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TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

Albery House,
Springfield Road,
Horsham,
West Sussex,
RH12 2GB.

07/07/2025

Dear Sir/ Madam,

RE: WATER NEUTRALITY STATEMENT FOR INSTALLATION OF DIY DOG WASHING FACILITY AND CONSTRUCTION OF ASSOCIATED PROTECTIVE STRUCTURE AT HENFIELD LEISURE CENTRE, NORTHCROFT, HENFIELD BN5 9QB

Introduction

This Water Neutrality Statement accompanies a full planning application for the installation of a self-contained DIY dog-washing facility and its timber protective cover. It demonstrates that the proposal will operate with zero additional draw on the public mains supply, thereby satisfying the water-neutrality requirement that applies throughout the Sussex North Water Resource Zone (Policy 31, Horsham District Planning Framework).

Site context

The machine will sit on an existing hard-standing beside the leisure-centre. Those courts already feed rainwater into an underground harvesting system.

Existing / most recent use

The location currently has no water-using land-use and therefore no historic metered consumption attributable to this footprint.

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Current proposal

The proposed development is for the installation of a DIY dog washing facility and associated protective cover. The machine itself is pre-fabricated off site and is akin to a drinks or snacks vending machine. The operational development in this case would be the erection of the protective structure.



(Example of the machine and protective structure)

The structure will project a maximum of 1.64m (eaves of overhanging roof) and a minimum of 1.14m (primary structure). The maximum height is 2.4m and the minimum height at eaves is 2.15m. the structure is 2.56m wide.

The structure will be constructed primarily with timber and includes a bitumen corrugated roof.

Baseline Calculations

Because the footprint is presently unused for any water-reliant activity, the baseline mains-water consumption is 0 litres per day. No metered data exist for this precise parcel, and none are required: the proposal must simply ensure that it maintains that zero-draw position once operational.

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Company Number 05809390, Registered in England and Wales
Registered Office: Preston Park House, South Road,
Brighton, BN1 6SB

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Proposed Demand

The dog-wash unit uses 16 L per wash. Historic usage at comparable sites run by the applicant shows an average of three washes per day, equating to:

Washes per day: 3
Consumption per wash: 16 L
Projected daily demand: 48 L

Water-Reduction and Re-Use Measures

All demand will be satisfied without recourse to the mains network:

Rainwater harvesting: 302m^3 of annual water run-off from the adjacent padel-court roofs is already channelled into an underground tank with a capacity of 7,500l, far exceeding existing WCs and the proposed dog-wash demand.

Dedicated storage: A separate 7,500 L storage tank will be connected to the dog-wash.

Three-pipe system: The leisure-centre plumbing already segregates potable hot, potable cold and recycled (rainwater) supplies. The dog-wash will tie into the recycled branch only. This can be conditioned on any grant of planning permission

Filtration and back-up: Rainwater is filtered before use, guaranteeing suitability for animal welfare. The 7,500l tank has sufficient capacity to safeguard operation during prolonged dry spells.

No further efficiency fittings or greywater technologies are required because the development achieves neutrality through 100 % substitution of mains water.

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Offsetting

As the proposal introduces no new mains consumption, off-site offsetting is not necessary. The commitment to remain off-grid will be secured by a planning condition requiring the unit to be connected exclusively to the on-site rainwater system and prohibiting any future mains connection.

Part G Calculations

Rainwater Collection Calculation	
Collection Area (m^2)	454.3
Yield Coefficient	0.8
Depth of rainfall (mm/year)	849
Daily rainwater collection (litres)	844.8

35 Day drought period storage capacity

The proposed rainwater harvesting system has been designed in accordance with BS 8515:2009 Rainwater Harvesting Systems – Code of Practice and the Council's request for resilience against extended dry periods.

Daily Demand – Water use data from Henfield Leisure Centre indicates an average non-potable demand of around 1.6 m^3/day (predominantly WC flushing). This is consistent with the FRA assessment attached to DISC/24/0058, which records monthly consumption of c. 55 m^3.

Theoretical 35-day Requirement – On a strict calculation, 35 days of supply at 1.6 m^3/day would equate to 56 m^3 of stored water.

