WATER NEUTRALITY STATEMENT FOR THE PROPOSED DEVELOPMENT AT UNIT 9 & 10 AT LAURA HOUSE, JENGERS MEAD IN BILLINGSHURST, WEST SUSSEX, RH14 9NZ.

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Executive Summary

H2Ogeo provided this Water Neutrality Statement to accompany a planning application for the proposed change of use of two office units to two one-bedroom residential dwellings at unit 9 and unit 10 Laura House, Jengers Mead, Billingshurst in West Sussex, RH14 9NZ.

The Water Neutrality Statement demonstrates that the proposed development, with efficient fixtures and fittings, can achieve water neutrality.

Fixtures and fittings will meet Performance Level 3 of BREEAM NC 2018.

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

1 Introduction

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

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

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

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

1.1 Scope of Work

H2Ogeo was requested to provide a proposal for a Water Neutrality Statement to support a prior approval application submitted to Horsham District Council (HDC) Local Planning Authority (LPA).

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

The proposal was accepted and the Water Neutrality Statement is presented in this report.

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

1.2 Background

This Water Neutrality Statement (WNS) has been provided to support a prior approval for the Change Of Use from Offices (Class B1) to residential (Class C3) to form two self-contained flats at Units 9 and 10 Laura House, Jengers Mead, Billingshurst, West Sussex, RH14 9NZ.

The planning drawings are presented in Annex A showing the proposed development and site location is presented in Figure 1.

1.3 Sussex North Water Resource Zone (WRZ)

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

Within the WRZ there are a number of water sources, one of which is the groundwater abstraction from the Hardham source, one of a number of groundwater and surface water abstractions around Pulborough[1] presented in Figure 2 along with the proposed site and boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 19km south-west of the proposed site.

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

2 Site Setting

The site address is Units 9 and 10 Laura House, Jengers Mead, Billingshurst, West Sussex, RH14 9NZ and is centred on National Grid Reference: TQ08687 26077 (Easting: 508687, Northing: 126077) and presented in Figure 1.

2.1 Existing Site

The existing property consists of two first-floor offices that have recently been purchased by the applicant.

The total floor area = 79.62m^2 for Unit 9 and 10 combined (39.81m^2 each).

The planning drawings presented in Annex A show the existing and proposed layout of the property.

2.1.1 Fixtures and Fittings

The numbers of fixtures and fittings are summarised in the table below and presented in Figure 3:

Table 1 Existing Fixtures and Fittings

Fixture	***Number***
WC	2
Wash-Hand Basin Taps (excluding kitchen/utility room taps)	2
Dishwasher	2

2.2 Proposed Development

The proposed development is for a change of use to two one-bedroom residential properties as presented in Annex A.

2.2.1 Proposed Fixtures & Fittings

As a result of the proposed development there will be an increase in mains water consuming fixtures and fittings on site, the number of proposed fixtures and fittings are shown in the table below:

Table 2 Proposed Number of Fixtures and Fittings

Fixture	***Unit 9 One-Bed Property***	***Unit 10 One-Bed Property***	***Total***
WC	1	1	2
Taps (excluding kitchen/utility room taps)	1	1	2
Kitchen/Utility room sink taps	1	1	2
Shower	1	1	2
Washing Machine	1	1	2
Dishwasher	1	1	2

3 Baseline Water Consumption

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

3.1 Existing Demand

The Client recently purchased the property and, despite best-efforts, has not been able to obtain previous water bills for the property.

In line with Horsham District Council's guidance, in the absence of water bills, water consumption has been modelled following flow testing by H2Ogeo on 10 January 2025.

Results of the flow testing of the existing offices are presented in the table below and a photolog in Figure 3:

Table 3 Existing Fixtures and Fittings

Fixture	***Unit 9***	***Unit 10***	***Units***
WC – Dual Flush	6	6	Effective Flush Litres
Taps (excluding kitchen/utility room taps)	20	20	Litres/Minute
Kitchen Tap (None Present so wash-hand basin tap above used in calculation)	As above	As above	Litres/Minute

The kitchenette in each office has two undercounter spaces, one for a fridge and the other a dishwasher.

Using the BREEAM New Construction 2018 Wat01 Calculator for Non-Domestic Office buildings as the most appropriate calculator the daily consumption has been modelled.

The areas of active use in the office buildings have been calculated from the drawings presented in Annex A and result is a slightly smaller area than presented for the whole premises, 37.5m^2 per unit versus 39.81m^2 published in the property details[2].

