as a consequence of the release given in this clause this Agreement may be modified varied or released without the consent or approval of any such person without them being a party to any document or deed required to effect such a modification variation or release but such

document or deed shall take effect as if they had been a party to such document or deed;

10.20 The Offsetting Site Owner save for the obligations in Schedule 3 which shall applyIn the event that an alternative water-saving offsetting solution that is Water Neutral — whether through the purchase of Water Credit Units from the Council's approved Sussex North Offsetting Water Scheme (SNOWS), the utilisation of Water Credit Units from alternative properties, or any other future water neutrality offsetting mechanism approved by the Council and Natural England (acting reasonably) — is presented to the Council, then the Owner may seek the Council's agreement (such agreement not to be unreasonably withheld or delayed) to a variation or discharge of the obligations contained within this Agreement. Such variation or discharge shall be effected in accordance with the procedures set out in Section 106A of the 1990 Act.

10.21 In the event that the Environment Agency, or its successor body, designates the SNWSZ as no longer being classified as a water-stressed area, or if Southern Water, or any other water board or authority responsible for providing clean water services within the SNWSZ, implements measures, from an overarching strategic position, which effectively resolve the water-stressed classification of the SNWSZ and consequently, the Council no longer requires water neutrality as a condition for planning permission within the SNWSZ, the Owner may seek the Council's agreement (such agreement not to be unreasonably withheld or delayed) that the obligations contained within this Agreement relating to water neutrality shall be discharged such agreement to be given effect in accordance with the procedures set out in Section 106A of the Town and Country Planning Act 1990, which allows for the modification or discharge of planning obligations.

11. DISPUTE RESOLUTION

11.1 Should a dispute or difference arise between the Parties concerning anything herein then the provisions of this clause 11 shall apply.

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

11.3 Any expert appointed pursuant to clause 11.2 shall:

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

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

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

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

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

11.3.6 give full and clear reasons for his decision; and

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

11.4 The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief, injunction, specific performance, payment of any sum, damages, and any other means of enforcing this Agreement and consequential and interim orders and relief.

12. OWNERSHIP

12.1 The Owner warrants that no person other than the Owner has any legal or equitable interest in the Application Site other than as set out in this Agreement.

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

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

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

[redacted] .. Signature

In the presence of:

W [redacted] ..... Signature

I ..... Print name

T 13 GARDENERS GREEN Address 1

N RUSPER WEST SUSSEX Address 2

E RH12 4QY Address 3

S ..... Post code

S DIRECTOR. Occupation

SIGNED as a **DEED** by

S [redacted]

.. .. Signature

In th [redacted]

W .. .. Signature

I ..... Print name

T 13 GARDENERS Address 1

N GREEN RUSPER Address 2

E WEST SUSSEX Address 3

S RH12 4QY Post code

S ..... Occupation

EXECUTED as a DEED by

PURPLE REIGN PROPERTY LIMITED

acting by ~~two directors or one director and the company secretary~~

a director in the presence of:

[redacted] ..... Signed (Director)

[redacted] ..... Signed (~~Director/ Company Secretary~~)

Witness

[redacted]

Name (in BLOCK CAPITALS)

9 The Boarders
Crawley, West Sussex Address
RH10 1RQ

EXECUTED as a DEED by
ONESAVINGS BANK PLC
acting by an Attorney* in the presence of a witness

[redacted] ..... Signature of Attorney

..... Print name

Senior Mortgage Securities Officer ..... Position held

In the presence of a witness:

AS BELOW.

..... Signature of witness

..... Print name

..... Position held

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

In the presence of a witness:

Signature of witness

[redacted]

Print name

MORTGAGE SECURITIES OFFICER. Position held

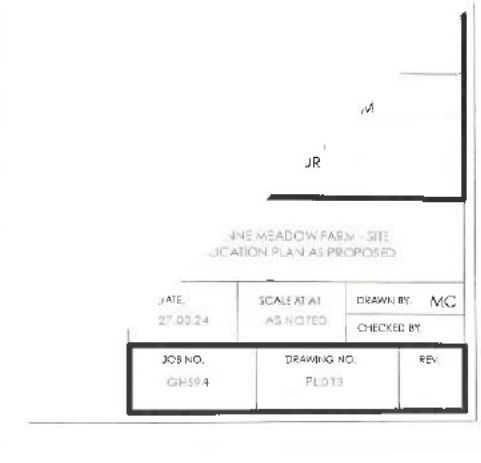
SEALED WITH THE COMMON SEAL of
HORSHAM DISTRICT COUNCIL
in the presence of:

[redacted]

Authorised Officer

18121 xA

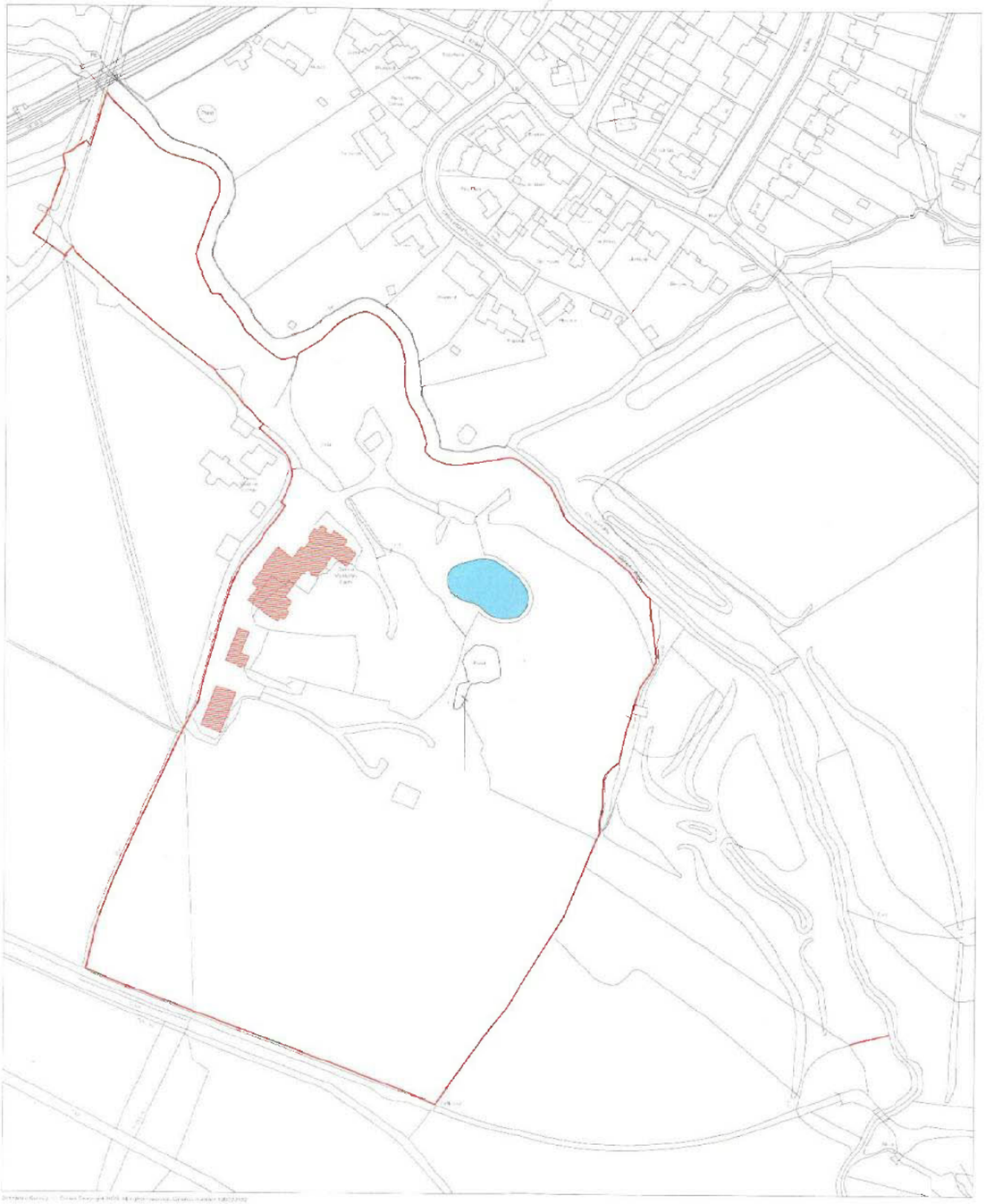




SCHEDULE 1

Plans

1. Application Site Plan entitled "Denne Meadow Farm - Site Location Plan As Proposed" with drawing number GH594 PL.013 dated 27.03.24
2. Offsetting site plan entitled 42 Cadburn Heights – Site Block Plan as Existing, with drawing number GH594 PL.012 dated 02.07.25
3. BNG Land Plan entitled "Proposed Habitat Map November 2024 (Updated April 2025)"



DENNE MEADOW FARM - SITE LOCATION PLAN AS PROPOSED

SCALE 1:1250 ON AN A1 SHEET

FOR PLANNING PURPOSES ONLY

NOT FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATIONS

N
W E
S

[redacted]

REV.	DATE	BY.	AMENDMENT	CHK

PLANNING

gould baxter

21 Lucas Gates, Roundabout Road
Hayward's Heath
West Sussex, RH16 1HH
(01444) 457600
hh.boguildbaxter.co.uk
www.gouldbaxter.co.uk

NOTE
DO NOT SCALE OFF THIS DRAWING UNLESS FOR PLANNING PURPOSES
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORKS COMMENCED
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
COPYRIGHT OF THE DRAWING IS RETAINED BY GOULD BAXTER AND IT MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

CLIENT:
MR. & MRS. REED

PROJECT:
DENNE MEADOW FARM
DENNE ROAD
HORSHAM
RH12 1JR

DRAWING:
DENNE MEADOW FARM - SITE LOCATION PLAN AS PROPOSED

DATE:	SCALE AT A1:	DRAWN BY:
27.03.24	AS NOTED	MC
		CHECKED BY:

JOB NO.:	DRAWING NO.	REV.
GB594	PL 013	



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42 CADBURN HEIGHTS - SITE BLOCK PLAN AS EXISTING

SCALE 1:500 ON AN A1 SHEET

FOR PLANNING PURPOSES ONLY

NOT FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATIONS

[redacted]

REV.	DATE	BY.	AMENDMENT	CHK

PLANNING

gould baxter
2 Lucastes Mews, Paddockhall Road,
Haywards Heath
West Sussex, RH16 1HB
(01444) 458454
hh@gouldbaxter.co.uk
www.gouldbaxter.co.uk

NOTES
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CLIENT:

PROJECT:
42 CADBURN HEIGHTS
SOUTHGATE
CRAWLEY
RH11 8QX

DRAWING:
42 CADBURN HEIGHTS - SITE BLOCK PLAN AS EXISTING

DATE	SCALE AT A1	DRAWN BY	CHECKED BY
02.07.25	AS NOTED	MC	

JOB NO.	DRAWING NO.	REV.
GH594	PL012	



CHRISTOPHER REED

DENNE MEADOW FARM, HORSHAM, WEST SUSSEX, RH12 1JR

Biodiversity Net Gain:

Proposed Habitat Map

November 2024 (Updated April 2025)

Key:

Habitat Areas -

Developed Land; Sealed Surface (0.48 ha)

Vegetated Garden (0.095 ha)

Other Neutral Grassland (0.326 ha)

Traditional Orchard (0.11 ha)

Other Woodland; Mixed (0.14 ha)

Pond (non-priority) (0.076 ha)

Watercourses -

Ditch (0.094 km)

SCHEDULE 2

The Owner's Covenants to the Council

The Owner covenants with the Council as follows:

1. to submit to the Council the Offsetting Measures for approval by the Council in writing prior to the Commencement of the Development and shall not Commence or permit Commencement of the Development unless and until the Council has approved the same.

2. not to Commence Development or permit Commencement of the Development unless the Owner has:

   2.1 implemented and completed or procured the implementation and completion of the Offsetting Measures as approved by the Council pursuant to this Schedule 2 on the Offsetting Site;

   2.2 submitted to the Council evidence in writing that the Offsetting Measures as approved by the Council pursuant to this Schedule 2 have been implemented in full, the evidence to include the specifications and photographs of the installed measures; and

   2.3 the Council has confirmed in writing that the Offsetting Measures as approved by the Council pursuant to this Schedule 2 have been implemented in full at the Offsetting Site such that the Development is considered to be Water Neutral.

SCHEDULE 3

Water Neutrality – Offsetting Measures

Pursuant to section 33(1)(b) of the 1982 Act so as to bind their interest in the Offsetting Site and for the purposes of ensuring that the Development can be delivered as Water Neutral the Offsetting Site Owner covenants with the Council as follows:

1. To implement the Offsetting Measures at the Offsetting Site in accordance with the Water Neutrality Statement contained at Schedule 3.
2. To retain the Offsetting Measures for the lifetime of the Development to ensure the resulting retention of 80 (eighty) Water Credit Units;
3. To maintain and keep in good repair the Offsetting Measures installed on the Offsetting Site and operate the Water Credit Scheme in accordance with the Water Neutrality Statement and this Agreement at all times;
4. To allow the Council to enter the Offsetting Site for the purpose of inspecting the Offsetting Measures and ensuring that the measures are retained and maintained as required provided that the Council gives not less than 5 (five) Working Days' notice in writing of its intention to inspect the Offsetting Measures PROVIDED THAT the Council shall comply fully with the Offsetting Site Owners' 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;
5. To notify the Council of any Sale or Transfer of a Water Credit Unit generated as a result of the Offsetting Measures implemented at the Offsetting Sites within 10 (ten) Working Days of the date of any such Sale or Transfer.
6. To maintain a record of all Water Credit Units that have been Sold or Transferred ("the Record") specifying to whom they have been Sold or Transferred and the development within the SNWSZ to which they have been applied (whether or not the development is within the Council's administrative area) and to provide a copy of the Record to the Council prior to Commencement of the Development.
7. Not to permit the Sale or Transfer of a Water Credit Unit which has already been Sold or Transferred or permit any form of Double Counting.
8. To grant the Council free and unimpeded access to data concerning water usage at the Offsetting Site from third parties.
9. That, in the event that the Offsetting Site or any part of it is transferred, the Offsetting Site Owners shall enter into a direct covenant with the transferee such that the transferee is obliged:

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

9.2 to maintain and keep in good repair the Offsetting Measures installed on the Offsetting Site for the lifetime of the Development and in accordance with the Water Neutrality Strategy and this Agreement;

9.3 to consent to the entering of the following restriction on such parts of the transferee's title to the Offsetting Land as are subject to the Offsetting Measures at HM Land Registry following the registration of the transfer and shall provide the transferor with all necessary assistance and/or documentation to permit entry of the restriction:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX55871 (or any title created out of that title) or their conveyancer that the provisions of paragraph 9 of Schedule 3 of an Agreement made pursuant to section 106 of the Town and Country Planning Act 1990 between (1) Christopher Ian Reed

and Sylwia Bozena Reed; (2) Purple Reign Property Limited; (3) Onesavings Bank PLC; and (4) Horsham District Council have been complied with".

10. In the event that the Council approves in writing that (i) the Offsetting Measures are no longer required for the Development; or (ii) the Offsetting Measures are no longer required to achieve Water Neutrality or (iii) a period of 80 years has elapsed from the date of this Deed (whichever is the soonest to occur) then the obligations in this Schedule shall determine and cease to have legal effect.

11. Nothing in this Deed shall prevent the Owner or the Offsetting Site Owner from adding to, updating or improving the Offsetting Measures from time to time provided that such measures shall not reduce the overall water saving from the Offsetting Measures and the Council has given prior approval to such measures.

SCHEDULE 4

Water Neutrality Statement

"Technical Note 1: Water Neutrality Statement "prepared by Motion dated 6th November 2024.

Technical Note 1: Water Neutrality Statement

Site:	Denne Meadows Farm, Horsham, RH12 1JR
Prepared by:	Ella Harrop
Approved by:	Neil Jaques
Date:	6th November 2024

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84 North Street
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1.0 Introduction

1.1 This Water Neutrality Statement (WNS) has been prepared on behalf of our client, Christopher Reed, to demonstrate how the proposed development at Denne Meadows Farm, Horsham, RH12 1JR, will achieve water neutrality.

1.2 It is proposed to provide a total of two units, comprising one four-bed house and one one-bed annexe.

1.3 Following the issue of Natural England's (NE's) Position Statement on Water Neutrality within the Sussex North Water Supply Zone (SNWSZ) and the Somerset Ruling, all new, reserved matters, conditions discharge and Section 73 planning applications within the SNWSZ must demonstrate that the development can be water neutral. The SNWSZ covers part of Horsham District, as well as parts of the neighbouring Chichester, Arun and Crawley Districts. A plan showing the supply area can be found in Appendix A and NE's Position Statement can be found in full within Appendix B.

1.4 As the site falls within the SNWSZ boundary, Horsham District Council (HDC) as the Local Planning Authority (LPA) wish to know whether the proposed development represents a change in water consumption and, if so, that the proposed development can be water neutral.

1.5 Therefore, to satisfy NE's and HDC's requirements on water neutrality, this WNS will set out the following:

- The baseline, existing water demand for the development site;
- Whether there will be a change in water demand as a result of the proposed development;
- What water demand reduction measures, such as the fitting of water efficient fixtures and fittings and rainwater harvesting, will be used;
- Whether the proposed development will be water neutral, and;
- Whether any further offsetting measures to meet proposed water demand are required.

2.0 Background

2.1 The proposed development is located at Denne Meadows Farm, Horsham, RH12 1JR. A copy of the proposed site layout can be seen in Appendix C.

