WATER NEUTRALITY STATEMENT FOR THE PROPOSED DEVELOPMENT AT HILLRISE, LORDINGS LANE, WEST CHILTINGTON, WEST SUSSEX, RH20 2QU.

Planning Reference: TBD
H2Ogeo Reference: 20250424P1

Date: 25 July 2025

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This report does not constitute legal advice.

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1 Executive Summary

H2Ogeo provided this Water Neutrality Statement to accompany a planning application for the proposed development of a one-bedroom self-contained Annexe.

This Water Neutrality Statement supersedes all previous submissions. Version 1.0 and 2.0 were submitted to Horsham District Council and, following comments received on the 11 June 2025 and 23 July 2025, H2Ogeo have revised this report for resubmission.

The Water Neutrality Statement demonstrates that the proposed development, with mitigation through upgrading specific fixtures and fittings on site, will not increase the rate of water abstraction for drinking water supplies above existing levels in the Arun Valley.

Existing Consumption (L/Day)	***Proposed Annexe, Modelled Consumption (L/Day)***	***Total Consumption (L/Day)***	***Mitigation (L/Day)***	***Water Neutral?***
399	**112.2**	**511.2** (399+112.2)	**395.1** (112.2+282.9)	**YES**

It is worth noting that the proposed annexe, is attached to the property and will be used by an existing member of the family whose consumption is already taken account of in the calculations. There will be no increase in occupancy as a result of the application however an increased occupancy of 1.32 people has been modelled for conservatism.

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.

2 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.

2.1 Scope of Work

H2Ogeo was contacted by the Client and requested to provide a proposal for a Water Neutrality Statement to support the proposed planning application to be submitted to the Horsham District Council (HDC) Local Planning Authority (LPA).

This Water Neutrality Statement supersedes all previous water neutrality submissions and 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.*

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.

2.2 Background

This water neutrality statement is required to support the application for an extension above the existing attached garage to provide a self-contained 1-bedroom annexe at Hillrise in Lordings Lane, West Chiltington.

The site location is presented in Figure 1.

2.3 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 5.5km 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

3 Site Location and Setting

The site address is Hillrise, Lordings Lane, West Chiltington, West Sussex, RH20 2QU and is located on the eastern side of West Chiltington.

The proposed development is centred on National Grid Reference: TQ08993 16991 (Easting: 508993, Northing: 116991) and presented in Figure 1.

3.1 Existing Site

The main property on site is a four-bedroom detached house with three ensuite bathrooms, a family bathroom, ground floor WC, kitchen and utility room.

3.1.1 Existing Fixtures & Fittings

The table below outlines the current mains water consuming fixtures in the main property on site, photos are presented in Figure 3:

Table 1 Existing Water Fixtures & Fittings

Fixtures/Fittings	***Kitchen***	***Utility Room***	***Family Bathroom***	***Ensuite 1***	***Ensuite 2***	***Ensuite 3***	***Ground Floor WC***
WC			1	1	1	1	1
Wash-Hand Basin Taps			1	1	1	1	1
Shower			1	1	1	1	
Bath			1	1			
Kitchen Tap	1	1					
Dishwasher	1						
Washing Machine		1					

3.2 Proposed Development

The proposed development is for the erection of an additional storey above existing garage to form an annexe.

The Annexe will consist of a single bedroom, office space, bathroom living and kitchen area. The premises will be accessed via an outdoor staircase, providing a private living space for a member of the family who currently lives in the main house.

The proposed layout is presented in Annex A.

3.2.1 Proposed Fixtures & Fittings

The proposed number of mains water consuming fixtures and fittings are summarised below:

Table 2 Proposed Water Fixtures & Fittings

Fixtures/Fittings	***Annexe***
WC	1
Wash-Hand Basin Taps	1
Shower	1
Kitchen Tap/Utility Tap	1
Washing Machine	0
Dishwasher	0

Please note there is no washing machine or dishwasher proposed in the development however allowances of the existing machines have been incorporated into the calculations in Section 4.

4 Baseline Water Consumption

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

4.1 Existing Demand

Water bills from February 2023 to February 2025 have been provided by the Applicant and have been summarised in the table below:

Table 3 Water Bill Summary

From	*To*	*m3*	*Days*	*Litres/Day*
07/02/2023	10/08/2023	75	184	408
10/08/2023	01/02/2024	69	175	394
01/02/2024	25/07/2024	76	175	434
25/07/2024	05/02/2025	70	195	359

The maximum consumption over this three-year period equals 408 Litres/Day with an average of 399 Litres/Day.

4.1.1 Occupancy

The full-time occupancy of the property is two adults with two further adults spending approximately 50% of their time at the property due to higher education and commitments elsewhere in England.

For conservatism, three people have been assumed to be present on site, in line with Horsham District Council's guidance.

4.2 Existing Demand Summary

The existing water consumption on site is:

Existing Baseline = 399 Litres/Day or 133 Litres/Person/Day (399/3)

4.3 Proposed Demand

The proposed mains water demand has the potential to increase as a result of the additional bedroom. The Annexe is a one-bedroom development and, under Horsham District Council's guidance, it has been assumed that it will host 1.32 people on average. This is based on extrapolated Horsham District 2011 census data.

Fixtures and fittings in the Annexe will achieve Performance Level 3 of the BREEAM New Construction 2018 Guidance and examples of these are presented in Annex B.

The modelled demand from the Annexe = 85 Litres/Person/Day = 112.2 Litres/Day (85*1.32)

Whilst no dishwasher or washing machine is proposed in the Annexe they have been accounted for in the calculations presented in Annex C.

Table 4 Mains Water Demand and Water Neutrality

Existing Consumption (L/Day)	*Proposed Annexe, Modelled Consumption (L/Day)*	*Total Consumption (L/Day)*	*Water Neutral?*
399	112.2	511.2	**NO**

To achieve water neutrality mitigation is required.