The BREEAM model is presented in Annex C and summarised below:

Modelled Consumption = 48.19 Litres/Person/Day

The anticipated staff occupancy is 4.16 per unit, a combined total of 8.32 people for the site:

The Total Combined Modelled Consumption = 401 Litres/Day (48.19*8.32).

In the absence of any dishwashers on site at the time of flow testing they have not been included in the BREEAM calculation.

[2] Allsop Auction Lot 16-152333.pdf

4 Proposed Demand

The proposed demand has been calculated using the Part G Water Calculator of the Building Regulations.

It is recommended that fixtures and fittings in the proposed development meet Performance Level 3 of the BREEAM guidance and examples of the proposed fixtures and fittings are provided in Annex B.

A summary of Performance Level 3 efficiencies are presented in the Table below:

Table 4 Performance Level 3 Fixtures and Fittings

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

4.1 Occupancy

The occupancy has been derived using Horsham District Council's method of extrapolating 2011 census data, i.e. a one-bedroom property = 1.32 people.

This combined development has a modelled occupancy of 2.64 people.

4.2 Part G Calculations

The Part G Calculator is presented in Annex D and summarised below:

One bed property with PL3 fixtures and fittings = 83.7 Litres/Person/Day.

Total Proposed Modelled Consumption = 220.97 Litres/Day (83.7*2.64)

4.3 Consumption Summary

The table below identifies the existing and proposed water consumption:

Table 5 Summary of Mains Water Consumption

Existing Offices Combined Consumption (Litres/Day)	***Proposed Development Combined Consumption (Litres/Day)***
401	220.97

Using the proposed fixtures and fittings and achieving performance Level 3 efficiencies under BREEAM guidelines the proposed development would be water neutral.

4.4 Sensitivity Testing

In preparing this Water Neutrality Statement there have been several conservative assumptions made, these are:

- The dishwasher consumption from the current office use have not been included in the baseline calculations;

- In line with Horsham District Council's recommended approach Census data from 2011 has been used to derive the proposed occupancy of 1.32 people/one-bedroom property. It is understood that the floor area to be formed for the bedrooms of each proposed dwelling, would not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 for two people, therefore, it is likely then that the occupancy would be restricted to one person/unit;
- The Part G Water Calculator assigns 5 Litres/Person/Day for outdoor use. There are no gardens as part of this development therefore it is unlikely that all of this allowance would be used by the future residents.

5 Conclusion

The proposed development, with performance Level 3 fixtures and fittings, would achieve water neutrality.

By upgrading the existing fixtures and fittings to Performance Level 3 under the BREEAM NC 2018 Standards there is a potential saving of 180 litres/day across both units combined.

Table 6 Water Neutrality Conclusion

Existing (Litres/Day)	***Proposed (Litres/Day)***	***Water Neutral***
401	221	**YES**

Through installing water-efficient fixtures and fittings on site this Water Neutrality Statement demonstrates that the proposed development will not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

