Land at Duckmoor, East of Billingshurst RH14 9DZ
Dedisham Farm Rainwater Harvesting Scheme

Water Neutrality Scheme Verification Report

For

Bellway Group and R Harrison and Sons Partnership

motion

Document Control Sheet

Land at Duckmoor, East of Billingshurst RH14 9DZ

Dedisham Farm Rainwater Harvesting Scheme

Bellway Group and R Harrison and Sons Partnership

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
19/08/2024	Draft	Jason Morgans	Neil Jaques

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1.0 Introduction

1.1 Planning permission (DC/20/2607) was granted for outline application for the development at Land at Duckmoor, East of Billingshurst RH14 9DZ (Duckmoor) of 83 residential units, landscaping, access, parking and associated infrastructure on 18 January 2023.

1.2 As part of this development, it is a requirement that the scheme is to be water neutral as required by Natural England.

1.3 The water neutrality scheme for Duckmoor includes off-site mitigation in the form of replacing mains water with a rainwater harvesting scheme at Dedisham Farm, a dairy farm (Dedisham Farm WN Scheme).

1.4 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)".

1.5 The purpose of this Water Neutrality Scheme verification report is to confirm the construction, commissioning and operation of the Dedisham Farm WN Scheme. This is in order to provide the evidence, as required by Clause 5 of the S106 Agreement, of *"the implementation and operation of the relevant Water Neutrality Measures to that Phase of the Development contained in the Water Neutrality Scheme"*.

2.0 Dedisham Farm WN Scheme

2.1 Motion were instructed jointly by Bellway Group and R Harrison and Sons Partnership to undertake site surveillance of the implementation of the Water Neutrality Scheme on the Water Neutrality Land at Dedisham Farm, Guildford Road, Slinfold, Horsham RH13 0RA.

2.2 The works includes the following main elements.

- The supply and erection of an agricultural building.
- The supply and construction of a rainwater harvesting system.

2.3 The proposed works have been undertaken in accordance with the following drawing, which is included in **Appendix A**.

- Reside Site Plan drawing No. A-1005-PR-G dated 18.09.23

2.4 The work commenced in September 2023 and were completed in August 2024.

2.5 Motion were instructed to visit site on a regular basis between the period from March 2024 – August 2024 to report on the progress of the works on site and to verify that the works are progressing in accordance with the documents listed in Section 2.3 above. After each visit Motion produced a report and these progress reports are included in **Appendix B**.

2.6 A final site visit was arranged on 30th July 2024 between Motion, Reside and Horsham District Council, the purpose of the meeting was to verify that the rainwater harvesting works has been completed, commissioned and is operational in accordance with the requirements of Clause 5 of the S106 Agreement.

Agricultural Building.

2.7 The construction of the agricultural building (barn) has been completed. The building is now in use and is filled with silage.

2.8 Photographs for the completed new barn are included in **Appendix C**.

2.9 The rainwater harvesting works relies on the new barn, to contribute to the surface water run-off to feed into the rainwater harvesting scheme. The rest of the surface water run-off to the rainwater harvesting system, is provided by alterations to the rainwater downpipes of the existing agricultural building so that they are routed into the new system.

Rainwater Harvesting System

2.10 The rainwater harvesting system incorporates the following main elements.

- 49,000 litre water tank.
- 2 no. 11,500 litre MDPE water tanks.
- Decommissioning and removal of existing pump station.
- Installation of new pumps in newly constructed pump house.
- Installation of underground pipe works connecting the new and existing agricultural buildings rainwater downpipes to the rainwater harvesting system.
- Connection of the new rainwater harvesting system to the existing farm's water supply pipe network serving the farm and the livestock drinking troughs.

2.11 During the site visit the works were inspected, including with Horsham District Council, and they were verified as having been fully completed and the system is now operational. Photographs showing the

completed rainwater harvesting system are included in **Appendix C** and documentation for the completed rainwater harvesting system, including as built drawings, are included in **Appendix A.**