2.2 The existing site currently composes of one four-bed house and surrounding warehouses.

2.3 It is proposed to construct one four-bed house, one one-bed annexe and one agricultural building. It will further provide a swimming pool and hot tub, reflection pools, a steam room, a dog shower and a snow room. A copy of the proposed plans can be found in Appendix D.

3.0 Existing Water Usage

3.1 The existing site comprises of one four-bed house and surrounding warehouses.

3.2 To establish an existing baseline for the current site, meter reading calculations were explored. However, meter readings are not available for the site. Therefore, a flow survey was taken to determine the existing water usage.

3.3 The occupancy levels for the existing site have been drawn from local census data (as recommended by HDC in their water neutrality methodology guidance) and this is summarised in Table 3.1, as shown below.

1-bedroom	2-bedroom	3-bedroom	4-bedroom
1.32	1.88	2.47	2.86

Table 3.1 – Average district occupancy levels per dwelling size

3.4 A flow survey taken on site calculates a total water consumption of 125.99 litres per person per day for the four-bed house. Using the total water consumption defined above and the census of the four-bed house as 2.86, the existing total water consumption totals to 360.32 litres per day. A copy of the Part G calculations of the flow survey can be found in Appendix E.

3.5 The existing dwellings will be demolished, therefore, prior to the development there will be a 360.32 litres per day reduction in mains water consumption within the SNWSZ and this can be offset against the future water demand of the proposed development.

4.0 Future Water Demand

4.1 The proposed redevelopment of the site will provide one four-bed house, one one-bed annexe, one agricultural building, a swimming pool, hot tub, reflection pools, a steam room, a dog shower and a snow room.

4.2 Part G of the current Buildings Regulations recommends that all developments achieve a 'water efficient' consumption of 125 litres per person per day. This water consumption figure can be used with the population of the proposed development to calculate what the future demand is likely to be.

4.3 The occupancy levels for the development have been drawn from local census data (as recommended by HDC in their water neutrality methodology guidance) and this is summarised in Table 4.1 below.

1-bedroom	2-bedroom	3-bedroom	4-bedroom
1.32	1.88	2.47	2.86

Table 4.1 – Average district occupancy levels per dwelling size

4.4 Using the above census data and the housing mix defined above, the population of the proposed development is estimated to be 4.18 persons.

4.5 Using the Building Regulations water consumption figure of 125 litres per person per day and population size of 4.18, it is estimated that the total water usage per day for the proposed development would be 522.50 litres per day.

4.6 The proposed development further includes features that increase water demand: the interior features consist of a swimming pool, a steam room and a snow room and the exterior features consist of three reflection pools, a hot tub and a dog shower.

Swimming Pool

4.7 The proposed interior swimming pool measures 107,025 litres. The calculation for the swimming pool volume can be found in Appendix F.

4.8 In terms of the filling of the pool following installation, the water will not be supplied with mains water from within the SNWSZ. It is proposed to tanker it in from outside of the zone, as is becoming common practice for swimming pools in Horsham District and elsewhere within the SNWSZ.

4.9 Swimming pools can lose water volume through bathers. A family of four bathing over a summer weekend can remove up to 75 litres from a swimming pool through clothing and 'splash out'. Additionally, filter cleaning requires the backwashing of water from the pool, which can lose up to 500 litres of volume per clean. Therefore, it will require some topping up which will require mains water.

4.10 Using the figure of 75 litres lost to bathers and the precautionary assumption that it is lost per weekend, the total water loss to bathers totals to 3,900 litres per year or 10.68 litres per day. This approach is precautionary as the pool wouldn't be used every weekend.

4.11 Domestic swimming pools are backwashed on average once a month, therefore, for a loss of 500 litres over a month results in a top up of mains water of 16.20 litres per day.

4.12 Therefore, after installation, the proposed swimming pool would require a mains top up of 26.88 litres per day (10.68 litres per day + 16.20 litres per day).

Steam Room

4.13 The steam room contains a water filter with a nominal flow of 60 litres per hour. For the recommended average of one 20 minute session per day in a steam room, the total water usage is 20 litres per day. This is a precautionary approach as the steam room will not be used every day. The specification for the steam room water filter can be found in Appendix G.

Snow Room

4.14 The snow room specification states that the water consumption per snow nozzle is up to 20 litres per hour, where 1 litre of water produces 5 litres of snow. The water consumption of the snow room is 200 litres of water per week, therefore, the water consumption is 28.57 litres per day. The specification for the snow room nozzle can be found in Appendix H.

Reflection Pools

4.15 There are three proposed exterior reflection pools, one of which is sheltered by a balcony.

4.16 In terms of the filling of the reflection pools following installation, the water will not be supplied with mains water from within the SNWSZ. It is proposed to tanker it in from outside of the zone, as is becoming common practice for swimming pools in Horsham District and elsewhere within the SNWSZ.

4.17 The reflection pools are decorative only, as such, they will not be subject to water loss from 'splash out' or backwashing filters that would occur with swimming pools.

4.18 The exterior reflection pools will experience minimal water loss therefore the water usage of the reflection pools is considered to be negligible and has been excluded from the calculations.

Hot Tubs

4.19 There are two proposed hot tubs for the development, one interior jacuzzi on the ground floor and one exterior hot tub on the first floor.

4.20 The interior jacuzzi has a capacity of 6,400.80 litres. It is recommended that the water in the hot tub is replaced every four to six months, therefore if the interior jacuzzi is refilled three times in a year this equates to 19,202.40 litres per year, or 52.61 litres per day average.

4.21 The exterior hot tub has a capacity of 4,208.15 litres. It is recommended that the water in the hot tub is replaced every four to six months, therefore if the interior hot tub is refilled three times in a year this equates to 12,624.44 litres per year, or 34.59 litres per day average.

Dog Shower

4.22 The dog shower uses an average of 7.6 litres per minute and an average bath for a dog is 30 minutes, however, it is recommended to only wash a dog once a month. Therefore, averaged over a year, the water usage of the dog shower is 7.5 litres per day. The specification for the dog shower can be found in Appendix I.

Summary of Additional Demand

4.23 The total water usage of the proposed additions totals to 118.10 litres per day which increases the water demand of the proposed development to 640.60 litres per day.

4.24 Therefore, at this stage, the proposed development cannot be considered to be water neutral and further water reduction measures are needed.

5.0 Water Consumption Reduction Measures

5.1 To further minimise the demand on the mains water, it is proposed that the new dwellings will achieve a water efficiency of less than 125 litres per person per day of water. This will be achieved through the use of water efficient fixtures and fittings.

5.2 A water calculation in accordance with Buildings Regulations Part G has been carried out and confirms that the proposed four-bed house will achieve a water consumption of 111.37 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. A copy of the Part G calculation can be found in Appendix J and is summarised in Table 5.1, below:

	Total Water Usage (l/p/day)	Mains Water Usage (l/p/day)	RWH System Usage (l/p/day)
WC (full flush)	5.84		5.84
WC (part flush)	5.92		5.92
Taps (Excluding Kitchen)	5.85	5.85	
Shower	43.70	43.70	
Bath	26.40	26.40	
Kitchen Taps	12.12	12.12	
Washing Machine	13.50		13.50
Dishwasher	3.56	3.56	
Total	116.89	66.33	25.20
Normalisation Factor	0.91	0.91	0.91
Total	106.37	60.36	22.99
External Water Use	5.00		5
Total	111.37	60.36	27.99

Table 5.1 – Water Consumption for Four-bed house

5.3 A further water calculation in accordance with Buildings Regulations Part G has been carried out and confirms that the proposed one 1-bed annexe will achieve a water consumption of 88.35 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. A copy of the Part G calculation can be found in Appendix J and is summarised in Table 5.2, on the next page:

	Total Water Usage (l/p/day)	Mains Water Usage (l/p/day)	RWH System Usage (l/p/day)
WC (full flush)	5.84		5.84
WC (part flush)	5.92		5.92
Taps (Excluding Kitchen)	5.85	5.85	
Shower	44.80	44.80	
Kitchen Taps	12.12	12.12	
Washing Machine	13.50		13.50
Dishwasher	3.56	3.56	
Total	91.59	66.33	25.2
Normalisation Factor	0.91	0.91	0.91
Total	83.35	60.36	22.99
External Water Use	5.00		5
Total	88.35	60.36	27.99

Table 5.2 - Water Consumption for One-bed Annexe

5.4 A copy of the proposed fixtures and fittings to achieve the above water consumption can be found in Appendix K.

5.5 For the four-bed house, using the Part G water consumption figure of 111.37 litres per person per day for a census of 2.86 it is estimated that the water demand of the proposed dwelling can be reduced to 318.53 litres per day.

5.6 For the one-bed annexe, using the Part G water consumption figure of 88.35 litres per person per day for a census of 1.32 it is estimated that the water demand of the proposed dwelling can be reduced to 116.62 litres per day.

5.7 The agricultural building's water demand has been included in the water demand of the annexe, as the building would be used by the residents of the proposed dwellings.

5.8 As such, the water demand for the proposed dwellings can be reduced to 435.15 litres per day. With the additional water demand of 118.10 litres per day, the proposed water demand totals to 553.25 litres per day.

5.9 Therefore, to achieve water neutrality, further water reduction measures are required.

Rainwater Harvesting System

5.10 To help mitigate the increase in water demand, it is proposed to incorporate rainwater harvesting to the dwellings.

5.11 The water collected by the rainwater harvesting system will be utilised for flushing toilets and the washing machine, while all other uses will be mains water fed.

5.12 The figures for the four-bed houses' water use, as detailed in the Part G calculation, can be found in Table 5.1 and shows the split between the mains water usage and water supplied by the rainwater harvesting system. The table confirms that 27.99 litres per person per day will be supplied by rainwater harvesting systems, which equates to 80.05 litres per day, based on a population of 2.86. Therefore, the four-bed house water demand will reduce to 238.48 litres per day.

5.13 The figures for the one-bed annexe's water use, as detailed in the Part G calculation can be found in Table 5.2 and shows the split between the mains water usage and water supplied by the rainwater harvesting system. The table confirms that 27.99 litres per person per day will be supplied by rainwater harvesting systems, which equates to 36.95 litres per day, based on a population of 1.32. Therefore, the annexe water demand will reduce to 79.68 litres per day.

5.14 The rainwater harvesting tanks for the proposed dwellings have been sized using the calculation set out in BS EN 16941-1:2018 and will be large enough to store 9.6% of the Annual Water Demand. This will ensure that the tanks will provide at least 35 days of storage for periods of drought, as required by HDC.

5.15 The proposal is for the four-bed house to have its own tank and the proposed one-bed annexe and agricultural building to share a rainwater harvesting tank, due to their proximity on site and the minimal water consumption of fixtures and fittings inside the agricultural building.

5.16 The calculations confirm that the yields are sufficient enough to meet demands for each dwelling type. Calculations used the annual rainfall data from the nearest MET Office climate station to the proposed site, which is Charlwood Station. The calculation is summarised in Table 5.3 below and can be found in full in Appendix L, along with proposed examples of rainwater harvesting tank sizes.

Unit	Number of persons	Roof Area (m^2)	9.6% Annual Rainwater Yield (litres)	9.6% Annual Water Demand (litres)	Tank Size (litres)
1-bed annexe	1.32	147	8,470.82	1,294.62	1,800
4-bed house	2.86	500	18,007.70	2,805.00	3,400

Table 5.3 – Rainwater Harvesting Sizing Calculation

5.17 A typical layout and specification for a rainwater harvesting system is shown in Appendix M. The illustration shows how the rainwater will be collected, filtered and then returned to the property for re-use.

5.18 The rainwater harvesting systems will be managed and maintained by a management company and this will be secured in the S106 agreement. A Management and Maintenance Plan is included in Appendix N.

5.19 Following the incorporation of the rainwater harvesting systems, the mains water usage for the proposed dwellings will be reduced to 318.15 litres per day. Adding the additional water use of 118.10 brings the total proposed water demand to 436.25 litres per day.

5.20 The demolition of the existing site at Denne Meadows Farm would cause a reduction in the SNWSZ of 360.32 litres per day. Through this reduction in water demand within the SNWSZ, it can offset the proposed development's total water demand of 436.25 litres per day, with a remaining water consumption of 75.93 litres per day.

5.21 Therefore, the proposed development is not water neutral and further offsetting measures are required.

6.0 Offsetting Measures

6.1 The proposed development requires a total of 75.94 litres per day to achieve water neutrality.

6.2 To ensure the development can demonstrate water neutrality in accordance with the NE Position Statement, a residual mains water demand of 75.94 litres per day will need to be offset.

6.3 The client is proposing to offset their development against a water offsetting scheme in Crawley, Sussex Water Neutrality. A summary of the offsetting scheme can be seen in Appendix O. The property that will be used to offset the proposed development is 42 Caburn Heights.

42 Caburn Heights

6.4 42 Caburn Heights is a seven-bed property with a current population of seven people located in Crawley, RH11 8QX. Within the HMO there are two kitchen spaces, one kitchen used by three occupants and one kitchen used by four occupants. The bathrooms are split between the bedrooms. This means that first

bathroom (Bathroom One) will be used by three of the occupants, the second bathroom (Bathroom Two) will be used by four occupants.

Flow Survey

6.5 A flow survey was undertaken in April 2024 to determine the existing water usage of 42 Caburn Heights. A copy of the flow survey can be found in Appendix P.

6.6 Noting how the kitchens and bathrooms are used, the Part G calculation has been split into two. The part G calculation for the water use by the first three occupants and a Part G calculation for the remaining four occupants. They all use the communal washing machine, therefore this will remain the same across the calculations.

6.7 A Part G calculation following the flow survey on Bathroom One gives a water consumption of 129.47 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 388.41 litres per day with a population of three.

6.8 A Part G calculation following the flow survey on Bathroom Two gives a water consumption of 149.64 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. This equates to 598.58 litres per day with a population of four. A copy of the Part G calculations for each bathroom can be found in Appendix Q.

6.9 Following the flow survey, the total water consumption at 42 Caburn Heights is 986.99 litres per day.

Water Reduction Measures

6.10 Flow restricting valves will be fitted to the basin taps and kitchen taps within the property to reduce the water consumption. The showers in all the Bathrooms will be fitted with flow restricting valves and the bath in Bathroom Two will be disconnected so that it will act as a shower tray.

6.11 A water calculation in accordance with Building Regulations Part G has been carried out and this confirms that the water use of all the Bathrooms can be reduced to 91.19 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage. A copy of the Part G calculation can be found in Appendix R and is summarised in Table 6.1, below:

Fixture	Capacity/Flow Rate	Water Usage (l/p/day)
WC (Dual Flush)	6.0	8.76
WC (Dual Flush) Part	3.0	8.88
Taps (excluding kitchen)	3.5	7.11
Shower (where bath present)	8.0	44.80
Kitchen Sink	5.0	12.56
Washing Machine	5.13	12.60
Total Calculated Use		94.71
Normalisation Factor		0.91
Total Water Consumption		86.19
External Water Use		5.00
Total Water Consumption (Part G)		91.19

Table 6.1 – Offsetting Water Usage

6.12 A copy of the flow restricting valves to achieve the above water consumption can be found in Appendix S.

6.13 Using the Part G water consumption figure of 91.19 litres per person per day and a population of seven, it is estimated that the water usage of 42 Caburn Heights will reduce to 638.30 litres per day.

6.14 Following the installation of the flow restricting valves at 42 Caburn Heights, the total water consumption can be reduced from 989.99 litres per day to 638.30 litres per day. Therefore, there will be a reduction of 348.68 litres per day within the SNWSZ.

Summary of Offsetting

6.15 42 Caburn Heights' baseline water usage was 989.99 litres per day, following the incorporation of the above measures, the water usage will be reduced to 638.30 litres per day. This will provide a water saving of 348.68 litres per day within the SNWSZ and this is available through a system of credits, in which one credit is equal to one litre.

6.16 As stated in Section 5 of this WNS, the proposed development will have a total water demand of 75.94 litres per day and therefore the client will purchase a total of 80 credits from the offsetting at 42 Caburn Heights for the development to be water neutral.

7.0 Summary and Conclusions

7.1 This Technical Note sets out the water usage strategy for the proposed development at Denne Meadow Farm, Horsham, RH12 1JR.

7.2 The proposal is to incorporate water efficient fixtures and fittings and rainwater harvesting systems to the proposed four-bed house and one-bed annexe, to minimise the water demand of the proposed development.

