WATER NEUTRALITY STATEMENT FOR PENFOLD VERRALL, THE HAULAGE YARD, DIAL POST, HORSHAM, WEST SUSSEX, RH13 8NY.

Planning Reference: TBD

H2Ogeo Reference: 20230920P1

Date: 18 December 2023

Version: FINAL v1.1

Author	***Date***	***Issued***
David Walker	23 November 2023	DRAFT v0.1
David Walker	11 December 2023	FINAL v1.0
David Walker	18 December 2023	FINAL v1.1

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Contents

Executive Summary

H2Ogeo provided this Water Neutrality Statement to accompany a planning application for the installation of high-tech wash plant equipment within the existing licenced yard at the Penfold Verrall reclamation yard in Dial Post, West Sussex.

The Water Neutrality Statement demonstrates that the proposed development, through mitigation, will not increase the rate of water abstraction above existing levels in the Arun Valley. The existing baseline mains water consumption for the site is 1686 Litres/Day. This will increase to up to 8788 Litres/Day following installation and operation of the proposed wash plant.

By harvesting roof water and runoff from the northern portion of the site, it will be feasible to provide the 7102 Litres/Day for operating the new plant with a deficit of 843 Litres/Day.

The proposed 50,000 Litre storage tank on site will provide between seven and eight days operational storage.

Existing Consumption (L/D)	*Proposed Consumption (L/D)*	*Combined Mains Water Consumption (L/D)*	*Mitigation Water (L/D)*	*Deficit = Mitigation - Proposed (L/D)*	*Mitigation Achieved*
1686	7102	8788	7945	843	TRUE

Based on the findings of this Water Neutrality Statement 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 supplies 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.

As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, Natural England have advised that developments within this zone must not add to this impact.

West Sussex County Council 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 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 boundary of the Sussex North WRZ

The Hardham Groundwater abstraction is located approximately 12km west of the site.

1.2 Background

Penfold Verrall wish to install a wash plant on their site at Dial Post, as part of this variation a planning application will be submitted. The planning application is for the installation of a high-tech wash plant within the existing licensed yard at the reclamation yard.

The yard has operated the same treatment of Construction, Demolition and Excavation Waste (CDEW) for years utilising crushing machines and separators. It is necessary to upgrade the existing process as the recycling rate reportedly drops from 65% in the Summer to less than 40% in Autumn and Winter in the wetter seasons.

By installing the new wash plant it is anticipated that it will be possible to recycle up to 80% of mixed soils on site all year round.

1.3 Scope of Work

H2Ogeo was contacted by the Client and requested to provide a proposal to deliver a Water Neutrality Statement to support the proposed planning application to be submitted to West Sussex County Council.

The Water Neutrality Statement aims to demonstrate that 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] 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

The proposal was accepted and the Water Neutrality Statement is presented in this report.

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

2 Site Location and Setting

The Penfold Verrall site is located in Dial Post in West Sussex east off the A24 approximately 6.5km north east of Washington.

The proposed development is centred on National Grid Reference: TQ15931 18457 (Easting: 515931, Northing: 118457) and presented in Figure 2.

The site is located in the Adur (Knepp) water body catchment area, part of the Adur Upper Operational Cathcment. The hydrometric catchment area is presented in Figure 3.

2.1 Existing Site

The existing site was granted permission in 2016 and consists of an inert recycling facility that reduces the amount of waste materials that need to be disposed of at landfill sites in Sussex.

The site operates under Environment Agency Permit EPR/EB3105FJ and is permitted to treat waste on site to produce soil, soil substitutes and aggregate.

The existing processing facility comprises a powerscreen, crusher and hardstanding areas for stockpiles. The facility is currently served by wheeled loaders and an excavator. It adjoins the haulage yard facility and is situated in the southern portion.

The site is surrounded on the eastern, southern and western boundaries by an earth bund. There is a narrow strip of trees and shrubs separating the site from the access road in the north.

There are office buildings on site and a maintenance shed for vehicles. Within the offices and maintenance shed are welfare facilities including kitchenettes, WCs and a mess room.

The existing site layout is presented in Annex A.

2.2 Proposed Development

The proposed development is for the installation and operation of a new wash plant at the existing waste transfer and recycling facility.

Drawing No: 22-12-02, presented in Annex A, shows the layout and describes the various processes involved in the new proposed wash plant, these are summarised below:

- Screener and Feed Hopper Loading;
- Pre-Wash and Sand/Silt Divider
- Hydrocyclone;
- Log washer;
- Trash and Finishing Screen;
- Water Management and Desilting Operation; and
- Filter Press, Wate Recycling and Pliable Cake Release.

At the end of the proposed CDEW treatment the final slurry mix is pressed to remove water content with the resultant 'slurry cakes' also destined for re-cyclable uses.

In terms of the overall proposed yard adaptation the installation does not require any site enlargement nor does it create throughput capacities beyond the existing approved limits.

3 Baseline Calculations

This section outlines the baseline water consumption for the existing site.

3.1 Existing Demand

The existing mains water demand on site has been calculated by assessing the water bills presented in Annex B.