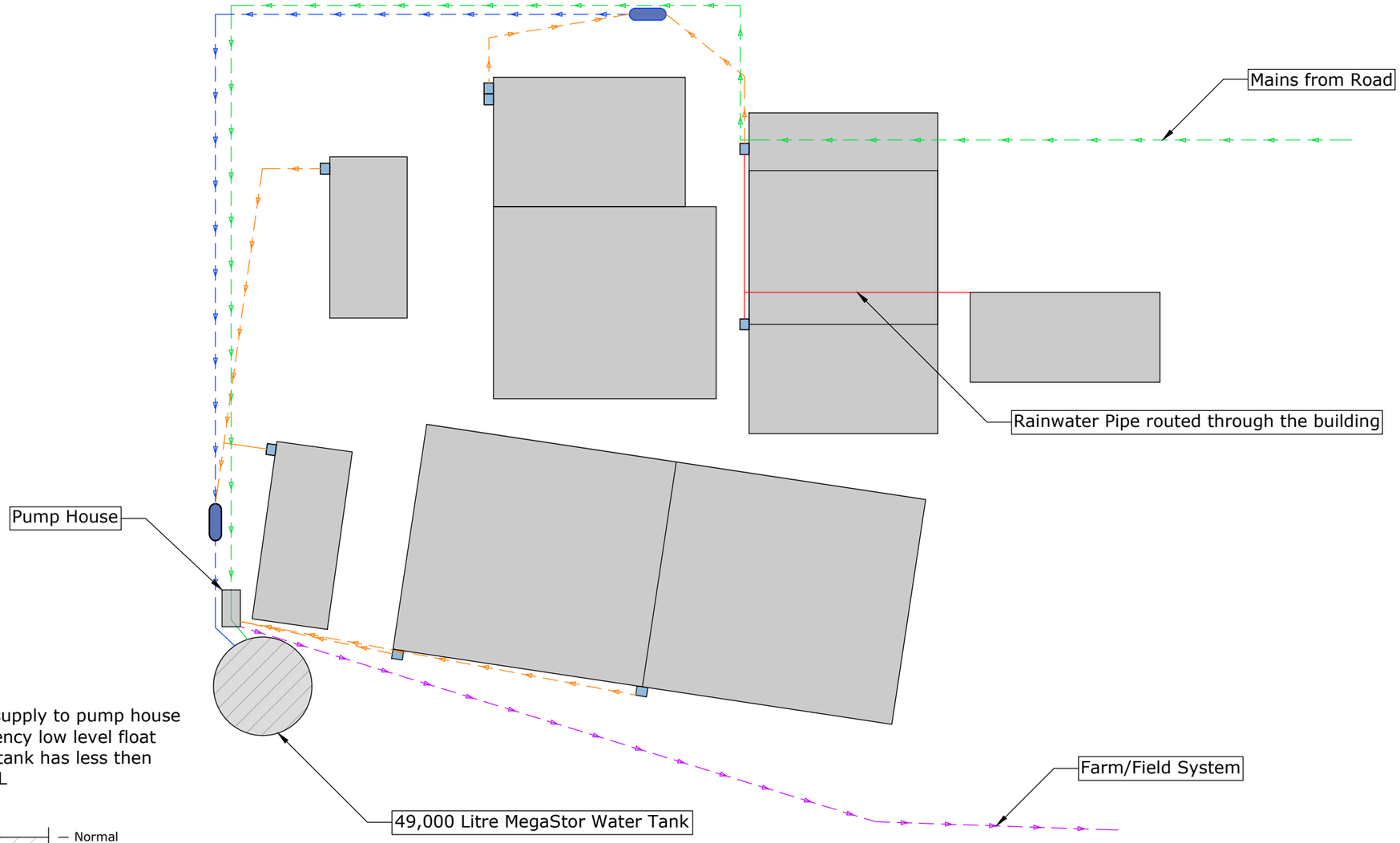
3.0 Summary and Conclusions

3.1 This Water Neutrality Scheme Verification Report has been prepared by Motion on behalf of Bellway Group and R Harrison and Sons Partnership in order to comply with the requirement to independently verify the construction, commissioning and operation of the Dedisham Farm WN Scheme. The purpose is to provide the evidence, as required by Clause 5 of the S106 Agreement, of *"the implementation and operation of the relevant Water Neutrality Measures to that Phase of the Development contained in the Water Neutrality Scheme"*.

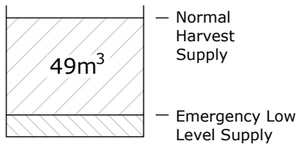
3.2 Following an inspection of the works on site with Horsham District Council it is concluded that the works have been completed in accordance with the works information documentation. We therefore confirm that the works are practically complete as of Thursday 15 August 2024. It is also concluded that the rainwater harvesting scheme has been fully completed, commissioned and is in operation and is providing rainwater for use by the farm, including for watering livestock from the drinking troughs. Therefore, this verification report satisfies Clause 5 of the S106 Agreement.

Appendix A

As built drawings



Mains supply to pump house emergency low level float only if tank has less then 20,000L



49,000 L Tank

Legend

- Rainwater Downpipe (above ground)
- RWP SW Gravity Pipes (150mm). Below Ground
- Pumping Main - MDPE Pipe
- Water Mains
- Pumping Main to farm/field system + water troughs
- 11,500 Litre heavy duty MDPE water tank + pumps

Rev.	Description	Drn	Chk	App	Date
P01	First Issue	ST	JM	JM	09/08/2024

Drawing Status:

AS-BUILT

motion

Guildford - Reading - London
www.motion.co.uk

Client:
Reside

Project:
Dedisham Farm

Title:
Rainwater Harvesting Scheme

Scale: NTS (@ A3)

