WATER NEUTRALITY STATEMENT FOR THE CHANGE OF USE FROM RESIDENTIAL LOG CABIN TO HOME BASED CHILD CARE AT ASH COPSE HOUSE, PARK ROAD, FAYGATE, HORSHAM, WEST SUSSEX, RH12 4SG.

Planning Reference: DC/23/2041
H2Ogeo Reference: 20231026P1
Date: 14 December 2023

Version: FINAL v1.0

H2Ogeo
Hydrogeology & Environmental Consultancy
Tel: 07787 231455
Email: info@h2ogeo.co.uk
www: www.h2ogeo.co.uk

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This report does not constitute legal advice.

Contents

Statement of Limitations 1
Executive Summary 3
1 Introduction 4
1.1 Scope of Work 4
1.2 Background 4
1.3 Sussex North Water Resource Zone (WRZ) 4
2 Site Location and Setting 5
2.1 Existing Site 5
2.2 Proposed Development 5
2.2.1 Proposed Fixtures & Fittings 5
3 Baseline Water Consumption 6
3.1 Existing Demand 6
3.2 Occupancy 6
3.3 Proposed Cabin Demand 6
3.3.1 Children's Consumption 7
3.3.2 Adult Staff Consumption 7
3.3.3 Cabin Consumption Summary 7
4 Water Neutrality – Efficiencies & Mitigation 9
4.1 Mitigation Measures 9
5 Conclusion 10
6 Figures 11
Figure 1 Sussex North WRZ 12
Figure 2 Site Location 13
7 Annexes 14
Annex A - Planning Drawings 15
Annex B – Water Bills 18
Annex C – Part G Calculations 22

Table 1 Existing Water Fixtures & Fittings 5
Table 2 Water Bill Summary 6
Table 3 Cabin Occupancy 6
Table 4 Modelled Mains Water Consumption in the Cabin 7
Table 5 Water Neutrality 10

Executive Summary

H2Ogeo provided this Water Neutrality Statement to accompany a planning application for the retrospective change of use from a residential log cabin (Class C3) to home based childcare (Class E).

The site is located at the rear of Ash Copse House, Faygate, West Sussex, RH12 4SG.

The cabin has been on site since before the water neutrality requirements were established and therefore the existing consumption is the same as proposed.

The Water Neutrality Statement demonstrates that the proposed development, with mitigation, does not increase the rate of water abstraction for drinking water supplies above existing levels in the Arun Valley.

With mitigation through the installation of efficient fixtures and fittings this Water Neutrality Statement demonstrates that the formalising of this development will reduce the overall mains water consumption at the site.

Fixtures and fittings will need to comply with Performance Level 3 of BREEAM.

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.

1 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.

1.1 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 submitted to Horsham District Council (HDC) Local Planning Authority (LPA) on 7 November 2023.

The Water Neutrality Statement aims to demonstrate that the 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 by the Client and the Water Neutrality Statement is presented in this report.

A Statement of Limitations is presented at the start of this report.

1.2 Background

This Water Neutrality Statement (WNS) has been provided in support of the planning application for the retrospective change of use from a residential log cabin (Class C3) to home based childcare (Class E).

The application planning drawings are presented in Annex A showing the proposed development.

1.3 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 1 along with the proposed site and boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 25km south west of the proposed site that lies in the north eastern portion of the WRZ.

[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

2 Site Location and Setting

The site address is Ash Copse House, Park Road, Faygate, West Sussex, RH12 4SG located north of the A264 approximately 6km north east of Horsham town centre.

The proposed development is centred on National Grid Reference: TQ21865 34165 (Easting: 521865, Northing: 134165) and presented in Figure 2.

2.1 Existing Site

The existing main dwelling on site, Ash Copse House, is a former Police House converted under planning approval CG/10/99 to a three-bedroom detached residential property.

The log cabin, the subject of this retrospective application (DC/23/2041), was constructed under permission DC/20/1640 as a single storey detached outbuilding. The cabin consists of a child care day room including a kitchenette, WC and quiet room.

The layout of the cabin is presented in Annex A.

A summary of the water consuming fixtures and fittings in Ash Copse House and the cabin are presented in the table below:

Table 1 Existing Water Fixtures & Fittings

Fixture	***Ash Copse House***	***Child Care Cabin***
WC (dual flush)	2	1
Taps (excluding kitchen/utility room taps)	1	2
Bath (where shower also present)	1	0
Shower (where bath also present)	1	0
Kitchen/Utility room sink taps	1	1
Washing Machine	1	0
Dishwasher	1	0

2.2 Proposed Development

The proposed development is as existing as this is a retrospective application consisting of a change of use from a residential log cabin to home based childcare.

2.2.1 Proposed Fixtures & Fittings

The mains water consuming fixtures in the cabin are the same as those presented above in Table 1.

3 Baseline Water Consumption

This section outlines the existing baseline water consumption for the site. There is one water supply on site that feeds Ash Copse House and the Cabin.

