Consulting Civil Engineers

Water Neutrality Report

Horsham District Council Depot, Hurston Lane, Storrington, West Sussex

For

Mr Joseph Ray

Rev – P-

Reference C3031

Date 12th March 2024

Revision	Date of Issue	Comments	Prepared By	Checked By
P-	12.03.2024	Initial Issue	LT	CS

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1 Introduction

1.1.1 CGS Civils Ltd has been appointed by Mr Joseph Ray to undertake a Water Neutrality Report for a proposed development at Horsham District Council Depot, Hurston Lane, West Sussex. Planning permission is sought to convert the existing mixed-use premises (Class B2 and B8) into a Class B2 (general industrial), a B8 (storage or distribution) and an E(g) (light industrial) unit. The site falls within the Sussex North Water Supply Zone, in which Natural England have written to all authorities within the zone providing a position statement for applications which may place increased pressure on this zone. This explains that recent case law has established that abstraction from the Supply Zone may be having an impact on protected sites (Arun Valley Special Area of Conservations (SAC), Special Protection Area (SPA) and Ramsar site). As a result, developments within this zone must not add to this impact, as such, the purpose of this report is to therefore provide an overview on the potential water usage changes on the site as a result of the proposed development, and to confirm that the site is water neutral.

Fig 1. Sussex North Water Supply Zone Area

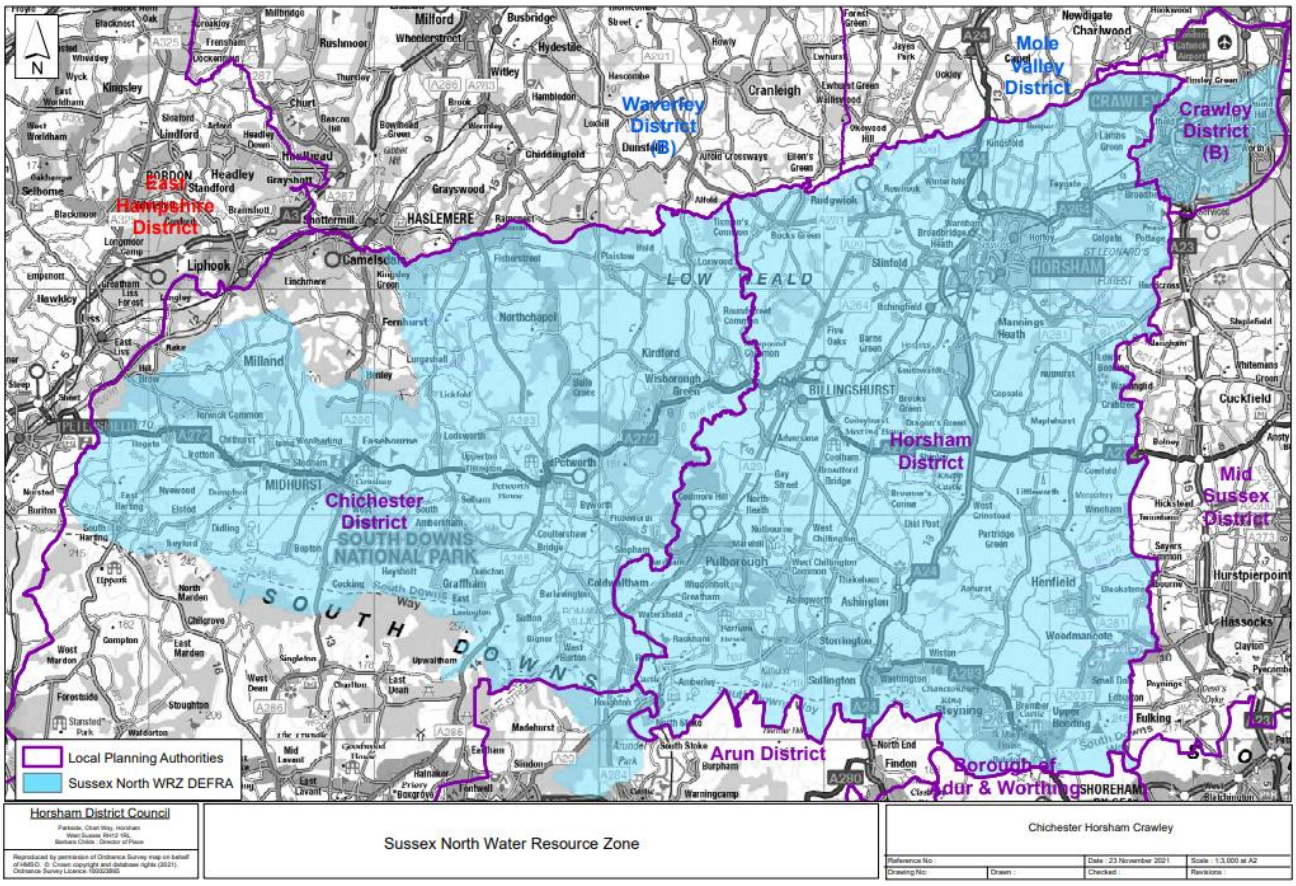
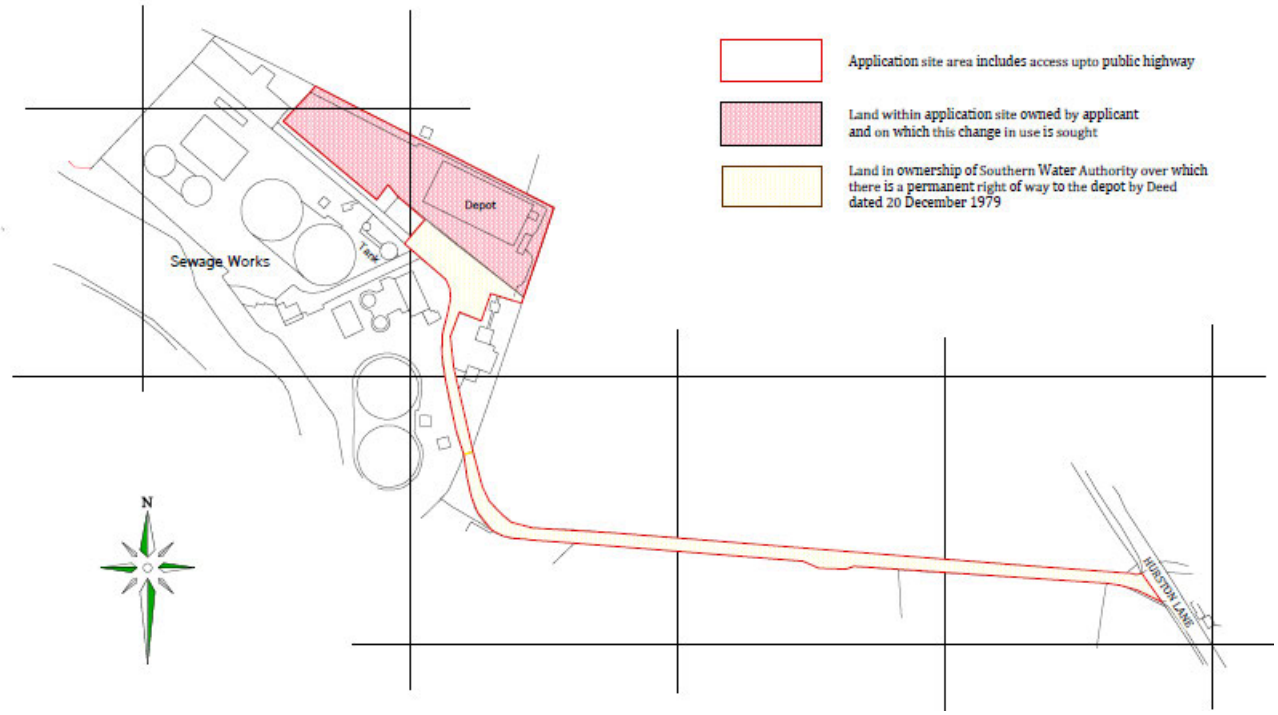


Fig 1. Site Location



1.1.2 The proposed development is located at OS Grid Reference TQ 07621 15464 and has the post code RH20 4HF.

1.1.3 Waterwise defined Water Neutrality as:

'For every new development, total water use in the region after the development must be equal to or less than the total water uses in the region before the new development.'