5 Water Neutrality Mitigation

5.1 Mitigation Measures

To achieve water neutrality on site it is proposed to install fixtures and fittings that can achieve Performance Level 3 of the BREEAM New Construction Guidelines.

The site was visited by H2Ogeo on the 14 May 2025 and all existing fixtures flow tested.

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

Table 5 Flow Testing

Hillrise	*Wash-Hand Basin*	*WC*	*Shower*	*Bath*	*Kitchen Tap*	*Dishwasher*	*Washing Machine*
Master BR Ensuite	5	4.5	10	200			
Bedroom 2	10	6	15				
Bedroom 3	8	4.5	5				
Family Bathroom	8	4.5	15	200			
Ground Floor WC	6	4.5					
Kitchen					10	1.25	
Utility					10		5.1

By improving the fixtures and fittings identified in the following table, the consumption of the existing house is reduced from 399 Litres/Day to 282.90 Litres/Day (94.3*3).

Table 6 Proposed Mitigated Fixtures and Fittings

Hillrise	*Wash-Hand Basin*	*WC*	*Shower*	*Bath*	*Kitchen Tap*	*Dishwasher*	*Washing Machine*
Master BR Ensuite	5	4.5	6	200			
Bedroom 2	5	3.75	6				
Bedroom 3	5	4.5	5				
Family Bathroom	5	4.5	6	140			
Ground Floor WC	5	4.5					
Kitchen					6	1.25	
Utility					6		5.1

The Part G Calculator for the mitigated existing property is presented in Annex C and equals 94.3 Litres/Person/Day.

6 Conclusion

The proposed development, with mitigation through upgrading the following fixtures and fittings, will achieve water neutrality:

- Wash-hand basin taps in downstairs WC, Bedroom 2, Bedroom 3 and Family Bathroom;
- All WCs to 3.75 Litres Effective Flush;
- Showerhead in Master Bedroom, Bedroom 2 and Family Bathroom to 6 Litres/Minute;
- Bath in family bathroom 140 Litres Capacity to overflow; and
- Utility room and kitchen tap 6 Litres/Minute.

Table 7 Summary of Water Neutrality

Existing Consumption (L/Day)	***Proposed Annexe, Modelled Consumption (L/Day)***	***Total Consumption (L/Day)***	***Mitigation (L/Day)***	***Water Neutral?***
399	112.2	511.2 (399+112.2)	395.1 (112.2+282.9)	**YES**

This Water Neutrality Statement demonstrates that the proposed development, through updating fixtures and fittings on site, 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.

6.1 Sensitivity Assessment

The assessment has made some conservative assumptions:

- The Annexe is planned for occupancy by an existing member of the family therefore, their consumption would transfer across to the new development, with no backfilling of their occupancy in the existing site. The use of 1.32 people occupancy is very conservative.