3.1 Existing Demand

Water Bills have been provided for the site between April 2019 and April 2023 and are presented in Annex B and summarised below:

Table 2 Water Bill Summary

From	To	m3	Days	Litres/Day
27/04/2019	17/04/2020	112	356	315
21/05/2021	11/04/2022	130	325	400
11/04/2022	12/04/2023	139	366	380

The average daily water consumption on site for the whole period was 365 Litres/Day with the last two years being 400 and 380 Litres/Day.

To reflect the last two years an average of 390 Litres/Day has been taken as the mains water consumption for the whole site.

3.2 Occupancy

Ash Copse House is a three-bed detached property and, based on figures extrapolated from the 2021 Horsham District Census, would have an average occupancy of 2.47 persons, actual occupancy equals four people.

The occupancy of the Childcare Cabin is presented in the Planning Statement and summarised below:

Table 3 Cabin Occupancy

Days	Number of Children	Number of Adults (Staff)
Monday	9	3
Tuesday	10	3
Wednesday	10	3
Thursday	9	3
Friday	11	3
Saturday	0	0
Sunday	0	0

On site, during the week, there is an average of three adults and ten children per day in the Cabin and three adults in Ash Copse House (making allowance for one adult from Ash Copse House being accounted for in the three staff in the cabin).

3.3 Proposed Cabin Demand

According to the Applicant's Personal Statement, presented in JNA's Planning Statement November 2023, the cabin was put to child care use during the Covid-19 pandemic. This was a decision made to reduce the risk of children coming into contact with individuals in Ash Copse House and therefore reducing the potential requirement for isolations.

3.3.1 Children's Consumption

At the cabin, children range from 0 to 4 years old and lunch is not provided, lunches and water bottles are brought from home. Breakfasts are served on site for all children who attend prior to 08:00 with snacks and drinks being served throughout the day[2].

The Natural Source Waters Association (NSWA) recommends children 2 to 3 years consume 1.3 litres of water in food and drink per day, 1 litre/day coming from drinks only. For children 4 to 8 years this increases to 1.6 total with 1.3 litres coming from drinks.

A total of 1.6 Litres/Child/Day has been assumed for drinking water consumption = 16 Litres/Day.

A conservative estimate of three Litres/Child/Day has been assumed for hand-washing and hygiene equating to 30 Litres/Day.

A 10% safety factor has been applied to the children's consumption and therefore their consumption in the cabin/day = 51 Litres/Day.

3.3.2 Adult Staff Consumption

The adult staff's water consumption includes a fixed vessel allowance of 1.58 Litres/Day based on the BREEAM NC 2018 Wat 01 Calculator. It also assumes an average of 9.25 Litres/Day WC usage and 9 Litres/Day hand-washing.

The total mains water consumption assumed for staff on site = 20 Litres/Person/Day or 60 Litres/Day.

3.3.3 Cabin Consumption Summary

The table below presents the assumptions and mains water consumption for the existing cabin:

Table 4 Modelled Mains Water Consumption in the Cabin

Source of Water	***Litres/Child/Day***	***Litres/Adult/Day***	***Source***
Drink	1.6	1.58	NSWA & BREEAM Fixed Vessel Litres
Toilet Flush		9.25	Part G Water Calculator for Performance Level 3
Hand Washing	3	9	30 seconds of handwashing for each child and Part G Water Calculator for Performance Level 3
Sub Total	4.6	20.31	
Number of People	10	3	
10% Safety Factor	10%	0	
Litres/Day	55.6	60.93	
Total Daily Consumption	111.53		

The cabin operates 252working days/year on average therefore the annular consumption = 28105.56 Litres/Year.

By taking the total average water consumption of the whole site = 365 Litres/Day pro-rated to annular = 133,225 Litres/Year.

[2] Fee's & Information | Gemma's Little Friends (gemmaslittlefriends.co.uk)

Removing the cabin's contribution from the total water consumption provides the Ash Copse House consumption = 105119 Litres/Year and 288 Litres/Day.

4 Water Neutrality – Efficiencies & Mitigation

The cabin has been operating as a child care facility since Covid-19 therefore this formal change of use application would not increase the abstraction requirements on the Arun Valley.

The applicant would like to make sure the approval meets the current water neutrality requirements and therefore H2Ogeo has proposed the following mitigation measures on site.

4.1 Mitigation Measures

It is proposed to retro-fit performance Level 3 fixtures and fittings in Ash Copse House and the cabin improving the efficiency on site.

To demonstrate the potential efficiencies, the Part G Calculation has been carried out and is presented in Annex C. The existing mains water consumption in Ash Copse House = 288 Litres/Day and in the cabin = 111.53 Litres/Day.

The modelled Performance Level 3 mains water consumption in Ash Copse House is 90.3 Litres/Person/Day and ranges between 223.04 Litres/Day (Population 2.47) and 270.9 Litres/Day, Both of which are below the existing mains water consumption on site.

5 Conclusion

The development that is subject to this application is retrospective and therefore is already consuming water and, has done so since before Water Neutrality controls were introduced in September 2021.

There will be no increase in mains water consumption, potentially impacting on the Arun Valley, as a result of formalising this development.

Despite this the applicant is keen to achieve water neutrality in line with guidance and by offsetting the child care cabin with upgraded fixtures and fittings (Performance Level 3 or better) in their property is able to do so.

