Variation of conditions 8,9, 10 and 11 of DC/21/1796 (APP/Z3825/W/22/3311819)

Pear Tree Farm, Furners Lane, Woodmancote BN5 9HX

The application relates to conditions imposed on a permission granted at appeal (reference APP/Z3825/W/22/3311819) following refusal of application DC/21/1796 for a settled gypsy accommodation site comprising 5 pitches and associated utility buildings.

The appeal was allowed with a number of conditions (amongst others) relating to water neutrality.

The application proposed that water neutrality would be addressed by the use of a natural spring on adjacent land owned by the applicant.

This was accepted as an appropriate method of demonstrating water neutrality by the Inspector.

The conditions in relation to water neutrality remain undischarged and the permission remains extant until 29th February 2027

Since this time the LPA have developed SNOWS and this is due to be launched in spring 2025.

Current guidance provided by the LPA states that:

> *Applicants will be able to access SNOWS for their development's water offsetting needs, unless it is:*
>
> *Development where the principle is not in accordance with an adopted development plan or neighbourhood plan, or a post-submission local plan (all of which have informed the preparation of Southern Water's Water Resources Management Plan 2024 calculations of water demand). This includes housing development on unallocated sites outside settlement boundaries, employment development on unallocated sites and/or outside of existing employment sites (unless supported by economic planning policies), or development not otherwise accepted in-principle by way of specific development plan policies – such policies include: retirement and specialist care, gypsy and traveller sites, tourism, and some minerals and waste development; and/or*

The application related to the provision of a gypsy traveller site and as such would be in accordance with the above statement and therefore accessible to SNOWS.

The following conditions were imposed on DC/21/1796 (APP/Z3825/W/22/3311819

8. *No development shall commence until evidence that water from the spring has been sampled by a suitably qualified person and analysed by an accredited laboratory and the findings submitted to the local planning authority. In the event the samples show that any of the parameters are above prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, no development shall commence until a mitigation scheme has been submitted to and approved in writing by the local planning authority that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any pitch and it shall be retained and maintained thereafter at all times*

9. *No development above ground floor slab level shall commence until a management and maintenance plan for the spring water supply system has been submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include the following details:*

   (a) The sampling regime and parameters etc, recognising that the sampling will need to be undertaken by a suitably qualified person and accredited laboratory.

   (b) Detail on how any failure of any samples will be investigated and managed.

   (c) Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each of the five pitches.

   (d) Detail on what type of treatment will be installed on the supply, with information clearly indicating that it is appropriate for the amount of water being used.

   (e) Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to rainfall/use.

   (f) The completion and sharing of Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supplies (England) Regulations 2016) prior to the water supply being put to use.

(g) Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

(h) Details of contingency plans to ensure any failures or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local planning authority.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management and maintenance plan shall be implemented without the prior written approval of the local planning authority.

10. No pitch shall be first occupied until evidence has been submitted to and approved in writing by the local planning authority that water taken from the water treatment plant meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.

11. No pitch hereby permitted shall be connected to or draw supply from the mains water supply. Where a temporary failure has occurred, the occupiers shall undertake the contingency measures set out in the management and maintenance plan agreed under condition 8 until such time as the system is fully operational.

It is proposed to remove conditions 8,9,10 and 111 as stated above and replace with the following Pre-Commencement Condition:

No development shall commence until either:

i.) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;

or

ii.) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

This condition is the same as conditions offered by the LPA on other Gypsy Traveller sites in the district and so is considered to be reasonable and enforceable.

Water Neutrality statement

The following sets out the proposed water usage for each unit and is to be used for the purposes of calculating the SNOWS allocation.

Baseline Water Consumption and Water reduction measures

The following summarises the flow rates for the fittings in the proposed units.

These have been achieved by the use of efficient fixtures and fittings in order to reduce the water demand.

- WC- 4/2 litre dual flush
- Kitchen sink tap with a flow rate of 4 litre per minute
- Shower with a flow rate of 6 litre per minute
- Bathroom basin taps with a flow rate of 4 litre per minute
- Dishwasher – 0.99 litres per place setting
- Washing machine – 8.5 litres / kg dry load

Using the above figures, the water usage can be calculated using a Part G water calculator as shown below.

This demonstrates a water demand of 84 litres / person / day which includes an allowance of 5 litres per person per day for external water usage.

Census data has been used to estimate the average number of occupants (as per HDC guidance)

This sets out that the following occupancy rates should be used.

One-bedroom dwellings: 1.32 occupants
Two-bedroom dwellings: 1.88 occupants
Three-bedroom dwellings: 2.47 occupants
Four-bedroom dwellings: 2.86 occupants
Five-bedroom dwellings: 3.09 occupants.

The units will be a maximum of three bedroom and so a figure of 2.47 people should be used.

Using the Part G water demand figure of 84 litres per person per day and a population size of 2.47 it is estimated that the total water usage per day is 207.48 litres per day per unit.

Across the 5 units therefore there will be a total daily demand of 1037.40 litres.

Contact details of the person we should contact to initiate the SNOWS application process.

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PART G WATER CALCULATION

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)	4	1.46	0.00	5.84
	Part flush Volume (litres)	2	2.96	0.00	5.92
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	4.00	1.58	1.58	7.90
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)	4.00	0.44	10.36	12.12
Washing Machine	(Litres/kg dry load)	8.50	2.1	0.00	17.85
Dishwasher	(Litres/place setting)	0.99	3.6	0.00	3.56
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)			86.79
	(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)			78.98
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			84.0

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