The table below summarises the mains water consumption between March 2021 and February 2023:

Table 1 Summary of Water Consumption

From	*To*	*Days*	*m3 Billed*	*Litres/Day (average)*
22/03/2021	23/03/2022	623	366	1702
23/03/2022	07/09/2022	283	168	1685
07/09/2022	27/02/2023	289	173	1671
			Maximum	1702
			Minimum	1671
			Average	1686

The average mains water consumption for the site over this billed period is 1686 Litres/Day with a maximum of 1702 Litres/Day in 2021/2022.

There is a quick-fill tank for the road sweeper at the rear of the workshop, this holds 2500 litres of mains water. The sweeper itself requires 1500 litres of water each fill. Average fill rates have been provided by the Client at seven times a week as the sweeper is not operational every day and not always filled up on site.

Seven times a week equates to 10.5m^3/Week or when pro-rated 1496 Litres/Day.

The Client has informed H2Ogeo that there are approximately 60 staff members, 40 of which are on site during the day, with the rest out on site elsewhere or driving.

Due to the complexities of the staffing structure, i.e. drivers, office workers as well as staff on site, the daily consumption has been evaluated by reporting separately the daily sweeper volumes from the overall site daily average consumption:

The table below outlines the breakdown of existing mains water consumption per day on site.

Table 2 Breakdown of Mains Water Consumption

Activity	*No'*	*Litres/Day*	*Comments*
Full Time Employees on Site	40	190	Calculated by average daily consumption minus the road sweeper average consumption
Road Sweeper	1	1496	Road sweeper average assuming 1.5m^3/fill seven times per week
	Total Average	1686	

3.2 Proposed Demand

The mains water demand for the wash plant is presented in the table below and can be summarised as follows:

- The initial fill volume of the wash plant is 350,000 Litres;
- The daily requirement for mains water is 6000 Litres/Day used for dosing flocculant in the dirty water tank; and
- 10, 000 Litres/Week for the wash down system that is used to flush the press (10,000 Litres/Week or 143 Litres/Day).

Using the figures provided above, the daily water requirement for the plant is 7102 Litres/Day, including the initial fill volume and, 6143 Litres/Day, excluding the initial fill volume.

These daily volumes are in addition to the existing average consumption of 1686 Litres/Day therefore the maximum daily mains water consumption, including the initial fill, at the site will be 8788 Litres/Day.

The site will require mitigation to achieve water neutrality.

4 Water Neutrality Mitigation

To achieve water neutrality there are three proposed mitigation schemes, these are:

- Rainwater harvesting;
- Water recycling; and
- Storage.

4.1 Rainwater Harvesting

The site has a high potential to collect rainfall and store it on site.

There are several roof areas that are currently not collected and there is the capacity for tanks to collect surface water runoff and put it into the wash plant system.

The rainwater harvesting potential has been calculated as follows:

Surface Area x Standard Average Annual Rainfall = m^3/year

The area to be used for rainwater harvesting and capture of surface water runoff is in the north of the site consisting of the workshop roof, lorry parking area, office roofs and hard standing area.

This area is presented in Annex A and covers an area of = 3,580m^2.

The Standard Average Annual Rainfall (SAAR) is 810mm/year[2] therefore the total potential volume of rainwater collection is 2,900m^3/year, this equates to 7,945 Litres/Day.

4.2 Water Recycling

All water from the wash plant area will be recycled back into the washing cycle achieving 98% efficiency, 2% loss occurs through evaporation and environmental factors.

4.3 Storage

The existing site drainage is via a network of Aco Drains discharging via settlement tanks to a drainage ditch west of the site.

The existing site layout and drainage is presented in Annex A.

The proposed development has a 15,000 Litre storage fresh water tank, this will be upgraded to a 50,000 Litre storage tank. Water from the drainage system will pass via the existing settlement tanks in the north west of the site and discharge into the new tank for use in the process.

The 50m^3 tank will provide water storage during dry periods for between seven and eight days operation.

[2] Greenfield runoff rate estimation - members | UK SuDS

5 Conclusion

The existing mains water consumption for the site is 1686 Litres/Day. The proposed new wash plant will increase the potential demand to a maximum of 7102 Litres/Day dropping to 6143 Litres/day once the initial fill is complete.

The wash plant has a water efficiency of 98% and therefore will only require up to 6143 Litres/Day including flocculant dosing water (6000 Litres/Day) and water for the wash down system that is used to flush the press (10,000 Litres/Week or 143 Litres/Day).

Mitigation has been proposed through harvesting rainwater from existing buildings and surface runoff that currently discharges to a nearby drainage ditch. There will be no impact of surface water contributions to the Arun Valley as the site is present in the Adur Upper Operational Catchment.

The table below summarises the water consumption as existing and proposed and the positive effect of mitigation:

Table 3 Summary of Water Neutrality

Existing Consumption (L/D)	***Proposed Consumption (L/D)***	***Combined Mains Water Consumption (L/D)***	***Mitigation Water (L/D)***	***Deficit = Proposed – Mitigation (L/D)***	***Mitigation Achieved***
1686	7102	8788	7945	843	TRUE

By providing a supply of water from rainwater harvesting it is feasible to offset the additional demand.

Based on the findings of this Water Neutrality Statement, 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.