6 Figures

Figure 1 Sussex North WRZ

Figure 2 Site Location

Figure 3 Site Photolog

Figure 1 Site Location

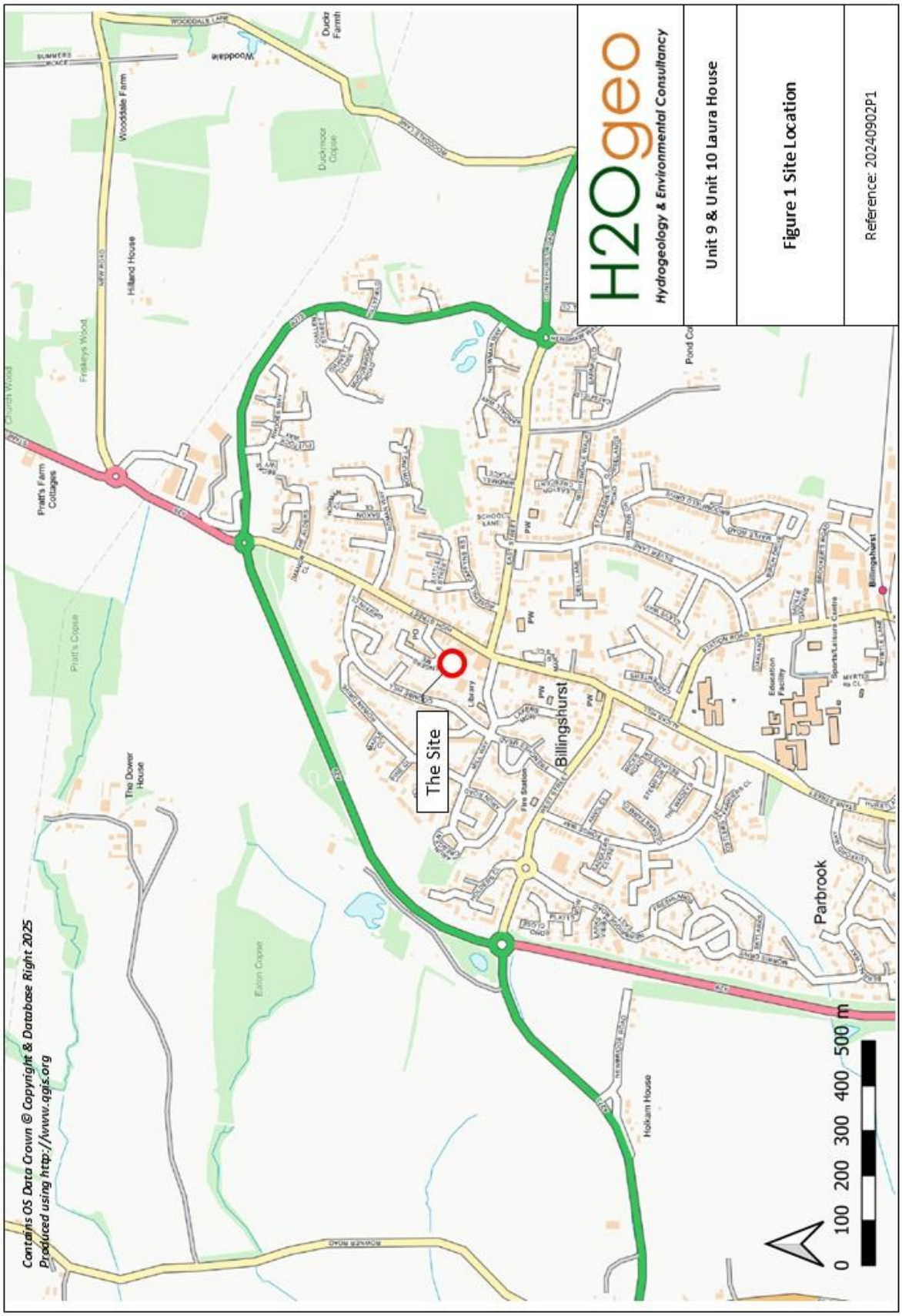


Figure 2 Sussex North Water Resource Zone





Unit 9 Wash-Hand Basin



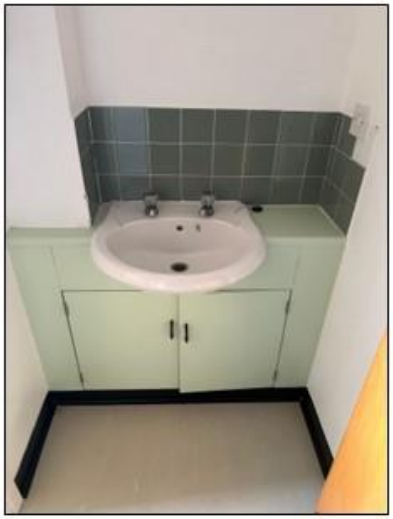
Unit 9 Single Flush WC



Unit 9 Kitcehnette



Unit 10 Single Flush WC



Unit 10 Wash-Hand Basin

H2Ogeo
Hydrogeology & Environmental Consultancy

Unit 9 & Unit 10 Laura House

Figure 3 Photo Log

Reference: 20240902P1

7 Annexes

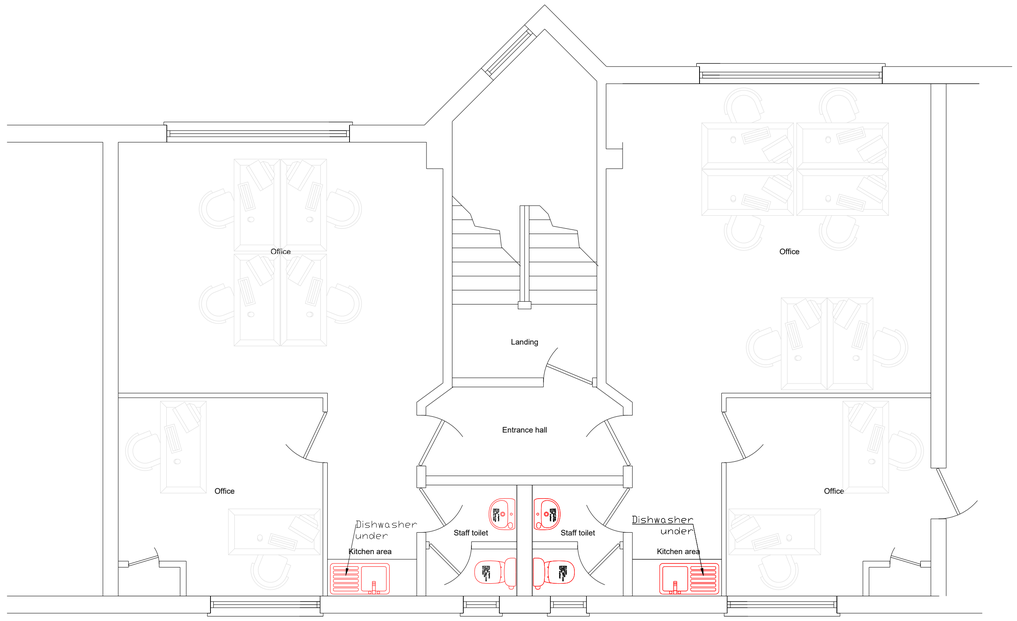
Annex A - Planning Drawings

Annex B – Performance Level 3 Fixtures and Fittings

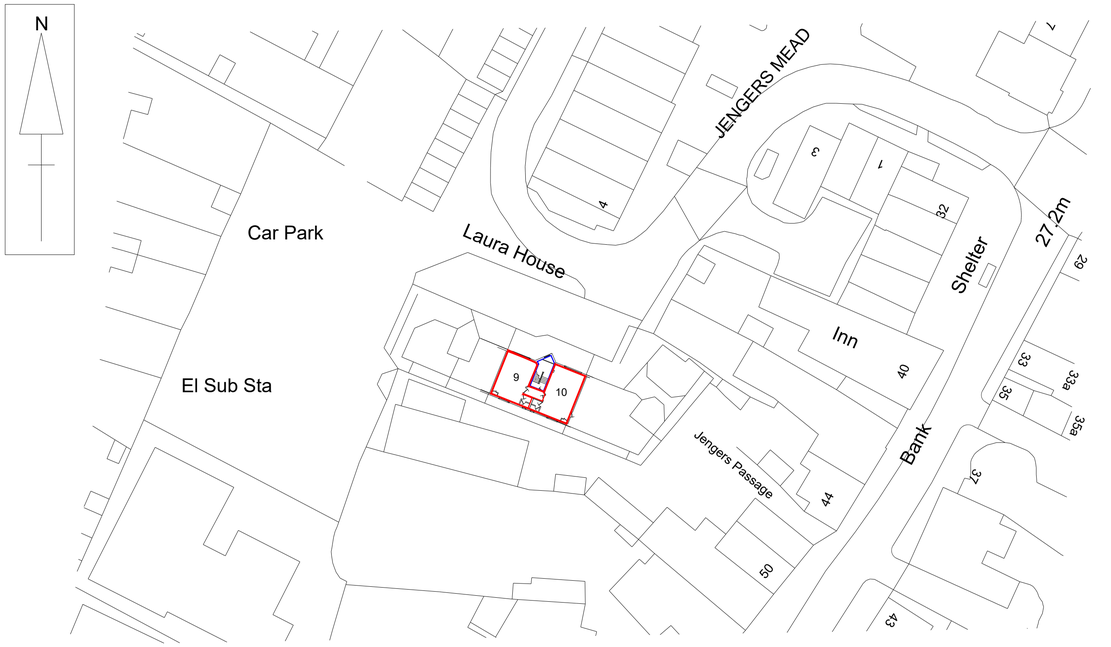
Annex C - BREEAM Calculations

Annex D – Part G Calculators

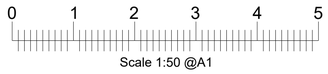