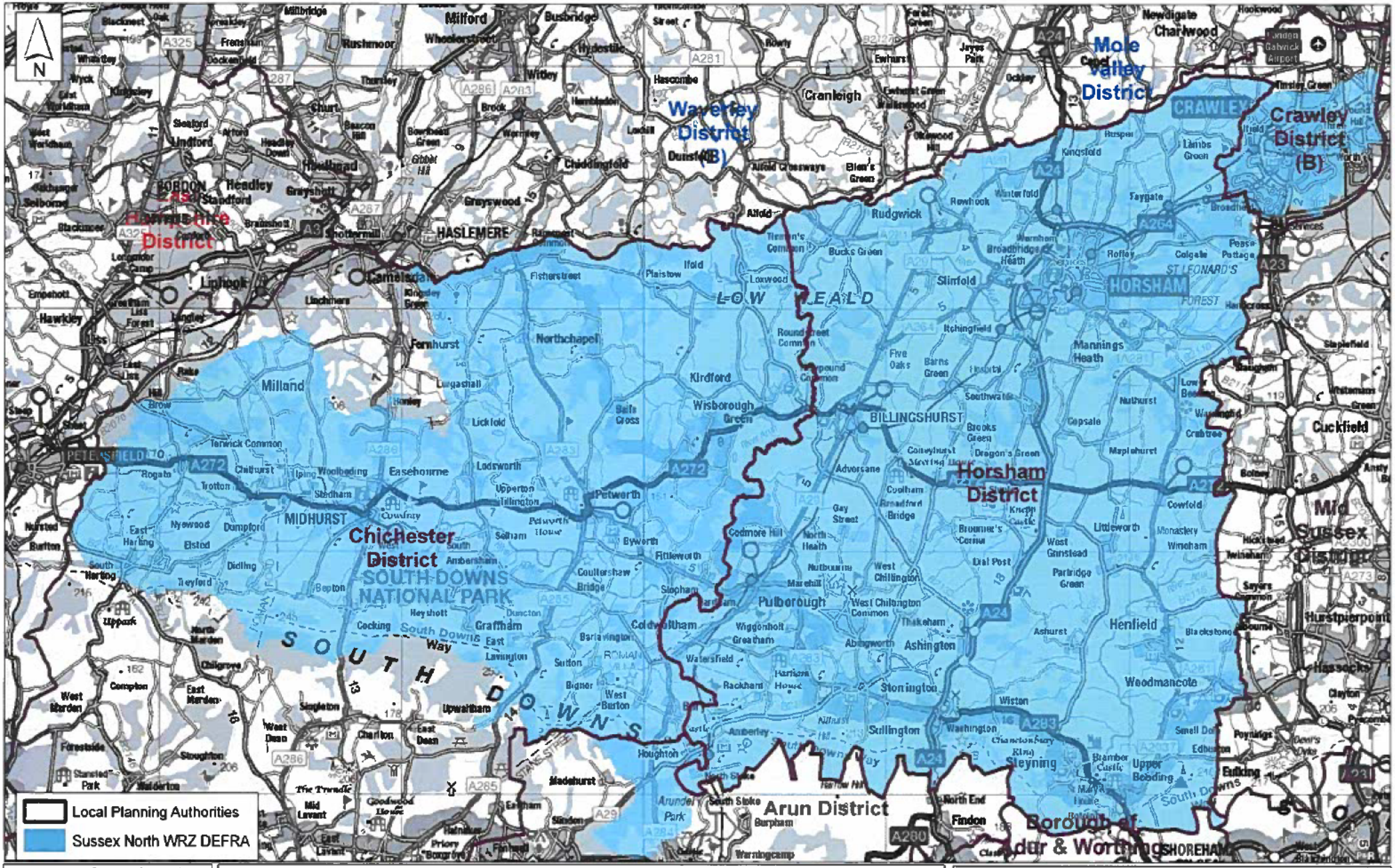
7.3 The proposed development represents a net increase in water demand of 436.25 litres per day within the SNWSZ, and this increase in water demand will be partly offset onsite through the demolition of the existing site.

7.4 The proposed development at Denne Meadow Farm will purchase 80 credits as part of the offsetting scheme made available by Sussex Water Neutrality. The credits are being made available through a scheme that is retrofitting water efficient fixtures and fittings to HMO's in Crawley Borough that reduce total water use from taps and showers. The improvements at 42 Caburn Heights, Crawley, will be used to fully offset the remaining mains water requirements of the proposed development. By doing this, there will be no additional mains water demand within the SNWSZ because of the development.

7.5 This strategy will minimise the impact of the new development on the SNWSZ. This WNS confirms the proposal will be water neutral once complete and therefore satisfying NE's requirements.

Appendix A

Sussex North Water Supply Zone Map



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs Director of Place

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Sussex North Water Resource Zone

Chichester Horsham Crawley

Reference No		Date 23 November 2021	Scale 1:3,000 at A2
Drawing No	Drawn	Checked	Revisions

Appendix B

Natural England's Position Statement

Natural England's Position Statement for Applications within the Sussex North Water Supply Zone

September 2021 – Interim Approach

Please take the following as Natural England's substantive advice for all applications which fall within Sussex North's Water Supply Zone.

Sussex North Water Supply Zone

Arun Valley SPA, SAC and Ramsar Site- Sussex North Water Supply Zone

The Sussex North Water Supply Zone includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of;

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

As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, we advise that developments within this zone must not add to this impact. This is required by recent caselaw, Case C-323/17 People over wind and Sweetman. Ruling of CJEU (often referred to as sweetman II) and Coöperatie Mobilisation for the Environment and Vereniging Leefmilieu Case C-293/17 (often referred to as the Dutch Nitrogen cases).

Between them these cases require Plans and Projects affecting sites where an existing adverse effect is known (i.e. the site is failing its conservation objectives), to demonstrate certainty that they will not contribute further to the existing adverse effect or go through to the latter stages of the Regulations (no alternatives IROPI etc).

Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality.

In addition, the Gatwick Sub regional Water Cycle Study concluded that water neutrality is required for Sussex North to enable sufficient water to be available to the region.

The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

Strategic approach

Natural England has advised that this matter should be resolved in partnership through Local Plans across the affected authorities, where policy and assessment can be agreed and secured to ensure water use is offset for all new developments within Sussex North. To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy.

Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality. We have provided the following agreed interim approach for demonstrating water neutrality;

Minimising water use of new builds.

- Complete a water budget (based on occupancy)
- All new builds to demonstrate that they can achieve strict water targets (e.g., 85L/pp/day*)

This can be achieved by measures such as:

- Grey water recycling (advantage of being reliable in hot dry weather);
- Rainwater harvesting;
- Water efficient fixings (such as shower aerators) to demonstrably reduce demand-this would need to be suitably certain.

In addition, water offsetting is required

- One way to achieve this is retrofitting of council owned properties/commercial buildings-located within Sussex North. Examples include:

- Grey water recycling- (for example there are clear opportunities for commercial properties).
- Rainwater harvesting of commercial settings;
- Installation of water reduction fittings in Council-owned buildings.

These measures need to be implemented until such time as a more sustainable water supply has been secured.

It will also need to be ensured that measures are not already proposed (for example in Southern Water's Management Plan) to avoid double-counting.

Any mitigation must be suitably certain in order to comply with the Habitats Regulations and Caselaw.

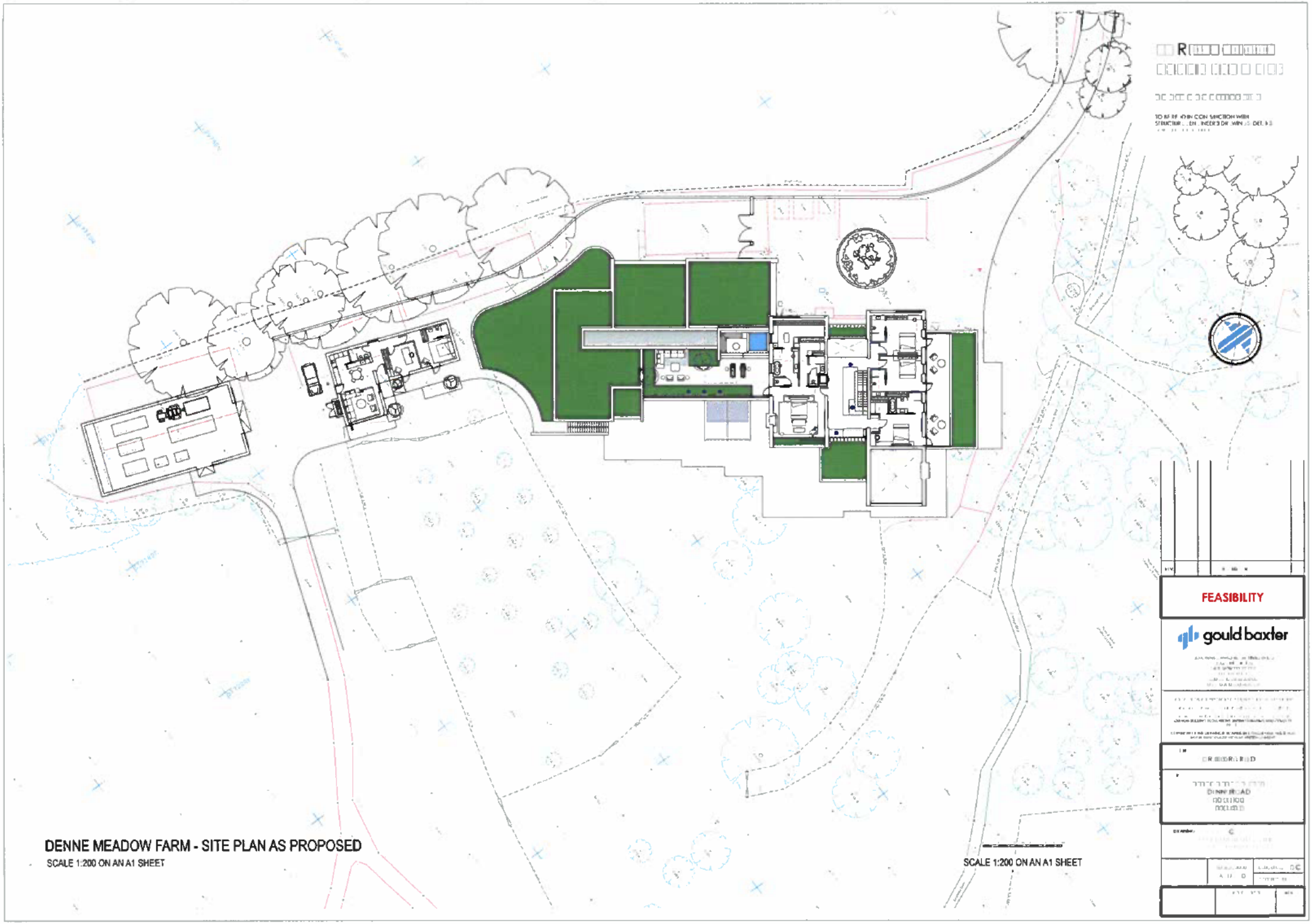
If the application cannot demonstrate, through an appropriate assessment, the required water neutrality, we advise that it is either revised to achieve this in line with the above or awaits completion of the strategic approach.

The securing of water neutrality is a matter which needs to be resolved at a strategic level and Natural England is working with the relevant authorities and the water company to achieve this. In light of this, Natural England will not be engaging with individual planning applications whilst the strategy is evolving.

***This this is the reasonably achievable figure with the above measures based on the early data from the strategic solution and may be subject to change as the strategic solution evolves.**

Appendix C

Proposed - Site Layout



DENNE MEADOW FARM - SITE PLAN AS PROPOSED

SCALE 1:200 ON AN A1 SHEET

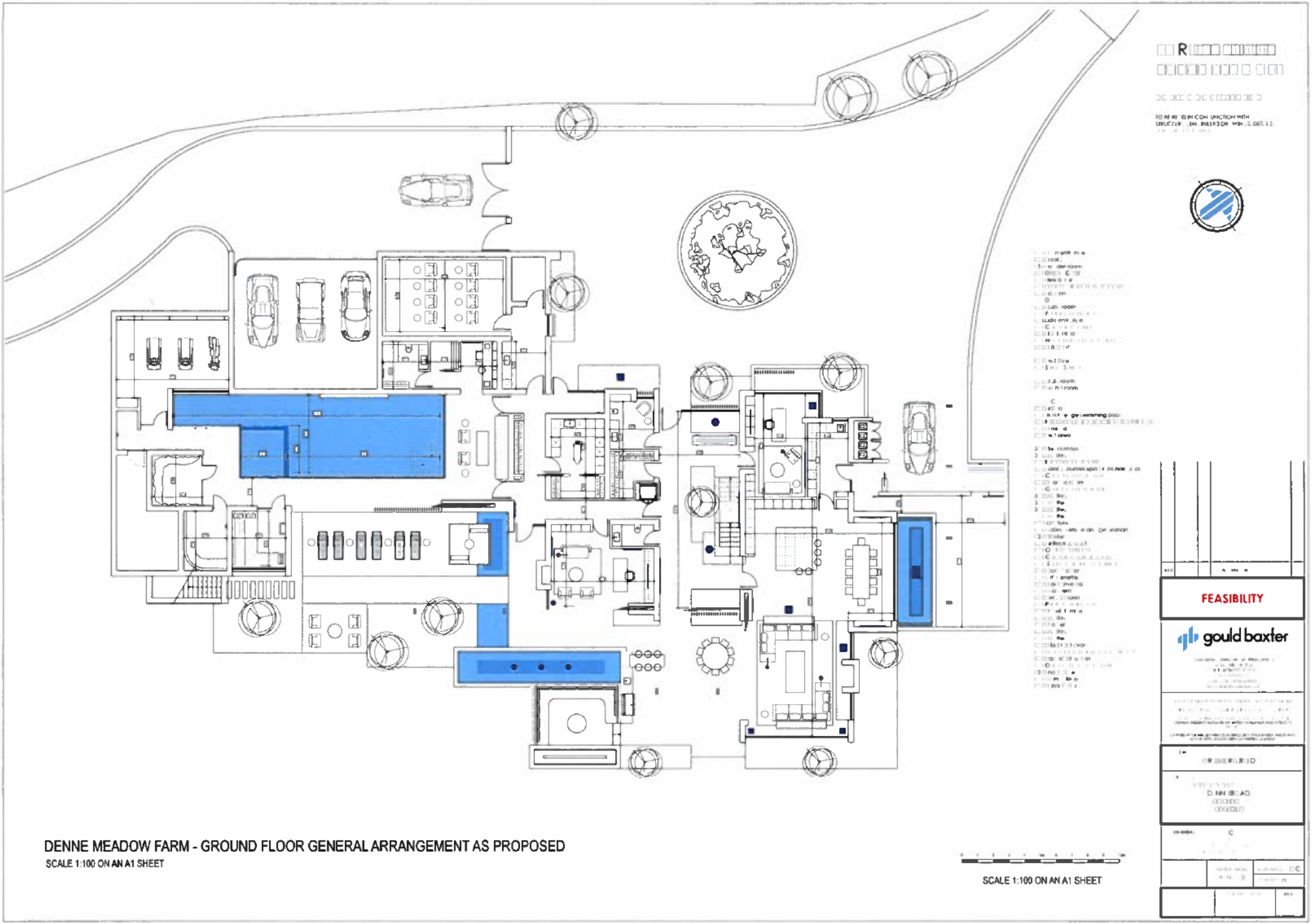
SCALE 1:200 ON AN A1 SHEET

FEASIBILITY

gould baxter

Appendix D

Proposed - Site Plans



FEASIBILITY

gould baxter

DENNE MEADOW FARM - GROUND FLOOR GENERAL ARRANGEMENT AS PROPOSED

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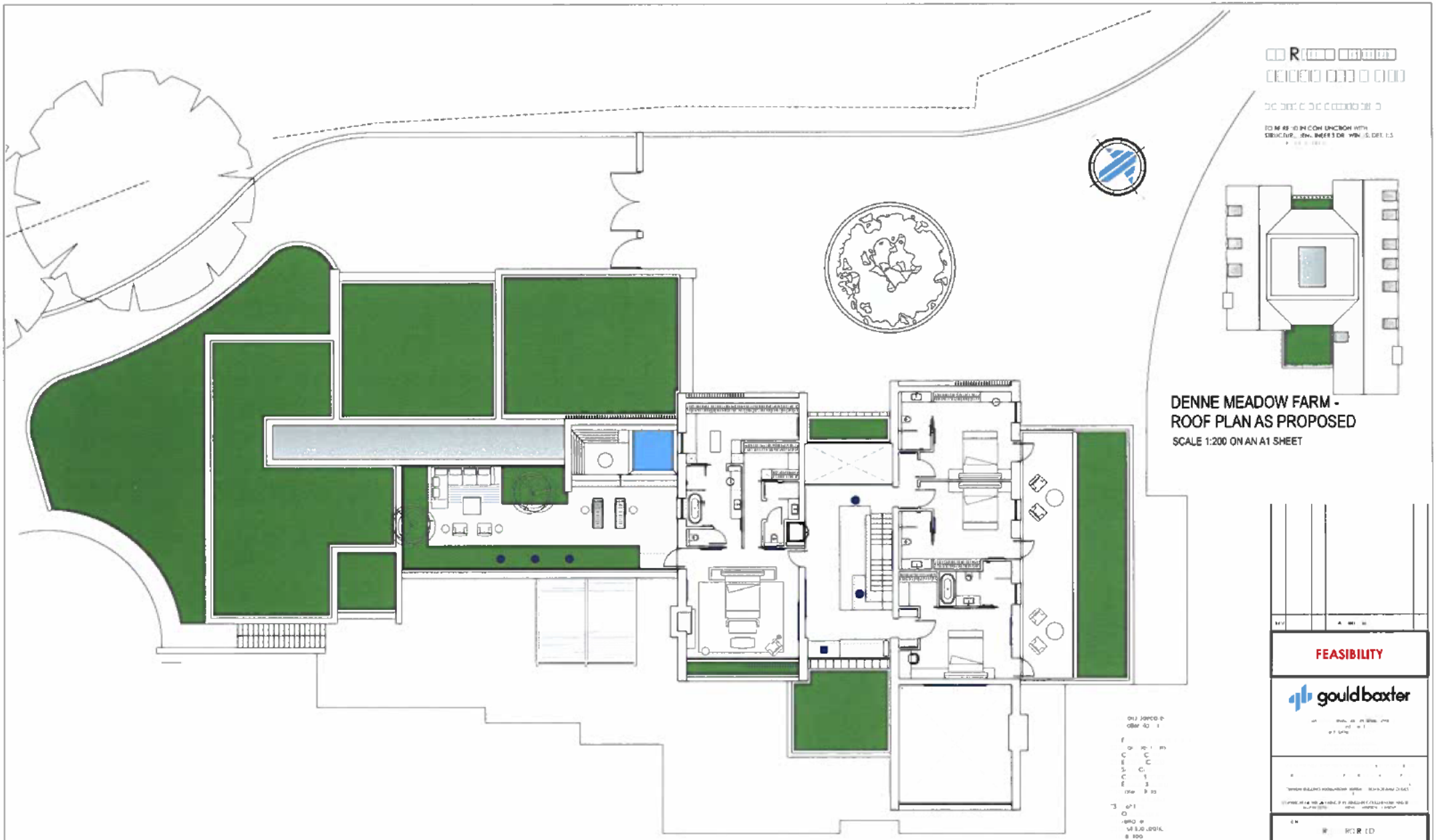
SCALE 1:100 ON AN A1 SHEET