1.1.4 Achieving water neutrality involves using a three-step approach. First, the demand for water from the new development must be reduced as far as is practicable, followed by the re-use of water; then the remaining demand should be offset within the region. Following this three-step approach allows the volume that requires offsetting to be reduced which ultimately reduces the cost of the overall scheme. This is noted within the Waterwise neutrality definition, which defines the three steps which should be undertaken in order to achieve water neutrality in their recent review dated January 2021.

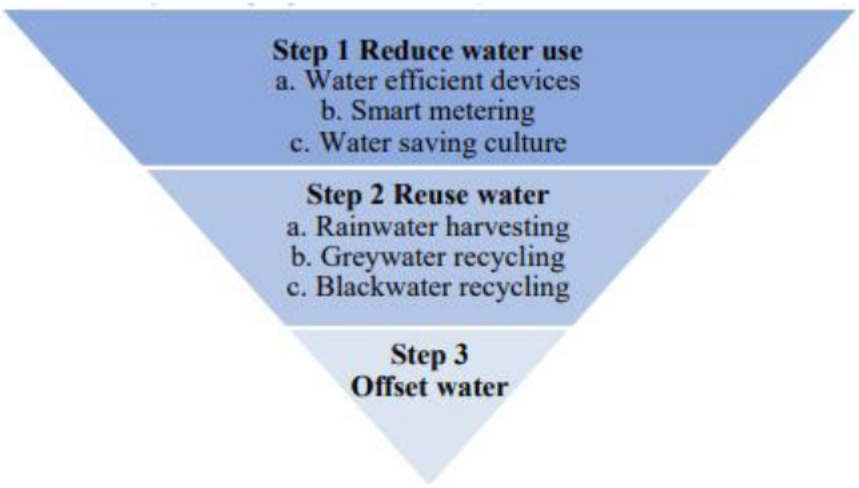
- Reduce water demand in the new development through improvement in efficiency.
- Re-use water, wherever possible.
- Offset the remaining water demand from the new development if required.

1.1.5 The report will be split into the following sections:

- A Review of Water Neutrality demand reduction
- A calculation of estimate water usage from proposed development
- Identification of measures that can be first used to reduce this demand
- Identification of measures that can be used to re-use water
- Establish solutions to offset that demand in order to achieve neutrality.

1.1.6 This report will follow the methods documented within *'A Review of Water Neutrality in the UK'* carried out by Waterwise in January 2021. The document provides details on how developments can achieve water neutrality by utilising the 3-stage approach.

Fig 2. 3-stage approach



1.1.7 Some increase in water demand within the region from planned development during the local plan period is inevitable. However, it can be minimised by making the site as water efficient as possible.

1.1.8 Per Capita Consumption (PCC) is used as a measure of water use and is the volume of water that is used by one person in one day. It is usually measured in litres per person per day (l/p/d). The average PCC within Southern Water's 'Sussex North Water Resource Zones (WRZ)' is 135 l/p/d. Homes without a water meter consume on average 160 l/p/d and for homes with a water meter, consume on average 131 l/p/d.

1.1.9 Part G of the Building regulations currently states that new build housing should achieve a minimum of 125 l/p/d. A tighter target of 110 l/p/d can be requested if the local authority can establish a clear need based on available evidence.

1.1.10 The table below indicates different demand scenarios including Southern Water's Target 100 Ambition to achieve 100 l/p/d, as well as further scenarios where water demand is cut more dramatically.

Table 1 PCC Demand Scenarios

Demand Scenario	Per Capita Consumption (l/p/d)
British Flows and Loads	150
Building Regulations Standard	125
Building Regulations Optional	110
Target 100	100
Realistic Achievable	85
Ambitious	62

1.1.11 The benefits of water neutrality are wide ranging, from financial and reputational to environment and social. For a new domestic building, they could include:

- **Saving Water** – Over 100,000 litres of water can be saved per year for each water neutral home built
- **Saving Carbon** – A significant CO2 saving can be achieved by reducing the demand for hot water for baths, showers, basins, dishwashers and washing machines
- **Saving Money** – Both water and energy bills will reduce
- **Reducing environmental impact** – Decreasing water abstracted from rivers and groundwater sources
- **Improved Resilience** – For the future by minimising the additional pressure on water resources
- **Enabling future housing growth** – In water scarce areas by reducing the impact of new homes and buildings
- **Reducing discharge to sewage** – by using less water, collecting rainwater and recycling greywater, less water is discharged to the drainage network
- **Short pay-back time** – After approximately 5 years the saving of water neutrality will outweigh the costs of doing so.

2 Executive Summary

2.1.1 The existing site is currently a mixed-use premises (Class B2 and B8) and the water usage for the site is **472.74 l/day** (this is based on water meter readings taken from the 18th of June 2020 to the 12th of July 2023, included within Appendix C**).** The Proposed scheme will consist of converting this existing mixed-use premises into a Class B2 (general industrial), a B8 (storage or distribution) and an E(g) (light industrial) unit, the water demand for which will be **195 l/day** prior to any mitigation techniques.

2.1.2 As proven within this report, the proposed site is considered to be water neutral by default, however in order to show willing, the client will install a rainwater harvesting tank to supply water to the proposed unit's toilets.

Table 2 Water Usage Comparison

Existing Water usage	**472.74 l/day**
Proposed Scheme water usage	119.00 l/day
Proposed Scheme water usage equal to or lower than existing site	Yes

3 Calculation of estimate water usage from the proposed development

3.1.1 Before any necessary steps to achieve water neutrality can be determined, the total water demand for the proposed development must first be calculated. The proposed scheme will consist of converting the existing mixed-use premises into three units, a Class B2 (general industrial), a B8 (storage or distribution) and an E(g) (light industrial) unit. It is anticipated that a maximum of **17 employees** will work at the proposed units, this is in line with the 3rd edition of the Homes and Communities Agency's Employment Density Guide, dated November 2015. In order to allow the calculations to cater for the maximum number of employees, the entire facility with a gross external area of **620m²**, has been modelled as a Class B2 building, having the lowest square meter to employee rate of **36m²** allocated for each employee.

3.1.2 As the proposed units are for commercial use, BREEAM will be used to calculate the water demand from the proposed site.

3.1.3 Each of the units will be fitted with a single WC and a sink, all of which will be available for use to the anticipated 17 employees present.

3.1.4 In line with BREEAM guidance, on average the toilets will use on **4.50 l/p/day**, the basin taps will use **2.50 l/p/day** and the kitchen taps will use **4.50 l/p/day**. This results in a total water demand of **11.50 l/p/day**, or **195.5 l/day** for the entire site.

