Signoff of Water Neutrality Scheme at Dedisham Farm, Guildford Road, Rudgwick

Introduction
Planning permission (DC/20/2607) was granted for outline application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on 18 January 2023.

As part of this scheme, following the issue of Natural England's (NE's) Position Statement on Water Neutrality within the Sussex North Water Supply Zone (SNWSZ) the scheme at Land at Duckmoor Billingshurst was required to be water neutral as required by Natural England.

The water neutrality scheme for Duckmoor includes offsite mitigation in the form of replacing mains water with a rainwater harvesting scheme at Dedisham Farm, a dairy farm.

Clause 5 - Water Neutrality of Schedule 1 of the s.106 Unilateral Undertaking requires that the development at Duckmoor cannot be occupied until:

- "the Water Neutrality Measures relevant to that Phase of the Development have been delivered in accordance with the Water Neutrality Scheme and are fully operational at all times in accordance with the Water Neutrality Scheme so that such Phase of the Development is Water Neutral (5.1.1)";

- "evidence of the implementation and operation of the relevant Water Neutrality Measures to that Phase of the Development contained in the Water Neutrality Scheme has been submitted to the Council. (5.1.2)".

Background
Planning permission (DC/22/1947) was granted for Erection of an agricultural barn, associated storage tank and infrastructure on 09 February 2023. These works were necessary for the offsite water neutrality scheme to be able to fully operate and be delivered.

Condition 3 of the agricultural barn permission (existing and proposed levels) was discharged (DISC/23/0147) on 8 August 2023.

Following planning permission being granted for the farm buildings and the main development scheme Prior Notification for the installation of a 1No. water tank, pump house, and 2No. underground water tanks was confirmed (ref DC/23/1764) on 18 October 2023.

Condition 4 of the agricultural barn permission (southern boundary of the scheme) was discharged (DISC/24/0165) on 24 July 2024.

Condition 1 of the agricultural barn permission (DC/22/1947) was varied to update the approved plans, following changes to the barn design. This was approved (DC/24/0948) on 1 August 2024. At the same time the Water Neutrality Scheme contained in the Motion Technical Note 3: Water Neutrality Statement was also updated to include the revised approved barn plans to Rev J dated 19 July 2024.

This water neutrality scheme ensures Land at Duckmoor, East of Billingshurst (reference DC/20/2607) is water neutral.

Evidence of Implementation

Motion have been employed as agent of the constriction of the of the water neutrality scheme (see attached Motion sign-off report).

Work on the Dedisham Farm rainwater harvesting scheme commenced in October 2023, where the foundations of the barn were dug, and foundation pads laid. The water storage tank was installed in late January/early February 2024. Construction of barn frame commenced in late February 2024.

A site visit was undertaken with officers on 30 July 2024, where the scheme was deemed to be operational, subject to the final report and inclusion of the field pipes and troughs network and a diagram of the mains water. In addition, videos of the rainwater harvesting scheme work was also requested and has been provided separately.

Conclusion

As can be seen from the above and the appended Motion Water Neutrality Scheme Verification Report, the Dedisham Farm WN scheme has been constructed and is fully operational providing rainwater to the farm.