DENNE MEADOW FARM - ROOF PLAN AS PROPOSED

SCALE 1:200 ON AN A1 SHEET

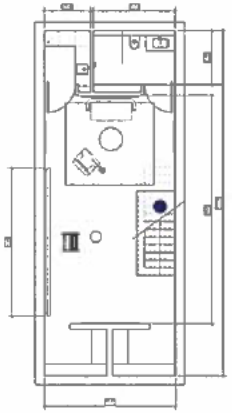
DENNE MEADOW FARM - FIRST FLOOR GENERAL ARRANGEMENT AS PROPOSED

SCALE 1:100 ON AN A1 SHEET

SCALE 1:100 ON AN A1 SHEET

FEASIBILITY

gouldbaxter



02 - Slate / Meadow ex- large easel (82" canvas)
03 - Social creative wall (upholstered to receive pins)
04 - 9' wall desk (50" back from gallery wall)
D er room
anette

DENNE MEADOW FARM - BASEMENT GENERAL ARRANGEMENT AS PROPOSED

SCALE 1:100 ON AN A1 SHEET

SCALE 1:100 ON AN A1 SHEET

FEASIBILITY

gouldbaxter

D MINTERCAD



DENNE MEADOW FARM - ELEVATION AS PROPOSED

SCALE 1:200 ON AN A1 SHEET



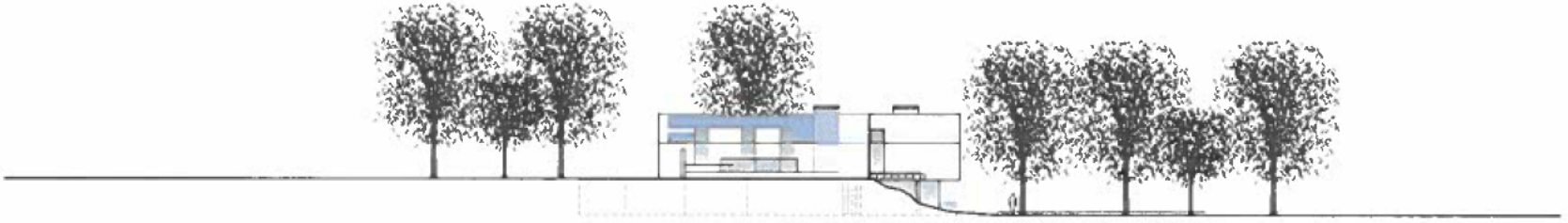
DENNE MEADOW FARM - ELEVATION AS PROPOSED

SCALE 1:200 ON AN A1 SHEET



DENNE MEADOW FARM - ELEVATION AS PROPOSED

SCALE 1:200 ON AN A1 SHEET



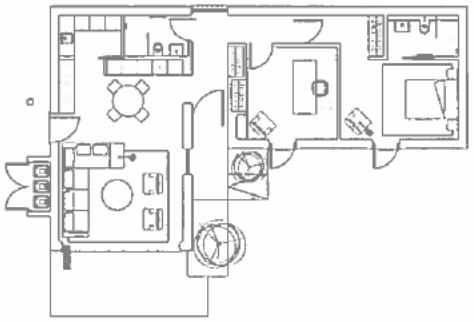
DENNE MEADOW FARM - ELEVATION AS PROPOSED

SCALE 1:200 ON AN A1 SHEET

SCALE 1:200 ON AN A1 SHEET

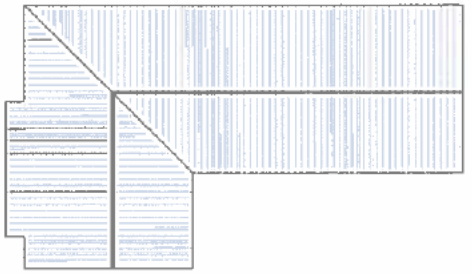
FEASIBILITY

gould baxter



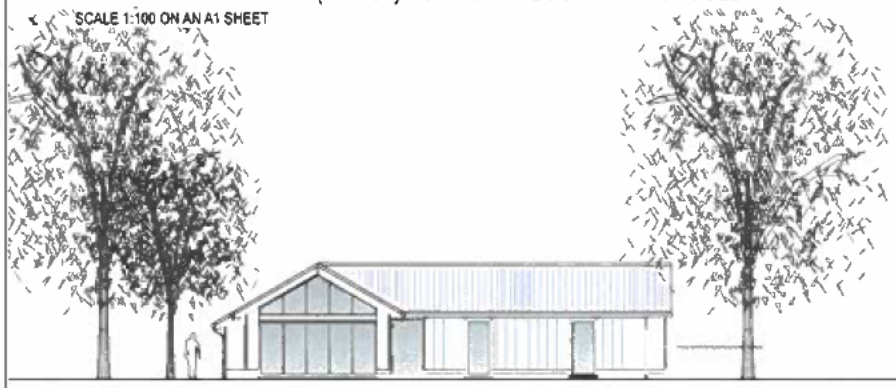
DENNE MEADOW FARM (ANNEX) - GROUND FLOOR AS PROPOSED

SCALE 1:100 ON AN A1 SHEET



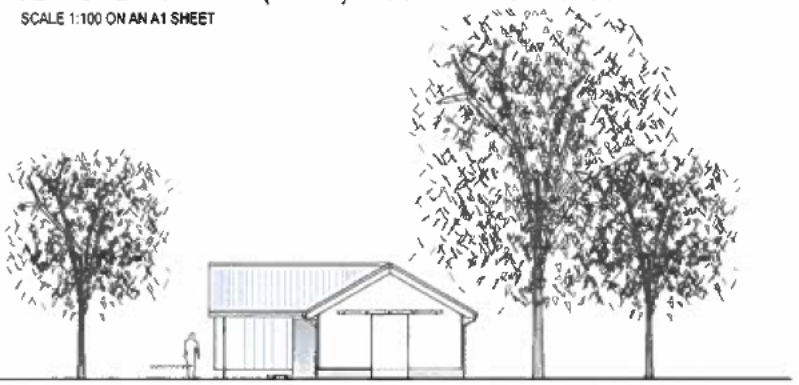
DENNE MEADOW FARM (ANNEX) - ROOF PLAN AS PROPOSED

SCALE 1:100 ON AN A1 SHEET



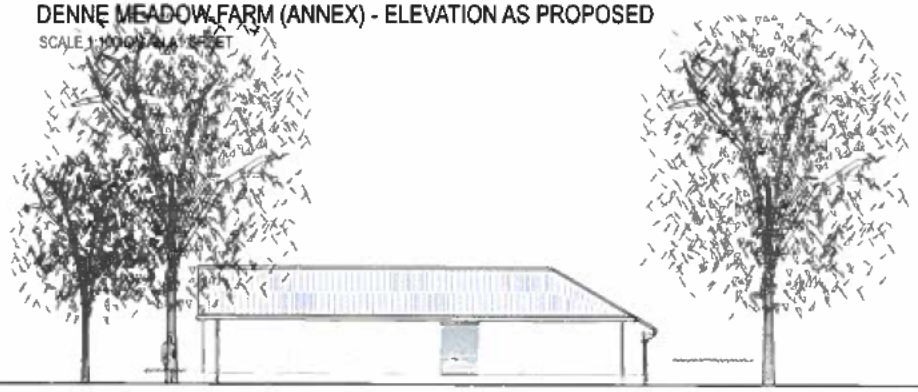
DENNE MEADOW FARM (ANNEX) - ELEVATION AS PROPOSED

SCALE 1:100 ON AN A1 SHEET



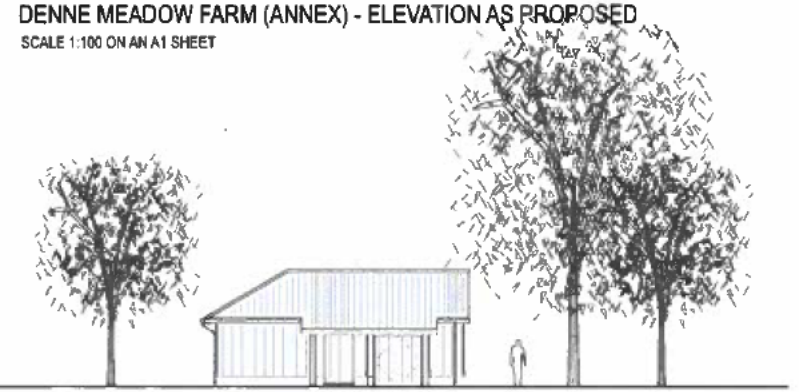
DENNE MEADOW FARM (ANNEX) - ELEVATION AS PROPOSED

SCALE 1:100 ON AN A1 SHEET



DENNE MEADOW FARM (ANNEX) - ELEVATION AS PROPOSED

SCALE 1:100 ON AN A1 SHEET



DENNE MEADOW FARM (ANNEX) - ELEVATION AS PROPOSED

SCALE 1:100 ON AN A1 SHEET

FEASIBILITY

gould baxter

motion

Appendix E

Existing – Flow Survey, Part G Calculations

Existing Water Usage - Flow Survey, 4-bed House

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/ day
WC (Single Flush)	6	4.42		26.52
WC (Dual Flush)		1.46		0.00
WC (Dual Flush) Part		2.96		0.00
Taps (excluding kitchen)	11	1.58	1.58	18.96
Bath (where shower present)	210	0.11		23.10
Shower (where bath present)	6.8	4.37		29.72
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	6	0.44	10.36	13.00
Washing Machine	8.17	2.1		17.16
Dishwasher	1.25	3.6		4.50
	Total calculated use (litres/person/day)			132.95
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				120.99
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				125.99

	Number of units	Census	Population	Mains Water Usage
Existing 4-bedroom	1	2.86	2.86	360.32
	Totals		**2.86**	**360.32**

Appendix F

Proposed – Swimming Pool Volume Calculation

Additional Water Usage - Proposed Pools

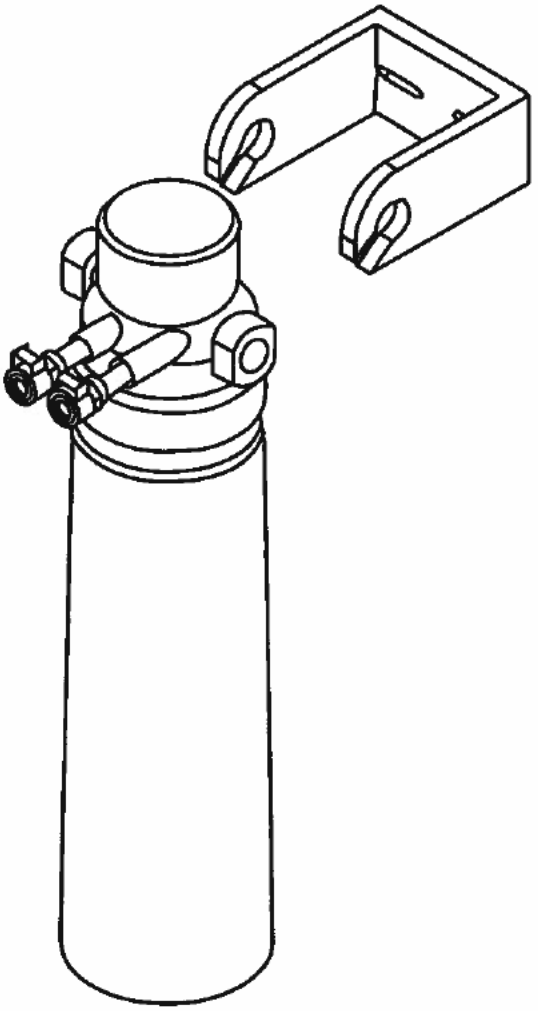
	Width (m)	Length (m)	Average Depth (m)	Volume (m^3)	Volume (Litres)
Jacuzzi (First Floor, Interior)	2.8	3	0.762	6.40	6,400.80
Hot Tub (Roof Level, Exterior)	2.35	2.35	0.762	4.21	4,208.15
Swimming Pool (First Floor, Interior)			1.50	107.025	107,025.00

Appendix G

Proposed – Steam Room Nozzle Filter Specification

Harvia Water Filter HWF01S

FI	Asennus- ja käyttöohje
SV	Monterings- och bruksanvisning
EN	Instructions for Installation and Use
DE	Gebrauchs- und Montageanleitung
ES	Instrucciones de instalación y uso
IT	Istruzioni per l'installazione e l'utilizzo
FR	Instructions d'installation et d'utilisation
NL	Instructies voor de installatie en het gebruik



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EN

1. DELIVERY

1.1. Installation set

The installation set consists of the following parts (see Figure 1).

- Filter head (1) with an internal thread, connected to the filter insert (3). The Aquastop waterblock and check valves have been installed at the filter head.
- Wall bracket (2) to which the filter insert is mounted.
- The filter insert (3) with a hygienic protective cap and an external thread that fits the filter head.
- Pipes, fastening kits and connectors (4).
- Installation and user instructions (5).

The hygiene reasons, all parts are packaged in protective film.

1.2. Extra filter insert HWF-F-S

The extra filter insert consists of a filter insert with a protective cap, wrapped in protective film, and installation and user instructions.

DE

1. LIEFERUNG

1.1. Einbausatz

Der Einbausatz besteht aus den folgenden Teilen (siehe Abbildung 1).

- Filterkopf (1) mit Innengewinde, verbunden mit dem Filtereinsatz (3). Der Aquastop-Wasserblock und die Rückschlagventile wurden am Filterkopf installiert.
- Wandhalterung (2), an der der Filtereinsatz montiert wird.
- Der Filtereinsatz (3) mit hygienischer Schutzkappe und einem zum Filterkopf passenden Außengewinde.
- Schläuche, Befestigungssätze und Verbindungsstücke (4).
- Einbau- und Bedienungsanleitung (5).

Aus hygienischen Gründen sind alle Teile in Schutzfolie verpackt.

1.2. Zusätzlicher Filtereinsatz HWF-FS

Der zusätzliche Filtereinsatz besteht aus einem Filtereinsatz mit Schutzkappe, verpackt in Schutzfolie, sowie einer Einbau- und Bedienungsanleitung.

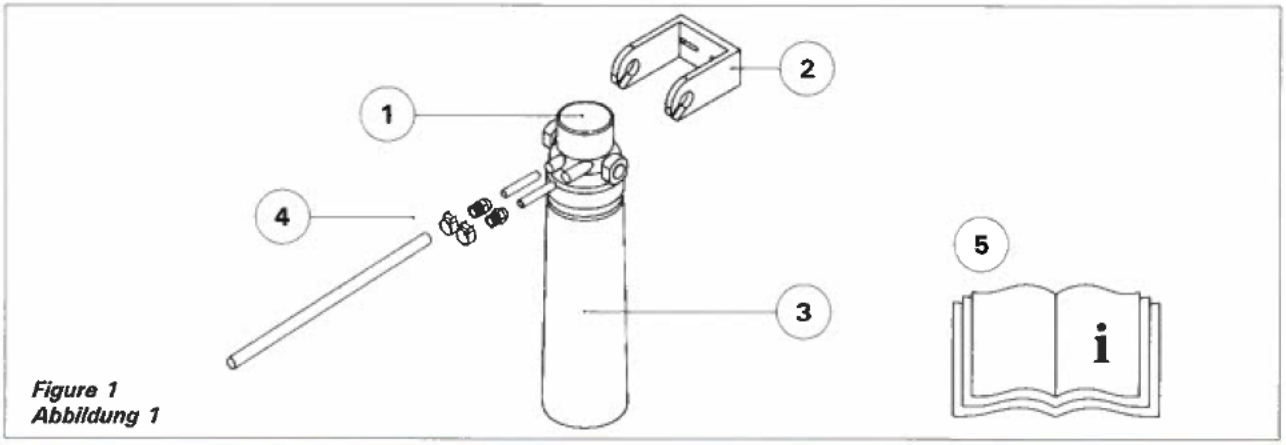


Figure 1
Abbildung 1

2. TECHNICAL DATA

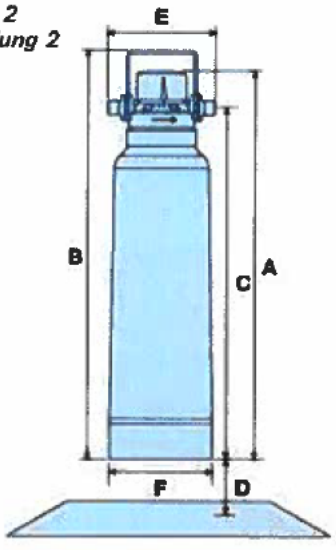
2.1 Dimensions and weight

2. TECHNISCHE DATEN

2.1 Maße und Gewicht

HWF01S		S
Total height without the wall mounting (A) Gesamthöhe ohne Wandhalterung (A)	mm	360
Total height with the wall mounting (B) Gesamthöhe inklusive Wandhalterung (B)	mm	385
Height from the fastening point (C) Höhe vom Befestigungspunkt (C)	mm	306
Required distance from the floor for use (D) Benötigter Abstand vom Boden für den Gebrauch (D)	mm	65
Installation width (E) Installationsbreite (E)	mm	95
Filter insert diameter (F) Durchmesser des Filtereinsatzes (F)	mm	88
Filter weight, dry (approximately) Filtergewicht, trocken (ca.)	kg	0.9
Filter weight, wet (approximately) Filtergewicht, nass (ca.)	kg	1.5