Drawing: 2311020-0100

Revision: P01

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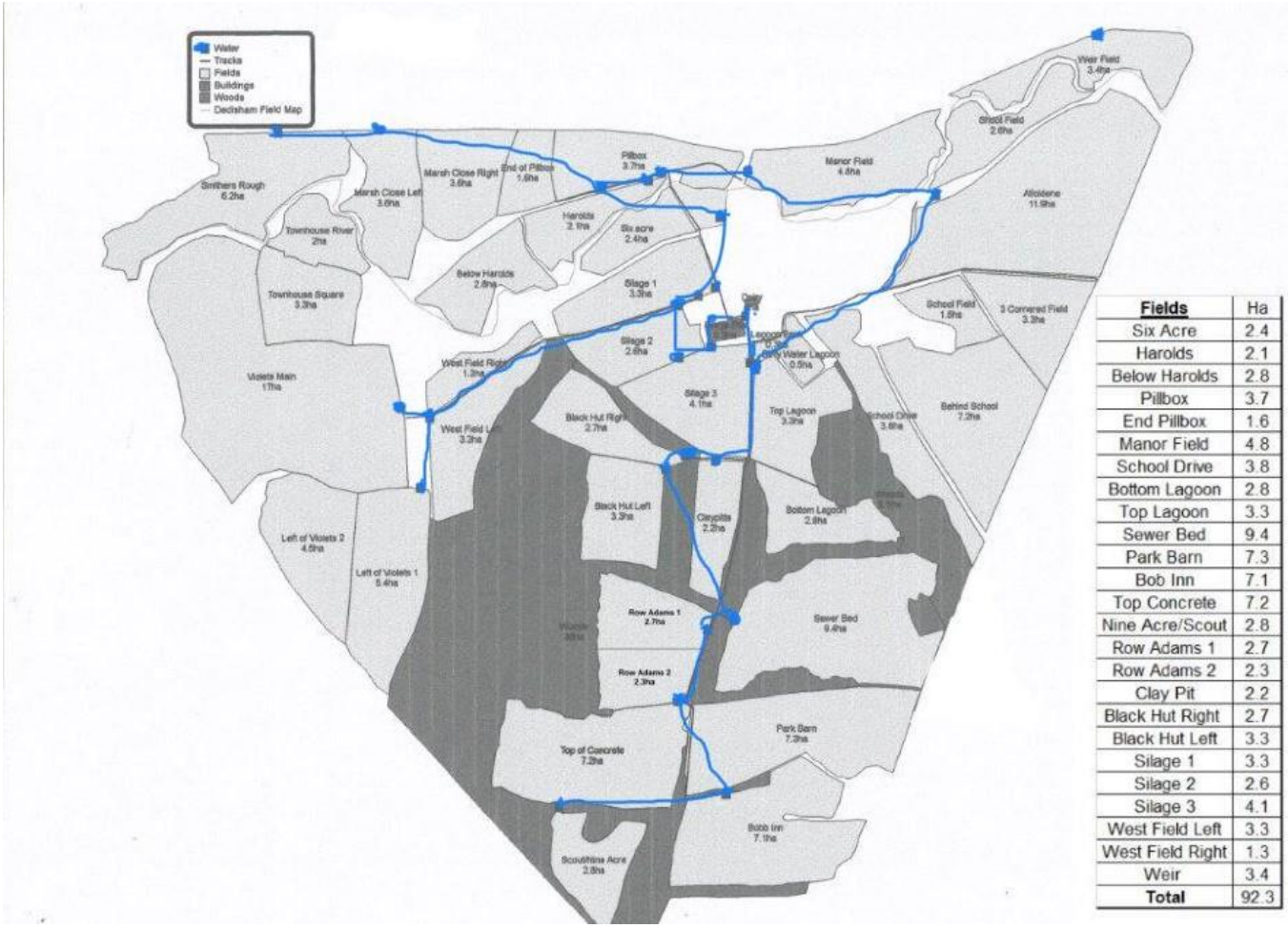
Pipe and Trough Network Plan



Fields	Ha
Six Acre	2.4
Harolds	2.1
Below Harolds	2.8
Pillbox	3.7
End Pillbox	1.6
Manor Field	4.8
School Drive	3.8
Bottom Lagoon	2.8
Top Lagoon	3.3
Sewer Bed	9.4
Park Barn	7.3
Bob Inn	7.1
Top Concrete	7.2
Nine Acre/Scout	2.8
Row Adams 1	2.7
Row Adams 2	2.3
Clay Pit	2.2
Black Hut Right	2.7
Black Hut Left	3.3
Silage 1	3.3
Silage 2	2.6
Silage 3	4.1
West Field Left	3.3
West Field Right	1.3
Weir	3.4
Total	92.3

Appendix B

Progress reports

TN01 - Progress Report 1

Title: Water Neutrality Scheme at Dedisham Farm, Guildford Road, Slinfold RH13 0RA
Date: 27/03/2024

1.0 General

1.1 Motion have been instructed jointly by Bellway Group and R Harrison and Sons Partnership to undertake site surveillance of the implementation of the Water Neutrality Scheme on the Water Neutrality Land at Dedisham Farm, Guildford Road, Slinfold, Horsham RH13 0RA.

1.2 The works includes the following main elements.
- The supply and erection of an agricultural building.
- The supply and construction of a rainwater harvesting system.

1.3 The proposed works are being undertaken broadly in accordance with the following documents.
- Dedisham Farm Contract Sum Analysis.
- Exchanged Option Agreement.
- Reside Site Plan drawing No. A-1005-PR-G dated 18.09.23

1.4 The works commenced in September 2023 and are due to be completed in August 2024.

1.5 Motion are instructed to visit site on a monthly basis from March 2024 – August 2024 to report on the progress of the works on site and to verify that the works are progressing broadly in accordance with the documents listed in Section 1.3 above.

1.6 Motion visited site on 21/03/2024 and inspected the site and the works. The progress report is included in Section 2.0. [redacted]

2.0 Progress Report 27/03/2024

Agricultural Building.

2.1 The agricultural building is partially completed the steel roof support pillars on the two gable ends of the building are completed and the concrete walls on the gable ends are completed up to a height of 2 panels. It is understood that the intention is to increase the height of these walls to 3 panels.

2.2 The concrete foundations for the building have been completed.

2.2 The central steel support pillars are partially complete (66% complete), excluding the concrete walls.

2.3 The steel support pillars on the two main elevations of the building have yet to be installed. The steel pillars are being stored on site.

