



HIGHWOOD

Horsham District Council (Planning)

Mr Matthew Porter
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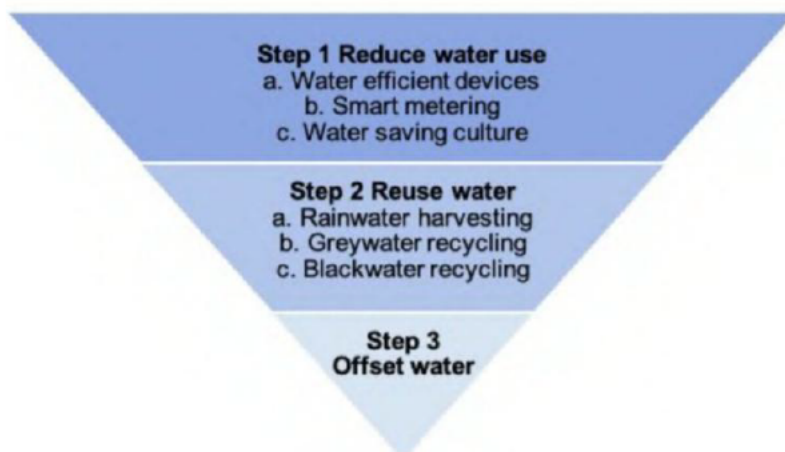
11th March 2026

Dear Matthew,

This covering letter is to accompany a Planning Portal submission ref. PP-14718264, in relation to approved planning application ref. DC/23/0701 dated 16/10/2024. The approval description for the site is 'Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex' and is for the 'Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping, and other works (including relocation of existing staddle stone barn)'.

This covering letter outlines our request to; fully discharge C21, Water Efficiency Measures, including offsetting and any further requirements should they be necessary, in accordance with the Waterwise Water Neutrality Hierarchy. Please note Appendix A, meets the requirements recommended in Step 1, A and therefore the remainder of b, c, Step 2, a, b and c are not required on this site. However, (as confirmed in approved reports) Highwood have continued their commitment to achieve Step 3, offsetting water at a nearby care home called, Red Oaks.

WATERWISE WATER NEUTRALITY HIERARCHY



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Decision notice wording for **C21** inside approved application Ref. DC/23/0701 is below:

- 21 **Pre-commencement (Slab level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved Water Neutrality Statement April 2023 and August 2022 Revision H by Highwood and Water Usage Survey Report by Hopkins Report No: 10686/WUS/001 Date of Issue 16 Nov 2022 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Fig. 1 extracts key information from approved Water Neutrality Statement – April 2023 and thereafter includes offsetting measures at the Red Oaks Care Home (Appendix A) *‘despite not being required, (however) we are prepared to honour our previous commitment (which was welcomed by both Natural England and Horsham District Council)’*.

Appendix A reference ‘2902-Water Neutrality Validation Statement by Harniss Barchester Healthcare Old Clayton Kennels, Storrington’ submitted to Horsham District Council to conclude S106 obligation detailed in paragraph 4 of schedule 4, online reference S106/25/0020

Fig. 1 – Key Information, Approved ‘Water Neutrality Statement - April 2023’

Water Neutrality Statement - April 2023	<i>‘This water neutrality statement has been prepared to support our <u>revised planning application</u> on the site known as Old Clayton Kennels, Storrington. This application follows an earlier application (ref: DC/21/2161) which was refused by Horsham District Council on the 24th January 2023.</i> <i>‘The previous proposal included an element of offsetting from another care home (Red Oaks). <u>At the planning committee one councillor queried whether the level offsetting from this site was correctly calculated. This report also addresses this query.</u>’</i> <i>‘The full report from the onsite analysis ‘Water Usage Survey Report’ carried out by J & B Hopkins Ltd is appended to this document (report not attached to covering letter). However it is summarised below (report not attached to covering letter). At the request of Natural England <u>we undertook an onsite survey of the actual (rather than estimated) usage of the Old Clayton Kennels business.</u>’</i>
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	Please note, this report is listed in the approved documents schedule, approved application ref. DC/23/0701 dated 16 th October 2023.
Conclusion	<i>'The Water Usage Survey Report prepared by J & B Hopkins established the existing usage at 9,515 litres per day. <u>The agreed use of the proposed development is 5,952 litres per day.</u> Consequently this results in a 3,563 litre net surplus without the need to off-set the showers in the Red Oaks care home. If we follow the Building Regulations advice then undertaking works to the Red Oaks then this surplus increases to 5,659.64 litres. Alternatively, if we follow the advise of Councillor Croker it increases to a surplus of 4,893 litres. Regardless of this figure attributed to the offsetting from the Red Oaks care home, there is a substantial net benefit in water neutrality as a result of this development.'</i>

To conclude, confirmed offset is outline below in green. That, coupled with our commitment to achieve compliance with Part G building regulations, specifically table A1 (the water efficiency calculator – Part G) demonstrates the proposed developments achievement to significantly improve upon water neutrality on this site.

Information confirmed below is outlined in 'Barchester healthcare, Old Clayton Kennels, Storrington – 2902-Water Neutrality Validation Statement'.

Confirmed Offset 2,842 l/day

Revised total proposed usage

Inc. deduction using 'confirmed offset' at the red Oaks Care Home 3,110 l/day

Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Mr Tom Dixon
Design Manager - On Behalf of Highwood Construction

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