6 Figures

Figure 1 Hardham WRZ

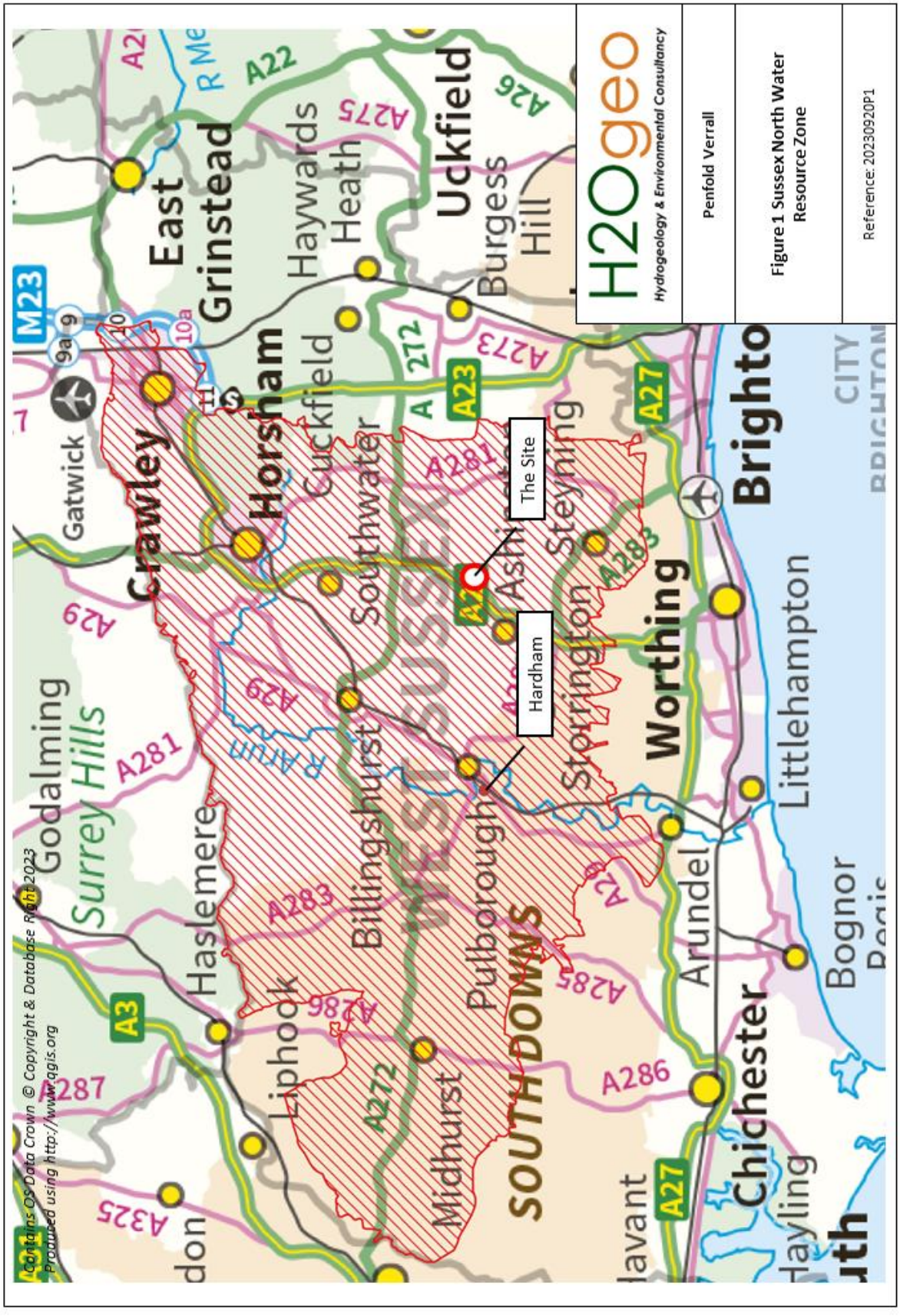


Figure 2 Site Location