17 x (4.50 l/p/d + 2.50 l/p/d + 4.50 l/p/d)
= 195.50 l/day

3.1.5 The existing site is currently a mixed-use premises (Class B2 and B8). Water meter reading have been provided within Appendix C of this report, which show that from the 18th of June 2020 and the 12th of July 2023, a total of 1,1119 days, 529m3 or 529,000L, of water was used. This equates to an average of **472.74 l/day** being used by the existing site.

529,000L ÷ 1,119 days

= 472.74 l/day

3.1.6 As the proposed site will use less than the existing site, the site can be considered water neutral, however in order to show willing, the client is happy to install a rainwater harvesting tank to supply water to the proposed units' toilets.

4 Step 1 – Identifying measures that can be used to reduce this demand

4.1.1 As outlined above, the site is considered water neutral by default so there is no need to reduce the water demand of the proposed site.

5 Step 2 – Identify measures that can be used to re-use water

5.1.1 Whilst the site is considered water neutral by default, it is proposed that rainwater harvesting be utilised to supply water to the proposed toilets.

5.1.2 The term 'water reused' refers to the capture, treatment (if it is required) and the use of alternative water supplies for non-potable purposes. It includes:

- Rainwater and surface water harvesting
- Greywater recycling (typically the used water from baths, showers and hand basins)
- Wastewater recycling.

5.1.3 The installation of water reusing technology has the potential to save significant amounts of water; for example, 24% of water in the home is used for flushing the toilet and only 4% externally in the garden meaning a water reuse system could save at least a quarter of the demand if it was installed for these purposes. Depending on the quality and the system installed, it could also be possible to re-use water for a washing machine which accounts for 12% of total water usage.

Table 8 Practical Summary of Step 2

Step 2: Reuse Water			
Rainwater Harvesting	Small scale water butt	Rainwater Harvesting system for individual homes and buildings	Large scale surface water harvesting
Greywater Recycling		Small systems for individual homes	Largest scale systems for commercial and mixed-use sites

5.1.4 In this instance however, rainwater harvesting is proposed to provide water to the proposed unit's toilets. The installation of water reusing technologies will further reduce the water demand on site, depending on the harvesting tank installed. The proposed roof area is sufficient to provide the required water to the property via a rainwater harvesting tank as well as having sufficient capacity for a 35-day drought period. **See Appendix C**.

5.1.5 By installing the water efficient devices listed above as well as the rainwater harvesting technologies listed above, the total demand will be reduced to:

17 x (2.50 l/p/d + 4.50 l/p/d)

= 119.00 l/day

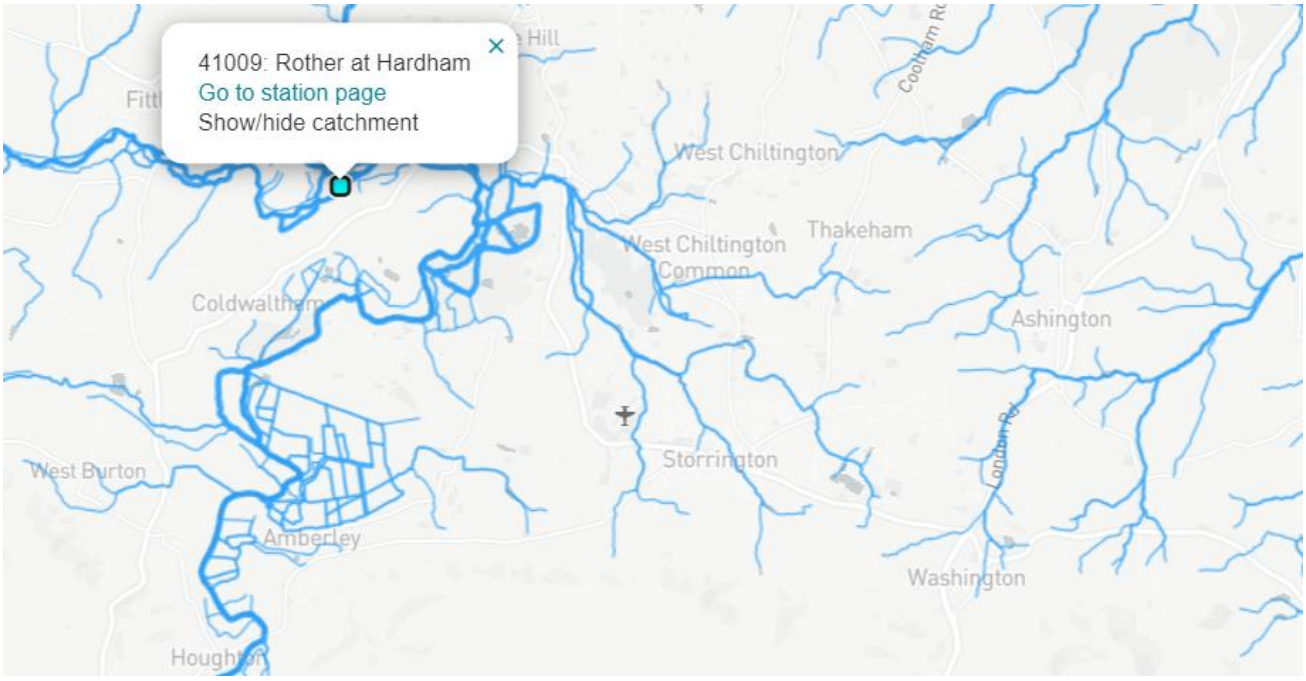
- *17 (maximum anticipated number of workers) x (2.50 l/p/d (water demand from the proposed basin taps) + 4.50 l/p/d) (water demand from the proposed kitchen sinks)*

Table 9 Part G rainwater collection calculator

Rainwater Collection Calculation	
Collection Area (m^2)	620
Yield Coefficient	0.8
Depth of rainfall (mm/year)	899
Daily rainwater collection (litres)	1,221
Number of workers	17
Daily Rainwater per person (litres)	71.83

5.1.6 A calculation is to be made to ensure that the rainwater harvested is greater than the rainwater demand within the dwelling. The following is a calculation for 5% of the annual rainwater yield and has been calculated using Rainfall data from the National River Flow Archive which provides annual rainfall data as recorded by the Met office and follows the intermediate approach as detailed within BS 8515:2009.

5.1.7 Using the rainfall catchment data provided by the National River Flow Archives, the closest station point to the site is 41009 – Rother at Hardham:



5.1.8 The latest data available for this station is SAAR 1961-1990, which shows that the depth of rainfall in the area is 899mm.

$$Y_R = A_x e_x h_x n_x 0.05$$

Where:

Y_R = the annual rainwater yield (l)
A = The collecting area (m^2)
e = yield coefficient (%)
h = depth of rainfall (mm)
n = hydraulic filter efficiency

$$\underline{\mathbf{21,180}} = 620_x 0.8_x 899_x 0.95_x 0.05$$

5.1.9 In order to ensure there is sufficient roof area, another calculation from BS 8515:2009 must be carried out in order to calculate the annual demand within the property. The following is a calculation for 5% of the annual non-potable water demand.