Table 5 Water Neutrality

Mitigation	***3 Bed Property (Litres/Day)***	***Cabin (Litres/Day)***	***Total Mains Consumption (Litres/Day)***	***Water Neutrality Achieved***
Pre-Mitigation	288	111.53	399.53	NA
Post-Mitigation	223.04 to 270.9	111.53	334.57 to 382.43	YES

This Water Neutrality Statement demonstrates that the proposed development, with mitigation, will reduce the overall mains water consumption and therefore 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 Figures

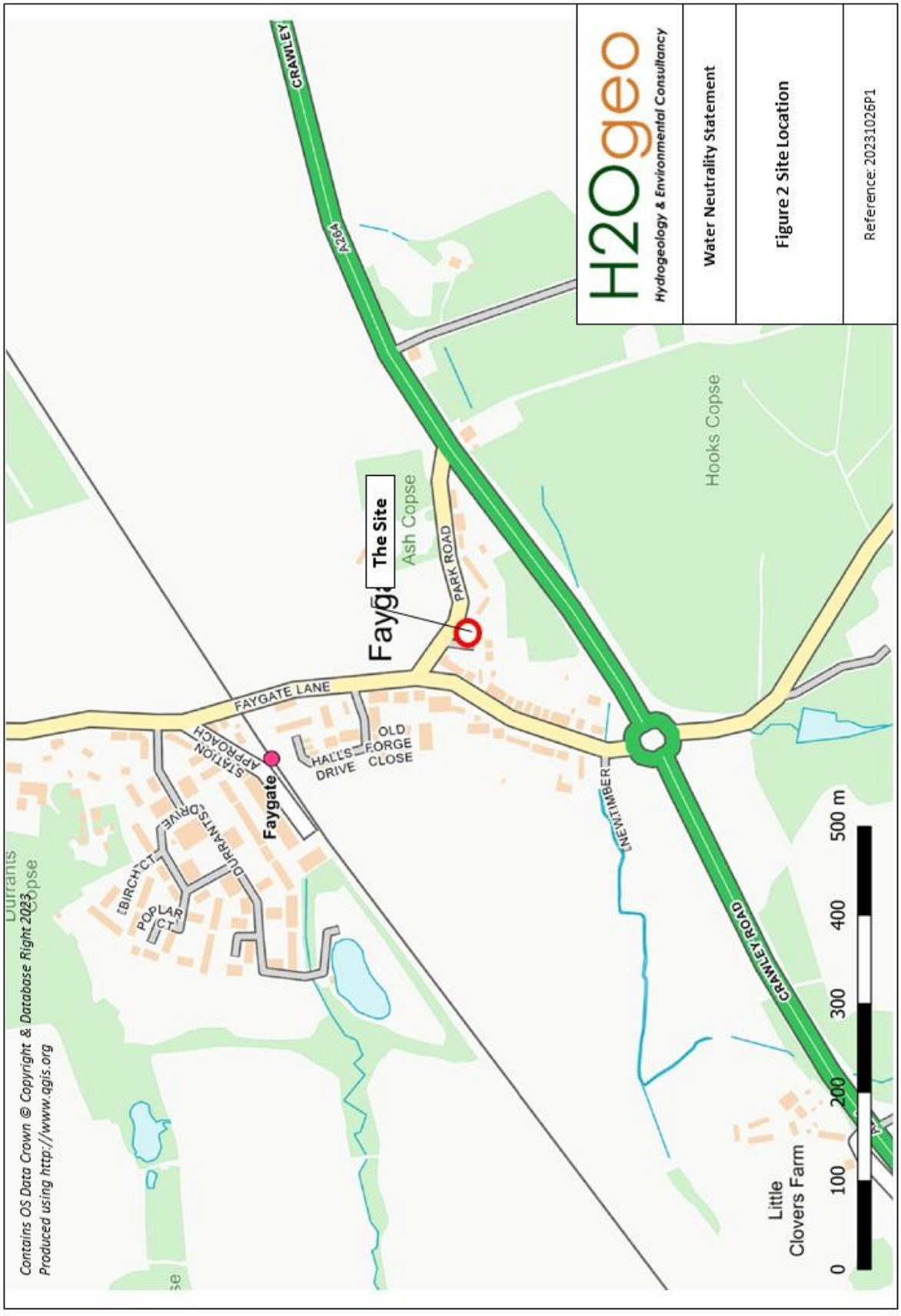
Figure 1 Sussex North WRZ

Figure 2 Site Location

Figure 1 Sussex North WRZ



Figure 2 Site Location



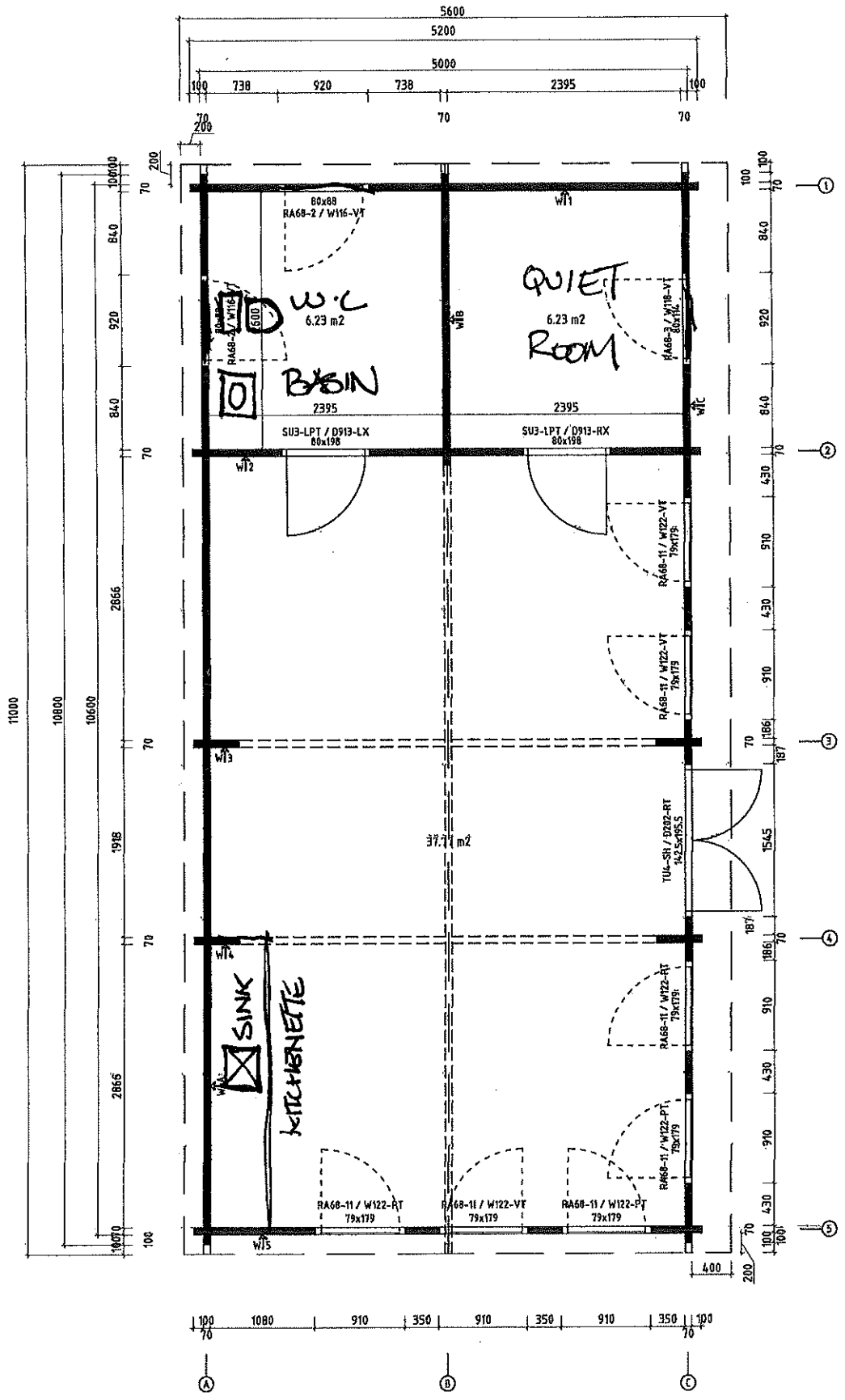
7 Annexes

Annex A - Planning Drawings

Annex B – Water Bills

Annex C - Part G Calculations

Annex A - Planning Drawings



J1521 – SK10

* Fenster und Türen sind ohne Sprossen
Windows and doors are without muntins

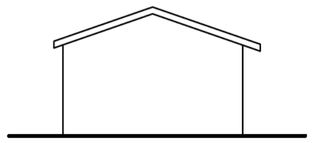
Q5 – Qualitätsklasse für Fenster und Türen/
Quality class for windows and doors

Name	Special 520x1080__70 Friend HG20319
Zeichnung/Drawing	Grundplan , Plan
Fläche/Area	7.0x13.5
Datum/Date	25.08.2020

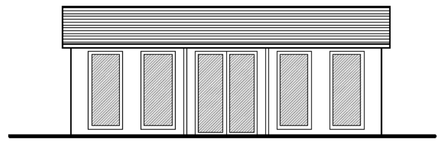
– – xref's loaded in file:

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED Drawing can be scaled for planning
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