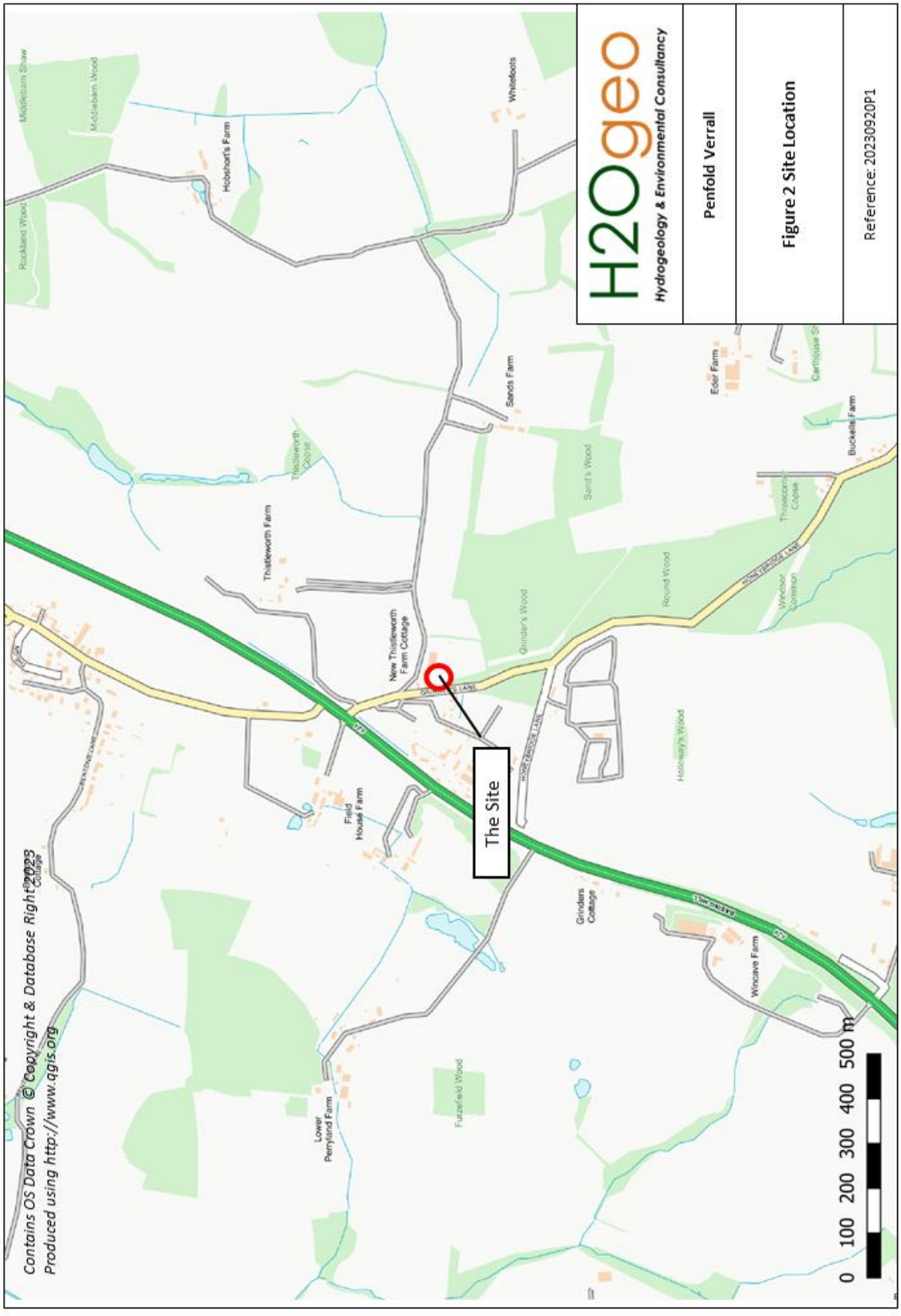
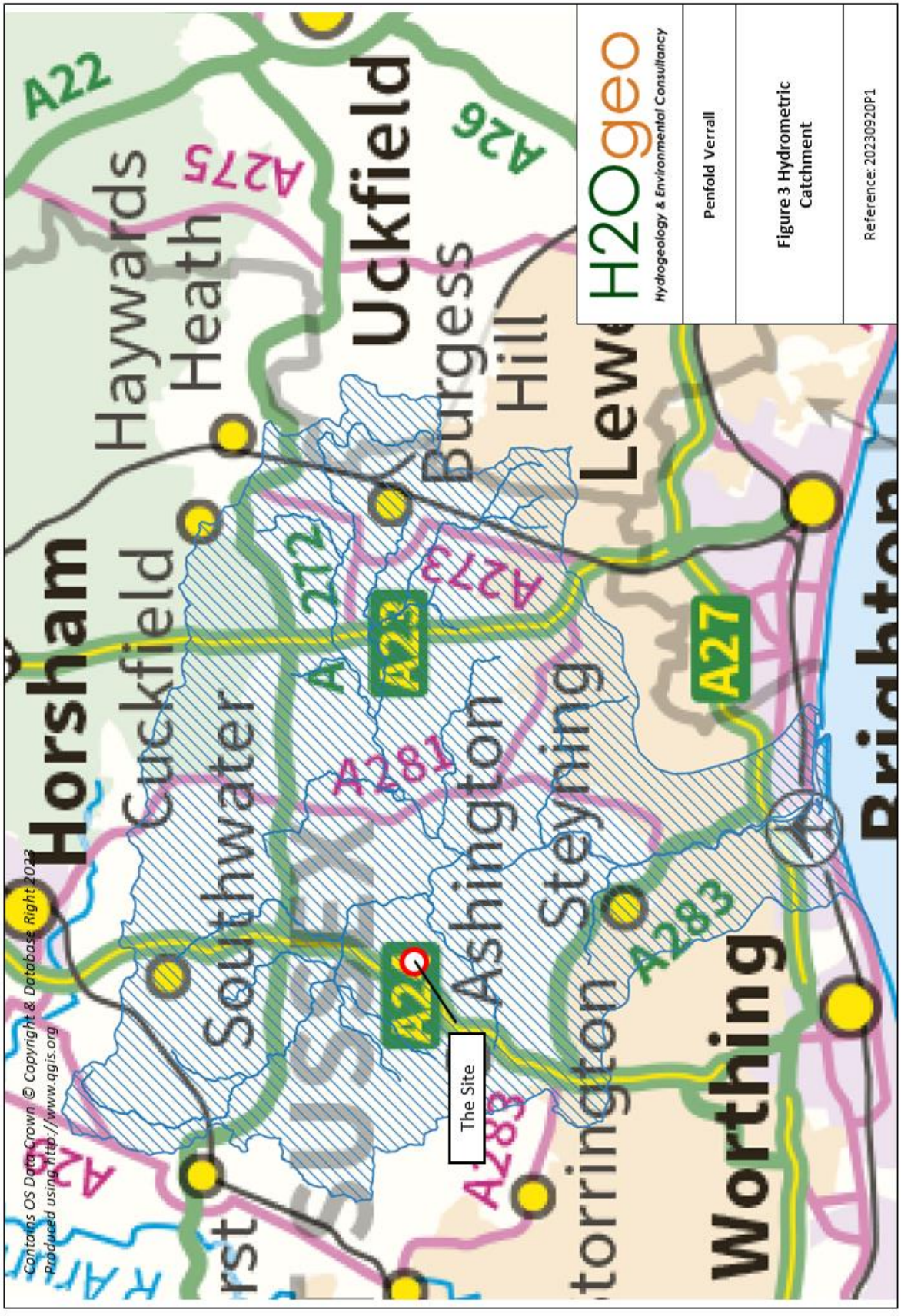