2.4 We were informed that all the material for the building have been ordered and the building roof, along with the remainder of the building materials that are not being stored on site, are being stored off site by the supplier of the building due to space restrictions.

2.5 A summary of the works to be completed on site is as follows:
- Steel support pillars on central section and along the entire 2 no. main building elevations.
- Remaining concrete panel walls.
- The existing concrete floor is to be extended to the new building wall footprint by 1 – 2m.

2.6 Progress photographs for the Agricultural Building are included in **Appendix B.**

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Rainwater harvesting system.

2.7 The 49,000 litre water tank has been partially completed up to a height of 2 – 2.5 m. The height of the walls are to be raised to the final height to achieve the required storage volume.

2.8 1 no. MDPE storage tanks is being stored on site along with a quantity of MDPE surface water drainage pipes.

2.9 A summary of the works to be completed on site is as follows:

- Completion of 49,000 litre Megastor Water Tank.
- Full installation of 2 no. 11,500 litre MDPE water tanks.
- Decommissioning and removal of existing pump station.
- Installation of new pump station.
- Installation of all underground pipe works connecting existing proposed and existing buildings RWP to rainwater harvesting system.
- Installation of livestock drinking water troughs.

2.6 Progress photographs for the Agricultural Building are included in **Appendix C.**

3.0 Conclusions

3.1 The works are progressing on site broadly in accordance with the documents listing in Section 1.3. [redacted]

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Appendix B: Progress photographs for Agricultural Building (21.03.2024)





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Appendix C: Progress photographs for rainwater harvesting system (21.03.2024)





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[redacted]

Title: Water Neutrality Scheme at Dedisham Farm, Guildford Road, Slinfold RH13 0RA
Date: 03/05/2024

1.0 General

1.1 Motion have been instructed jointly by Bellway Group and R Harrison and Sons Partnership to undertake site surveillance of the implementation of the Water Neutrality Scheme on the Water Neutrality Land at Dedisham Farm, Guildford Road, Slinfold, Horsham RH13 0RA.

1.2 The works includes the following main elements.

- The supply and erection of an agricultural building.
- The supply and construction of a rainwater harvesting system.

1.3 The proposed works are being undertaken broadly in accordance with the following documents.

- Dedisham Farm Contract Sum Analysis.
- Exchanged Option Agreement.
- Reside Site Plan drawing No. A-1005-PR-G dated 18.09.23

1.4 The works commenced in September 2023 and are due to be completed in August 2024.

1.5 Motion are instructed to visit site on a monthly basis from March 2024 – August 2024 to report on the progress of the works on site and to verify that the works are progressing broadly in accordance with the documents listed in Section 1.3 above.

1.6 Motion visited site on the 26/04/2024 and inspected the site and the works. The progress report is included in Section 2.0. [redacted]

2.0 Progress Report 26/04/2024

Agricultural Building.

2.1 The agricultural building is partially completed. All of the main steel roof support pillars and for the building walls are now completed. The roof is approximately 50% complete with all the main steel roof support rafters in place and half the total roof area has the steel roof horizontal members fitted.

2.2 All of the concrete walls on all three sides of the building are now completed up to a height of 2 panels and it is understood that the intention is to increase the height of these walls to 3 panels high.

2.2 The central wall that splits the building into two halves is complete up to 2 concrete panels high.

2.4 We were informed that all the material for the building have been ordered and the building roof, along with the remainder of the building materials that are not being stored on site, are being stored off site by the supplier of the building due to space restrictions.

2.5 A summary of the works to be completed on site is as follows:

- Remaining concrete panel walls to be completed, including raising the walls from two panels to three panels high.
- Complete the construction of the steel roof horizontal members on the second half of the roof.
- Complete extending the existing concrete floor to the new building wall footprint by 1 – 2m.
- Complete installation of the fibre cement roof panels.

2.6 Progress photographs for the Agricultural Building are included in **Appendix B.**

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Rainwater harvesting system.

2.7 The 49,000 litre water tank has been partially completed up to a height of 2 – 2.5 m. The height of the walls are to be raised by a further 1m to the final height to achieve the required storage volume.

2.8 1 no. MDPE storage tanks is being stored on site along with a quantity of MDPE surface water drainage pipes.

2.9 The base, formwork and pipe inlets and outlets have been installed for the pump house in preparation for pouring the concrete slab.

2.9 A summary of the works to be completed on site is as follows:

- Completion of 49,000 litre Megastor Water Tank.
- Full installation of 2 no. 11,500 litre MDPE water tanks.
- Decommissioning and removal of existing pump station.
- Installation of new pump station.
- Installation of all underground pipe works connecting existing proposed and existing buildings RWP to rainwater harvesting system.
- Installation of livestock drinking water troughs.

2.6 Progress photographs for the Agricultural Building are included in **Appendix C.**

3.0 Conclusions

3.1 The works are progressing on site broadly in accordance with the documents listing in Section 1.3. [redacted]

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Appendix B: Progress photographs for Agricultural Building (26.04.2024)





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Appendix C: Progress photographs for rainwater harvesting system (26.04.2024)





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TN03 - Progress Report 3

Title: Water Neutrality Scheme at Dedisham Farm, Guildford Road, Slinfold RH13 0RA
Date: 26/06/2024

1.0 General

1.1 Motion have been instructed jointly by Bellway Group and R Harrison and Sons Partnership to undertake site surveillance of the implementation of the Water Neutrality Scheme on the Water Neutrality Land at Dedisham Farm, Guildford Road, Slinfold, Horsham RH13 0RA.