$$D_N = P_{d\,x}\, n_x 365_x 0.05$$

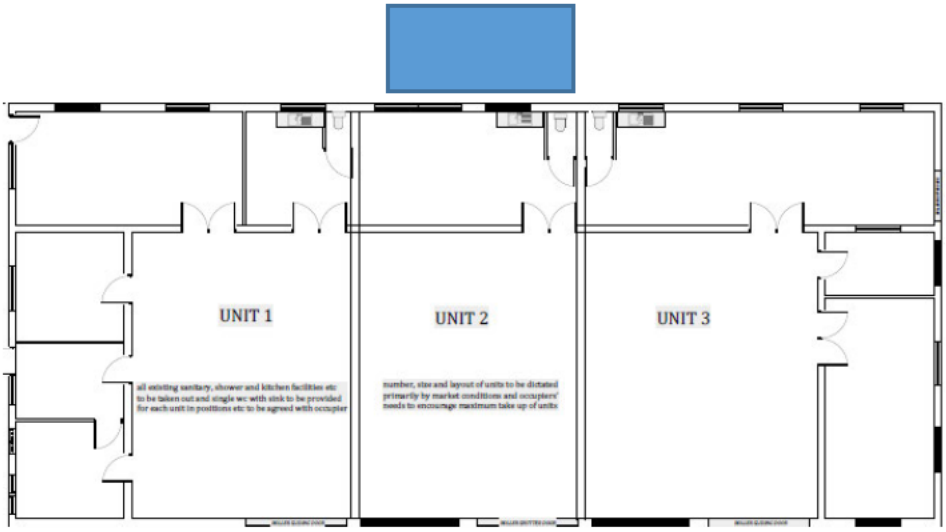
Where:
D_N = the annual non-potable water demand (l)
P_d = The daily requirement per person (l)
n = number of persons

$$1,396 = 4.50_x 17_x 365_x 0.05$$

5.1.10 To ensure there is sufficient area to allow a 35-day drought storage, an extra 35 days is to be included:

$$\underline{\mathbf{1,530}} = 4.50_x 17_x 400_x 0.05$$

Fig. 4 Potential Rainwater Harvesting tank location



5.1.11 **It should be noted that a mains water connection should still be made for use within an emergency. This emergency usage will not affect the water usage of the dwelling and will therefore not be included as part of the demand of the property.**

5.1.12 From the above water calculations, we have:

- Proposed water usage rate of 11.50 litres/person/day based on BREEAM guidance.
- Which can then be reduced to a proposed water usage rate of 7.00 litres/person/day with the use of rainwater harvesting.

5.1.13 In order to provide a cumulative consumption comparison between the existing and the proposed water usage, the occupancy rates would be for 'as existing' and 'as proposed':

- Proposed water demand following BREEAM guidance – 11.50 l/p/d with a maximum of 17 workers = **195.50 l/day.**
- Proposed Water Demand with Rainwater harvesting – 7.00 l/p/d with a maximum of 17 workers = **119.00 l/day.**

5.1.14 The client is willing to install a 3000l rainwater harvesting tank in order to store the water required.

6 Step 3 – Offsetting remaining water demand

6.1.1 As outlined above, there is no remaining water demand to be offset.

7 Conclusion

7.1.1 The proposed site can be considered water neutral by default, though in order to show willing, the client will install a 3000l rainwater harvesting tank to supply water to the proposed units' toilets.

7.1.2 To summarise:

- The existing site has been found to use **472.74 l/day** over a three-year period, refer to Appendix C.
- The proposed development will use on average **195.50 l/day** prior to any mitigation techniques.
- Whilst the site can be considered water neutral by default, in order to show willing, the client will install a rainwater harvesting tank to supply water to the proposed units' toilets, further reducing the proposed site's water demand to **119.00 l/day**.
- The overall water demand will be reduced by **353.74 l/day** over the existing site, resulting in the proposals being water neutral.

8 Appendices

8.1 Appendix A:

Rainwater Harvesting Tank Size Calculator:

COLLECTABLE ROOF AREA (M²)

Main Building	Width:		Length:		Rain Collection Area:	0	m²
Extension one	Width:		Length:		Rain Collection Area:	0	m²
Extension Two	Width:		Length:		Rain Collection Area:	0	m²
Extension Three	Width:		Length:		Rain Collection Area:	0	m²
Or the total roof area, if you already know it:				620	Total area of collectable roof space:	620	m²
Select Your Region		England SE & Central S			Average rainfall per year in your region:	64	L
Collectable rainwater per annum in litres - discounted by 20% to account for water loss						**317440**	**L**

USE OF RAINWATER IN THE BUILDING

Number of people or bedrooms in the building -	people: 17	bedrooms: 0	
☐ Number of clothes washing cycles per day (*50 litres each*)	0.00 Cycles	0.00	L
☐ Number of toilet flushes per day (*4.42 flushes per person, average 5 litres each*)	0.00 Flushes	0.00	L
Outdoor use in litres, per person per day (*recommended 5 litres per person per day*)	4.5	76.50	L
Amount of water you require every day		76.5	L
Amount of water you require every year	**DEMAND**	**27922**	**L**

FINAL FIGURES

How many days drought protection do you need? Typically 21 (18 minimum)	35	
Capacity of water storage in litres required for drought protection	2677.50	L
The lesser of YIELD (blue) or DEMAND (green) per annum	27922	L
Therefore, volume of rainwater storage required	**2677**	**L**

CONCLUSION

Is there sufficient roof water available:		YES
Recommended tank size from our shallow dig range:	F-Line Range:	3000 LITRE F-LINE TANK

8.2 Appendix B:

Example Rainwater Harvesting Tank Brochure:

Carat Rainwater Harvesting solutions



Carat



RAINWATER H

WASTEWATER

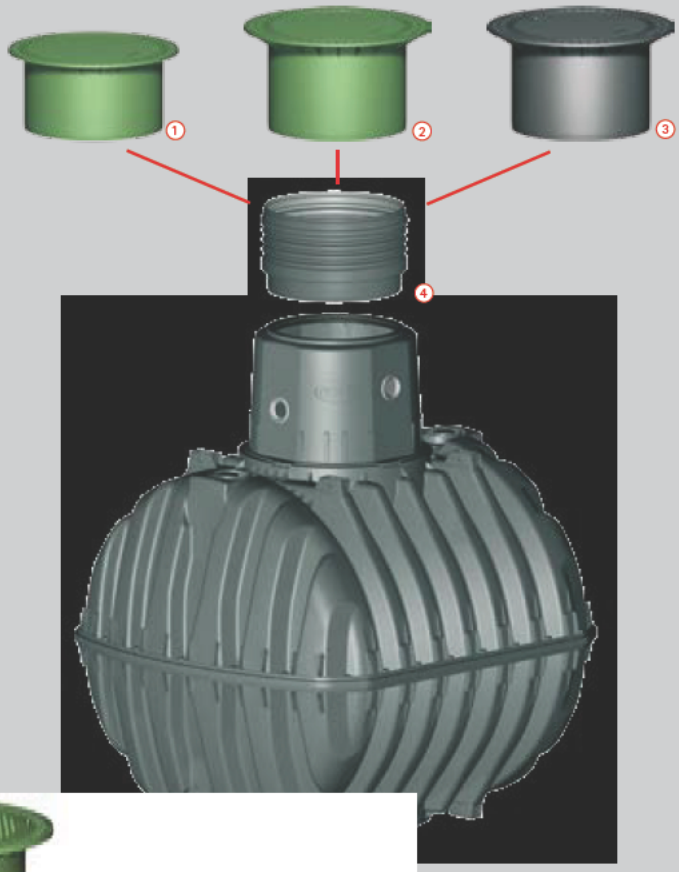
RAINWATER RETENTION

DRINKING WATER RESERVOIRS

Edition 2007
Salesfolder C 27-2 Carat EN

Benefits of the Carat System

Flexible, stackable, user-friendly and better for the environment

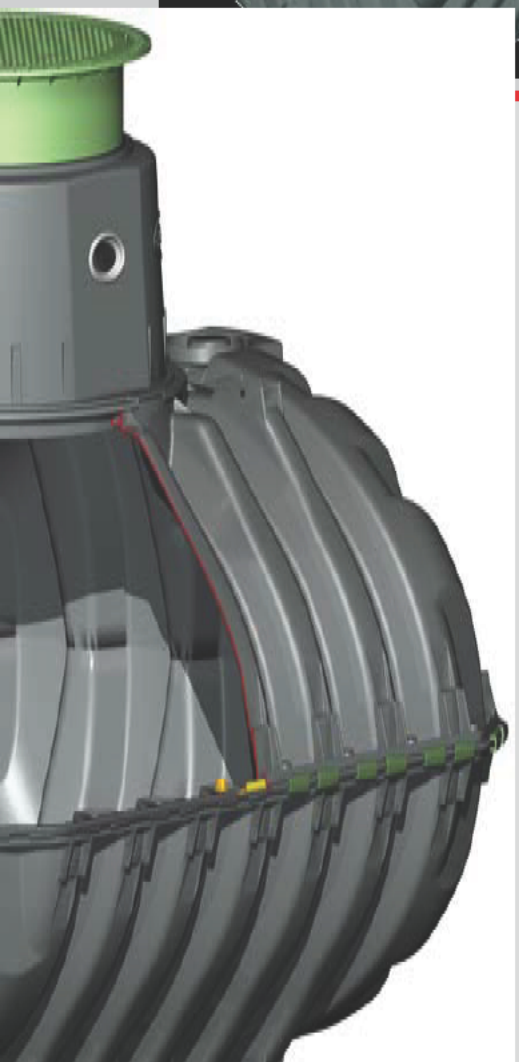


① **Mini telescopic dome shaft with PE lid**
Designed for non-vehicle loading and ideal for garden use, the shaft can be adjusted from 750 - 950 mm and tilted up to 5% to sit flush with the ground level. Includes a PE lid with child safety lock. This item is supplied in green.

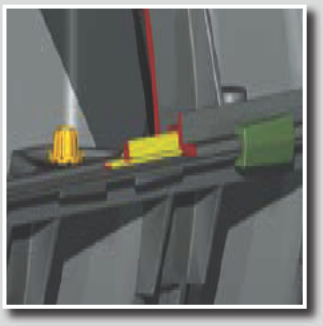
② **Maxi telescopic dome shaft with PE lid**
Designed for non-vehicle loading and ideal for the Complete Package (Eco-Plus), the shaft can be adjusted from 750 - 1,050 mm and tilted up to 5% to sit flush with the ground level. Includes PE lid with child safety lock. This item is supplied in green.

③ **Vehicle loading telescopic dome shaft with cast iron lid**
Designed for vehicle loading applications, the tank can be adjusted from 750 -1,050 mm and tilted up to 5% to sit flush with the ground level. Includes child-safe cast iron cover. This item is supplied in dark grey.

④ **Extension**
For use with the telescopic dome shaft to increase the height of the lid from 1,000 - 1,500 mm. Always refer to installation instructions when usig this item.







Logistical advantages of the Carat

The Carat tank consists of two half shells which can be stacked on top of each other, allowing multiple tanks to be stacked on a single pallet for shipping. For example, it is possible to stack five 6,500 ltr Carat tanks, or nine 2,700 ltr Carat tanks on a single pallet. This allows a standard 40 ft. shipping container to house a total tank volume of up to 130,000 ltrs! The tanks unique stacking feature directly reduces transport costs and environmental impact from vehicle emissions, whilst allowing shipments to any destination in the world.

Easy and safe assembly

- The patented quick connection (illustrated in green), allows the Carat tank to be assembled without screws in only few minutes. Disassembly is possible at any time.
- The first-class EPDM material used in the profile sealings (illustrated in yellow), has been laboratory tested to last more than 25 years.
- The centering bolt (illustrated in orange) assures the accurate and easy assembly of the two half shells preventing any leaks

The Carat

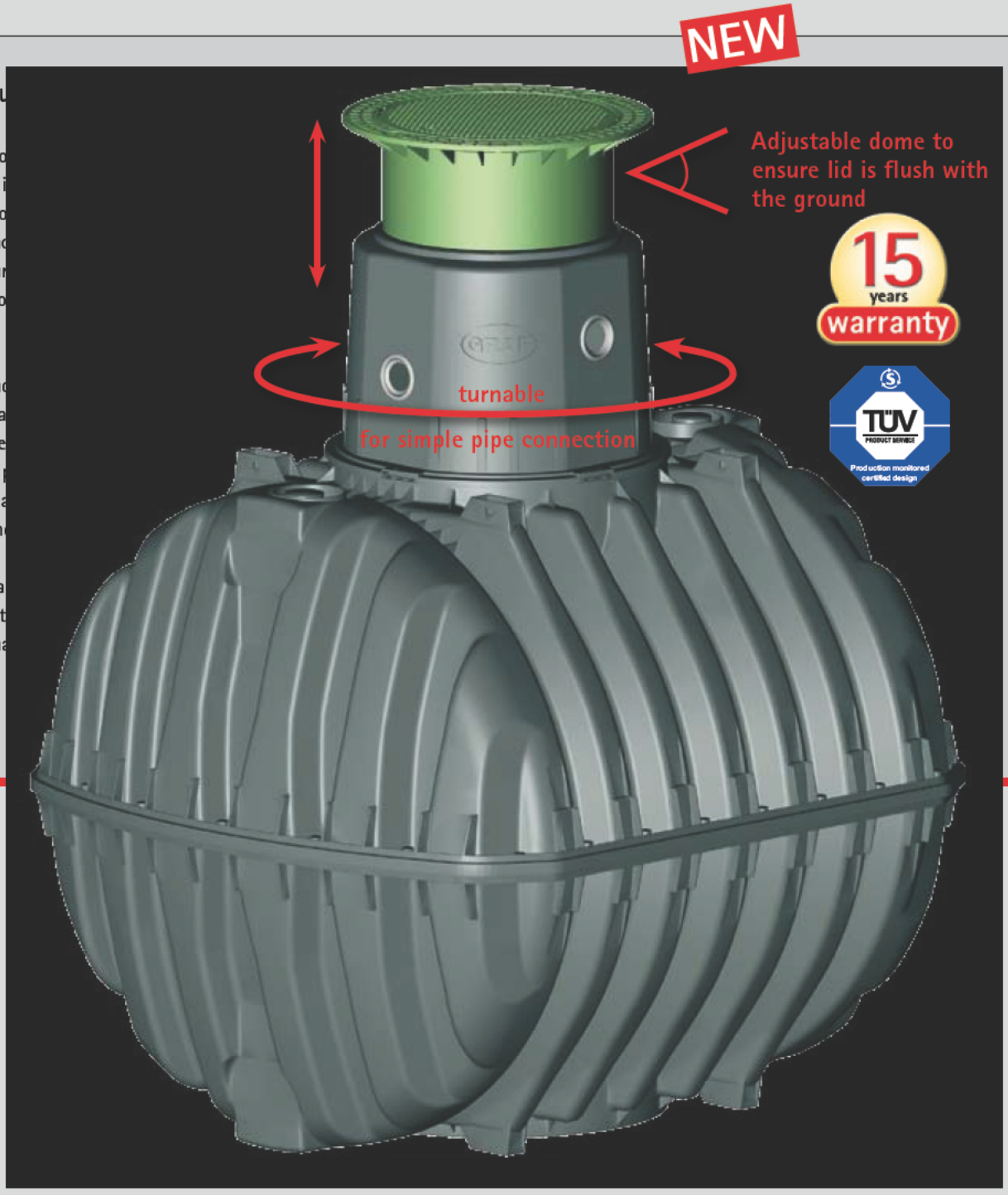
The first Rainwater underground tank of its kind!