7 Figures

Figure 1 Sussex North WRZ

Figure 2 Site Location

Figure 3 Photolog

Figure 1 Site Location

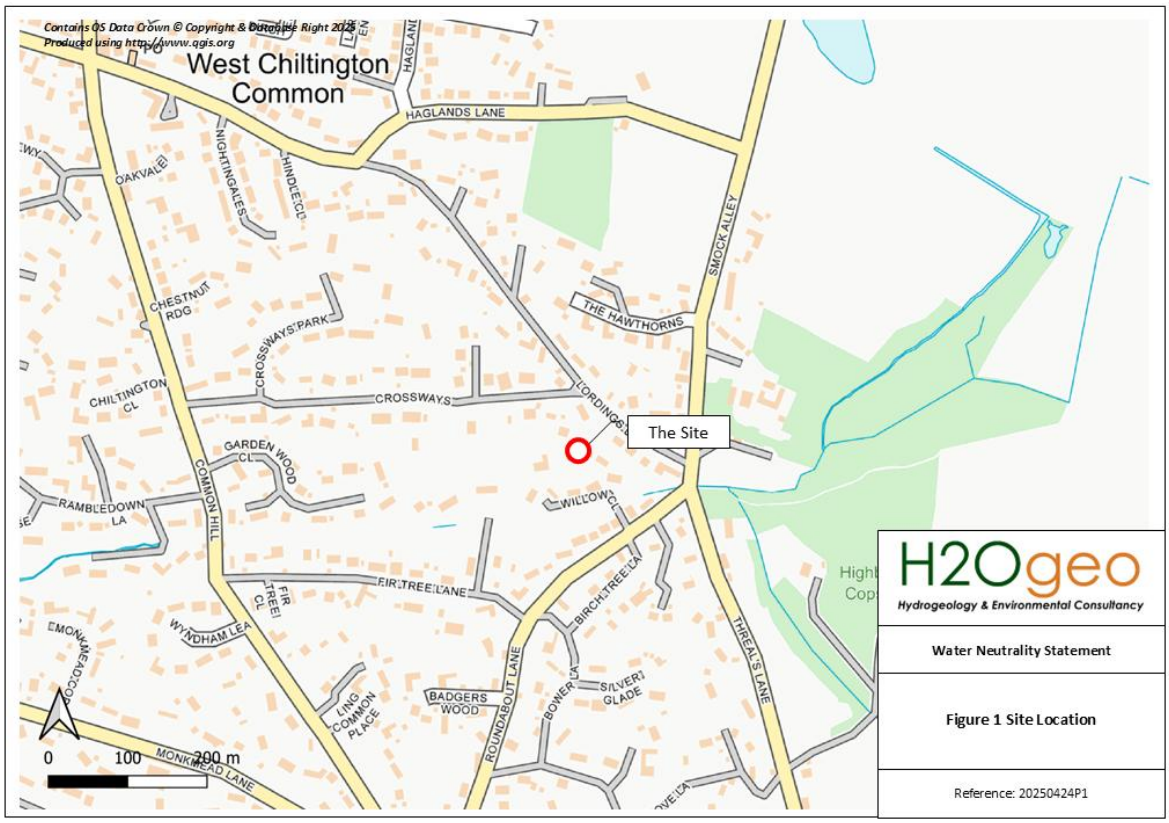


Figure 2 Sussex North Water Resource Zone

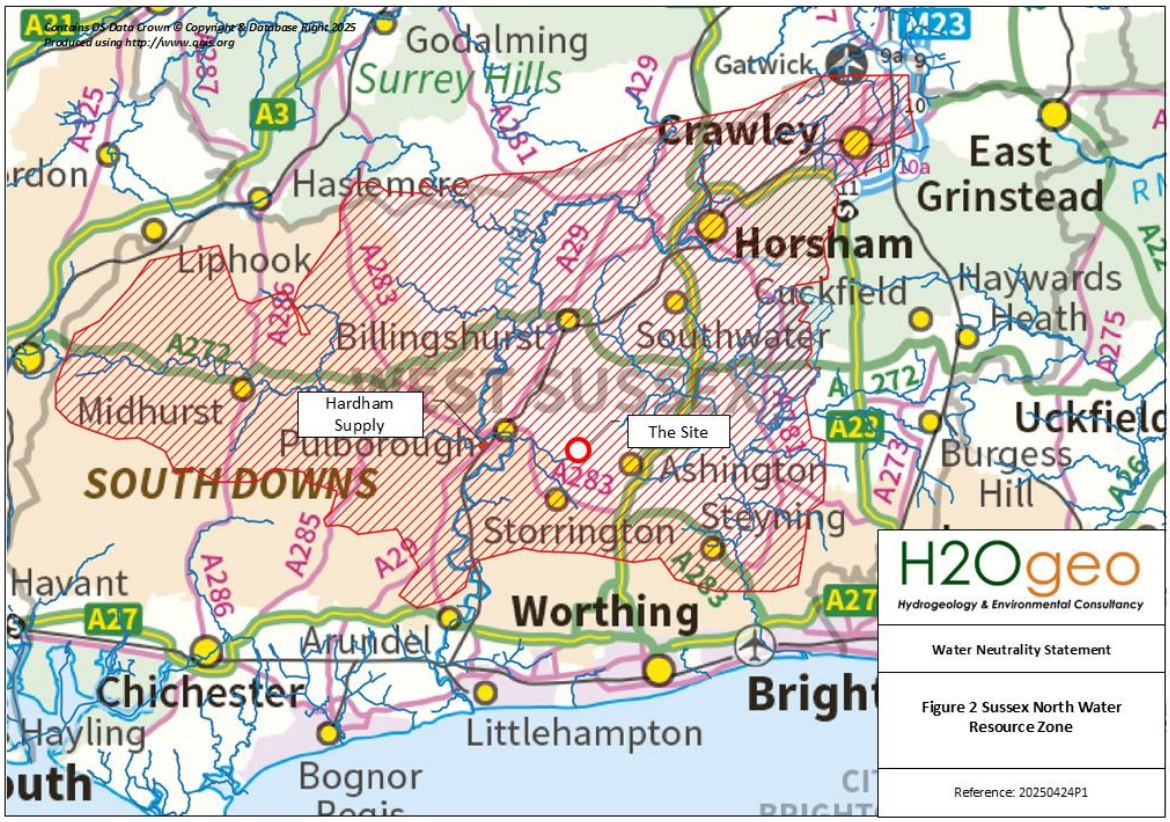
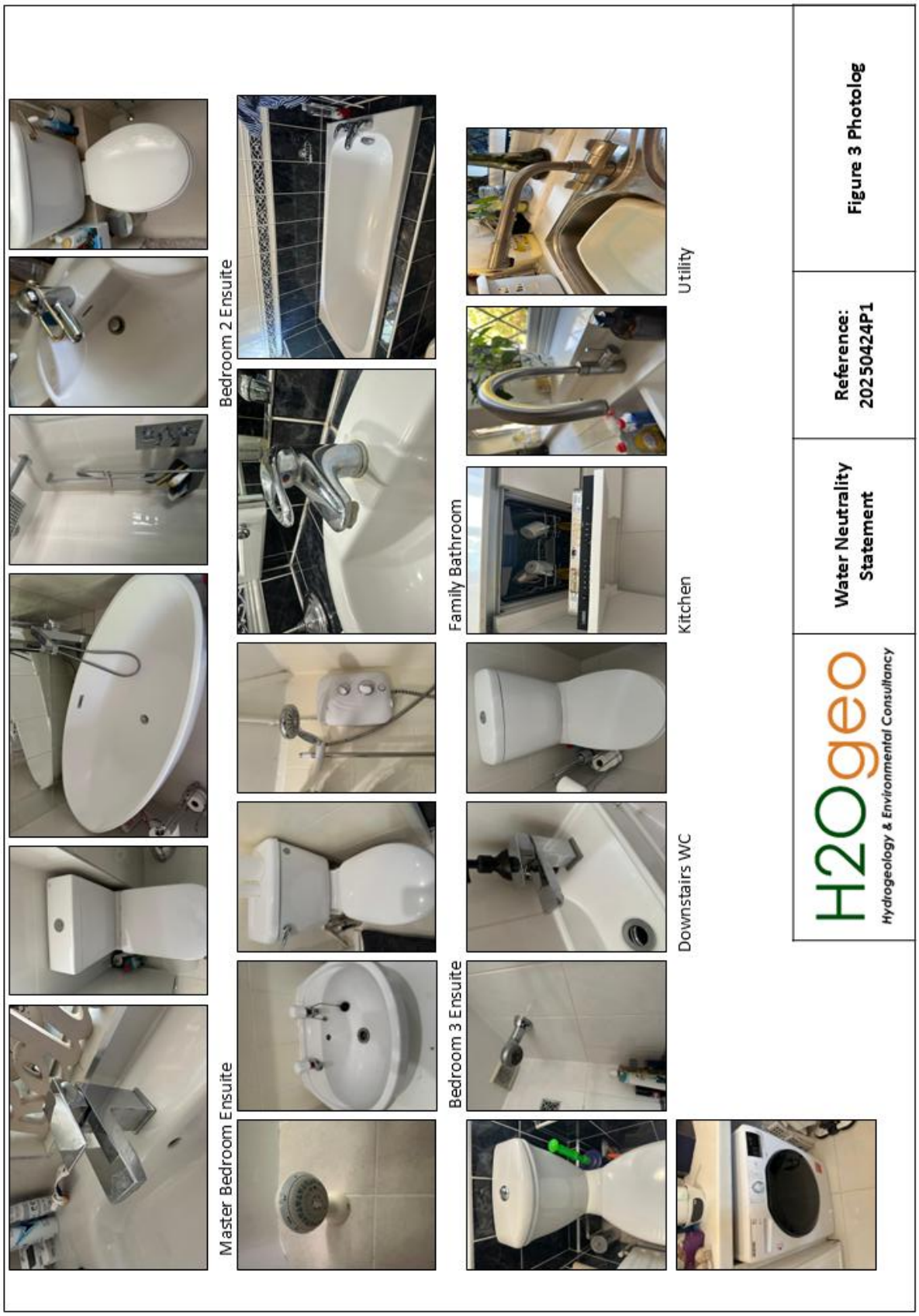