Annex A - Planning Drawings



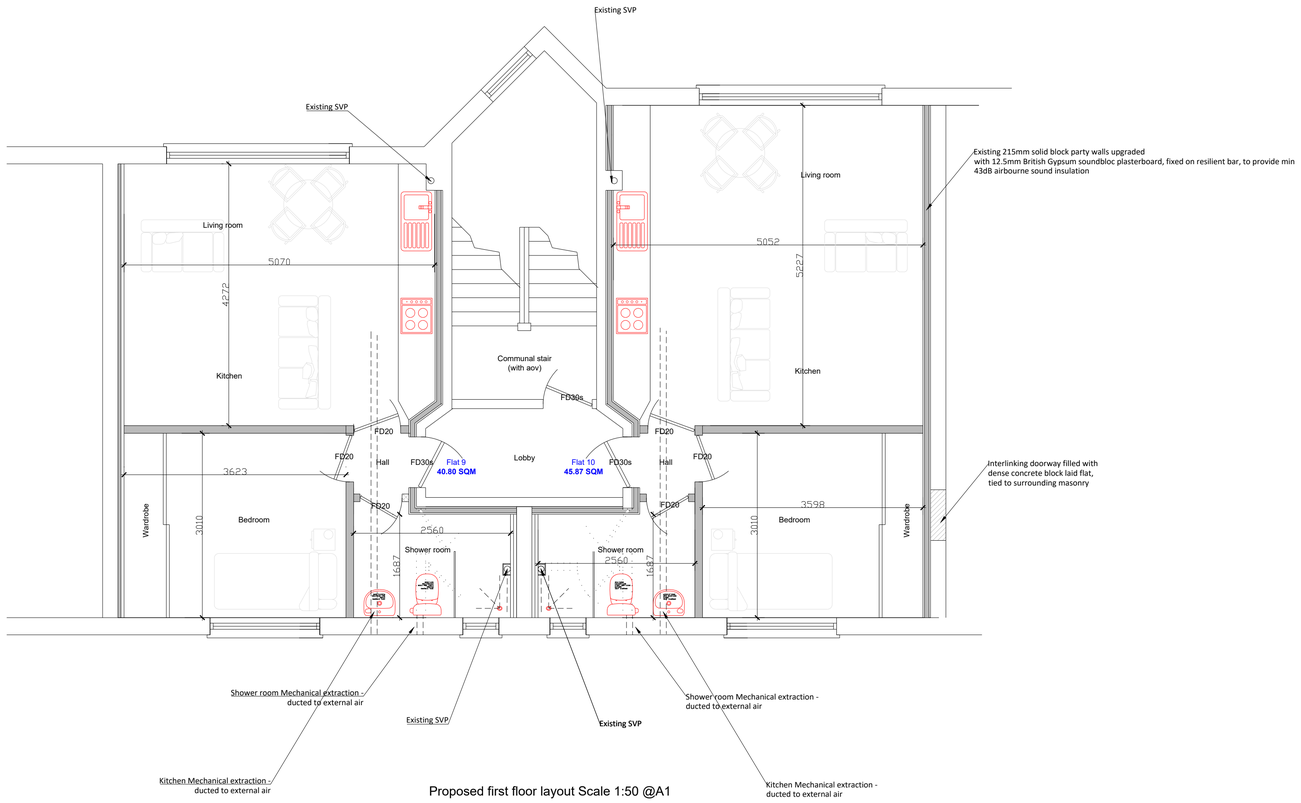
Existing first floor layout Scale 1:50 @A1



Block Plan Scale 1:500 @A3



Scale 1:50 @A1



Proposed first floor layout Scale 1:50 @A1

Important notes for Client/ Contractor.

With effect from 1st October 2011, sections of sewer pipes or drains which are shared with another person's property, or run through another person's land and which had been privately owned were transferred by legislation to become "public sewers" which are owned and maintained by the sewerage companies. (Details of the changes can be found at www.southernwater.co.uk/DomesticCustomers)

The location of these newly adopted sewers will not be shown on the official "map of sewers" and their position in relation to proposed building projects will be largely unknown. Consequently, applicants will not be alerted of these sewers by the usual consultations with the sewer authority which take place when proposals are being considered for planning permission or Building Regulations purposes.

If you suspect your proposal may involve a public sewer in either of the following ways, you should consult the relevant sewer authority BEFORE commencing construction work to minimise any potential delays;

1) Your proposal involves building over, or within 3 metres of, a public sewer, or
2) You wish to make a connection to, or alter the pipework or access to, a public sewer

It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.