Unique manufactu

The GRAF Carat undergro
other underground tank i
largest tank of its kind to
injection compression mo
provides the tank with ur
ensures that each compo
the highest of accuracy.

Unlike other undergroun
thickness is equal in all a
The production tolerance
minimum, resulting in a
quality, which is strong, a
and extremely user-frien

To manufacture the Cara
one of the worlds largest
tion moulding systems ha
to be developed.



The Carat underground tank is made from Duralen®, a high quality material that is extremely rigid and impact resistant, therefore ideally suited for producing underground tanks. With very low warping characteristics and high stiffness, this material provides high stability and a unique life expectancy. Duralen® can also be easily recycled which reduces waste and environmental impact.

Duralen®

The modular Carat system

Choose your tank size

NEW

Carat, vehicle bearing underground tank

Size 2,700 – 13,000 litres
(700 – 3,400 US-Gallons).
Designed to be used in conjunction with the vehicle loading telescope dome shaft. The access dome is designed in accordance to DIN testing.

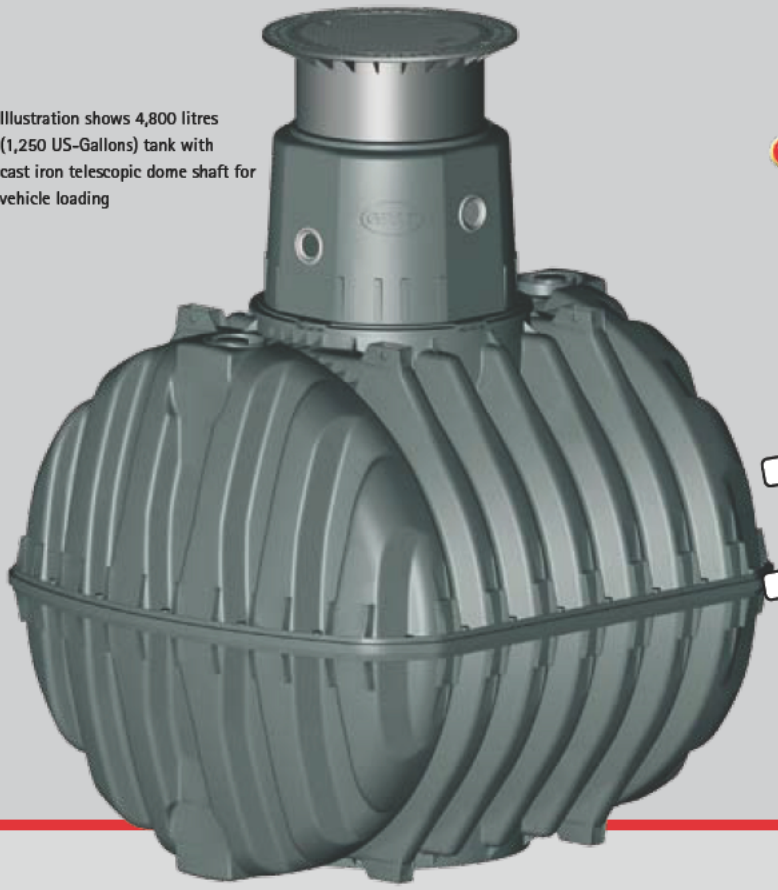


Illustration shows 4,800 litres (1,250 US-Gallons) tank with cast iron telescopic dome shaft for vehicle loading

15 years warranty

EINSTIEGSDOM nach DIN EINSTIEGSDOM

TÜV

European 0870877 Patent

US 5878907 Patent

Volume

Litres	US-Gallons
2,700	700
3,750	1,000
4,800	1,250
6,500	1,700
7,500*	2000*
9,600*	2,500*
13,000*	3,400*

* Set consisting of two Carat underground tanks

Technical data

Dimensions/weight	2,700 L 700 US-Gallons	3,750 L 1000 US-Gallons	4,800 L 1,250 US-Gallons	6,500 L 1,700 US-Gallons	7,500 L* 1,850 US-Gallons	9,600 L* 2,500 US-Gallons	13,000 L* 3,400 US-Gallons
Length	2,080 mm (81.9 inches)	2,280 mm (89.8 inches)	2,280 mm (89.8 inches)	2,390 mm (94.1 inches)	Set consisting of two Carat underground tanks		
Width	1,565 mm (61.6 inches)	1,755 mm (69.1 inches)	1,985 mm (78.1 inches)	2,190 mm (86.2 inches)			
Heigth (including tank dome)	2,010 mm (79.1 inches)	2,200 mm (86.6 inches)	2,430 mm (95.7 inches)	2,710 mm (106.7 inches)			
Height of tank dome	610 mm (24.0 inches)						
Internal Ø tank dome	800 mm (31,5 inches)						
Weight	120 kg (265 lbs.)	150 kg (331 lbs.)	185 kg (408 lbs.)	220 kg (485 lbs.)			
Load							
Max. axle load	Car-bearing				see 3,750 L tank	see 4,800 L tank*	see 6,500 L tank*
Earth covering	800 - 1,200 mm (31.5 - 47.2 inches)						
Groundwater							
Groundwater stable	up to the middle of the tank						
Required earth covering	800 mm (31.5 inches)				see 3,750 L tank	see 4,800 L tank	see 6,500 L tank



For dimensions see 3,750 L tank* | For dimensions see 4,800 L tank* | For dimensions see 6,500 L tank*

Garden Comfort package

The simple garden solution with submersible pump system



Carat Garden Comfort underground tank package

- Simple to install and use
- Use a simple hose connection socket and pressure sensitive pump for automatic water activation, purposely designed for the Gardena® system
- Low visual impact
- Reduces electricity consumption by using a pressure drop activation system, so that electricity is only used when required

Scope of supply

① Carat underground tank
② Mini telescopic dome shaft for pedestrian loading with an adjustable PE lid
③ Filter package 2, consisting of:
- Internal Universal Filter 3
- Inflow stilling system for controlling the water inflow
- Overflow siphon and rodent guard
- Spannfix pipe connection sleeve

④ Garden Comfort pump package, consists of:
- Integra-Duo® 1100 Submersible pump, with protection against dry running and automatic Start / Stop function
- Floating water extraction unit
- Water hose connection box
- 10 m of pressure hose