Figure 3 Hydrometric Catchment

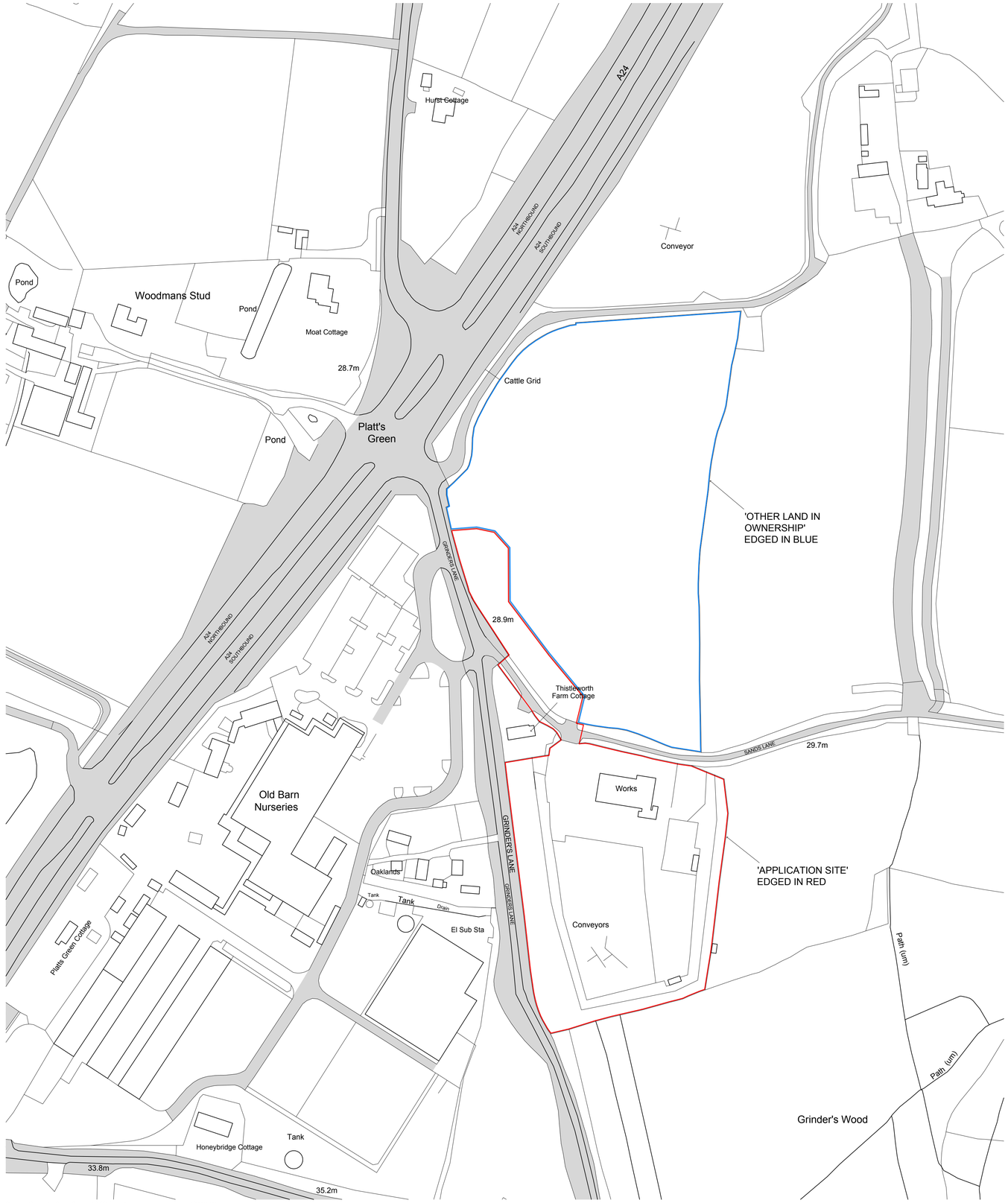


7 Annexes

Annex A - Drawings

Annex B – Water Bills

Annex A – Planning Drawings



NORTH

0 50 100

SCALE - METRES

Notes

All dimensions must be checked on site and not scaled from this drawing.
If in doubt please ask.
This drawing to be read in conjunction with all engineers and consultants drawings and specifications etc.