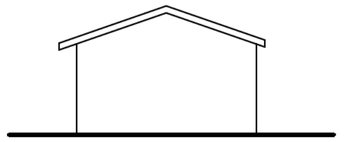
	REVISIONS	
A	Scale bars added	03.09.20



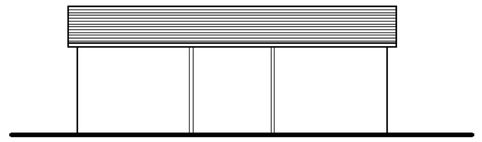
North Elevation @ 1:100



West Elevation @ 1:100

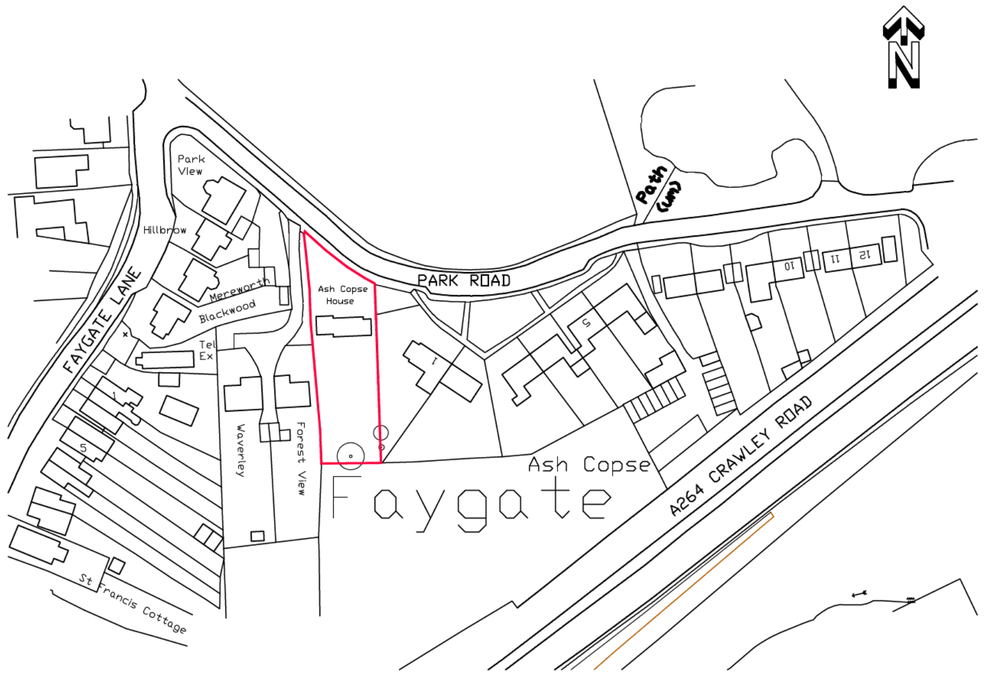


South Elevation @ 1:100



East Elevation @ 1:100

Sketch only - plans and elevation - representation only

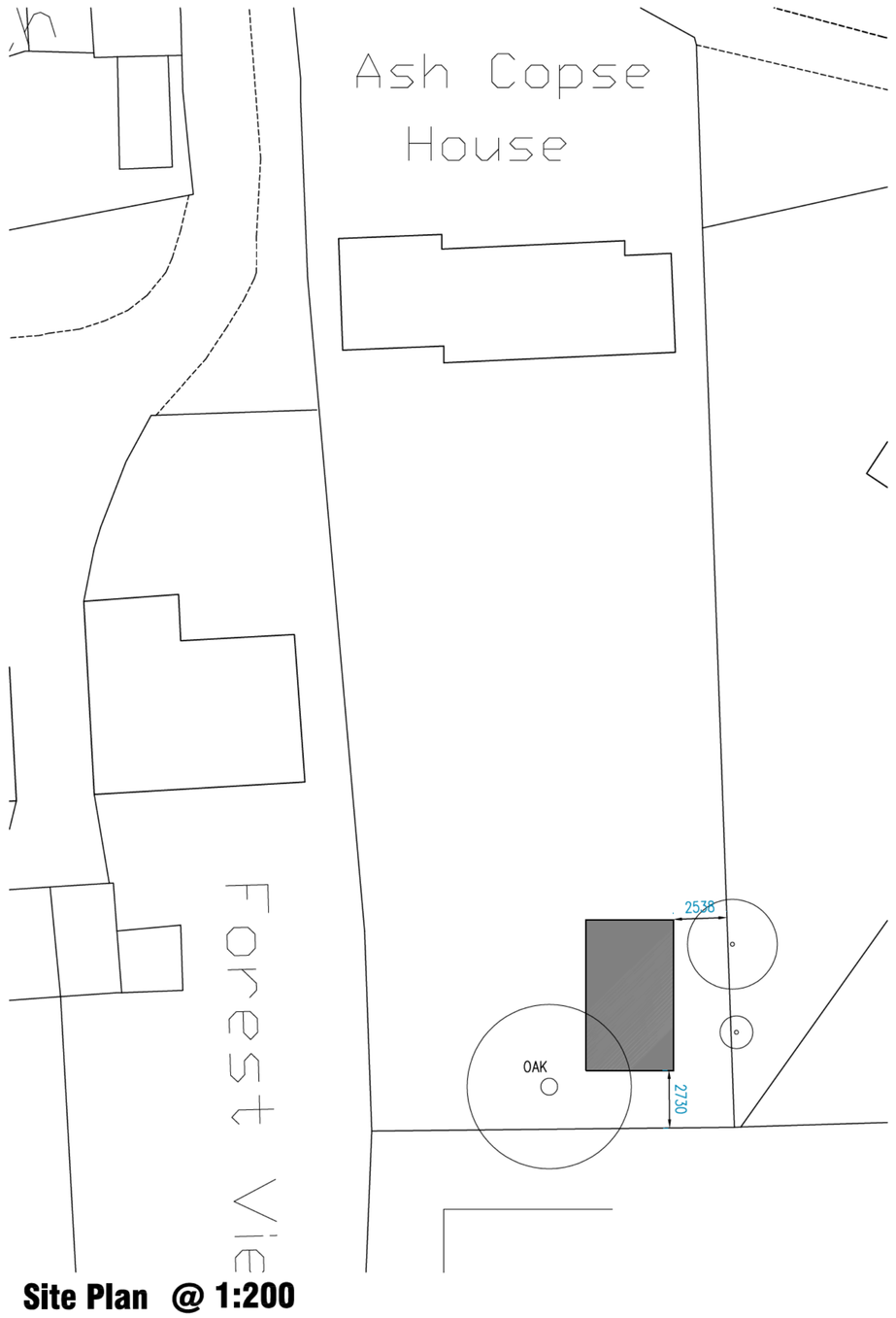


Location Plan @ 1:1250

Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

0m 5 50m

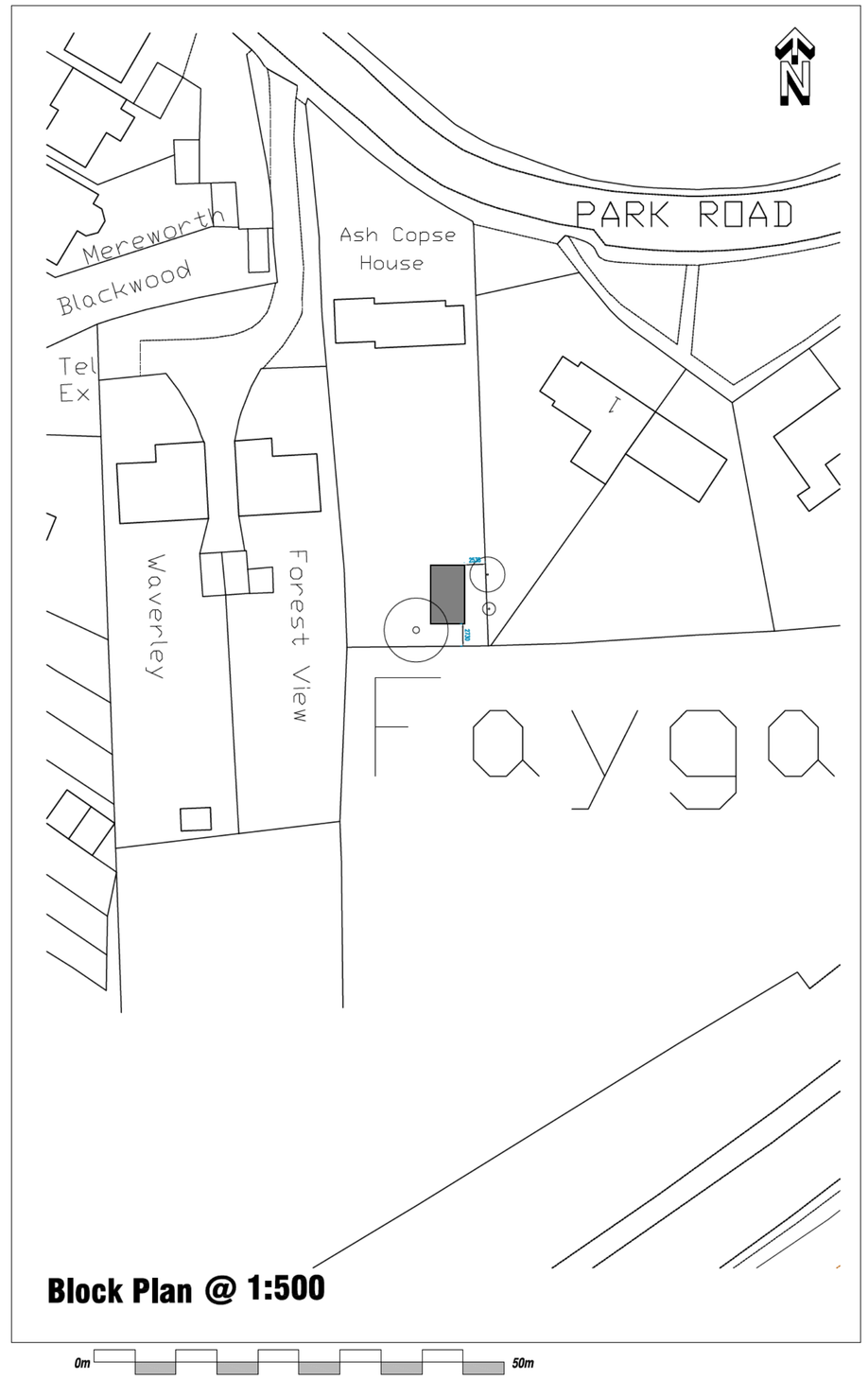
1:1250



Site Plan @ 1:200

0m 5m 10m 15m

1:200



Block Plan @ 1:500

0m 50m

1:500

JNA ARCHITECTS
CHARTERED ARCHITECTS
14a Brighton Road, Southgate
Crawley, West Sussex, RH10 6AA
Tel: 01293 439323 FAX: 01293 530160
www.jna-architects.co.uk

PROJECT
Ash Copse House
Park Road
Faygate, Horsham
W. SX. RH12 4SG

Detached Out Building
Plans amd Elevations

SCALE	DRG. NO.	REV.
as shown @A1	sk11	–
DATE 25.10.23		
DRAWN JN		

Annex B – Water Bills

Southern Water

Need to get in touch? go to

southernwater.co.uk
0330 303 0277

Weekdays - 8am to 7pm, Saturday - 8.30am to 2pm

[redacted]
POLICE HOUSE
PARK ROAD
FAYGATE
HORSHAM
RH12 4SG

Your customer number
[redacted]

Payment reference
[redacted]

Date 29 Apr 2020

Your metered bill for 27 April 2019 to 17 April 2020

This is a summary of your bill for water supplied to and wastewater taken away from your property.