Figure 3 – Photolog



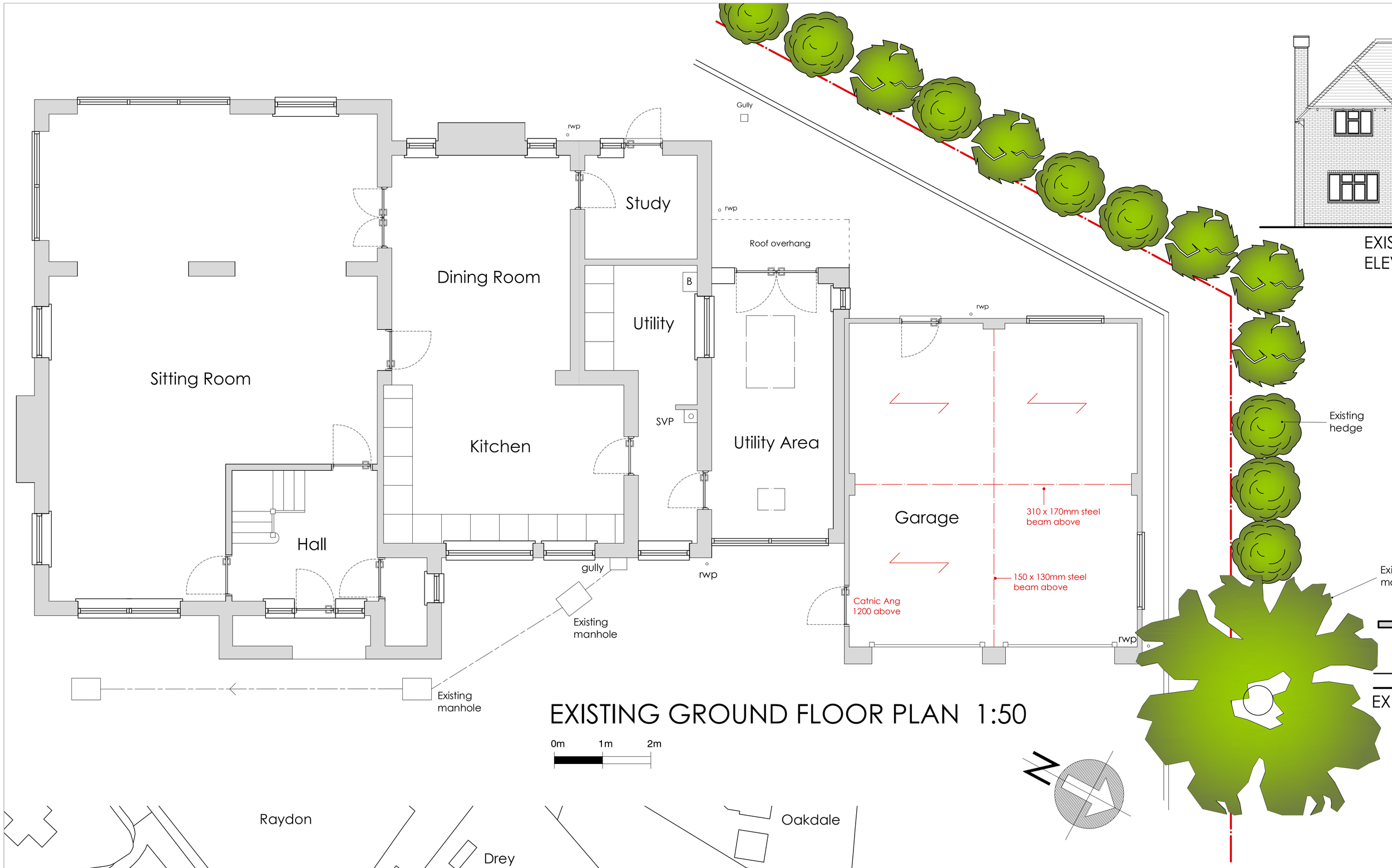
8 Annexes

Annex A - Planning Drawings

Annex B – Examples of Performance Level 3 and 4 Fixtures and Fittings

Annex C - Part G Calculations

Annex A - Planning Drawings



EXISTING GROUND FLOOR PLAN 1:50

0m 1m 2m



EXISTING EAST ELEVATION 1:100



EXISTING WEST ELEVATION 1:50