- All dimensions must be checked on site and not scaled from this drawing, apart from by Local Authority.

- No work is to be commenced until full Planning Permission/ Building Regulations have been approved and any conditions discharged. Any work started prior to approval is entirely at clients/ contractors risk.

- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work. Any discrepancies are to be reported back to designer prior to commencement of works.

- Where approval of materials by Local Authority is a condition of the Planning Consent, samples must be supplied to the relevant officer or approved in writing before relevant works are commenced.

-All building work is to be carried out to the satisfaction of building control officer & in accordance with the current building regulations and as such additional unforeseen building works may be required on site.

-Drawings have been produced for Planning Permission / Building Regulations submissions only.
-All drawings are copyright of R & W Associates & may not be copied by and third party without prior written consent.

Customer

Address

Units 9 & 10 Laura House
Jengers Mead
Billingshurst
West Sussex

Drawing title

Proposed Floorplans

Date

08/01/2025

Drawing number

001rev c (08/01/2025)

Scale/ Paper size

1:50 @A1

Annex B – Performance Level 3 Fixtures and Fittings

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

Annex C - BREEAM Calculations

Existing Use – Office

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic office buildings

BREEAM UK delivered by bre

Building type	Description of building type	Default occupancy	Default annual days/operation	Default daily hours of operation
Office	Offices and workshop business (including those with a basic (category 1) laboratory area)	4.1625	253	10

Main building activity areas	Description of activity area	Activity area present in building?	Net Floor Area (m^2)
Office - Office areas	Cellular or open plan office space, including staff kitchen where present/adjacent and reception areas. Exlcude meeting rooms, visitor waiting or circulation areas.	Yes	37.5
Office - Small workshop / laboratory space	Small scale workshop or category 1 laboratory area	Please select	
Office - Staff canteen dining area	Seated dining areas that accompany a permanently staffed kitchen preparing food for consumption on the premises (excludes small un-staffed kitchen's used by office staff to re-heat food, make tea etc.)	Please select	
Office - Fitness suite/gym (with changing facility and showers)	A fitness suite or gym that is part of the office building/development and used by the building's employees only. The gym will have its own changing facility with showers.	Please select	

Water consumption - building microcomponent

WC component - all activity areas	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals installed)	Effective flush volume (Litres)	6.00	4.00	1.00	12.00
WC - female	Effective flush volume (Litres)	6.00	4.00	1.00	12.00

Urinal component - all activity areas	units	Specification	No. of cisterns	Flushing frequency (flushes/hour)	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas					
Wash hand basin taps	Flow rate (litres/min)	20.00	4.00	0.25	13.54
Shower use	Flow rate (litres/min)		0.154	5.60	0.00
Fixed use - vessel filling	Litres/person/day	-	-	-	1.58
Tap components (cleaning) - staff kitchenette					
Kitchen taps - kitchenette	Flow rate (litres/min)	20.00	1.00	0.67	9.07
Dishwasher	Litres/cycle		0.04	1.00	0.00
Tap components (cleaning and food preparation) - staff canteen food preparation area					
Kitchen taps - pre-rinse nozzle	Flow rate (litres/min)	0.00	-	60.00	0.00
Dishwasher	Litres/rack	0.00	-	0.217	0.00
Waste disposal unit	Flow rate (litres/min)	0.00	-	30.00	0.00
Fixed use - food preparation	Litres/person/day	-	-	-	0.00
Fixed use - kitchen cleaning	Litres/person/day	-	-	-	0.00

	Microcomponent consumption (L/person/day)
Total	48.19

Annex D – Part G Calculations

Proposed One-Bed Property

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

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)	3.75	4.42	0.00	16.58
WC (dual flush)	Full flush Volume (litres)		1.46	0.00	0
	Part flush Volume (litres)		2.96	0.00	0
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	5.00	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow(litres)		0.11	0.00	0
Shower (where bath also present)	Flow Rate(litres / minute)		4.37	0.00	0
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)	6.00	5.60	0.00	33.60
Kitchen/Utility room sink taps	Flow rate (litres/minute)	6.00	0.44	10.36	13.00
Washing Machine	(Litres/kg dry load)	5.00	2.1	0.00	10.50
Dishwasher	(Litres/place setting)	0.92	3.6	0.00	3.31
Waste disposal unit	(Litres/use)	☐ Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			86.47
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)			78.69
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			83.7

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