Your account summary

Balance brought forward	[redacted]
What you've paid since your last bill	[redacted]
What you've been charged for From 27 April 2019 to 17 April 2020	[redacted]
Account Balance	[redacted]

Making amends - we're deeply sorry
We've reduced your wastewater charges to make amends for failings in the management and reporting of compliance at our wastewater treatment works. Following an investigation by Ofwat, we've agreed that our customers will receive £123m and our shareholders will pay a penalty of £3m. As well as reducing your bill, we're improving how we manage and report our environmental performance. Learn more at **southernwater.co.uk/making-amends**

About your payments

Your next Direct Debit payment
01 June 2020

[redacted]

Please see payments to be paid for a full list of future payments due

Your previous Direct Debit

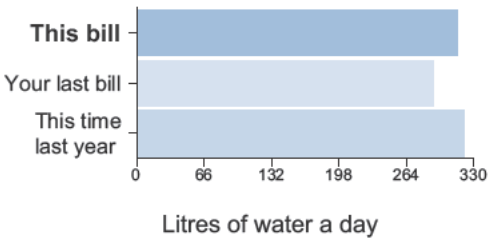
[redacted]

You do not need to pay your balance. Your payments have been amended including the balance on your account and the annual price review that came into effect from 1st April.

From now on, we'll be sending you one statement instead of two. Your meter will still be read twice so your bills are accurate. All charges are based on yearly use and we'll adjust your direct debit payments annually.

Your water use

Over the last twelve months your household used on average **314** **litres** a day



Water use in a typical household

Number of people in the household	Litres each day
1	178
2	274
3	370
4	438
5	493
6	548

Reduce the water used to flush your toilet

To save a litre with every flush just install a Save-a-flush bag. These are free for our customers.

Installing a Save-a-flush bag can save £6 per person off your annual water bill.

To receive your **free** 'save-a-flush' device, go to our website **www.southernwater.co.uk**

If you're using less water than the typical household, thank you for using water wisely

WATER for LIFE from Southern Water

[redacted]
POLICE HOUSE
PARK ROAD
FAYGATE
HORSHAM
RH12 4SG

We're making things right
We didn't manage and report compliance correctly at our wastewater treatment works between 2010 17. This means we need to make things right for our customers and the environment. As agreed with Ofwat, we've reduced our wastewater charges by £123m until 2025 (bills will still rise with inflation and depend on your water use).
We're also investing in fixing pipes, pumping stations, wastewater plants and sewers to protect the environment.
Find out more at:
southernwater.co.uk/making amends

Visit our website for live chat or to log into your account
southernwater.co.uk/help

0330 303 0277
Weekdays - 8am to 7pm
Saturday - 8.30am to 2pm

Your customer number
[redacted]

Your payment reference
[redacted]

Dear Mrs GEMMA FRIEND,

Here's your latest bill based on the meter reading we took on 11 April 2022. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

Meter reading

Water used in cubic metres

130 m³

One cubic metre = 1,000 litres
This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 3M113021

Latest reading: 11 Apr 2022

		1	9	1	4	.	0	0

Previous reading: 21 May 2021

		1	7	8	4	.	4	0

Your next meter reading is scheduled to take place by 31 Oct 2022

Previous bill's usage
144.40 m³

Charges

[redacted]

Bill date
13 Apr 2022

Billing period
From: 22 May 2021
To: 11 April 2022

Bill type
Metered - Direct Debit

Previous bill's charges
[redacted]

Future payments

Next monthly payment

[redacted]

3 May 2022

For full list of future payments, see Your payment summary.

Struggling to pay? See p. 3

Previous bill's payments
£48.60 monthly

Water

Period: 22 May 2021 to 31 March 2022

Variable Rate	£1.487 x	125.70m³	=	[redacted]
Standing Charge			=	[redacted]

Period: 01 April 2022 to 11 April 2022

Variable Rate	£1.550 x	3.90m³	=	[redacted]
Standing Charge			=	[redacted]
Total Water				[redacted]

Wastewater

Period: 22 May 2021 to 31 March 2022

Variable Rate	£2.045 x	116.27m³	=	[redacted]
Standing Charge			=	[redacted]

Period: 01 April 2022 to 11 April 2022

Variable Rate	£1.976 x	3.61m³	=	[redacted]
Standing Charge			=	[redacted]
Total Wastewater				[redacted]

Standing Charge:
This covers essential service costs such as sending bills, collecting payments and dealing with enquiries.