Proposed Storage – The scheme connects to a 7,500 litre (7.5 m^3) rainwater harvesting tank. While this is below the theoretical drought allowance, there are several practical considerations:

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The 35-day benchmark in BS 8515 is a resilience guide rather than a fixed requirement. It is rarely achieved in practice for leisure and community buildings where daily consumption is high relative to roof collection yield.

The South East has very few instances of a continuous 35-day dry spell; rainfall records for Sussex show that the probability of such an event is extremely low.

The tank is designed to remain partially empty at the end of each day, which ensures regular turnover of water, prevents stagnation, and provides ongoing attenuation capacity for storm events.

Justification: The 7.5 m^3 capacity therefore represents the optimum balance between practical feasibility, daily turnover, and sustainability. Replacing would be disproportionate to the scale of requirements, and environmentally inefficient (due to water stagnation risk and higher embodied carbon), and unnecessary given the historic rainfall profile for the area.

Conclusion: While the strict calculation for a 35-day drought suggests 56 m^3, the proposed 7.5 m^3 tank is an industry-appropriate and proportionate solution. It secures water re-use benefits, complies with SuDS requirements, and ensures flood resilience, while operational safeguards guarantee continuity of supply in the rare event of an extended drought.

In any case the dog washing facility will not be utilised in periods of drought to prioritise water usage for the leisure centre itself which has permission to use mains connections in emergency purposes. We suggest a condition which restricts the dog wash from being connected to mains supply for this very reason.

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Proportional use of tank for the dog washing station

Annual Dog Wash Demand

48 L/day × 365 = 17,520 L/year (17.5 m^3/year)

Monthly Average

17,520 ÷ 12 ffi 1,460 L/month (1.46 m^3/month)

Proportion of Existing Demand

Monthly non-potable demand = 28.0–55.9 m^3/month.

The dog wash use is, therefore.

At low demand months (28 m^3): 1.46 ÷ 28 ffi 5.2%

At high demand months (56 m^3): 1.46 ÷ 56 ffi 2.6%

On average, the dog wash accounts for only ~3–5% of total monthly non-potable demand.

Tank Utilisation Impact

If existing utilisation fluctuates between 35%–78%, then adding 1.46 m^3/month increases this by only:

2–5 percentage points, still comfortably within system capacity.

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Maintenance and Management of RWH System

Maintenance and management details of the existing RWH tank installed at the site in the below table.

Rainwater Harvesting	Henfield Leisure Centre	Inspection of the tank for debris and sediment build-up, inlets/outlets/withdrawal devices, overflow areas, pumps and filters	Annually (and following poor performance)
		Cleaning of the tank, inlets, outlets, gutters, withdrawal devices and roof drain filters of silts and other debris	
		Cleaning and/or replacement of any filters	3 monthly (or as required)
		Repair of overflow erosion damage or damage to the tank	As required
		Pump repairs	

The rainwater harvesting tank is already installed on-site and is a fully operational feature of the property. The current proposal involves connecting to this existing infrastructure to service non-potable water use at the dog washing station.

The system collects rainwater from the roof surfaces, where typical contaminants are limited to atmospheric particulates, organic debris such as leaves and bird droppings, and minor sediment from the roof tiles. The existing setup includes gutter mesh guards to prevent large debris from entering the system, as well as a first flush diverter which ensures that the initial runoff, containing most surface contaminants, is diverted away from the storage tank.

In terms of treatment, the system is designed with a series of pre-filtration measures. These include leaf guards at gutter level, a first flush diverter at the downpipe, and a fine mesh sediment filter prior to water entering the tank. An additional in-line filter is installed at the pump intake to protect the pump and ensure that only filtered water is supplied to the internal system. As the harvested water will only be used for non-potable purposes, no further disinfection, such as UV treatment, is required.

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Regarding water quality management, formal microbiological testing is not a regulatory requirement given the intended non-potable use. However, as good practice, quarterly visual inspections will be carried out to monitor water clarity and system condition. Should greywater be introduced internally at a later date, annual testing for total coliforms and E.coli will be considered. All filters, including those protecting the pump, will be checked and cleaned as agreed in the table above to maintain efficiency and water quality.