Volume

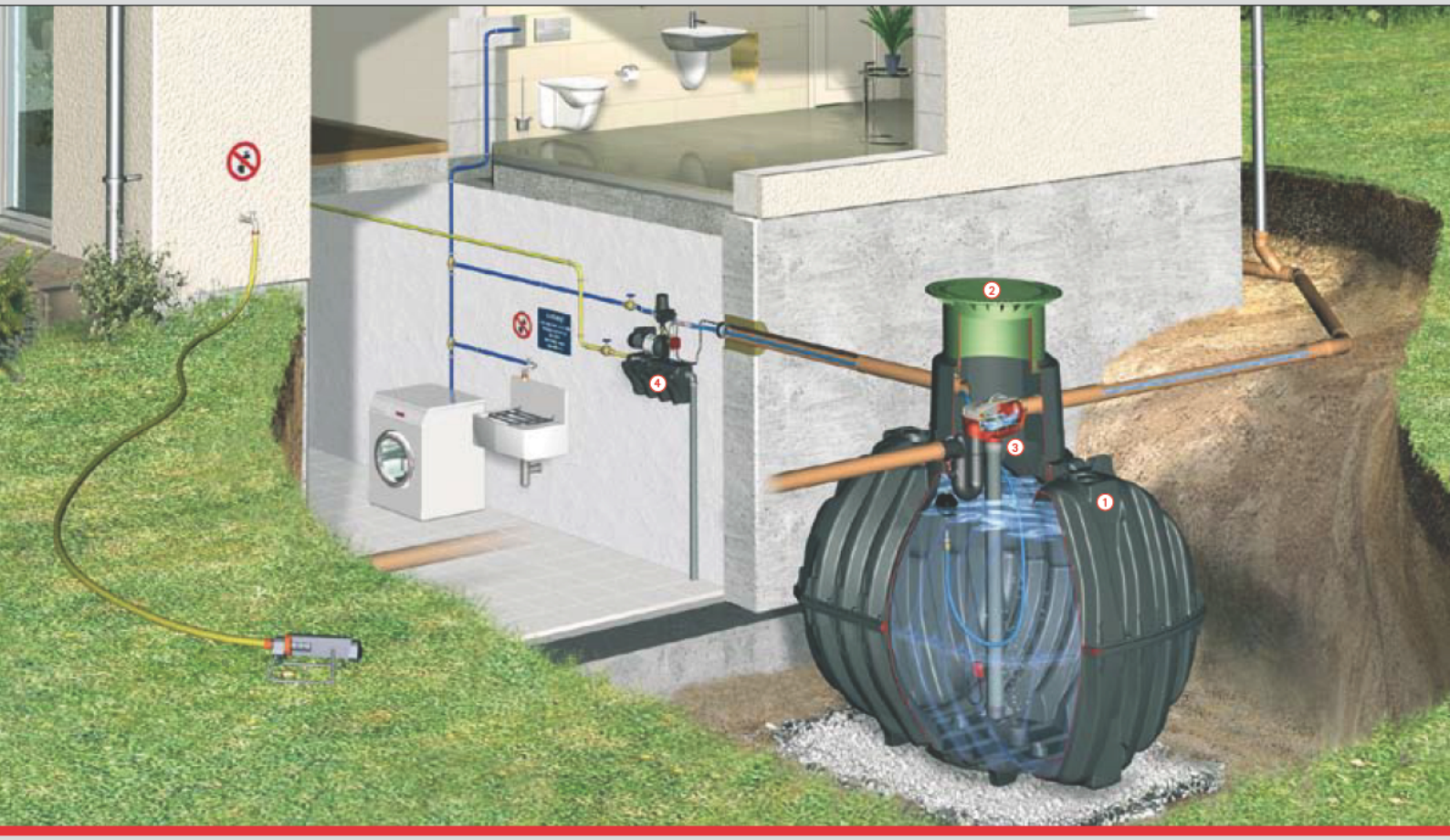
Litres	US-Gallons
2,700	700
3,750	1,000
4,800	1,250
6,500	1,700
7,500*	2,000*
9,600*	2,500*
13,000*	3,400*

* Set consisting of two Carat underground tanks

Vehicle loading version available on request

Eco-Plus package

The ideal solution for use in the home and garden



Carat underground tank package Eco Plus

- Economic package solution
- Patented filter technology and in-house pump system with automatic switch-over to mains water supply
- Easy to assemble due to modular components
- Float switch controlled
- Only one cover viewable on the surface

Scope of supply

① Carat underground tank
② Maxi telescopic dome shaft for pedestrian loading with an adjustable PE lid
③ Filter package 3, consisting of:
- Internal Optimax-Pro (self-cleaning) filter
- Inflow stilling system for controlling the water inflow
- Overflow siphon and rodent guard
- Spannfix pipe connection sleeve

④ Eco-Plus pump package consists of:
- Water supply control unit
- Floating water extraction unit
- DN 100 wall duct
- Labelling set
- Suction pipe

Volume

Litres	US-Gallons
3,750	1,000
4,800	1,250
6,500	1,700
7,500*	2,000*
9,600*	2,500*
13,000*	3,400*

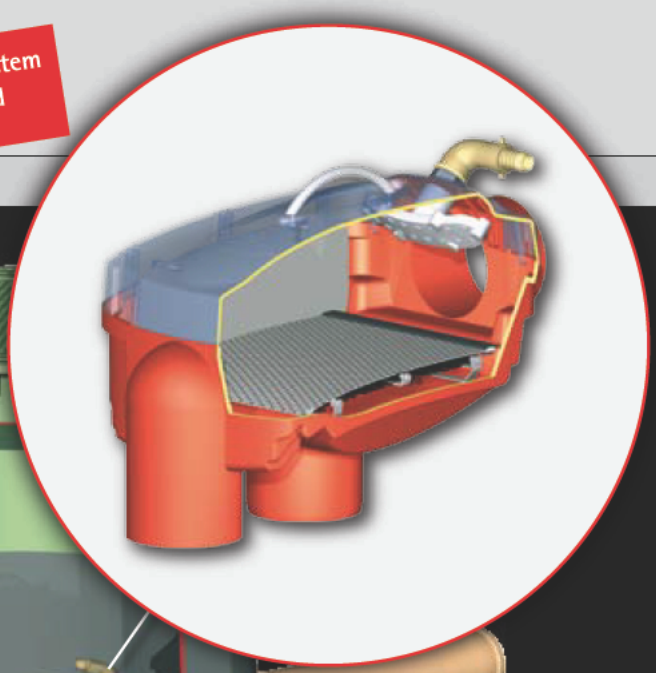
*Set consisting of two Carat underground tanks