1.2 The works includes the following main elements.
- The supply and erection of an agricultural building.
- The supply and construction of a rainwater harvesting system.

1.3 The proposed works are being undertaken broadly in accordance with the following documents.
- Dedisham Farm Contract Sum Analysis.
- Exchanged Option Agreement.
- Reside Site Plan drawing No. A-1005-PR-G dated 18.09.23

1.4 The works commenced in September 2023 and are due to be completed in August 2024.

1.5 Motion are instructed to visit site on a monthly basis from March 2024 – August 2024 to report on the progress of the works on site and to verify that the works are progressing broadly in accordance with the documents listed in Section 1.3 above.

1.6 Motion visited site on the 26/06/2024 and inspected the site and the works. The progress report is included in Section 2.0.

2.0 Progress Report 26/06/2024

2.1 The agricultural building has been completed and is now in use and work has now commenced on the rainwater harvesting system. The proposed development layout drawing that shows the progress of the works, is included in **Appendix A**.

Agricultural Building.

2.1 The construction of the agricultural building has been completed. The building is now in use and is filled with silage.

2.2 A material amendment to the planning application is currently in progress to obtain consent to the amendments to the building. The amendments to the building were made in order to comply with the requirements of the farm. The amendments included changes to the roof so that the building is split into 2 parts rather than 4 parts to make the building suitable for transporting silage in and out of the building, which includes a raised eaves height.

2.3 Progress photographs for the Agricultural Building are included in **Appendix B.**

Rainwater harvesting system.

2.4 The 49,000 litre water tank has now been fully completed.

2.5 2 no. MDPE storage tanks is now being stored on site along with a quantity of MDPE surface water drainage pipes, drinking troughs and other materials associated with the rainwater harvesting system.

2.6 The pump house building has been constructed on the concrete foundation with connecting pipework, ready for the pumps to be installed.

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2.7 Work has commenced on laying the long length of gravity drainage along the elevation of the new agricultural building,

2.8 A summary of the works still to be completed on site is as follows:

- Full installation of 2 no. 11,500 litre MDPE water tanks.
- Decommissioning and removal of existing pump station.
- Installation of new pumps in newly constructed pump house.
- Installation of remaining underground pipe works connecting the new and existing agricultural buildings RWP to the rainwater harvesting system.
- Installation of livestock drinking water troughs and connecting pipework.

2.9 During the works the following amendments to the design of the drainage system have been agreed. The locations of the design changes are also summarised in the drainage layout and progress drawings included in **Appendix A**.

- The exact position of the pump house has been amended.
- It is anticipated that the position of the 11,500 litre tank by the 49,000 litre tank will be amended.
- It is planned to route the rainwater pipe from the furthest building up stream, through the neighbouring building, which will allow a length of external gravity drain in the ground to be omitted.

2.10 The purpose of the design changes is to avoid the works impacting on farming activities and will not impact on the operation of the rainwater harvesting system.

2.11 Progress photographs for the rainwater harvesting system works are included in **Appendix C.**

3.0 Conclusions and Next Steps

3.1 The works are progressing on site broadly in accordance with the documents listing in Section 1.3.

[redacted]

3.3 The rainwater harvesting system is expected to be completed by the 22 July 2024. After which the Local Planning Authority, Horsham District Council, will be invited to attend the site to witness the commissioning or operation of the system, on a date to be agreed at the end of July 2024. The site visit and the subsequent validation report is to discharge the Planning Condition relating to Water Neutrality.

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Appendix A: Drainage layout drawings and update on the progress of the works.