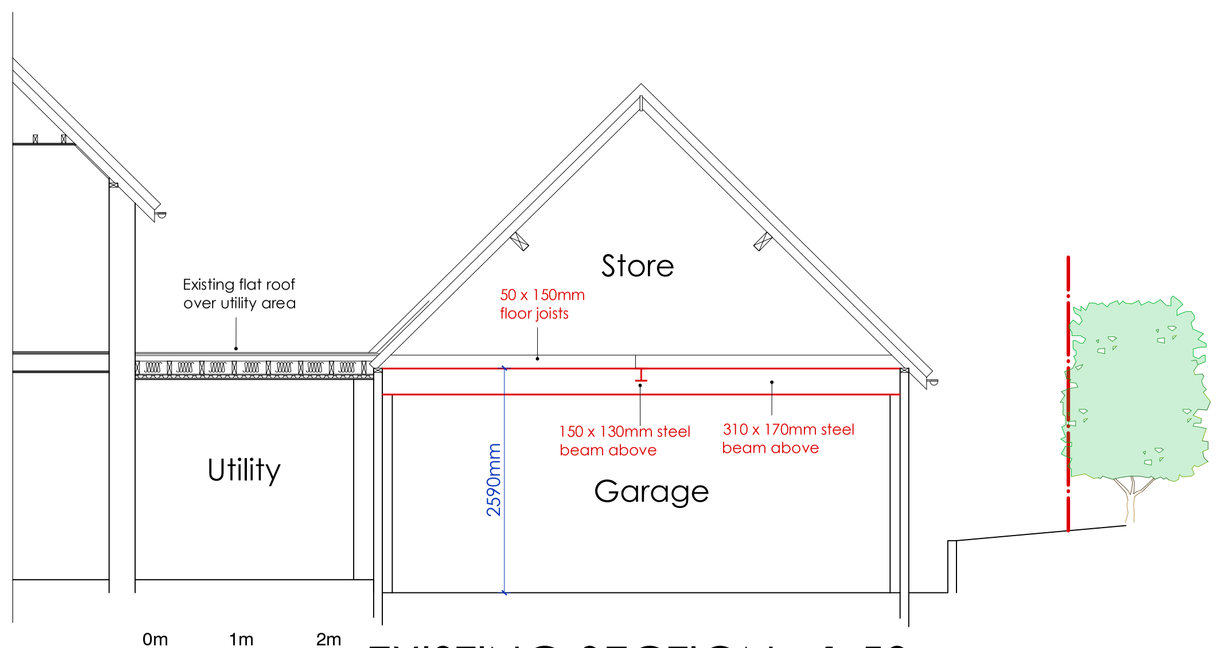
EXISTING SOUTH ELEVATION 1:100

EXISTING NORTH ELEVATION 1:100



SITE PLAN 1:500

10 0 10 20 30 metres



0m 1m 2m

EXISTING SECTION 1:50

HILLRISE, LORDINGS LANE, WEST CHILTINGTON

carl moore
architectural design

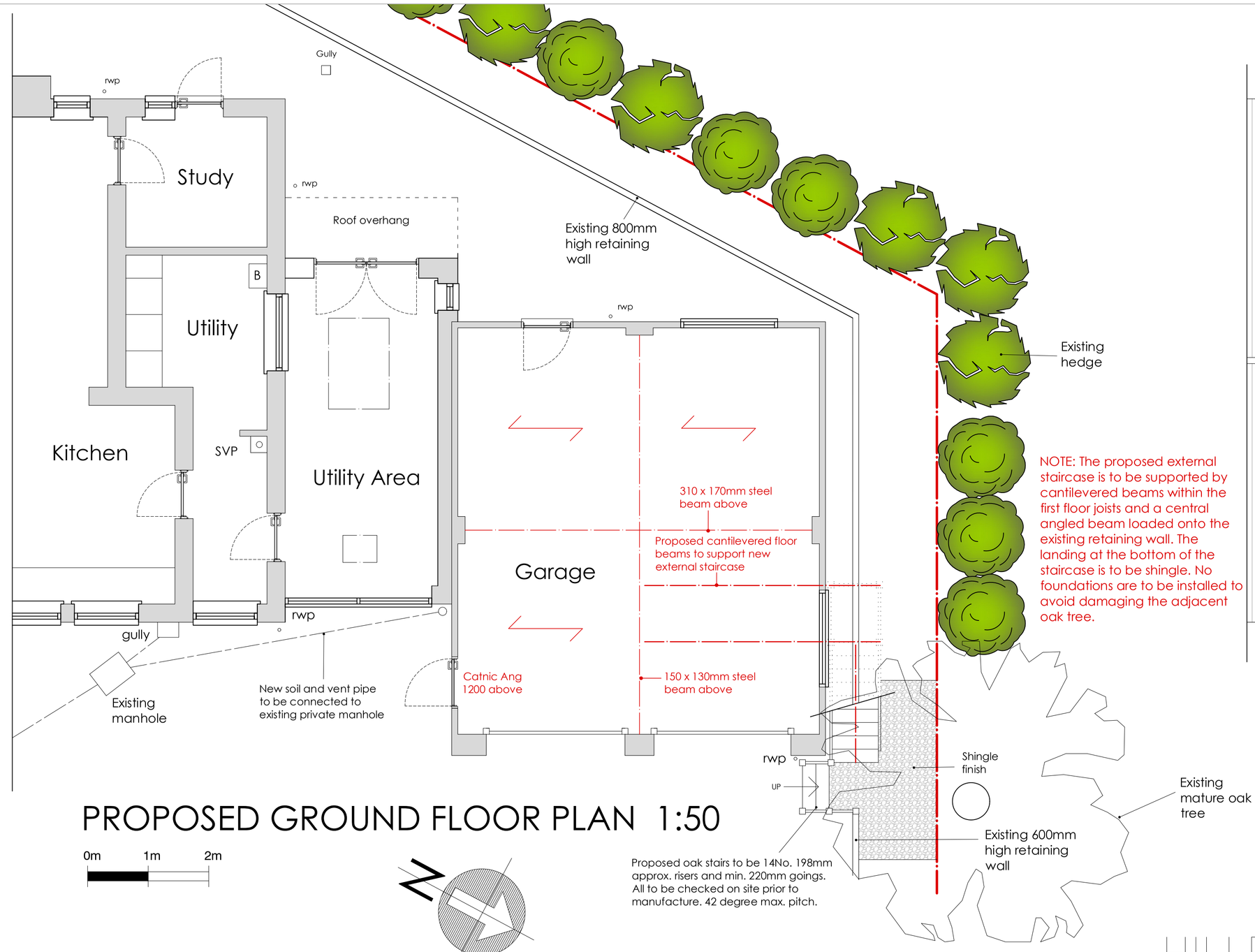
18 Parklands Avenue
Goring-By-Sea
West Sussex BN12 4NH