A	RED LINE ALTERED	24-09-2023
	Revisions	Date

Project
PENFOLD VERRALL LTD
THE HAULAGE YARD, DIAL POST
WEST SUSSEX RH13 8NY

Drawing Title
LOCATION PLAN

Client
PENFOLD VERRALL LTD.

© copyright of
DOUGLAS J. P. EDWARDS
Chartered Building Surveyors
employing
Chartered Architects & Surveyors
Tel: 01403 740034
Email: info@douglasjpedwards.co.uk
RICS

Scale	1:1250@A1 SHEET		
Date	May 2023	Drawn	dkt
Drg. No	22-12-01	Rev.	A

Notes

All dimensions must be checked on site and not scaled from this drawing.
If in doubt please ask.
This drawing to be read in conjunction with all engineers and consultants drawings and specifications etc.

NORTH

0 5 10 15 20

SCALE - METRES

LEGEND

- (A) SCREENER AND FEED HOPPER LOADING
- (B) PRE-WASH AND SAND / SILT WASH DIVIDER
- (C) AGGREGATE STOCKPILING
- (D) LOG WASH, STONE / SOIL AND SILT SEPARATOR
- (E) WATER MANAGEMENT AND DE-SILTING OPERATION
- (F) FILTER PRESS - WATER RECYCLED AND PLIABLE CAKE RELEASE

	Revisions	Date

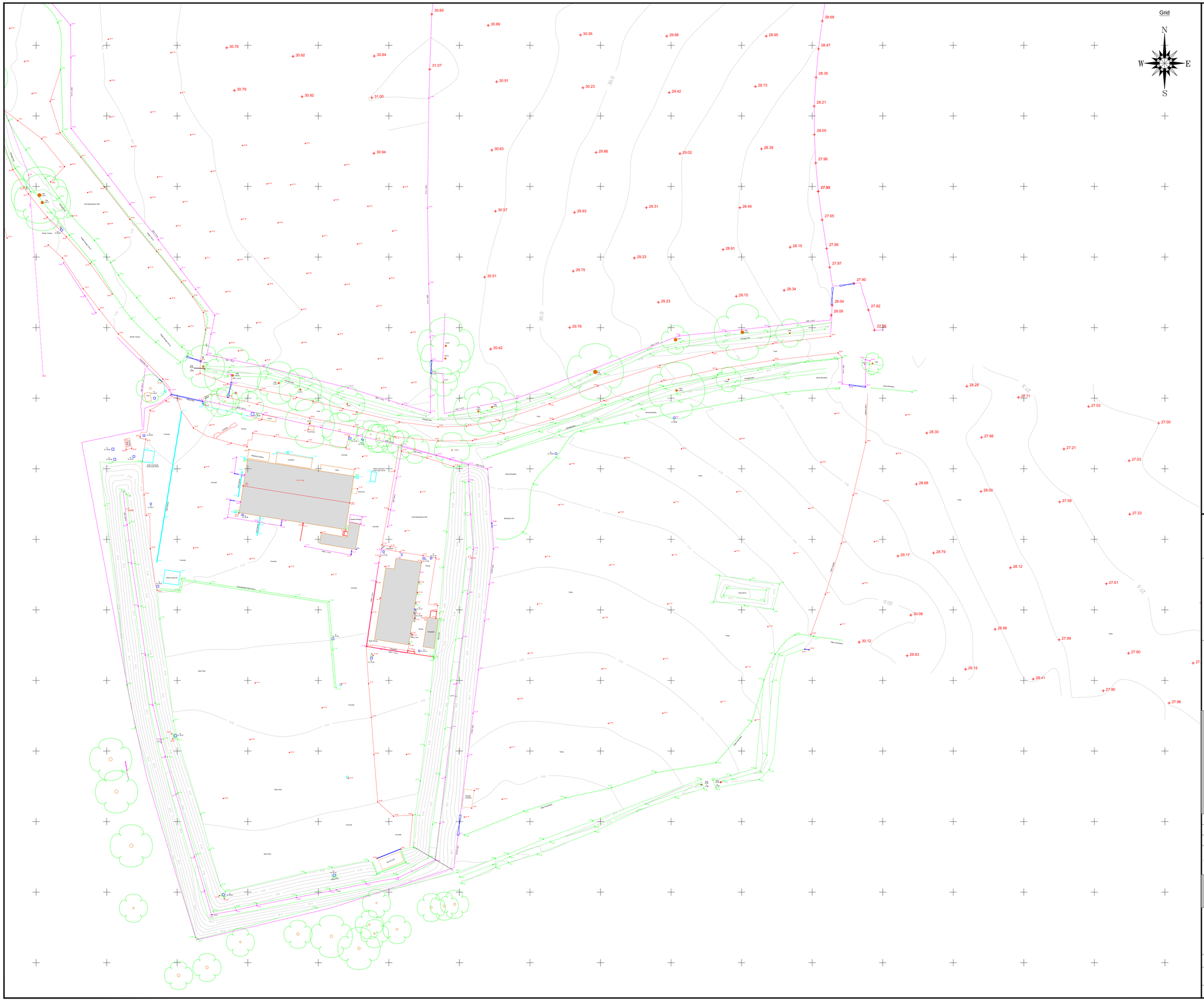
Project
PENFOLD VERRALL LTD
THE HAULAGE YARD, DIAL POST
WEST SUSSEX RH13 8NY