Vehicle loading version available on request

Internal filter technology

NEW

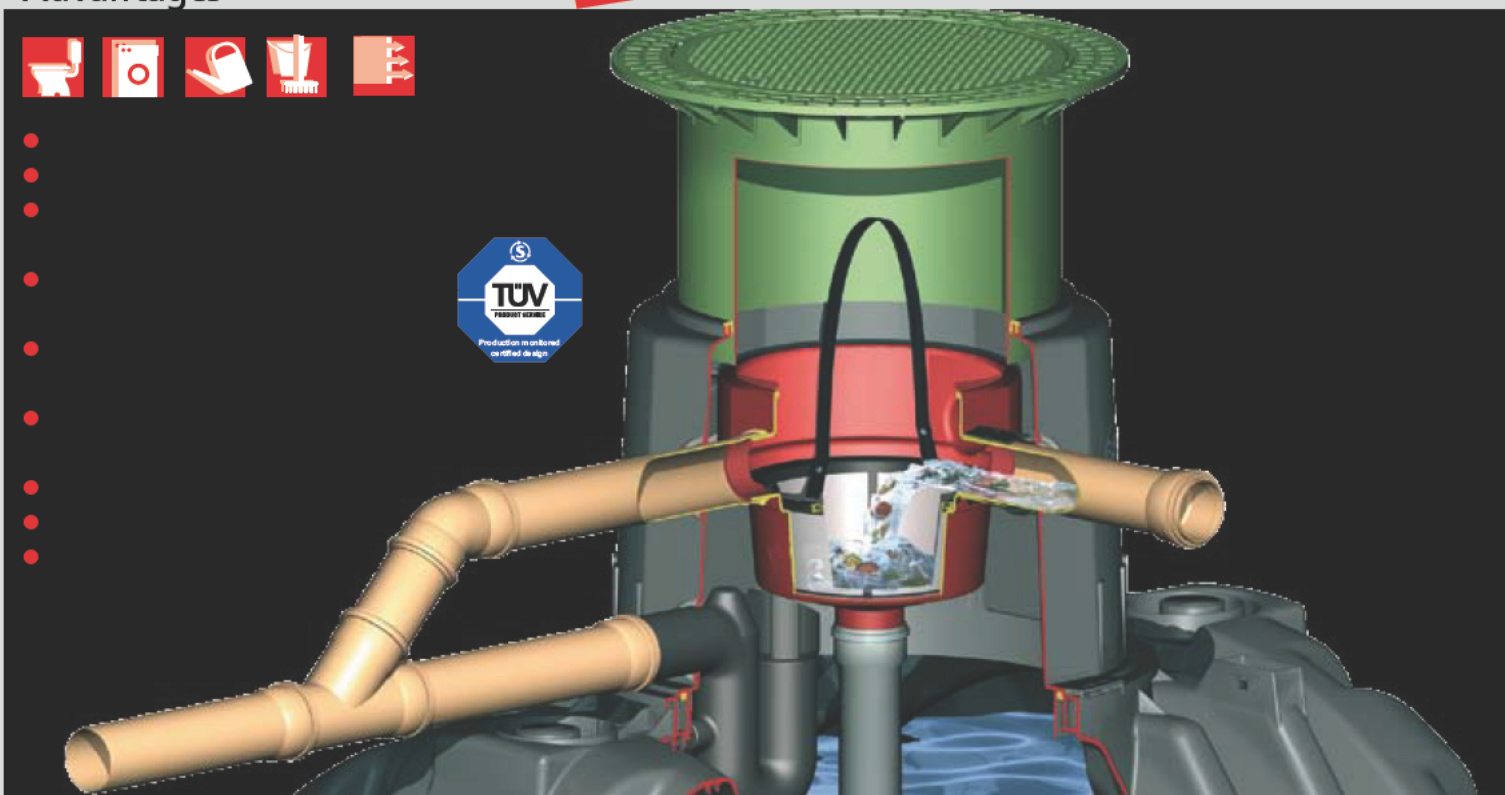
Efficient cleaning system with high water yield



Universal Filter 3

up to 100% water yield

Advantages



GRAF – Setting the standards in quality



Production site at Teningen (Germany) near Freiburg



Production site at Dachstein (France)

High Quality Manufacturing

GRAF has invested more than € 20 million in a new production site specially set up for the new CARAT range. The new facility has an approximate surface area of 155,000 m² - that equals 31 football pitches - one of the most modern production facilities for plastic products in the world

For over 40 years, Otto Graf GmbH has been offering high-class plastic products to its customers. In 1974 GRAF developed its first pioneering range of rainwater harvesting products. Now GRAF is recognised as Germany's number one rainwater harvesting brand and proudly presents the new premium Carat range of the tanks. A range which is manufactured in one of the most modern and efficent plastic manufacturing facilities in the world!

RAINWATER HARVESTING



STORMWATER MANAGEMENT



AGRICULTURAL CONTAINERS



SEWAGE TREATMENT PLANTS



Warranty clause:
The warranty mentioned in this brochure only refers to the tank in question and not to the accessories. Within the warranty period we grant free replacement of the material. Further benefits are excluded. Pre-condition for warranty benefits are proper handling, assembly and installation according to the mounting guidelines.

N.B. Protect tanks from frost when installed above-ground! In case of groundwater installation, please contact us for further information previous to the purchase!

For all indications of measurements in this brochure we reserve a tolerance of +/- 3%. The useful volume of the tanks may be up to 10% lower than the tank capacity, according to the connecting option.

Technical modifications and further development of the different products are subject to change. Errors excepted.

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Over 40 years of quality and innovation

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8.3 Appendix C:

Water meter readings for the existing site:

[redacted]

Fwd: HDC0301 - Hurston Lane Vehicle Workshop meter reading

1 message

[redacted]

Hi Simon ,

Got reading please see email below

Joe

Sent from my iPhone

Begin forwarded message:

[redacted]

Good afternoon Roseanne,

Apologies as I thought I sent these yesterday.

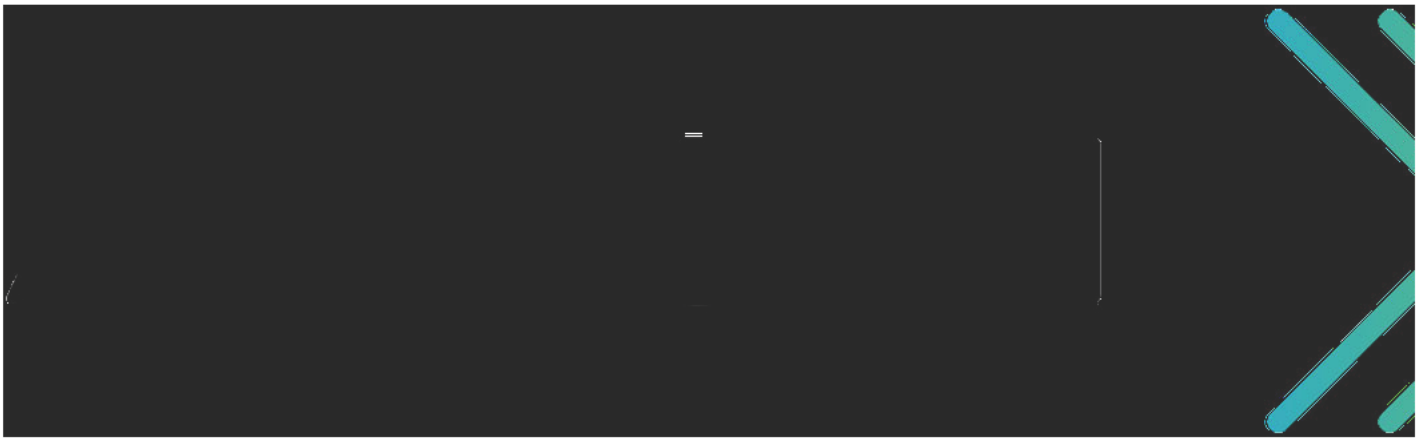
Please see below all meter reads for meter 6M221838,

Read Date	Read	Read Method
12/07/2023	7628	CUSTOMER
01/03/2022	7218	ESTIMATED
01/02/2022	7218	ESTIMATED
01/01/2022	7218	ESTIMATED
03/12/2021	7218	VISUAL
05/03/2021	7147	CUSTOMER
28/01/2021	7141	VISUAL
18/06/2020	7099	ESTIMATED
26/03/2019	7082	CUSTOMER
07/09/2018	7082	CUSTOMER
01/08/2018	7073	CUSTOMER
30/04/2018	7008	CUSTOMER
01/04/2017	6533	CUSTOMER
27/06/2016	6418	VISUAL
15/01/2016	6354	VISUAL
28/07/2015	6219	VISUAL
12/01/2015	6200	VISUAL
14/07/2006	22	VISUAL

If you have any queries then please do not hesitate to get in touch.

Kind Regards

[redacted]



Saving Water for the World

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