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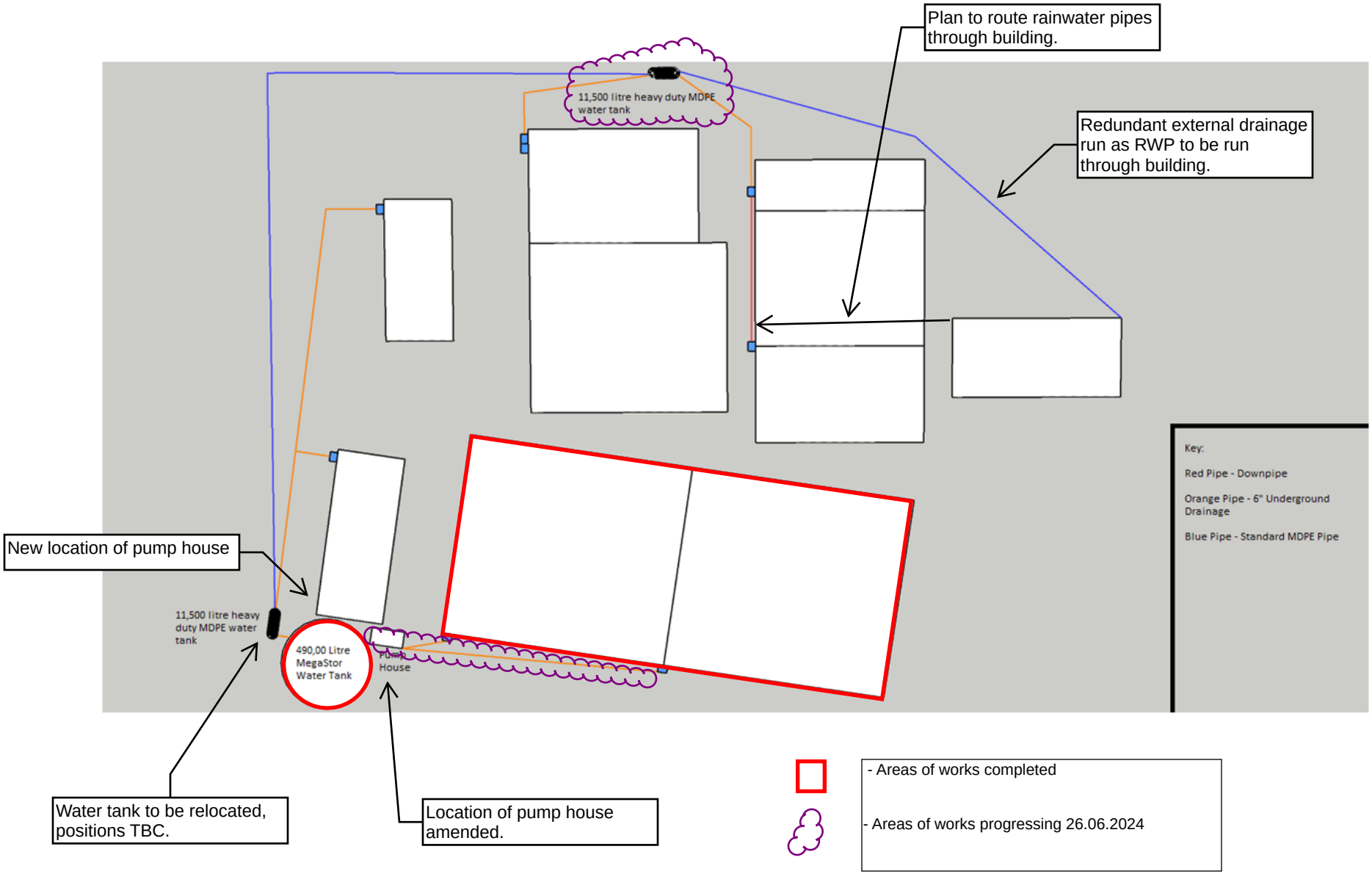
Plan to route rainwater pipes through building.
11,500 litre heavy duty MDPE water tank
Redundant external drainage run as RWP to be run through building.
Key:
Red Pipe - Downpipe
Orange Pipe - 6" Underground Drainage
Blue Pipe - Standard MDPE Pipe
New location of pump house
11,500 litre heavy duty MDPE water tank
490,00 Litre MegaStor Water Tank
Pump House
Water tank to be relocated, positions TBC.
Location of pump house amended.
- Areas of works completed
- Areas of works progressing 26.06.2024

Appendix B: Progress photographs for Agricultural Building (26.06.2024)





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Appendix C: Progress photographs for rainwater harvesting system (26.06.2024)







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TN04 - Progress Report 4

Title: Water Neutrality Scheme at Dedisham Farm, Guildford Road, Slinfold RH13 0RA
Date: 31/07/2024

1.0 General

1.1 Motion have been instructed jointly by Bellway Group and R Harrison and Sons Partnership to undertake site surveillance of the implementation of the Water Neutrality Scheme on the Water Neutrality Land at Dedisham Farm, Guildford Road, Slinfold, Horsham RH13 0RA.

1.2 The works includes the following main elements.

- The supply and erection of an agricultural building.
- The supply and construction of a rainwater harvesting system.

1.3 The proposed works are being undertaken broadly in accordance with the following documents.

- Dedisham Farm Contract Sum Analysis.
- Exchanged Option Agreement.
- Reside Site Plan drawing No. A-1005-PR-G dated 18.09.23

1.4 The works commenced in September 2023 and are due to be completed in August 2024.

1.5 Motion are instructed to visit site on a monthly basis from March 2024 – August 2024 to report on the progress of the works on site and to verify that the works are progressing broadly in accordance with the documents listed in Section 1.3 above.

1.6 Motion visited site on the Tuesday 30/07/2024 and inspected the site and the works. The progress report is included in Section 2.0.

Commercial

[redacted]

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2.0 Progress Report 26/06/2024

2.1 The agricultural building has been completed and is now in use and the rainwater harvesting system work is approximately 75% complete. The proposed development layout drawing that shows the works that is complete, and the works that is currently in progress, is included in **Appendix B**.

Agricultural Building.

2.1 The construction of the agricultural building has been completed. The building is now in use and is filled with silage.

Rainwater harvesting system.

2.7 The 49,000 litre water tank has now been fully completed.
2.5 1 no. MDPE water tank has now been installed minus the pumps and at the time of the visit the second MDPE water tank was being installed.
2.6 The pump house building has been constructed on the concrete foundation with connecting pipework, ready for the pumps to be installed.
2.7 Work is progressing on laying the long length of gravity drainage along the elevation of the new agricultural building,
2.8 A summary of the works still to be completed on site is as follows:
- Full installation of the 2 no. 11,500 litre MDPE water tanks.
- Installation of new pumps in newly constructed pump house.
- Installation of remaining underground pipe works connecting the new and existing agricultural buildings RWP to the rainwater harvesting system.
- Making the connections to the existing pipework that supplies rainwater to the troughs across the farm.
- Installation of electricity supply.