Drawing Title
PROPOSED SITE PLAN

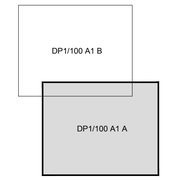
Client
PENFOLD VERRALL LTD.

DOUGLAS J. P. EDWARDS
Chartered Building Surveyors
employing
Chartered Architects & Surveyors
Tel: 01403 740034
Email: info@douglasjpedwards.co.uk
RICS

Scale	1:250@A1 SHEET		
Date	May 2023	Drawn	dkt
Drg. No	22-12-02	Rev.	



Sheet Layout



LEGEND

BANKING — Top / Bottom

BUSHES & HEDGES

TREES — MT / 3T / 0.2 / 6 (Multiple Trunks: No of Trunks; Dia of Bole; Height of Tree)

NOTE:- SPREADS AND HEIGHTS ARE INDICATIVE ONLY

GATES — Single / Double

WALL — Width drawn to scale: 0.23w

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS — 26.50

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	AHH	MARKER	MKR
ARCH HEAD LEVEL	AHL	MONITORING WELL	MW
ARCH SPRINGER HEIGHT	ASH	NOTICE BOARD	NB
ARCH SPRINGER LEVEL	ASL	NAME PLATE	NP
AIR VALVE	AV	OVERHEAD WIRES	OHW
BED LEVEL	BL	PARKING METER	PM
BELISHA BEACON	BB	RIDGE LEVEL	RID
BOLLARD	B	ROOF LEVEL	RL
BRITISH TELECOM BOX	BTB	ROAD SIGN	RS
BRITISH TELECOM MANHOLE	BTMH	RODDING EYE	RE
BRICKWORK	BKWK	RETAINING WALL	RTW
BUS STOP	BS	RAIN WATER PIPE	RWP
CABLE TV	CATV	SLUICE VALVE	SV
COVER LEVEL	CL	STOP COCK	SC
CABLE MARKER	CM	SOFFIT LEVEL	SOF
COLUMN	Col	STRUCTURAL SLAB LEVEL	SSL
CONCRETE POST	CP	TREE STUMP	ST
EAVES LEVEL	EAV	SOIL AND VENT PIPE	SVP
ELECTRICAL COVER	ELEC	THRESHOLD LEVEL	THL
ELECTRICITY CONTROL BOX	ECB	TELEGRAPH POLE	TP
ELECTRICITY POLE	EP	TELEPHONE CALL BOX	TCB
EARTH ROD	ER	TOP OF KERB	TK
FLOWER BED	FB	TURNSTILE	TS
FINISHED FLOOR LEVEL	FFL	TRAFFIC LIGHT	TL
FIRE HYDRANT	FH	TOP OF WALL	TW
FLOOR LEVEL	FL	UNABLE TO LIFT	UTL
FLAG STAFF	FS	UNABLE TO SURVEY	UTS
GAS PIPE	GP	VENT PIPE	VP
GAS VALVE	GV	WATER METER	WM
GULLY	G	WATER LEVEL	WL
GATE STOP	GS	WASH OUT	WO
INSPECTION COVER	IC	WASTE PIPE	WP
INVERT LEVEL	IL	WATER TANK	WT
LAMP POST	LP	WATER VALVE	WV

FENCES

BARBED WIRE FENCE	BWF	LARCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	PICKET FENCE	PIF
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF
FENCE POST	FPO	POST AND WIRE FENCE	PWF
INTERWOVEN FENCE	IWF	STEEL PALISADE SECURITY FENCE	SPSF
IRON RAILING FENCE	IRF	TUBULAR STEEL RAIL FENCE	TSRF

REV.	NOTES	DWN	DATE
A	Site re-surveyed & updated.	RB	Feb 2020

QMS ISO 9001 REGISTERED

A MEMBER OF THE THE SURVEY ASSOCIATION

QMS ISO 14001 REGISTERED

Notes:

Grid and levels relate to OS GPS Active Network.

Sheet is North orientated unless stated.

Maltby Surveys Ltd

2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: mls@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED	RB	CLIENT
DRAWN	RB	Penfold Verrall Limited
CHECKED	RM	SCALE
RICS		1/500 (A1 Sheet)

The Haulage Yard, Dial Post, Horsham, RH13 8NY

TOPOGRAPHICAL SURVEY

Job No	Rev	Drawing Number
DP1		DP1/100 A1A
Date : December 2019		

Annex B – Water Bills

328343

WATER for LIFE from Southern Water

- 3 MAR 2023

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

THE PENFOLD VERRALL LTD
THE HAULAGE YARD
GRINDERS LANE
HORSHAM
RH13 8NY

Your customer number
11149719

Meter reading 3/3
21488

Your payment reference
1211 8841 0001X

Invoice number
712001973487

Dear The PENFOLD VERRALL LTD,

Here's your latest bill based on the meter reading we estimated on 27 February 2023. You currently pay by cash – see page two for your payment options.

