



# **PLANNING COMMITTEE REPORT ADDENDUM**

**TO:** Planning Committee (South)

**BY:** Head of Development and Building Control

**DATE:** 17 October 2023

**DEVELOPMENT:** Erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building (Retrospective).

**SITE:** Ebbsworth Cottage The Street Nutbourne West Sussex RH20 2HE

**WARD:** Pulborough, Coldwaltham and Amberley

**APPLICATION:** DC/21/2802

**APPLICANT:** **Name:** Mr Tristin Lambeth **Address:** Ebbsworth Cottage The Street Nutbourne West Sussex RH20 2HE

**REASON FOR INCLUSION ON THE AGENDA:** By request of Pulborough Parish Council

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

## **1. THE PURPOSE OF THIS REPORT**

- 1.1 To update Committee Members in respect of water neutrality considerations since the Committee Report was published.

## **2. WATER NEUTRALITY QUERY**

- 2.1 A query has been raised (primarily) in respect of paragraphs 6.17 and 6.18 of the Committee Report, and clarification is therefore being provided on the water calculations which are considered to demonstrate that water neutrality can be achieved by the development.

## **3. PLANNING ASSESSMENT**

- 3.1 Paragraphs 6.17 and 6.18 of the Committee Report state:-

*6.17 The existing baseline water usage is accepted as 0l/d. Based on the worse case flow rates for the fixtures and fittings a proposed water usage of 84.8 l/p/d has been calculated within the Part G Calculation. To determine the water usage per day the calculated 84.8 l/p/d is multiplied by 1.88 average occupancy, which equals 159.42 l/d. The proposed annex does not include a kitchen, as the kitchen facilities within the main house will be utilised as part of the annex.*

*6.18 As the proposed use would incorporate an increased water demand, the water strategy proposes to retrofit the annexe and existing property with efficient fixtures*

*and fittings; water reuse with rainwater harvesting system which is considered acceptable and as such the water strategy is sufficiently detailed in this regard. The proposed efficiencies would reduce the overall water demand on the site by 115.62l/d, thus offsetting the proposed increase in demand resulting from the proposal.*

- 3.2 Upon review of the above assessment it has been concluded that certain calculations contributing to the overall scheme to demonstrate Water Neutrality were omitted, and while the entirety of the submitted water statement is accurate a step in the calculations was not included in the Committee Report, with this step relating to water saving measures in the existing dwelling at Ebbsworth Cottage. In order to clarify the position in respect of water neutrality the following calculations have been derived from the Water Statement.
- 3.3 It has been established that the baseline water usage for the annexe is **159.42 l/d**. A number of efficiencies to fixtures and fittings have been identified, and these would generate savings of **43.8l/d**. Further savings are made through the inclusion of Rainwater Harvesting (for non-potable water) to the amount of **35.22 l/d**.

**Total Water Saving Annexe = 79.02 l/d**

Therefore, the water usage after water saving measures within annexe:

**159.42 (baseline water usage) - 79.02 (water efficiencies) = 80.46 l/d.**

In order to achieve water neutrality further savings of 80.46 l/d are therefore required, with the application proposing that this be offset against Ebbsworth Cottage.

- 3.4 Section 4 of the Water Neutrality Statement sets out offsetting measures to the main dwelling, which would create a saving of **82.26l/d** over the dwellings baseline usage. It is noted that Ebbsworth Cottage has recently been renovated and these water saving measures have been implemented within the main dwelling.
- 3.5 Therefore, across the site, the total water usage is **80.46l/d** (from the annex), minus the savings from the retrofit works of **82.26l/d**, which equals **-1.8 l/d**, making the development water neutral. It should be noted that there is an error within the water neutrality statement where the – (minus) has been missed off the residual water usage.
- 3.6 The submitted water statement and the offsetting measures therein are sufficient to demonstrate that the development can achieve water neutrality.
- 3.7 It is acknowledged that there is a modest buffer of water usage (c.1.8 l/d) by which water neutrality has been achieved. It should though be noted that the above calculations represent the worst case scenario for water consumption within the proposed annexe.
- 3.8 The proposed annexe is intended to be occupied intermittently throughout the year, whereas the calculations for water usage are based on continuous occupation. In addition, the calculations include water usage arising from kitchen within the annexe, whereas no such facilities are being proposed. The water usage of the annexe is therefore at the upper end of what would be anticipated to actually arise in terms of water consumption. This assessment of water neutrality has therefore taken into account the need for a precautionary approach, with a lower consumption than that which has been calculated above likely.

- 3.9 A further consultation response has been received from Natural England, confirming they have no objections to the proposal subject to the necessary mitigation (to achieved water neutrality) being secured by condition. With these conditions nos. 5 and 7 of the recommendation.
- 3.10 In considering the above and the recommendations made by Natural England, Officers are of the view that the water statement is acceptable and demonstrates that the development is water neutral, and these measures are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC & Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).