Figure 2
Abbildung 2



EN

2.2. Operating conditions

DE

2.2. Betriebsbedingungen

HWF01S		S
Connector (inlet/outlet) Anschluss (Zufluss/Abfluss)		8 mm
Nominal flow Nenndurchfluss	L/h	60
Operating pressure Betriebsdruck	bar	2 - 6
Incoming water pressure Wassereingangsdruck	bar	> 1,2
Pressure loss, 30 L/h [1] Druckverlust, 30 l/h [1]	bar	0,10
Pressure loss, 60 L/h [1] Druckverlust, 60 l/h [1]	bar	0,15
Pressure loss, 180 L/h [1] Druckverlust, 180 l/h [1]	bar	0,60
Water temperature, min/max Wassertemperatur, min/max	°C	+4 / +30
Surrounding temperature, min/max Umgebungstemperatur, min/max	°C	+4 / +60
Temperature during storage or transport, min/max Lagerungs- und Transporttemperatur, min/max	°C	-20 / +40
Bed volume Bettvolumen	L	0,70
Position for installation and use Position für Installation und Gebrauch		Vertical or horizontal position Vertikale oder horizontale Position
Average filtering capacity: 10 d°H, steam generator[2] Durchschnittliche Filterkapazität: 10 d°H, Dampfgenerator[2]	L	~700
Chlorine reduction in accordance with EN 14898:2006, Section 5.5.2 Reduzierung von Chlor gemäß EN 14898:2006, Abschnitt 5.5.2	Class Klasse	1

[1] With by-pass setting "2" and the hose at both the inlet and outlet being 1.5 m DN8
[1] Mit der Bypass-Einstellung „2" und dem 1,5 m langen Schlauch (DN8) am Zulauf und Ablauf

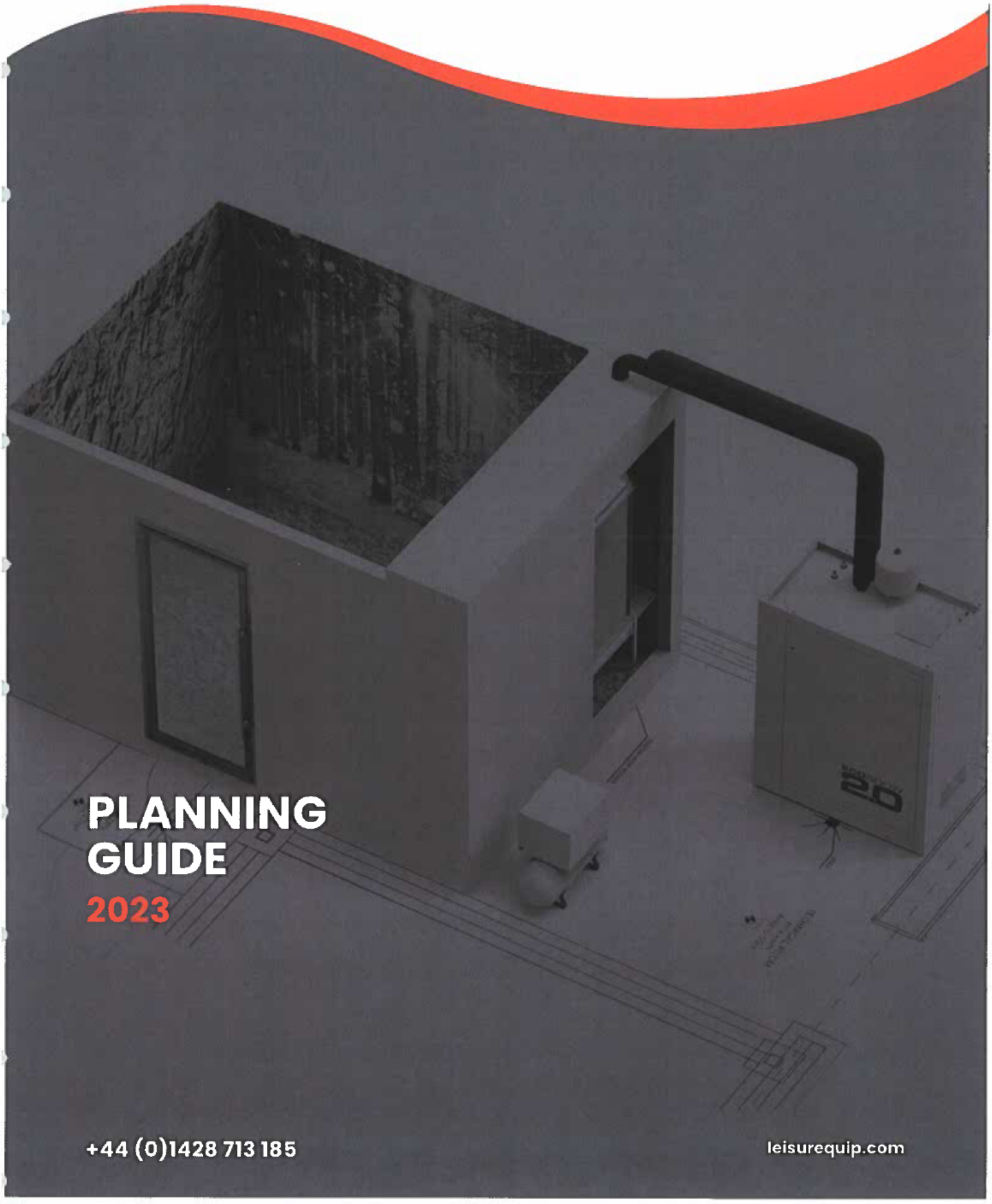
[2] The actual capacity during use may be higher or lower than the value specified in the table. The capacity varies by the quality of incoming water, flow rate, incoming water pressure and consistency of the flow. The reduction of carbonate hardness can be achieved in accordance with EN 14898:2006, Section 5.5.5 at the specified capacities.
[2] Die tatsächliche Kapazität während des Gebrauchs kann höher oder niedriger als der in der Tabelle aufgeführte Wert ausfallen. Die Qualität hängt von der Qualität des Wasserzulaufs, der Durchflussrate, dem Wassereingangsdruck und der Kontinuität des Durchflusses ab. Die Reduzierung der Karbonathärte gemäß EN 14898:2006, Abschnitt 5.5.5 kann in den angegebenen Kapazitäten erreicht werden.

Appendix H

Proposed – Snow Room Specification

TECHNOALPIN
snow experts

leisurequip



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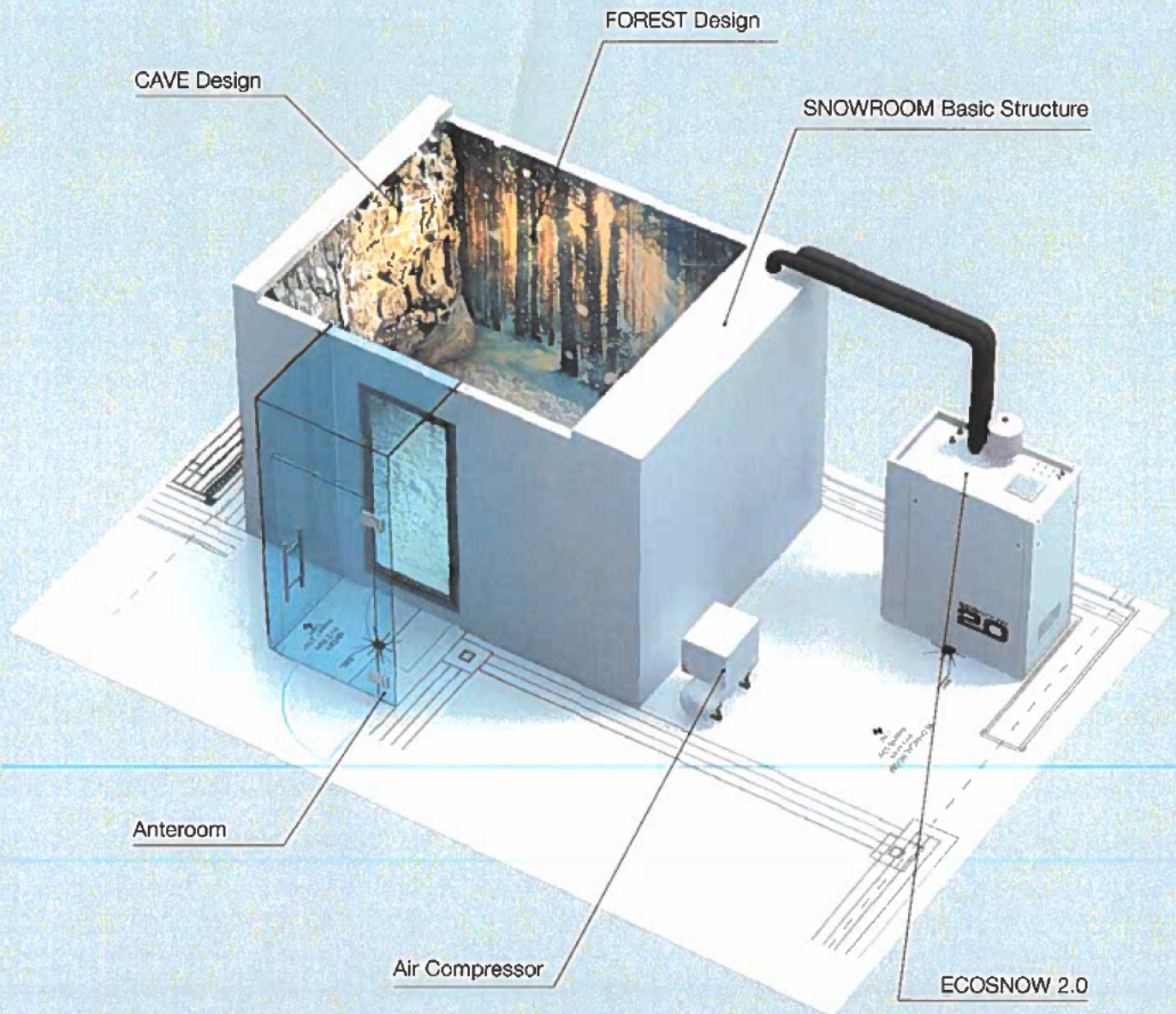
leisurequip.com

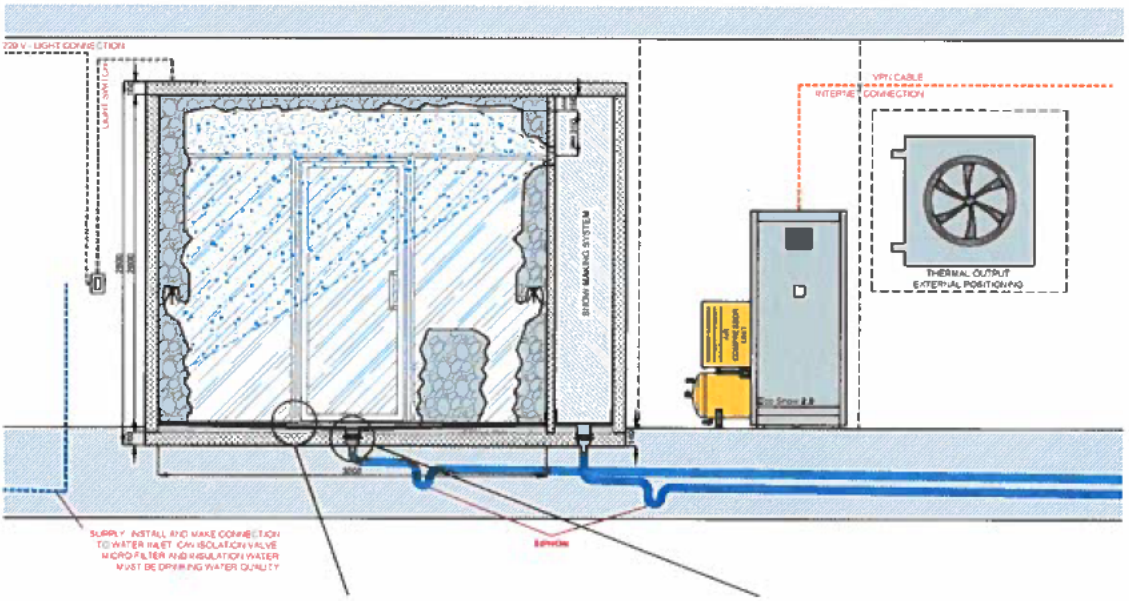

FOREST Design
CAVE Design
SNOWROOM Basic Structure
Anteroom
Air Compressor
ECOSNOW 2.0

SNOWROOM
TURNKEY SYSTEM

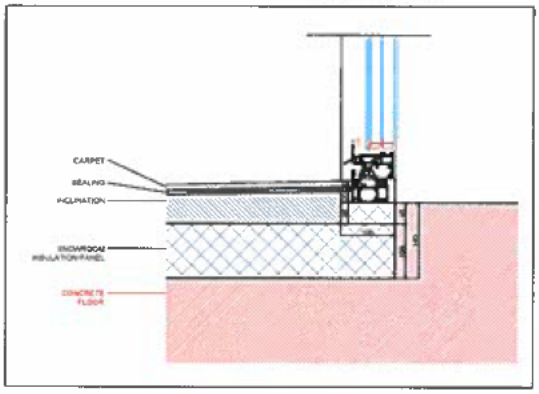
TEMPERATURES	SnowRoom temperatures (min. - max.)	from -5 to -11 °C	
INTERIOR	Design	Forest Design, Cave Design	
ECOSNOW 2.0 MULTIFUNCTION UNIT	*Depending on visitor frequency and SnowRoom size	EcoSnow 2.0 Mono	EcoSnow 2.0 Dual
	Length	1,338 mm	
	Width	740 mm	
	Height	1,680 mm	
	Weight	450 kg	
POWER FEATURES AND CONSUMPTION	Nominal voltage	400 V	
	Nominal frequency	50 Hz	
	Nominal power	12 kW	20 kW
	Line fuse	32 A	40 A
	Average power consumption for cooling cycle	5 kW	
REFRIGERATION CYCLE	Refrigerant	R407F	
	Refrigerant filling capacity	2.5 kg	
	CO^2 equivalent	4,560 kg	
WATER FOR SNOW-MAKING	Water quality	Drinking water	
	Water consumption per snow nozzle (min. - max.)	up to 20 l/h	up to 40 l/h
	Snow quality	Dry powder snow	
CONTROL	Remote access	Via Ethernet	
	Manual operation	Colour touchscreen 7-inch	
	Timing control	Snow cycles individually programmable	
PLANT ROOM FOR ECOSNOW 2.0	Min. space availability	4.5 m^3	
	Max. distance from utility room-SnowRoom	50 m	
	Min. volume of space availability	8.6 m^3	
	Ambient temperatures (min. - max.)	6 - 35 °C	
OPTIONAL COMPONENTS	Air compressor		
	Recooling system option for EcoSnow 2.0 (air recooler, external heat exchanger for heat recovery)		
	Glazed anteroom for larger SnowRooms		