The ongoing maintenance of the system has been planned for the lifetime of the development. The storage tank will be inspected every six months to assess for sediment build-up or any structural issues, with a full internal clean scheduled every two to three years, or earlier if required. Leaf guards, first flush diverters, and sediment filters will be cleaned quarterly as part of routine maintenance. The pump and associated controls will be serviced annually in accordance with the manufacturer's recommendations. All pipework will be colour-coded and labelled to distinguish harvested rainwater from mains water systems and inspected annually to ensure continued safe operation.

All system components, including tanks, filters, pumps, and pipework, will be maintained as per manufacturer guidance and as agreed in the table above to ensure efficient and safe operation for the life of the development.

Conclusion

Baseline mains demand: 0 L/day

Proposed mains demand: 0 L/day (48 L/day met wholly by harvested rainwater)

Net change: 0 L/day

The dog-washing facility therefore meets the full test of water neutrality set by the Sussex North guidance and Policy 31 of the Horsham District Planning

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Framework. A suitably worded condition tying the unit to the existing rainwater-harvesting infrastructure will lock that position in perpetuity.

Water Neutrality Statement Summary

The application site falls within the Sussex North Water Resource Zone, where all new development is required to achieve water neutrality. This means that the proposed use, in this case, a DIY dog washing facility, must not result in any increase in mains water consumption and must demonstrate a sustainable, zero-litre-per-day draw from the public water supply.

The proposal achieves full water neutrality using an existing Rainwater Harvesting System already installed beneath the adjacent padel tennis courts at the leisure centre. This system has been specifically designed to capture and store rainwater from the padel court roofs via an underground storage tank.

The rainwater system is integrated into a three-pipe plumbing arrangement serving the nearby toilet facilities: potable hot, potable cold, and recycled. The recycled water, sourced from the rainwater harvesting tank, is filtered and used exclusively for toilet flushing. Based on average local rainfall levels, the system collects over 3 million litres (302m^3) of rainwater annually, significantly more than the amount required for toilet use or the proposed dog washing facility.

The water consumption of these facilities is limited to 16 litres per wash. Historical usage indicated an average of 3 washes per day. This equates to 48 litres a day.

The DIY dog washing unit will be therefore supplied entirely by this harvested rainwater, drawn from a dedicated 7,500-litre underground storage tank. This ensures sufficient supply even during extended dry periods, maintaining full independence from the mains network and guaranteeing year-round operation in compliance with water neutrality requirements.

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In conclusion, the proposed development meets all obligations under requirement for water neutrality (Policy 31 - HDPF) with no increase in mains water demand and a fully self-contained, filtered sustainable water supply. The facility will not be connected to the mains water supply, we invite a sensibly worded condition on any planning approval which secures this.