2.9 During the works the following amendments to the design of the drainage system have been agreed. The locations of the design changes are also summarised in the drainage layout and progress drawings included in **Appendix B**.
- The position of the pump house has been revised.
- The position of the 11,500 litre tank by the 49,000 litre tank has been revised.
- It is planned to route the rainwater pipe from the furthest building up stream, through the neighbouring building, which will allow a length of external gravity drain in the ground to be omitted.

2.10 The purpose of the design changes is to avoid the works impacting on farming activities and will not impact on the operation of the rainwater harvesting system.
2.11 Progress photographs for the rainwater harvesting system works are included in **Appendix C.**

3.0 Summary.

3.1 The works are progressing on site broadly in accordance with the documents listing in Section 1.3. [redacted]

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Appendix B: Drainage layout drawings and update on the progress of the works.

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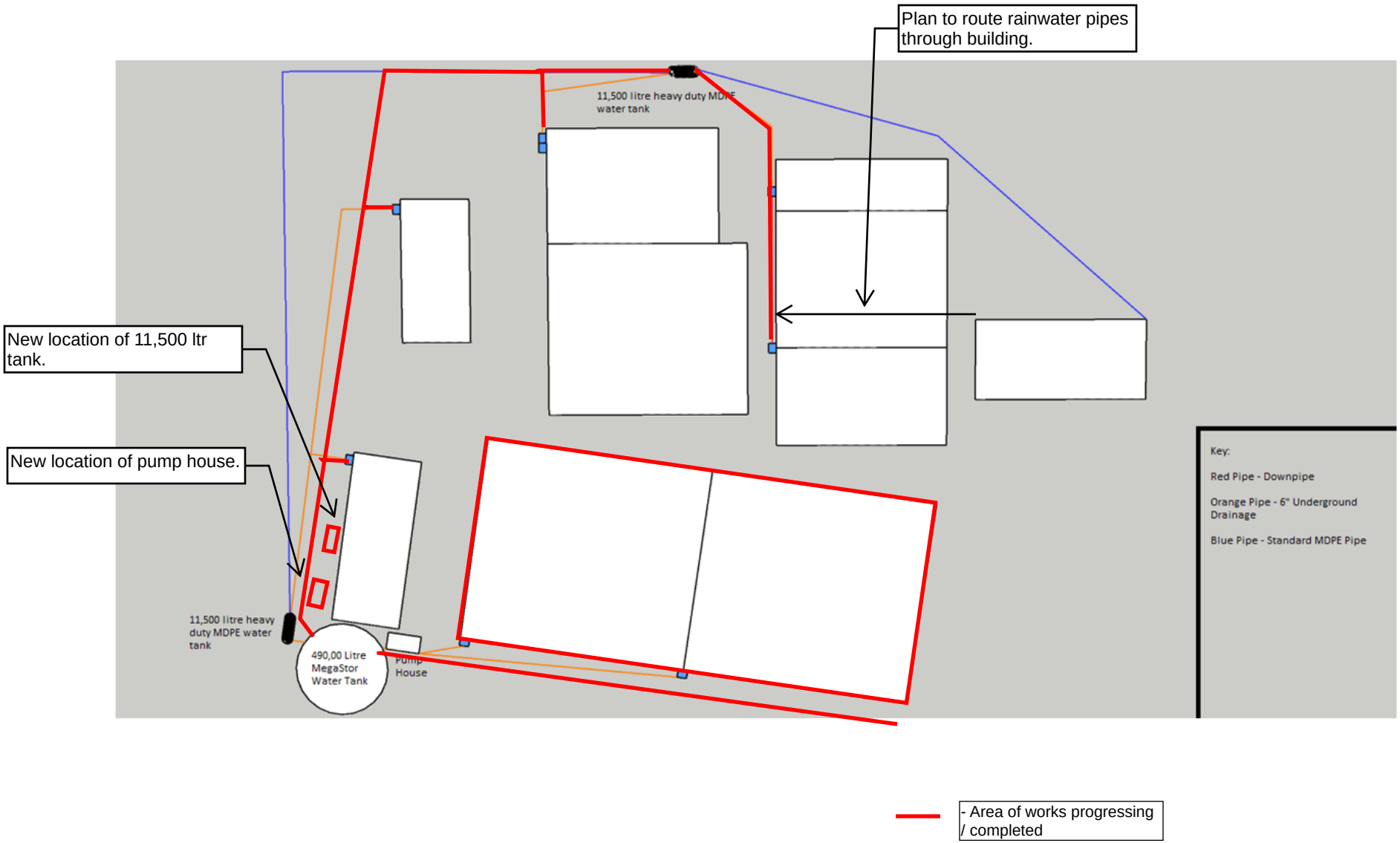
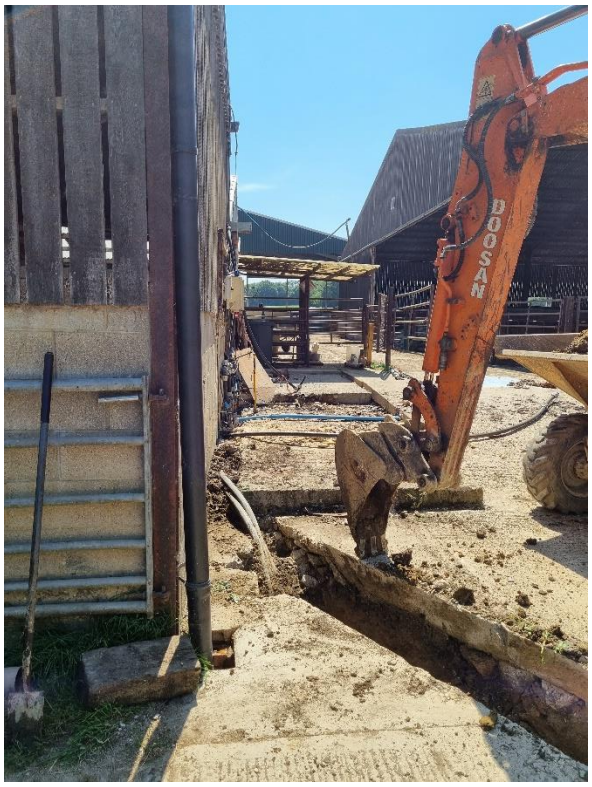