SNOWROOM
TECHNICAL DETAILS

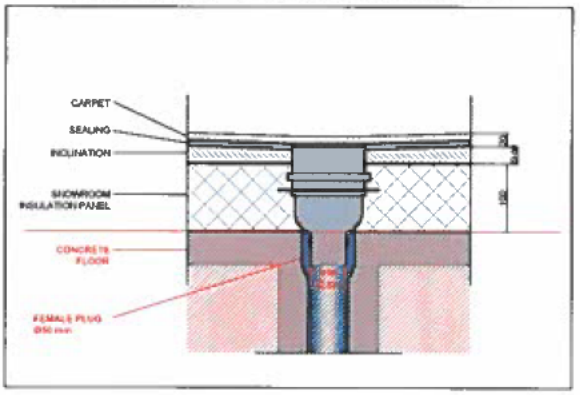
SECTION AA



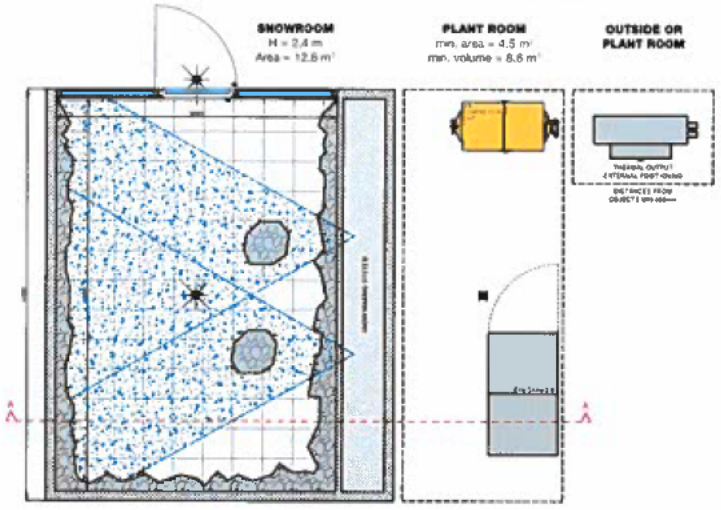
FLOOR DETAIL - DOOR SNOWROOM



FLOOR DETAIL - WATER DRAIN SNOWROOM

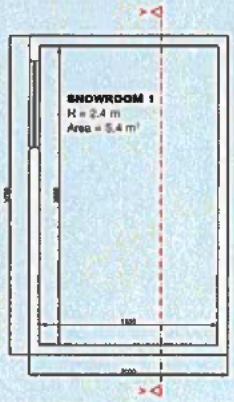


PLAN

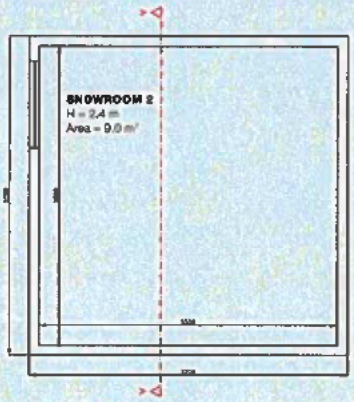


TECHNOALPIN

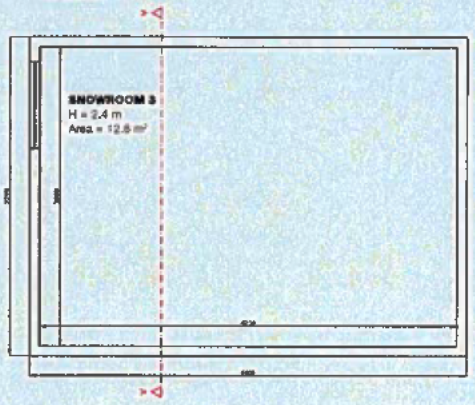
SNOWROOM SMALL
OPTION 1



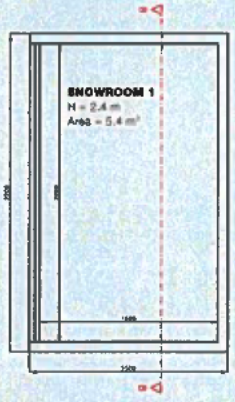
SNOWROOM MEDIUM
OPTION 1



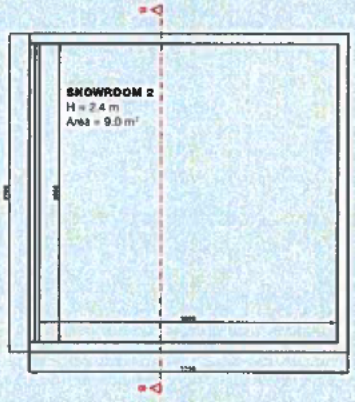
SNOWROOM LARGE
OPTION 1



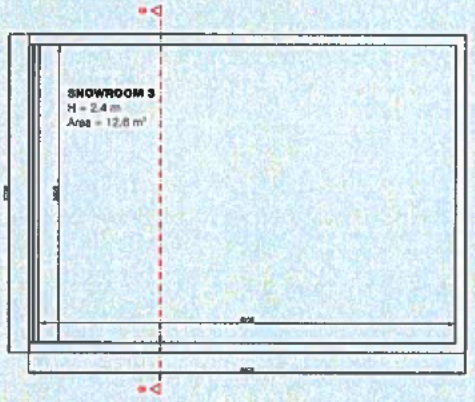
SNOWROOM SMALL
OPTION 2



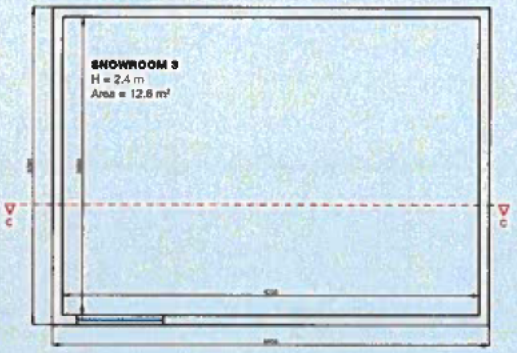
SNOWROOM MEDIUM
OPTION 2



SNOWROOM LARGE
OPTION 2



SNOWROOM LARGE
OPTION 3



motion

Appendix I

Proposed – Dog Shower Specification

Proposed - Dog Shower Specification

Item	Capacity/Flow rate	Overview
Dog Shower	7.6 litres/minute	Hansgrohe **hansgrohe DogShower** Dogs hand shower 150 3jet Select   • Shower head size 150 x 63 mm • Spray pattern fur spray fog spray, paw spray • Select button to comfortably switch between spray modes • Maximum flow rate (at 3 bar) 7.6 l/min • Function from 5.7 l/min • Operating pressure: min. 1 bar/max. 6 bar • minimum flow pressure 1 bar • elongated, brush-like nozzles (1,5 cm) for thorough cleaning with massage effect • ergonomic design • Water Boost: boost function to increase waterflow when needed • Suitable for continous flow water heaters • Connection dimension 1/2" • rinseable screen seal • Non-return valve • WRAS 2305030

Appendix J

Proposed – Part G Calculations

Part G - Proposed Water Usage for 4-bed house

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	4	1.46		5.84
WC (Dual Flush) Part	2	2.96		5.92
Taps (excluding kitchen)	2.7	1.58	1.58	5.85
Bath (where shower present)	240	0.11		26.40
Shower (where bath present)	10	4.37		43.70
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	4	0.44	10.36	12.12
Washing Machine	6.43	2.1		13.50
Dishwasher	0.99	3.6		3.56
			Total calculated use (litres/person/day)	116.89
Normalisation Factor				0.91
			Total Water Consumption (CSH) (litres/person/day)	106.37
External Water Use				5.00
			Total Water Consumption (Part G) (litres/person/day)	111.37

Rainwater Harvesting	27.99	litres/person/day
Mains Water	83.38	litres/person/day
Total	111.37	litres/person/day

	Population	Mains Water Usage	Rainwater Usage	Total Water Usage	
4-bed house	2.86	238.48	80.05	318.53	
TOTAL	**2.86**	**238.48**	**80.05**	**318.53**	litres/day

motion

Appendix K

Proposed – Examples of Fittings and Fixtures Specification

Example Fixtures and Fittings - Part G Specifications

Item	Capacity/Flow rate	Overview
Toilet (Dual Flush)	4/2 litres	The Gap  
Basin Tap	2.7 litres/minute	Joseph Miles 
Shower	10 litres/minute	Bristan  SHOWER FLOW LIMITER 10 LITRES PER MINUTE ~~£16.00~~ £12.00 ADD TO CART Add to Wishlist Add to Compare
Shower	8 litres/minute	Bristan

		 **Bristan - EVO Single Function Rub Clean Handset** £13.37 ADD TO BASKET **Bristan - EVO Single Function Rub Clean Handset - EVC-HAND05-C** A stylish contemporary handset from Bristan, suitable for all plumbing systems this single function handset features rub clean nozzles and a flow regulator for reduced water consumption. Comes complete with a 5 year guarantee covering any manufacturing faults. **Product Details** • Product Code: EVC HAND05 C • Finish: Chrome • Product Type: Contemporary • Construction: ABS (plastic) • Supply: Suitable for all plumbing systems • Working Pressure: 0.1 bar - 5.0 bar • Inlet Connections: G ½" • 8 litre per minute flow regulator fitted to the handset to reduce water consumption and increase water efficiency • Flow regulator accurate to +/- 10% • Single Function • Rub Clean Nozzles • Chrome plated to BS EN 248. **Guarantee - 5 years covering manufacturing faults.**
Kitchen Sink	4 litres/minute	Tap with flow regulator - Affinity by Moores  **Utility** Chrome utility lever sink mixer tap Tap Height 380mm Order code 805 56 Flow Regulator:   15mm 5mm • Tap tail type flow limiters are suitable for most Bristan basin, pillar taps, basin and sink mixers. • Operating pressure range – Min. 1.0 bar Max. 5.0 bar • All flow limiters accurate +/- 10%. • Flow limiting flow straighteners aerates the water for a softer non-splashing flow • Flow limiting flow straighteners can be easily retro fitted in tap spout (dependent on tap/mixer model). Colour / Flow Rate (Litres) per / Order Code Pink / 1 litre per minute / 806 37 Blue / 2 litres per minute / 806 38 Brown / 3 litres per minute / 806 39 Grey / 4 litres per minute / 806 40 Yellow / 5 litres per minute / 806 41 Black / 6 litres per minute / 806 42

Appendix L

Proposed – Rainwater Harvesting Tank Sizing Calculation

Rainwater Harvesting System (BS EN 16941-1:2018 - Intermediate Approach)

AAR	833.69	Average Annual Rainfall
e	0.5	Yield Coefficient
h	0.9	Hydraulic Filter Efficiency
P_d	27.99	Daily Requirement per Person

Unit	Type	No. Beds	No. Units	Census	Population	Roof Area	9.6% Annual Rainwater Yield (litres)	9.6% Annual Water Demand (litres)	Tank Size (litres)
4-bed House	House	4	1	2.86	2.86	500	18,007.70	2,805.00	3,400
		Totals	**1**		**2.86**	**500**	**18,007.70**	**2,805.00**	

AAR	833.69	Average Annual Rainfall
e	0.8	Yield Coefficient
h	0.9	Hydraulic Filter Efficiency
P_d	27.99	Daily Requirement per Person

Unit	Type	No. Beds	No. Units	Census	Population	Roof Area	9.6% Annual Rainwater Yield (litres)	9.6% Annual Water Demand (litres)	Tank Size (litres)
1-bed Annexe	Annexe	1	1	1.32	1.32	147	8,470.82	1,294.62	1,800
		Totals	**1**		**1.32**	**147**	**8,470.82**	**1,294.62**	

Annual Rainfall Data – MET Office Climate Averages

Station: Charlwood

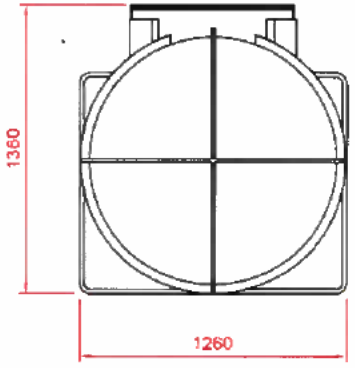
Station: Charlwood

Climate period: 1991-2020

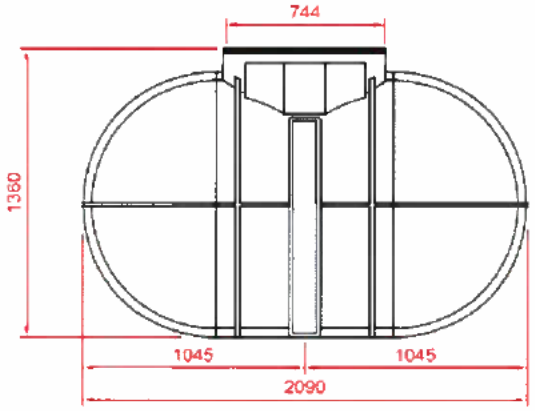
Month	Maximum temperature (°C)	Minimum temperature (°C)	Days of air frost (days)	Sunshine (hours)	Rainfall (mm)	Days of rainfall ≥1 mm (days)	Monthly mean wind speed at 10 m (knots)
January	7.83	1.52	10.89	53.42	90.34	13.10	6.56
February	8.49	1.44	10.47	75.42	64.46	10.86	6.56
March	11.20	2.79	7.35	119.36	53.65	9.44	6.60
April	14.50	4.24	3.87	171.48	52.49	9.73	5.80
May	17.74	7.11	0.60	206.31	54.83	8.90	5.44
June	20.80	9.92	0.03	209.70	50.67	8.79	5.12
July	23.14	11.99	0.00	215.95	54.73	8.45	4.82
August	22.70	11.86	0.00	199.09	60.42	9.29	4.64
September	19.55	9.51	0.07	156.01	64.71	9.15	4.68
October	15.35	7.10	1.66	110.62	94.33	12.51	5.18
November	11.11	3.91	6.09	65.21	97.11	13.17	5.20
December	8.25	1.74	11.89	45.87	95.95	12.82	5.94
Annual	15.09	6.12	52.92	1628.44	833.69	126.21	5.54

SDS 1,800 Litre Rainwater Harvesting Tank

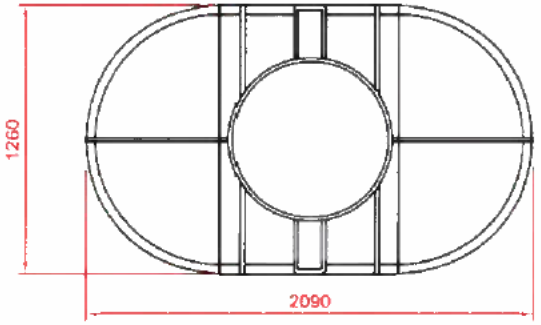




END ELEVATION



SIDE ELEVATION



PLAN

Client	SDS	Details
Project Name	1,800 Litre Tank	
Type	Standard Detail	
Date	-	
Drawing no.	-	
Revision	A	

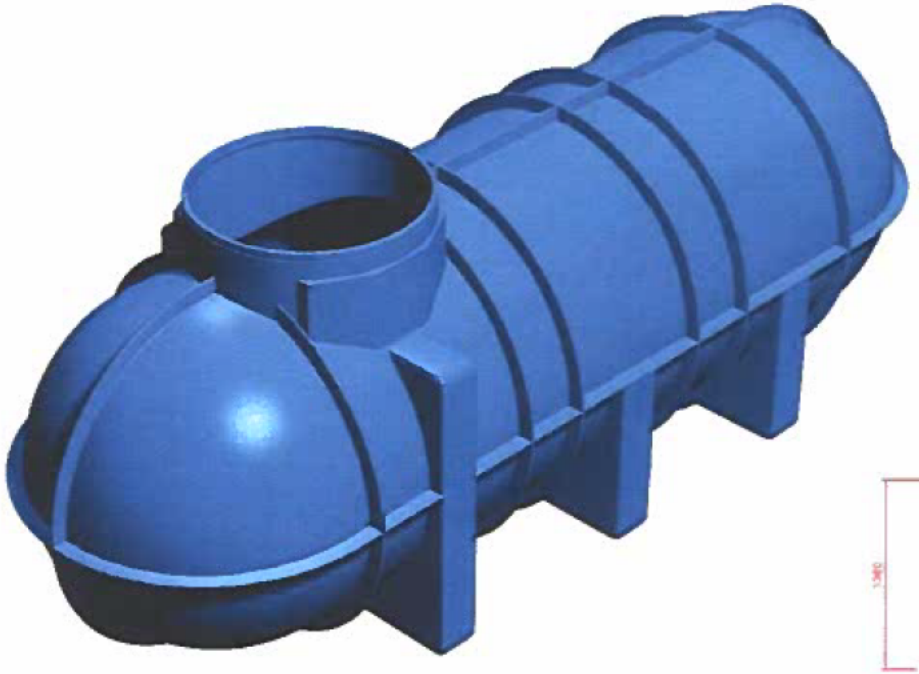
Notes:

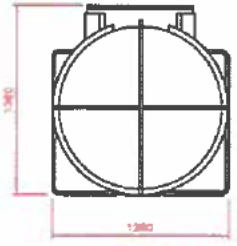
This Drawing is to be read in conjunction with all relevant Architect, Engineers and Specialists drawings and specifications.

Do not scale from the drawing in either paper or digital form. Use written dimensions only.