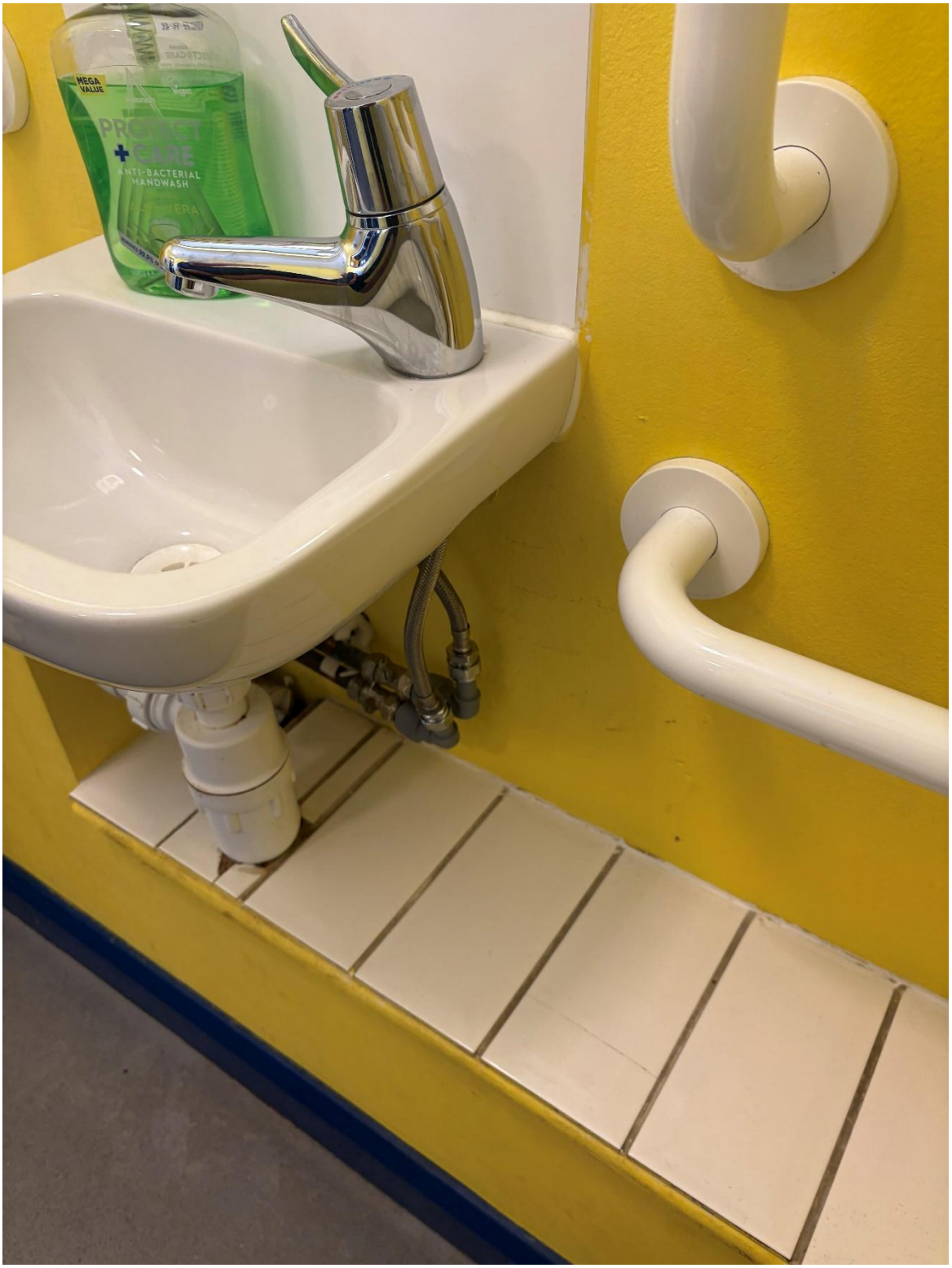
If you have any queries, please could you direct these to Tobias Deacon (toby.deacon@lewisplanning.co.uk) at Lewis & Co Planning.