Plan to route rainwater pipes through building.
11,500 litre heavy duty MDPE water tank
New location of 11,500 ltr tank.
New location of pump house.
11,500 litre heavy duty MDPE water tank
490,00 Litre MegaStor Water Tank
Pump House
Key:
Red Pipe - Downpipe
Orange Pipe - 6" Underground Drainage
Blue Pipe - Standard MDPE Pipe
- Area of works progressing / completed

Appendix C: Progress photographs for rainwater harvesting system (July 2024).





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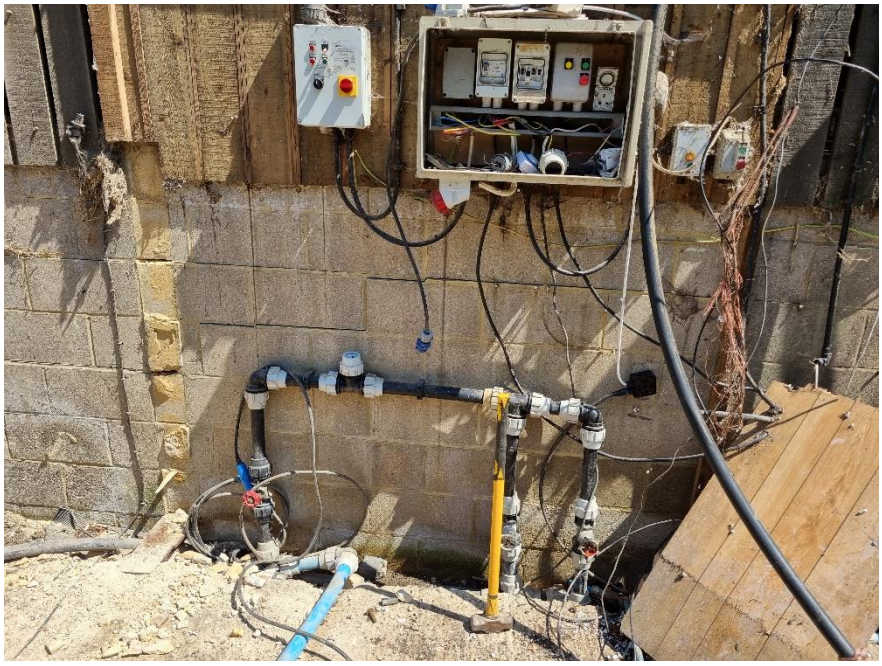

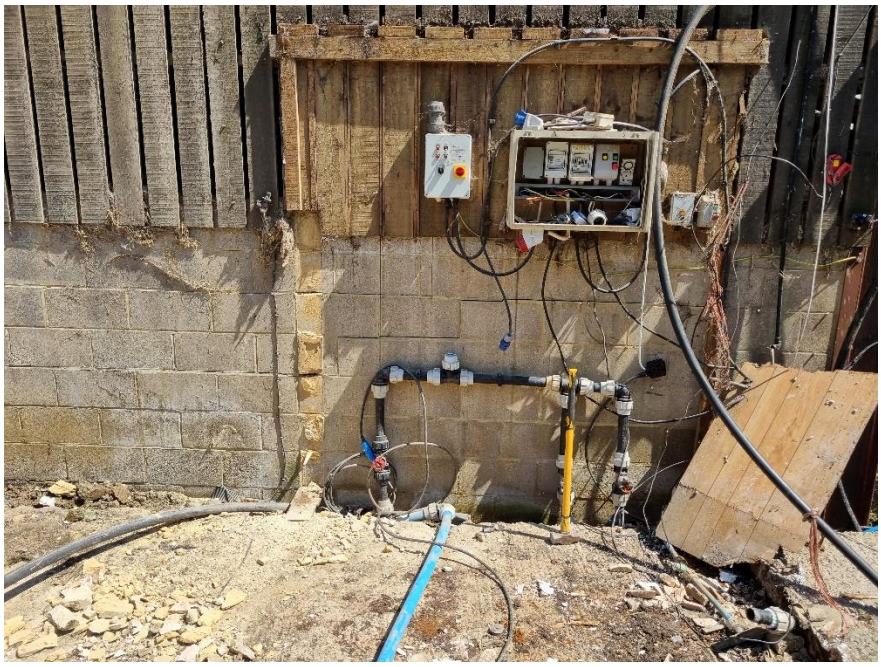

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Appendix C

Site photographs (15/08/2024)