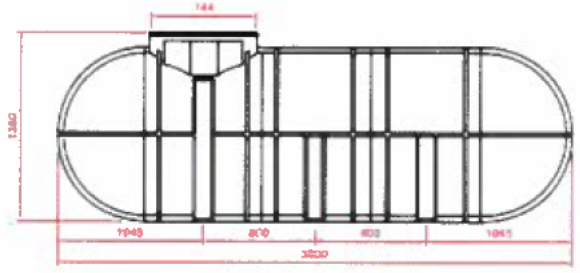
SDS Water Infrastructure Systems

SDS 3,400 Litre Rainwater Harvesting Tank

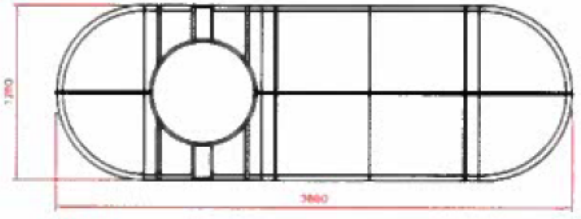




END ELEVATION



SIDE ELEVATION



PLAN

Client	SDS	Details
Project Name	3,400 Litre Tank	
Type	Standard Detail	
Date	-	
Drawing no.	-	
Revision	A	

Notes:

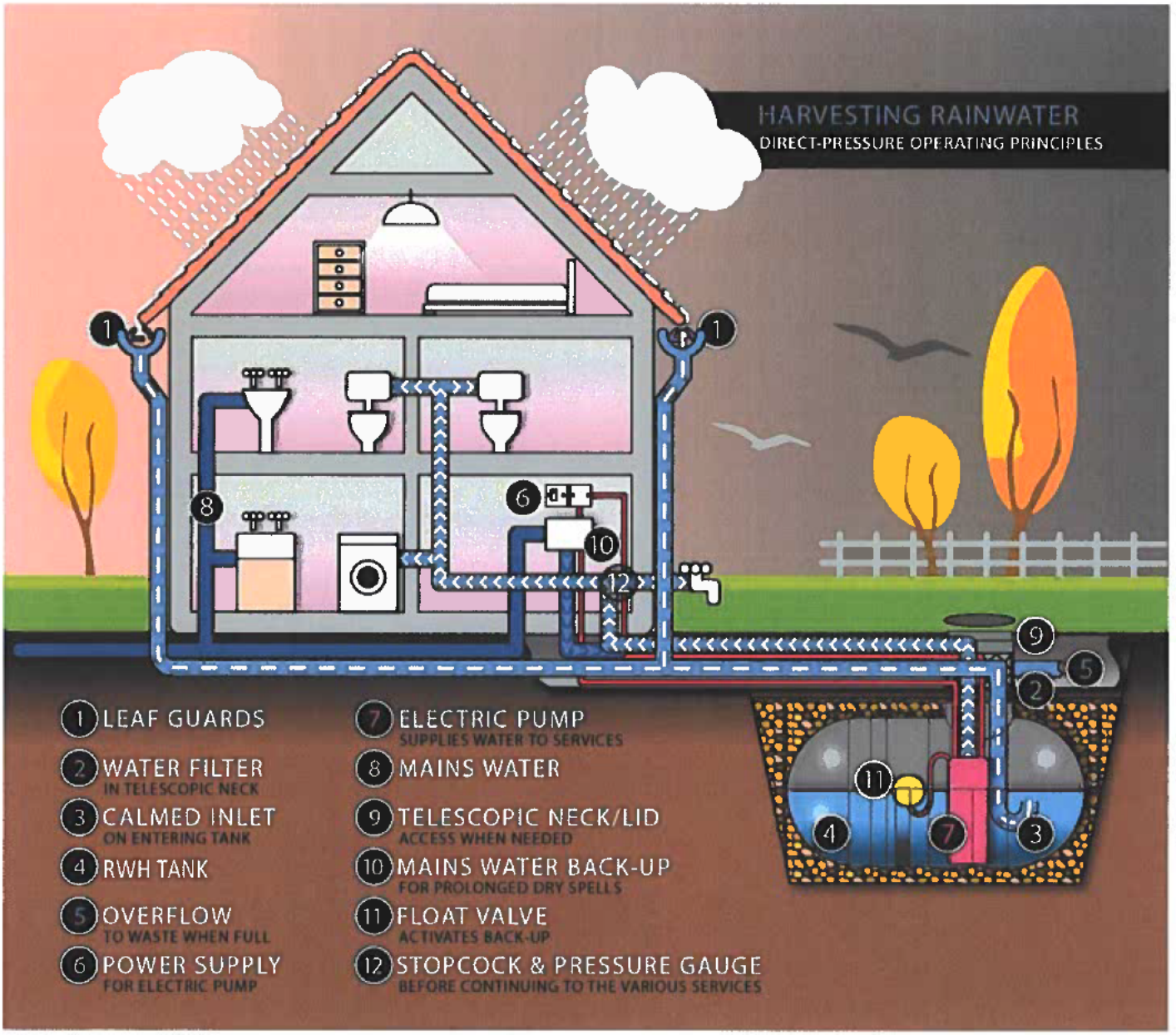
This Drawing is to be read in conjunction with all relevant Architect, Engineers and Specialists drawings and specifications.

Do not scale from the drawing in either paper or digital form. Use written dimensions only.

SDS Water Infrastructure Systems

Appendix M

Proposed – Rainwater Harvesting System Typical Layout


HARVESTING RAINWATER
DIRECT-PRESSURE OPERATING PRINCIPLES
1 LEAF GUARDS
2 WATER FILTER
IN TELESCOPIC NECK
3 CALMED INLET
ON ENTERING TANK
4 RWH TANK
5 OVERFLOW
TO WASTE WHEN FULL
6 POWER SUPPLY
FOR ELECTRIC PUMP
7 ELECTRIC PUMP
SUPPLIES WATER TO SERVICES
8 MAINS WATER
9 TELESCOPIC NECK/LID
ACCESS WHEN NEEDED
10 MAINS WATER BACK-UP
FOR PROLONGED DRY SPELLS
11 FLOAT VALVE
ACTIVATES BACK-UP
12 STOPCOCK & PRESSURE GAUGE
BEFORE CONTINUING TO THE VARIOUS SERVICES

SDS

Water Infrastructure Systems

DIRECT PRESSURE SYSTEM HOME & GARDEN



Inside the Household

Top Up Controller

Automatic mains water top-up Controller kit for rainwater tanks with pump isolation and alarm. The system detects when the tank contents level is running low and initiates a mains top up procedure to ensure the tank never runs out of water supply.

SDS Ltd, Clearwater House, Castlemills, Bridgwater, Somerset, TA6 4RE
+44 (0)1934 751303
info@sdslimited.com

SDS

Water Infrastructure Systems

SYSTEM:

A Direct Pressure System is the most popular, cost effective and risk-free option for rainwater harvesting. It can be used for both garden and household applications, for example, it can be used in buildings with a small block of toilets, and for garden irrigation and machine washdowns. The system sends pressurised water straight from the external tank directly to the application. If the water level in the tank gets too low, the top up controller will activate a mains top up so the tank doesn't empty.

COMPONENTS

P Series pumps are stainless steel pumps with plastic coverings and are suitable for domestic water systems, rainwater harvesting, tanks, surface irrigation and tank transfer.

The rodent guard protects the internal water from rodents and large debris which could contaminate the water entering via the overflow.

The PF filter is designed with a level drop, this along with its very smooth surface structure allows excess dirt to be rinsed straight through to the overflow. The filter cartridge mesh is stainless steel within plastic housing and is self-cleaning, though regular inspection is recommended.

The calmed inlet removes the kinetic energy from the water as it enters the tank. This means that as the water enters it doesn't stir up the contents of the tank.

The turret set provides the connection between the pump and the pipework leading to the various external applications. They are made from a flexible plastic so can easily deal with the pressurised water coming from the pump.

The pump lifting chain aids in servicing the pump as it allows the pump to be easily pulled up towards the top of the tank.

A floating intake ensures that no water from either the bottom or the surface of the tank is taken in. Meaning only clean water passes through the system and is pumped into the household.

ADDITIONAL SPECIFICATIONS

- Service duct
- Delivery hose (Options available)
- Top up controller
- Tanks sold separately
- Extra overflow on tanks 5600 – 10000

POPULAR USE:

- Garden irrigation
- Cleaning the car
- Washing windows
- Power washing drive/patio
- Outside tap and hosepipe
- Flushing toilets
- Drinking water (if tank is potable)
- Washing machine





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Appendix N

Proposed - Rainwater Harvesting Systems Management and Maintenance Plan

Denne Meadow Farms
Horsham, RH12 1JR

Rainwater Harvesting Management and Maintenance Plan

For

Christopher Reed

motion

Document Control Sheet

Denne Meadow Farms

Horsham, RH12 1JR

Christopher Reed

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
24/09/2024	FINAL	EH	NJ

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Contents

1.0 Introduction 1
2.0 Treatment 2
3.0 Water Quality Control 3
4.0 Continuity of Supply 4
5.0 Maintenance Categories 5
6.0 The Rainwater Harvesting System 6
7.0 General Maintenance Principles 7
8.0 Inspection and Maintenance Frequency of Components 8

1.0 Introduction

1.1 The report sets out the principles for the long-term management and maintenance of the rainwater harvesting systems at the proposed development.

1.2 The purpose of this report is to ensure that the client has a robust inspection and maintenance plan for the lifetime of the development. This will ensure the optimum operation of the rainwater harvesting systems and that they will be continually maintained. This will ensure that the proposed development will remain water neutral.

1.3 All those responsible for maintenance should follow relevant health and safety legislation for all activities listed within this report (including lone working, if relevant). Method statements and risk assessments should always be undertaken and made available, if requested.

1.4 This report has been produced by Motion to describe the typical management and maintenance tasks that are known at the design stage (such as maintenance frequencies and typical tasks). These have been drawn from industry guidance such as BS EN 16941-1:2018, The SuDS Manual (CIRIA 753) and the manufacturer's own guidance.

1.5 Maintenance is considered as a construction activity under the CDM Regulations 2015. Under the CDM Regulations, it is a requirement that a competent person be appointed to carry out a required role. CDM defines a competent person as an individual with sufficient knowledge of the specific tasks to be undertaken, as well as sufficient experience and ability to carry out their duties in relation to the task in a way that secures health and safety on site.

1.6 In recognition of the requirements of the CDM Regulations 2015, this rainwater harvesting management and maintenance plan expects that the maintenance work will be carried out by a competent person who must have prior knowledge of the rainwater harvesting systems onsite.

2.0 Treatment

2.1 The rainwater harvesting system shall incorporate suitable treatment in accordance with BS EN 16941-1:2018, to ensure that the water quality is suitable for its intended end use.

2.2 The treatment will cover the following:

- Removal of coarse particles, upstream of the storage;
- Retention of fine particles by sedimentation and flotation in the storage tank; and
- Filtration following the storage device, depending on the intended use.

2.3 Preliminary treatment will be provided in the form of filters and separators prior to the storage tank. This will include leaf guards on gutters and a leaf filter. A first flush diverter will be included to divert particles contained in rainwater away from the tank and to a suitable drain. These measures will prevent coarse solids and organic matter from entering the storage tank.

2.4 Any fine particles will then be separated either by sedimentation by settling out to the bottom of the tank, or flotation to the water surface.

2.5 A calmed inlet will be incorporated in the tank to prevent turbation of the sediment at the bottom of the tank by the inflow of water. Removal of the sediment will be carried out in accordance with Table 5.1 below.

2.6 Removal of floating particles will occur when the tank overflows, or when it is cleaned out in accordance with Table 5.1 below.

2.7 Water will be extracted from the tank via a floating pump, which will extract water from level that is above any sediment collected at the bottom of the tank and below any floating particles. This will help maintain the quality of harvested rainwater that is to be used in the property.

2.8 Where the water is being used for laundry, it is understood that the Council require an additional level of treatment. Therefore, it is proposed that a UV filter will be incorporated in advance of the washing machine and this will kill any microorganisms, prior to it being used in the washing machine.

2.9 A schematic showing the layout of the equipment used in a rainwater harvesting system is shown in Figure B.2 of BS EN 16941-1:2018.

3.0 Water Quality Control

3.1 It is understood that the system will be considered as a private water supply and, therefore, will be governed by the Private Water Supply Regulations 2016. These are regulated by the local council's Environmental Health Officer or Pollution Control Officer. However, the regulations in England and Wales do not require monitoring to be undertaken where the water supply is to a single domestic dwelling, unless the local authority is requested to do so by the owner or occupier of the dwelling, or if they are concerned that the supply presents a potential danger to human health.

3.2 NA.1 in BS EN 16941-1:2018 states that frequent testing should not normally be required for rainwater harvesting systems to ensure the water quality. It states that observations for water quality should be made during maintenance visits and testing should be carried out where the system is not operating satisfactorily. When sampling is required a sample should be taken and carried out in accordance with the guidance set out in NA.1 and Table NA.1 sets out the guideline values for bacteriological monitoring and Table NA.2 for non-bacteriological monitoring.

3.3 The water quality will need to be maintained at a suitable level commensurate with the end use and the treated water quality will have to meet those set out in the Private Water Supply Regulations.

4.0 Continuity of Supply

4.1 To ensure that sufficient water is available for re-use, the storage tank will be sized so that it can provide 35 days of storage, which will provide sufficient supply during periods of drought.

4.2 Where drought periods extend beyond 35 days, the rainwater harvesting system will include an automatic mains backup. This will ensure that water is available at all times, even during extended periods of drought.

5.0 Maintenance Categories

5.1 There are three categories of maintenance activities referred to in this report. These are:

Inspection and Monitoring

- Inspection and monitoring tasks should be carried out frequently, nominally once a month, and should include a visual inspection of all components including all inlets and outlets.

Regular Maintenance (Monthly)

- Regular maintenance consists of basic tasks done on a frequent and predictable schedule.

Seasonal Maintenance (Quarterly)

- Seasonal maintenance comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks.

Remedial Maintenance

- Remedial maintenance comprises of intermittent tasks that may be required to rectify faults associated with the system that have been identified through visual inspections. The likelihood of faults can be minimised by correct installation, regular inspection and timely maintenance.

6.0 The Rainwater Harvesting System

6.1 The proposed rainwater harvesting system will receive rainwater passing through and over several structures and will store rainwater within several items of infrastructure. These include:

- Roofs
- Gutters
- Filters;
- Pumps;
- Overflows; and
- Storage tanks.

6.2 All components should be installed in accordance with the manufacturer's instructions and to the levels/arrangements as defined on the designer's drawings.

6.3 This report should be read in conjunction with the rainwater harvesting design, so that the location and type of each item of infrastructure can be recognised and understood.

6.4 Manufacturer's instructions are to be added to this document once specific products have been selected and installed as part of the detailed design. This document will subsequently form the basis for a maintenance regime for the rainwater harvesting system.

7.0 General Maintenance Principles

7.1 All rainwater harvesting systems require regular maintenance to keep them working at optimum efficiency and capacity. The maintenance of the rainwater harvesting systems should be carried out alongside other regular maintenance tasks within the property.

7.2 Timely and adequate maintenance will increase the lifespan of the rainwater harvesting system. Inadequate maintenance will do the reverse.

7.3 The property owners are responsible for the monitoring and maintenance of the rainwater harvesting system for the lifetime of the development.

8.0 Inspection and Maintenance Frequency of Components

8.1 Table 5.1 below lists each of the components used within the development's rainwater harvesting systems. It suggests an indicative maintenance frequency for each component and ascribes typical maintenance tasks to them.

8.2 In accordance with the Drinking Water Inspectorate's Private Water Supply regulations, it is the responsibility of the homeowner to ensure that all necessary maintenance activities are carried out in a timely manner and that the design performance of each drainage component is preserved. The homeowner may appoint a competent contractor to assist with the maintenance of their rainwater harvesting system. Additionally, the Council has a role to ensure the regulations are upheld by the homeowner.

8.3 If there is any uncertainty regarding the correct and safe methods of cleaning, or what equipment should be used, the manufacturer should be consulted.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspection of the tank for debris and sediment build-up	Annually
	Inspection of inlets/outlets and withdrawal devices	Annually
	Inspection of filters	Annually
	Inspection of Pumps	Annually
	Inspection of overflow areas	Annually
	Inspection of gutters	Annually
	Cleaning of tank	Annually
	Cleaning of inlets and outlets and withdrawal devices	Annually
	Cleaning of gutters and roof drain filters	Annually
	Check pump operation	Annually
Occasional Maintenance	Cleaning and/or replacement of any filters	Quarterly
Remedial Actions	Repair of overflow erosion damage or damage to tank	As required
	Pump repairs	As required

Table 5.1 – Maintenance tasks and frequencies

8.4 Upon completion of maintenance activities, a record should be kept of the work carried out. This should be retained and an annual maintenance report should be compiled, which should include the following:

- Observations resulting from inspections;
- Maintenance and operation activities undertaken during the year; and

- Recommendations for inspections and maintenance programmes for the following year.

8.5 On the next page is a table with suggested information that should be recorded and included with the maintenance plan. As mentioned in the introduction to this document, this should be a living document and regularly updated, as required and should be kept for the lifetime of the development.