01903 533276
carl@cm-arch.co.uk

Address of Works:	HILLRISE, Lordings Lane West Chiltington RH20 2QU
Drawing Title:	Proposed First Floor Extension
Paper Size/ Scale:	A1
Date:	Jan. 2025
Drawing Number:	HM-271-01
Revision:	Revision

General Notes:

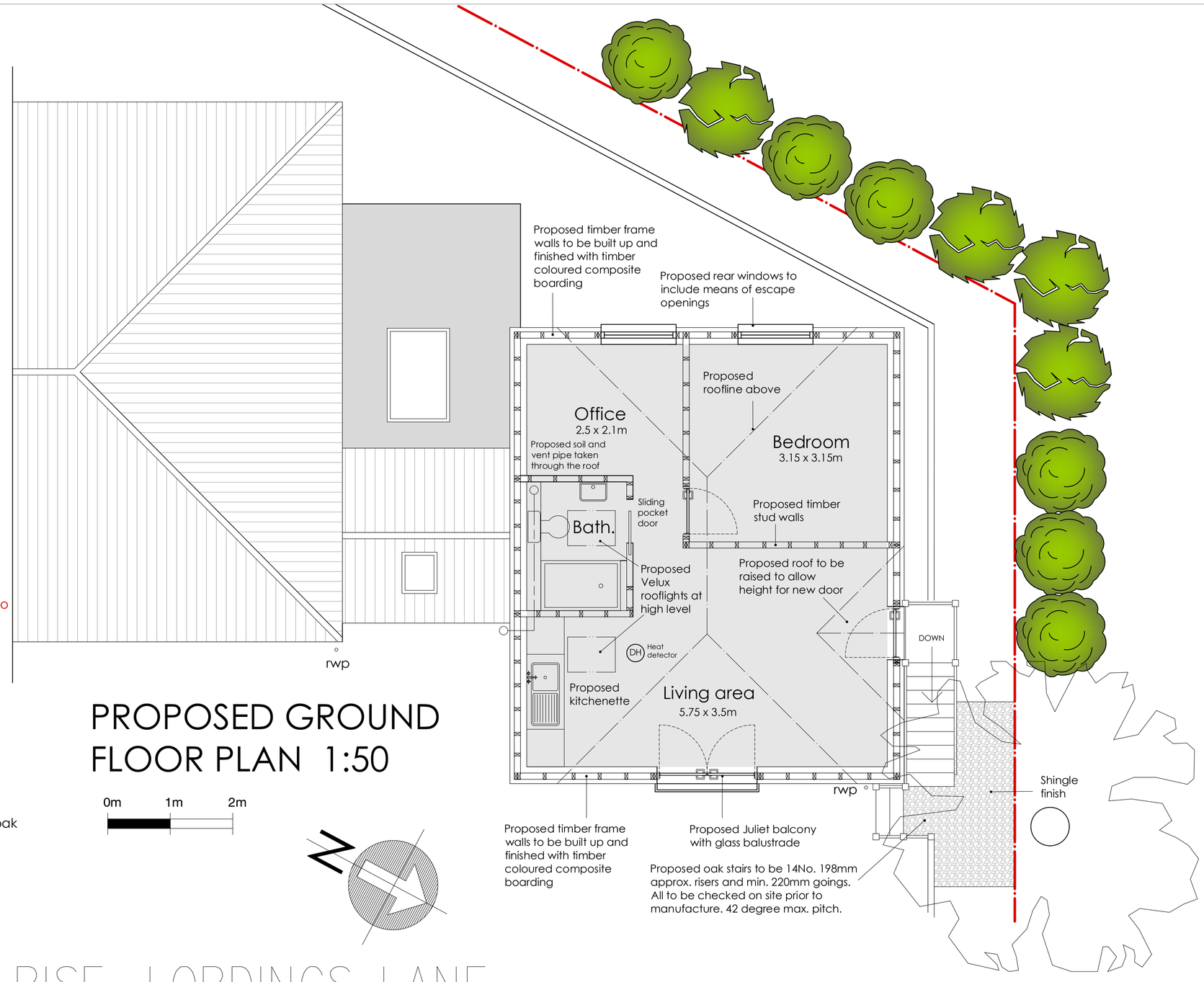
1: Do not scale from these drawings (unless for planning purposes).
2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.



NOTE: The proposed external staircase is to be supported by cantilevered beams within the first floor joists and a central angled beam loaded onto the existing retaining wall. The landing at the bottom of the staircase is to be shingle. No foundations are to be installed to avoid damaging the adjacent oak tree.