Meter reading

Water used in cubic metres

289 m³

One cubic metre = 1,000 litres
This is equivalent to: 4 baths, 39.4 mins showers or 106 toilet flushes

Meter number: 89572476

Latest reading: 27 Feb 2023

| | 2 | 1 | 3 | 4 | 4 | 7 | 0 |

Previous reading: 7 Sep 2022

| | 2 | 1 | 0 | 5 | 6 | 2 | 0 |

Your next meter reading is scheduled to take place by 26 Sep 2023.

Previous bill's usage
283.40 m³

Charges

£456.10

Bill date
01 Mar 2023

Billing period
From: 08 September 2022
To: 27 February 2023

Bill type
Metered - Cash

Previous bill's charges
£447.15

Future payments

Total payment of

£456.10

Payment due by
15 March 2023

To pay your bill
See how to pay on p. 2

Struggling to pay? See p. 3

Water

Period: 08 September 2022 to 27 February 2023

Variable Rate	£1.550 ×	288.50m³ =	£447.18
Standing Charge		=	£8.92
Total Water			**£456.10**

T9

Wastewater

Southern Water only supplies your water – we don't take wastewater away from your property.

So, you don't receive any wastewater charges from us.

CODE: 2110

REG NO OR CONTRACT ADDRESS:
69EB

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

WATER for LIFE from Southern Water

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

THE PENFOLD VERRALL LTD
THE HAULAGE YARD
GRINDERS LANE
HORSHAM
RH13 8NY

16 SEP 2022

Your customer number
11149719

Your payment reference
1211 8841 0001X

Invoice number
717001767307

Dear The PENFOLD VERRALL LTD,

Here's your latest bill based on the meter reading we estimated on 07 September 2022. You currently pay by cash – see page two for your payment options.

Meter reading

Water used in cubic metres

283 m³

One cubic metre = 1,000 litres
This is equivalent to: 5 baths, 3 showers or 166 toilet flushes

Meter number: 89579475

Latest reading: 7 Sep 2022

2	1	0	5	6	2	0

Previous reading: 23 Mar 2022

2	0	7	7	2	8	0

Your next meter reading is scheduled to take place by 28 Mar 2023

Previous bill's usage
622.80 m³

Charges

£447.15

Bill date
12 Sep 2022

Billing period
From: 24 March 2022
To: 07 September 2022

Bill type
Metered - Cash

Previous bill's charges
£946.70

Future payments

Total payment of

£447.15

Payment due by
26 September 2022

To pay your bill
See how to pay on p. 2

Struggling to pay? See p. 3

Water

Period: 24 March 2022 to 31 March 2022

Variable Rate	£1.487 x	13.40m³	=	£19.93
Standing Charge			=	£0.47
Period: 01 April 2022 to 07 September 2022				
Variable Rate	£1.550 x	270.00m³	=	£418.50
Standing Charge			=	£8.25
Total Water				**£447.15**

Wastewater

Southern Water only supplies your water – we don't take wastewater away from your property.

So, you don't receive any wastewater charges from us.

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

WATER for LIFE from Southern Water

30 MAR 2022

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

THE PENFOLD VERRALL
THE HAULAGE YARD
GRINDERS LANE
HORSHAM
RH13 8NY

CODE: 2110[illegible]
REG NO OR CONTRACT ADDRESS:
69IB/

Your customer number
11149719

Your payment reference
1211 8841 0001X

Invoice number
712001890286

Dear The PENFOLD VERRALL,

Here's your latest bill based on the meter reading we estimated on 23 March 2022. You currently pay by cash – see page two for your payment options.

Meter reading

Water used in cubic metres

623 m³

One cubic metre = 1,000 litres
[illegible]

Meter number: [illegible]

Latest reading: 23 Mar 2022

	2	0	7	7	2	8	0

Previous reading: 22 Mar 2021

	2	0	1	5	0	0	0

Your next meter reading is scheduled to take place by 26 Sep 2022

Previous bill's usage
592.00 m³

Charges

£946.70

Bill date
24 Mar 2022

Billing period
From: 23 March 2021
To: 23 March 2022

Bill type
Metered - Cash

Previous bill's charges
£863.92

Future payments

Total payment of

£946.70

Payment due by
07 April 2022

To pay your bill
See how to pay on p. 2

Struggling to pay? See p. 3

Water

Period: 23 March 2021 to 31 March 2021

Variable Rate	£1.426 x	15.30m³	=	£21.82
Standing Charge			=	£0.50

Period: 01 April 2021 to 23 March 2022

Variable Rate	£1.487 x	607.50m³	=	£903.35
Standing Charge			=	£21.03
Total Water				**£946.70**

T9

Wastewater

Southern Water only supplies your water – we don't take wastewater away from your property.

So, you don't receive any wastewater charges from us.

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