Yours sincerely,
Lewis & Co Planning

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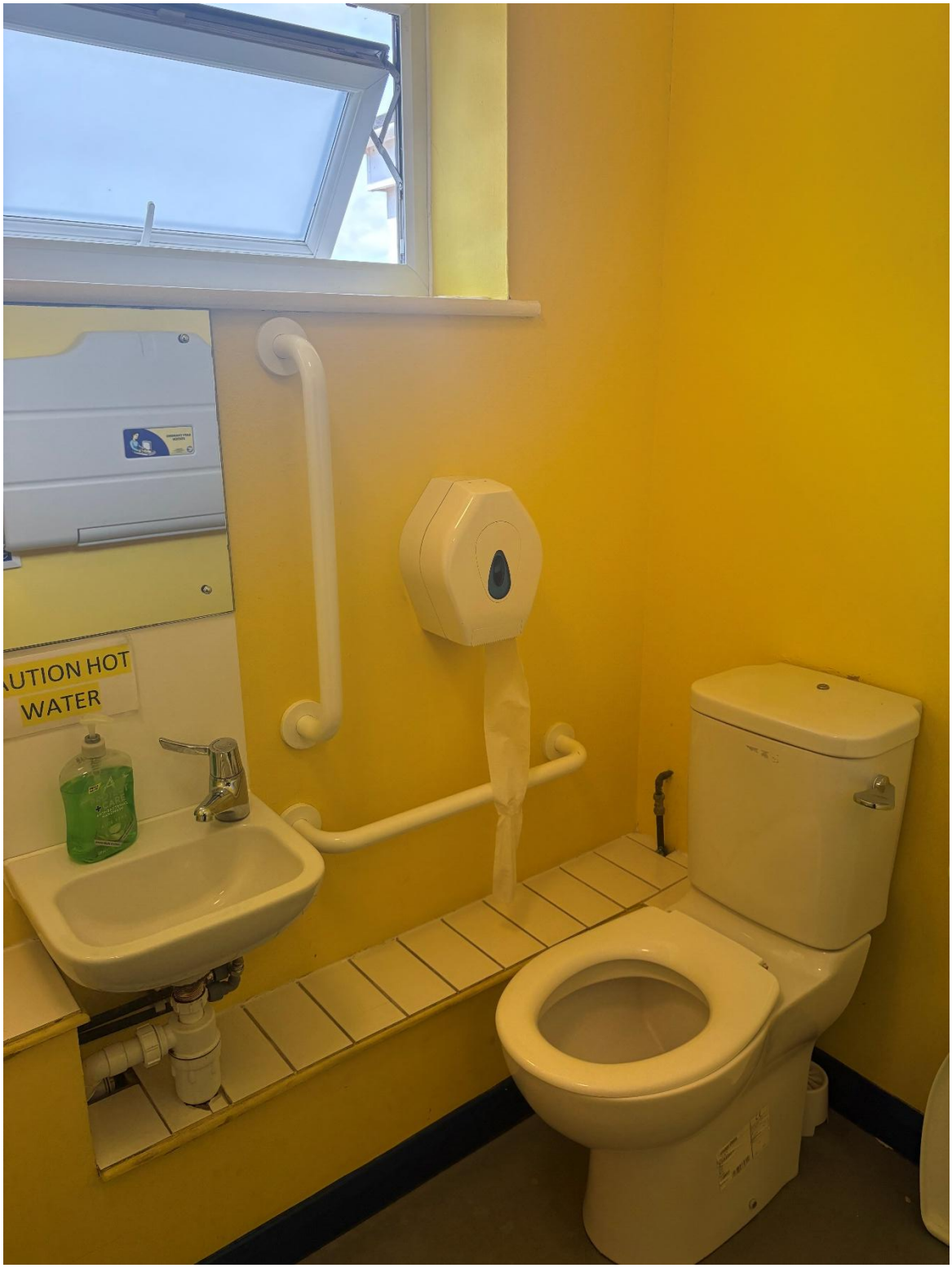
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APPENDIX – Images of toilets



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W www.lewisplanning.co.uk



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APPENDIX – Part G calculations

cgs civils Consulting Civil Engineers

Toby Deacon
Lewis Planning

Ref: C3799

13th August 2025

Re: Henfield Leisure Centre, Henfield – DC/25/0964

Dear Toby

This document addresses the recent request for a Part G rainwater harvesting calculation related to the proposed installation of a DIY Dog Washing Facility at Henfield Leisure Centre. The water neutrality statement provided by Lewis Planning estimates that the facility will use an average of 48 litres of water per day, with a rainwater harvesting system intended to supply both the dog washing station and nearby toilets. After submission of this statement to Horsham District Council, the council requested that a Part G Rainwater Harvesting Calculator be included with the report.

Below is the Part G rainwater harvesting calculator which will indicate the volume of water which can be harvested per day from the nearby Padel court. The padel court has a footprint of 42.46m x 10.7m long which is an area of 454.3m². The closest rainfall station is 41028: Chess Stream at Chess Bridge which has recorded 849mm of rainfall.

Rainwater Collection Calculation	
Collection Area (m²)	454.3
Yield Coefficient	0.8
Depth of rainfall (mm/year)	849
Daily rainwater collection (litres)	844.8

Yours Faithfully,

Luke Honeywill

Senior Engineering Technician