Date	Component requiring maintenance	Issues prompting maintenance	Scheduled maintenance (Y/N)	Maintenance carried out	Additional works required (Y/N). If yes, please detail	Next scheduled date of inspection and maintenance

Appendix O

Offsetting – Summary of Offsetting Scheme

Sussex Water Neutrality Offsetting Scheme

Developer and Water Credit Allocation

Property	Total Number of Credits	Developer	Planning Reference	Number of Credits Used	Remaining Credits
15 Aintree Road	265	Mr Kevin Shaw	DC/24/0511	265	0
112 Weald Drive	188	Weetman (Lurgashall) Limited	SDNP/23/03365/FUL	170	18.54
118 Weald Drive	597	Wildgoose (UK) Ltd	TBC	597	0
124 Brighton Road	294	Wildgoose (UK) Ltd	TBC	291	3.98 (remaining used below)
73 Ditchling Hill	257	Mr Keith Potts	DC/19/2477	185	72.97 (remaining used below)
73 Ditchling Hill	72.97	Dominos Pizza	TBC	72.85	0.12
43 Ardingly Close	133.15	Dominos Pizza	TBC	133.15	0
42 Caburn Height	348	Mr Kevin Shaw	DC/24/112	305	23.42
13 Scott Road	381	Mitchell Evans LLP	DC/24/1003	80	301.40 (remaining used below)
37 Five Acres	287.64	Mr Kevin Shaw	TBC	186	101.64 (remaining used below)
37 Five Acres	101.64	Brix Limited	TBC	101.64	0
20 Buckswood Drive	229.72	Brix Limited	TBC	229.72	0
124 Brighton Road	3.98	Brix Limited	TBC	2.64	1.34
13 Scott Road	301.40	Mr & Mrs Spencer-Smith	DISC/23/0084	301.40	0
11 Aintree Road	40	Mr & Mrs Spencer-Smith	DISC/23/0084	28.60	55.32
19 Epsom Road	358.37	Mr Kevin Shaw	TBC	256	102.37
42 Caburn Heights	348.68	Christopher Reed	TBC	80	268.68
			Total Allocated Credits	3,285	
			Total Remaining Credits		469.80

Appendix P

Offsetting – 42 Caburn Heights, Flow Survey Data

Residential Flow Survey

23 Apr 2024 / Kevin Shaw @ 42 Caburn Heights

Complete

Score	14 / 14 (100%)	Flagged items	0	Actions	0

Site conducted	42 Caburn Heights, Cralwey, RH11 8QX
Conducted on	23.04.2024 12:55 BST
Prepared by	Kevin Shaw @ 42 Caburn Heights
Location	42 Caburn Heights Crawley England RH11 8QX United Kingdom (51.105173565871574, -0.1967274201399201)
Water Meter Reading	
Type of Property	Terrace
Number of bedrooms	7

Untitled Page	13 / 13 (100%)
Kitchen 1	2 / 2 (100%)
- Sink Taps - litres/minute VIDEO REQUIRED	Mixer 12Lpm
3 tenants share this kitchen	
DDDD0A0E-20AC-4236-9437-942CC807EDA7-video.mov	
- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED	No
- Dishwasher Make & Model - litres/place setting PHOTO REQUIRED	No
Utility Room/Kitchen 2	
Is there a utility room/second kitchen?	Yes
4 tenants share this kitchen	
- Washing Machine Make & Model - litres/kg dry load PHOTO REQUIRED	Yes
- Sink Taps - litres/minute VIDEO REQUIRED	Mixer 12Lpm
A3C9DC28-ED7D-49D0-8770-C43ADCC71226-video.mov	
WC	1 / 1 (100%)
Is there a WC?	Yes
- Basin Taps - litres/minute VIDEO REQUIRED	Mixer 16Lpm
A9866B32-5694-4F74-8564-DAB29BA6C9CE-video.mov	
- WC - litres PHOTO REQUIRED	Dual Flush



Photo 1

Bathroom 1	2 / 2 (100%)
- Shower Make/Model - litres/minute VIDEO REQUIRED	Thermostatic Mixer 12Lpm
3 tenants share this bathroom	
588C55D2-66D2-43AE-B275-61F61CE8AD13-video.mov	
- Basin Taps - litres/minute VIDEO REQUIRED	Mixer 14Lpm

1218ECF5-46D7-43E3-841E-2E665E01BAB1-video.mov

- WC - litres PHOTO REQUIRED — Dual Flush



Photo 2

Is there a bath? — No

- Bathroom 2 — 1 / 1 (100%)

Is there an additional bathroom? — Yes

4 tenants share this bathroom

- Basin Taps - litres/minute VIDEO REQUIRED — Separate hot12Lpm & cold12Lpm

10953CA5-59AD-481C-9797-0452D3199720-video.mov

0E817476-E001-4F33-88BA-0BB9ED10ED1D-video.mov

- Shower - litres/minute VIDEO REQUIRED — Thermostatic Mixer 14Lpm

4 tenants share this bathroom

E8BC0154-8C63-45DE-972C-5757B962D7CA-video.mov

- WC - litres PHOTO REQUIRED — Dual Flush



Photo 3

Is there a bath? — Yes

Plan to remove bath

- Bath and Taps - Measure Bath and litres/minute VIDEO REQUIRED — L1400 W580 (average) D350 (to overflow)



Photo 4

Bathroom 3 — 2 / 2 (100%)

Is there an additional bathroom? — No

Is there a bath?	No
Bathroom 4	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No
Bathroom 5	2 / 2 (100%)
Is there an additional bathroom?	No
Is there a bath?	No
- Bath and Taps - Measure Bath and litres/minute VIDEO REQUIRED	
Other Water uses	1 / 1 (100%)
Are there any other water uses?	No

Media summary



Photo 1



Photo 2



Photo 3



Photo 4

File summary

DDDD0A0E-20AC-4236-9437-942CC807EDA7-video.mov
A3C9DC28-ED7D-49D0-8770-C43ADCC71226-video.mov
A9866B32-5694-4F74-8564-DAB29BA6C9CE-video.mov
588C55D2-66D2-43AE-B275-61F61CE8AD13-video.mov

1218ECF5-46D7-43E3-841E-2E665E01BAB1-video.mov
10953CA5-59AD-481C-9797-0452D3199720-video.mov
0E817476-E001-4F33-88BA-0BB9ED10ED1D-video.mov
E8BC0154-8C63-45DE-972C-5757B962D7CA-video.mov

motion

Appendix Q

Offsetting – 42 Caburn Heights, Part G Calculation

Part G Calculation - 42 Caburn Heights Water Usage (Flow Survey)

Bathroom 1

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	14	1.58	1.58	23.70
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	12	5.6		67.20
Kitchen Sink	12	0.44	10.36	15.64
Washing Machine	6.00	2.1		12.60
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			136.78
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				124.47
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				129.47

	Number of Units	Census	Population	Mains Water Usage
7-bedroom	1	3	3	388.41
Totals	1		3	**388.41**

Part G Calculation - 42 Caburn Heights Water Usage (Flow Survey)

Bathroom 2

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/ day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	12	1.58	1.58	20.54
Bath (where shower present)	285	0.11		31.35
Shower (where bath present)	14	4.37		61.18
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	12	0.44	10.36	15.64
Washing Machine	6.00	2.1		12.60
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			158.95
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				144.64
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				149.64

	Number of Units	Census	Population	Mains Water Usage
7-bedroom	1	4	4	598.58
Totals	1		4	**598.58**

Appendix R

Offsetting – 42 Caburn Heights, Part G with Retrofitted Fixtures and Fittings

Part G Calculation - 42 Caburn Heights Water Usage (Fixtures and Fittings)

Bathroom 1

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person /day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	3.5	1.58	1.58	7.11
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	8	5.6		44.80
Kitchen Sink	5	0.44	10.36	12.56
Washing Machine	6.00	2.1		12.60
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			94.71
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				86.19
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				91.19

	Number of Units	Census	Population	Mains Water Usage
7-bedroom	1	3	3	273.56
Totals	1		3	**273.56**

Part G Calculation - 42 Caburn Heights Water Usage (Fixtures and Fittings)
Bathroom 2

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person /day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	6	1.46		8.76
WC (Dual Flush) Part	3	2.96		8.88
Taps (excluding kitchen)	3.5	1.58	1.58	7.11
Bath (where shower present)		0.11		0.00
Shower (where bath present)		4.37		0.00
Bath Only		0.5		0.00
Shower Only	8	5.6		44.80
Kitchen Sink	5	0.44	10.36	12.56
Washing Machine	6.00	2.1		12.60
Dishwasher		3.6		0.00
	Total calculated use (litres/person/day)			94.71
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				86.19
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				91.19

	Number of Units	Census	Population	Mains Water Usage
7-bedroom	1	4	4	364.74
Totals	1		4	**364.74**

Appendix S

Offsetting – 42 Caburn Heights, Flow Restricting Valves

Fixtures and Fittings – Part G Specifications

Item	Capacity / Flow Rate	Overview
Basin Tap	3.5 litres/minute	Flow Restricting Valve
Shower	8 litres/minute	Flow Restricting Valve
Kitchen Sink	5 litres/minute	Flow Restricting Valve

SCHEDULE 5

Biodiversity Net Gain

The Owner's Covenants to the Council in relation to the BNG Land

With the intention of binding the BNG Land, and for the purpose of allowing the Development to be delivered, the Owner covenants with the Council as follows:

1. Interpretation of this Schedule

Unless the context otherwise requires where in this Schedule the following defined terms and expressions are used they shall have the following respective meanings:

"Biodiversity Gain Plan"	the plan in the form (or substantially in the form) published by DEFRA attached at Schedule 6 of this Agreement, as may be updated from time to time, to be completed and submitted to the Council for approval in writing in accordance with this Schedule 5 of this Agreement such approval not to be unreasonably delayed or withheld;
"BNG Land"	the land shown within the red line boundary on the BNG Land Plan excluding the land cross hatched in black.
"BNG Land Plan"	the plan entitled "Proposed Habitat Map November 2024 (Updated April 2025)".
"Biodiversity Metric"	the statutory biodiversity accounting tool published by DEFRA or Natural England from time to time which can be used to measure the biodiversity value or relative biodiversity value of habitats or habitat enhancement for the purposes of BNG;
"Biodiversity Net Gain (BNG)"	an increase in biodiversity units resulting from implementing the HMMP (as measured using the Biodiversity Metric) that can be allocated to the Development to fulfil its requirement to create or enhance biodiversity pursuant to Schedule 7A of the 1990 Act;
"BNG Monitoring Contribution"	the sum of £2,605.27 **(two thousand six hundred and five pounds and twenty seven pence)** to be used to pay the Council's costs of monitoring compliance with the Biodiversity Gain Plan and Habitat Management and Maintenance Plan as approved by the Council to be paid by the Owner to the Council pursuant to this Schedule 4 of this Agreement;
"Breach Notice"	a notice which may be served by the Council on the Owner pursuant to paragraph 5 of Schedule 4 of this Agreement setting out: a) details of the alleged non-compliance with the HMMP (the **"Breach"**); and b) details of the measures to be taken to remediate the Breach; and the timescales within which the measures to remediate the Breach are to be carried out, following the 20 Working Day period allowed for service of a Breach Response Notice pursuant to paragraph 5 of this Schedule 4 of this Agreement;
"Certificate of Completion"	a written certificate confirming the date on which the Habitat Creation and Enhancement Works were completed to the reasonable satisfaction of the Council (such confirmation not to be unreasonably delayed or withheld);
"Completion Date"	the date specified in the Certificate of Completion as the date the Habitat Creation and Enhancement Works were completed;

"Completion Date Notice"	written notice from the Owner to the Council of the proposed Completion Date of the Habitat Creation and Enhancement Works served in accordance with paragraph 2.3 of this Schedule 5 of this Agreement;
"Habitat Creation and Enhancement Works"	Means the Habitat Creation and Enhancement Works set out in the HMMP
"HMMP"	Means the Habitat Management and Maintenance Plan submitted to and approved by the Council in respect of the Development
"Monitoring Report"	the monitoring reports to be issued to the Council as specified in the HMMP and to be submitted at a minimum of 1 (one), 2 (two), 5 (five), 10 (ten), 15 (fifteen), 20 (twenty), 25 (twenty five) and 30 (thirty) years following First Occupation of the Development;

2. BNG Monitoring Contributions

2.1. To pay the BNG Monitoring Contribution in full to the Council within 10 (ten) Working Days of the Commencement Date.

3. Biodiversity Gain Plan and HMMP

3.1. To submit the Biodiversity Gain Plan and the HMMP to the Council for its approval in writing prior to the Commencement of Development;

3.2. Not to Commence Development until the Biodiversity Gain Plan and the HMMP have been approved in writing by the Council (such approval not to be unreasonably delayed or withheld);

3.3. To issue the Completion Date Notice to the Council within 10 (ten) Working Days of the anticipated date of completion of the Habitat Creation and Enhancement Works;

3.4. To rectify promptly any defects in the Habitat Creation and Enhancement Works identified by the Council following receipt of the Completion Date Notice and issue a subsequent Completion Date Notice and thereafter to continue to rectify any defects and issue Completion Date Notices until the Council issues a Certificate of Completion;

3.5. Not to Occupy the Development until the Habitat Creation and Enhancement Works set out within the HMMP have been completed in full and the Council has issued a Certificate of Completion;

3.6. To ensure that the Habitat Creation and Enhancement Works set out in the HMMP are retained and maintained from the Completion Date until the 30th anniversary of the date of issue of the Certificate of Completion or Practical Completion of the Development whichever occurs later;

3.7. To provide a Monitoring Report to the Council within 20 (twenty) Working Days of each Monitoring Report date specified in the HMMP;

3.8. To notify the Council of any requested amendment to the HMMP, such notice to be accompanied by:

3.8.1. the proposed amended HMMP;

3.8.2. a statement of reasons for such amendment; and

3.8.3. confirmation (with reasons) that the amendment would not prejudice:

3.8.3.1. the use or management of the BNG Land in a manner consistent with its function to deliver Biodiversity Net Gain; and

3.8.3.2. the continued functioning of the BNG Land for BNG or any existing Allocation.

4. Access for Inspection

4.1. From the Commencement Date and without charge, to allow the Council, its agents, and/ or contractors, with or without workmen and/ or equipment to:

4.1.1. enter onto the part of the BNG Land necessary for monitoring compliance with:

4.1.1.1. the obligations in this Agreement;

4.1.1.2. any Breach Notice; and

4.1.2. pass and repass across any land in the Owner's control reasonably necessary for gaining access to the BNG Land in accordance with paragraph 4.1.1;

subject to the Council providing the Owner with a minimum of 5 Working Days' notice of its desire to enter onto the BNG Land, and the Council and its agents and/or contractors and/or workmen complying with the reasonable health and safety requirements of the Owner and/or their appointed contractors.

5. Breach Notice and Step-In Rights

5.1. To notify the Council within 20 Working Days of service of a Breach Notice whether the Owner accepts the Breach Notice or disputes the Breach Notice in whole or in part ("**Breach Response Notice**").

5.2. Where a Breach Notice is disputed:

5.2.1. to include a reasoned response in the Breach Response Notice; and

5.2.2. to make reasonable endeavours to resolve the measures in dispute with the Council; and

5.2.3. where resolution of the measures in dispute cannot be resolved in accordance with subparagraph 5.2.2 (above) within 20 Working Days of the date of service of the Breach Response Notice, to refer the purported non-compliance with this Agreement (set out in the Breach Notice), and any remedial action needed (if any) for determination by an Expert appointed in accordance with clause 11.3 of this Agreement within a further 10 Working Days.

5.3. Where a Breach Notice is accepted (or an Expert has determined that the purported breach of this Agreement has occurred, and the Breach Notice is therefore valid), to comply with the requirements of the Breach Notice within the time limits specified (or other extended timeframe as agreed with the Council in writing).

5.4. To comply with any requirements imposed in connection with a Breach Notice by an Expert pursuant to paragraph 5.2.3 within the time limits specified in the Expert's determination.

5.5. Where the Owner has failed to comply with a time limit of the Breach Notice or Expert's determination in respect of a Breach Notice, to allow the Council, its agents, and contractors with or without workmen and/ or equipment to enter:

5.5.1. any part of the BNG Land that is necessary for the carrying out the steps set out in the Breach Notice; and

5.5.2. any other land in the Owner's control necessary to access the BNG Land,

PROVIDED THAT that the notice and health and safety requirements specified in paragraph 4 are complied with.

5.6. To pay the Council a sum equivalent to its reasonably and properly incurred costs in exercising its step in rights and carrying out the relevant works pursuant to paragraph 5.5 (including its sub paragraphs) within 20 Working Days of the date of a notice requesting payment (such notice to include a breakdown of such costs).

5.7. In default of payment of a sum falling due to the Council in whole or in part pursuant to paragraph 5.6 of this Schedule, the Council shall be entitled to recoup its costs from the Owner of the BNG Land or its successors in title and may secure the same by registering a charge or restriction on the title of the BNG Land at HM Land Registry.

6. Restriction on alienation of any part of the Application and BNG Site

6.1. Not to sell, lease, assign, underlet, transfer or otherwise part with its interest in the BNG Land, or any part of it, otherwise than to a Management Company without first providing a surety, performance bond or similar (to be agreed with the Council) to guarantee the cost of carrying out the BNG obligations secured by this Schedule 4 of this Agreement to include any legal or administration costs associated with the carrying out of those obligations pursuant to a Breach Notice by or on behalf of the Council.

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

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX55871 (or any title created out of that title) or their conveyancer that the provisions of paragraph 6 of Schedule 4 of an Agreement made pursuant to section 106 of the Town and Country Planning Act 1990 between (1) Christopher Ian Reed and Sylwia Bozena Reed; (2) Purple Reign Property Limited; (3) Onesavings Bank PLC; and (4) Horsham District Council have been complied with". [ ] or their conveyancer that the provisions of clause XX of [Details of the Transfer] have been complied with".

SCHEDULE 6

DEFRA Biodiversity Gain Plan

Department
for Environment
Food & Rural Affairs

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

3.2 Company name

3.3 Address

3.4 Email address

3.5 Telephone number

3.6 Declaration
By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?
☐ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?
Find out what you can count towards a development's BNG

4.4 How will you avoid or minimise impacts to habitats?
Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?
This includes other specified strategies if you do not have a local nature recovery strategy.
☐ Yes
☐ No

4.6 How will you achieve the target net gain percentage?
☐ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?
Find out what counts as a significant on-site enhancement.
☐ Yes
☐ No

4.8 If yes, tell us about the significant on-site enhancements
Include the appropriate planning condition or how you've secured the habitat.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

4.10 Explain why you're using off-site biodiversity units
Only answer this question if you're planning to use off-site biodiversity units (250 words).

4.11 Explain why you're planning to use statutory biodiversity credits
Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?
☐ Yes
☐ No

4.13 Have you used the statutory biodiversity metric tool?
☐ Yes
☐ No

4.14 Biodiversity metric calculation
Send your biodiversity metric calculation to the LPA and enter the file name.

4.15 Condition assessments
Send your condition assessments to the LPA and enter the file name.

4.16 Pre-development habitat survey report and map
Send your baseline habitat survey report and map to the LPA. Enter the file name.

4.17 Post-development habitat map or landscape plan
Send your post-development habitat survey report and map to the LPA. Enter the file name.

4.18 Have you included an approved habitat degradation in the baseline?
If yes, include the relevant consenting body and reference number.

☐ Yes
☐ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?
If yes, tell us if you've submitted an approved compensation plan.

☐ Yes
☐ No

5.2 Have you submitted an approved compensation plan?

☐ Yes
☐ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date
For example, 3/11/2023

6.2 Survey constraints
For example, access issues, weather, or seasonal constraints.

6.3 Total pre-development biodiversity value
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.4 Total post-development biodiversity value
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.5 Total net change in biodiversity units
Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

6.6 Will you register and allocate any biodiversity units from your site to other developments?
If yes or provisionally, give details.

☐ Yes
☐ No

6.7 Give details
Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements
Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?
Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metriccalculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metriccalculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes
☐ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the statutory biodiversity metric user guide.

Very high

High

Medium

Low

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☐ Yes
☐ No