Wastewater charges:
Wastewater is charged at 92.5% of the volume of water supplied. These costs are higher as treatment and disposal of wastewater costs more than supplying fresh water.

1053 - M - Document 1 of 1 - 14042022 - 4137761 - 4137931

WATER for LIFE from Southern Water

[redacted]
POLICE HOUSE
PARK ROAD
FAYGATE
HORSHAM
RH12 4SG

We're making things right
We didn't manage and report compliance correctly at our wastewater treatment works between 2010 17. This means we need to make things right for our customers and the environment. As agreed with Ofwat, we've reduced our wastewater charges by £123m until 2025 (bills will still rise with inflation and depend on your water use).
We're also investing in fixing pipes, pumping stations, wastewater plants and sewers to protect the environment.
Find out more at:
southernwater.co.uk/making amends

Visit our website for live chat or to log into your account
southernwater.co.uk/help

0330 303 0277
Weekdays - 8am to 7pm
Saturday - 8.30am to 2pm

Your customer number
[redacted]

Your payment reference
[redacted]

Dear Mrs GEMMA FRIEND,

Here's your latest bill based on the meter reading we took on 12 April 2023. You currently pay by Direct Debit, so you don't need to do anything – your payments will be taken automatically.

Meter reading

Water used in cubic metres

139 m³

One cubic metre = 1,000 litres
This is equivalent to: 11 baths, 31 (4 min) showers or 166 toilet flushes

Meter number: 3M113021

Latest reading: 12 Apr 2023

		2	0	5	3	.	0	0

Previous reading: 11 Apr 2022

		1	9	1	4	.	0	0

Your next meter reading is scheduled to take place by 31 Oct 2023

Previous bill's usage
129.60 m³

Charges

[redacted]

Bill date
18 Apr 2023

Billing period
From: 12 April 2022
To: 12 April 2023

Bill type
Metered - Direct Debit

[redacted]

Future payments

Next monthly payment

[redacted]

2 May 2023

For full list of future payments, see Your payment summary.

Struggling to pay? See p. 3

[redacted]

Water

Period: 12 April 2022 to 31 March 2023

Variable Rate	£1.550 x	134.60m³	=	[redacted]
Standing Charge			=	[redacted]

Period: 01 April 2023 to 12 April 2023

Variable Rate	£1.716 x	4.40m³	=	[redacted]
Standing Charge			=	[redacted]
Total Water				[redacted]

Wastewater

Period: 12 April 2022 to 31 March 2023

Variable Rate	£1.976 x	124.51m³	=	[redacted]
Standing Charge			=	[redacted]

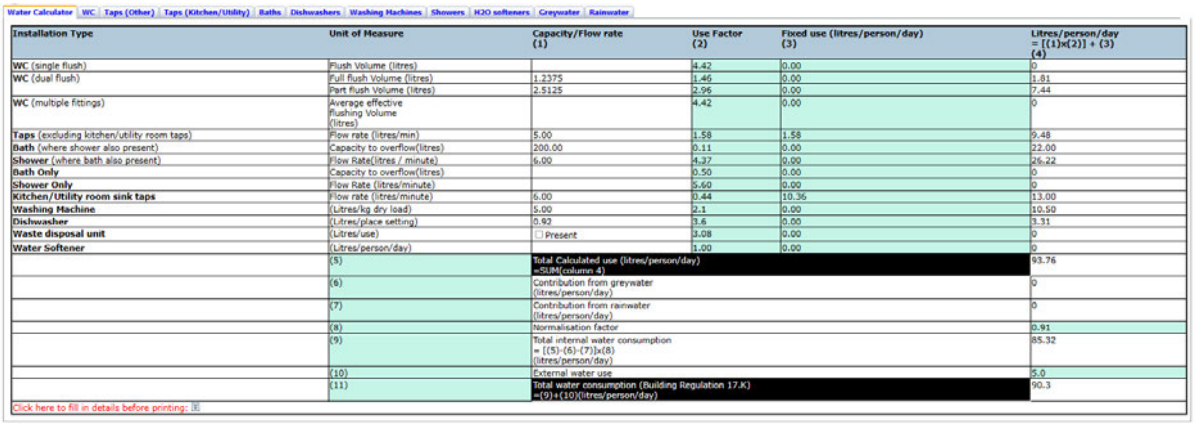
Period: 01 April 2023 to 12 April 2023

Variable Rate	£2.176 x	4.07m³	=	[redacted]
Standing Charge			=	[redacted]
Total Wastewater				[redacted]

1423 - M - Document 1 of 1 - 19042023 - 5276557 - 5276606

Annex C – Part G Calculations

BREEAM Performance Level 3 – Ash Copse House



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)	1.2375	1.46	0.00	1.81
	Part flush Volume (litres)	2.5125	2.96	0.00	7.44
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)	200.00	0.11	0.00	22.00
Shower (where bath also present)	Flow Rate(litres / minute)	6.00	4.37	0.00	26.22
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)	5.00	2.1	0.00	10.50
Dishwasher	(Litres/place setting)	0.92	3.6	0.00	3.31
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)			93.76
	(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)			85.32
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			90.3

Click here to fill in details before printing.