PROPOSED GROUND FLOOR PLAN 1:50

0m 1m 2m



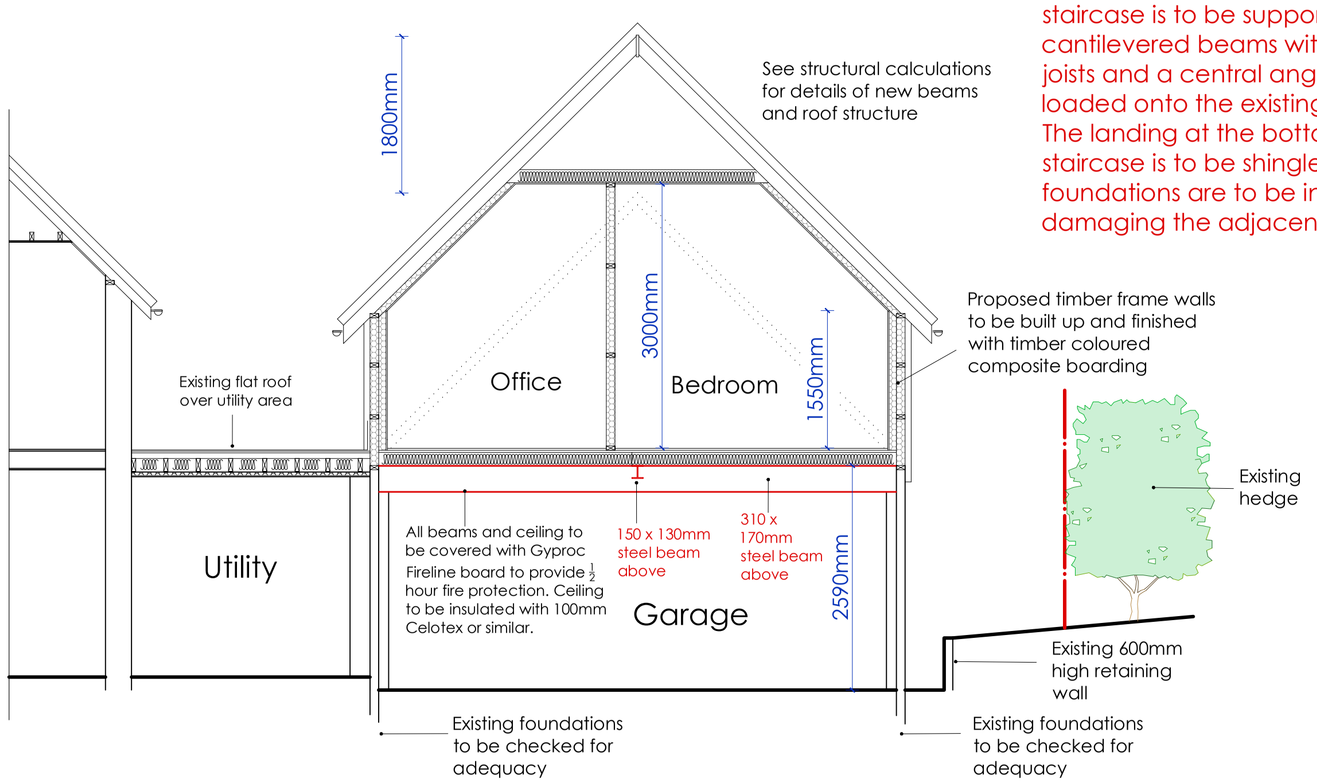
PROPOSED GROUND FLOOR PLAN 1:50

0m 1m 2m

HILLRISE, LORDINGS LANE, WEST CHILTINGTON

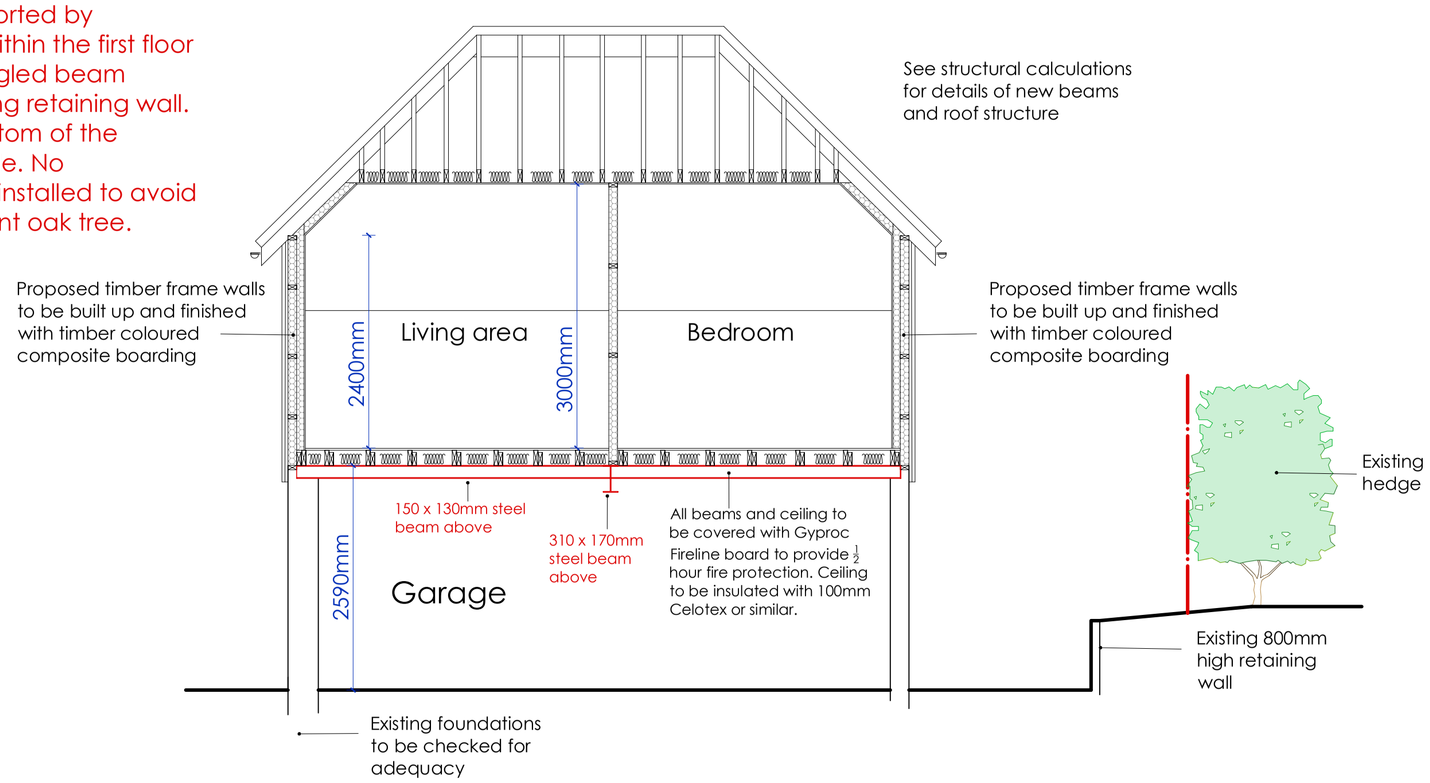
REVISIONS:

A - March 2025 - The proposed external staircase is to be supported by cantilevered beams within the first floor joists and a central angled beam loaded onto the existing retaining wall. The landing at the bottom of the staircase is to be shingle. No foundations are to be installed to avoid damaging the adjacent oak tree.



PROPOSED SECTION A 1:50

0m 1m 2m



PROPOSED SECTION B 1:50

0m 1m 2m

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Address of Works:	HILLRISE, Lordings Lane West Chiltington RH20 2QU
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Drawing Number:	HM-271-02A
Revision:	A-March 2025

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7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.

Annex B – Examples of Performance Level 3 and 4 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
Wash-hand Basin Tap	Hansgrohe Talis S EcoSmart Basin Mixer Tap	3.5	Litres/Minute	4
Wash-hand Basin Tap	Bristan Prism Eco Basin Mixer Tap	3.8	Litres/Minute	3
Wash-hand Basin Tap	Ideal Standard Tesi Basin Mixer Tap with EcoFlow Regulator	3.7	Litres/Minute	3
Wash-hand Basin Tap	Methven Minimalist Basin Mixer Tap with Satinjet Technology	3.5	Litres/Minute	4
Showers	Mira Eco 4 Spray Showerhead	4	Litres/Minute	4
Showers	Hansgrohe Croma 100 Vario EcoSmart Showerhead	3.5	Litres/Minute	4
Showers	Methven Waipori Satinjet Ultra Low Flow Showerhead	4.5	Litres/Minute	4
Showers	Triton Dene Low Flow Fixed Showerhead	4	Litres/Minute	4
Showers	Aqualisa EcoSpray 105 Showerhead	3.8	Litres/Minute	4
Baths	Armitage Shanks Sandringham 21 Compact Bath	110	Litres Overflow	4
Baths	Twyford Celtic Compact Bath	100	Litres Overflow	4
Baths	Kalderwei Saniform Plus Small Steel Bath	105	Litres Overflow	4
Baths	Carron Compact Acrylic Bath	115	Litres Overflow	4
Baths	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
WC	Ideal Standard Concept Air Back-to-Wall Toilet with Dual Flush	3.38	Effective Flush Litres	4
WC	VitrA S50 Compact Wall-Hung WC with Dual Flush	3.38	Effective Flush Litres	4
WC	Twyford E100 Square Close-Coupled WC with 3/4.5L Dual Flush	3.38	Effective Flush Litres	4
WC	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
Kitchen Taps	Hansgrohe Metris Select Kitchen Mixer Tap	4	Litres/Minute	4
Kitchen Taps	Franke Eiger Eco Kitchen Mixer Tap	4	Litres/Minute	4
Kitchen Taps	Blanco Fontas II Filter Kitchen Mixer Tap	4.5	Litres/Minute	4
Kitchen Taps	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
Washing Machines	Bosch Serie 8 WAW325H0GB Washing Machine	4.8	Litres/dry kg load	3
Washing Machines	LG F4V909WTSE Washing Machine	4.5	Litres/dry kg load	3
Washing Machines	AEG L7FEE865R 8000 Series Washing Machine	4.8	Litres/dry kg load	3
Washing Machines	Miele WED125 WCS Washing Machine	4.6	Litres/dry kg load	3

Type	*Brand/Make/Model*	*Flow Rate*	*Unit*	*Performance Level*
Dishwashers	Bosch Serie 6 SMS6ZDW48G Freestanding Dishwasher	0.74	Litres/Place Setting	4
Dishwashers	Miele G5260 SCVi Integrated Dishwasher	0.73	Litres/Place Setting	4
Dishwashers	Siemens iQ500 SN258I06TG Freestanding Dishwasher	0.75	Litres/Place Setting	4
Dishwashers	Neff N50 S513K60X1G Integrated Dishwasher	0.75	Litres/Place Setting	4
Dishwashers	AEG FFE62620PM Freestanding Dishwasher	0.76	Litres/Place Setting	4
Bath	Mode Harrison Single Ended Bath	120	Litres to overflow	4
Bath	Orchard Derwent Single Ended Acrylic Bath	130	Litres to overflow	3
Bath	Ideal Standard Concept Space Single Ended Bath	135	Litres to overflow	3

Annex C – Part G Calculator

Proposed Modelled Annexe Consumption

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)	5.10	2.1	0.00	10.71
Dishwasher	(Litres/place setting)	1.25	3.6	0.00	4.50
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)			87.87
	(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)			79.96
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			85.0

Click here to fill in details before printing:

Mitigated Four-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)		4.42	0.00	0
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)	3.75	4.42	0.00	16.58
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)	170.00	0.11	0.00	18.70
Shower (where bath also present)	Flow Rate(litres / minute)	5.75	4.37	0.00	25.13
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)		5.60	0.00	0
Kitchen/Utility room sink taps	Flow rate (litres/minute)	6.00	0.44	10.36	13.00
Washing Machine	(Litres/kg dry load)	5.10	2.1	0.00	10.71
Dishwasher	(Litres/place setting)	1.25	3.6	0.00	4.50
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)			98.10
	(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)			89.27
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			94.3

Click here to fill in details before printing: