



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0013
LOCATION:	Wellcross Farm, Five Oaks Road, Slinfold, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2 (Construction Management Plan),3 (borehole to meet Private Water Supplies),4 (Private Water Supply Management Plan),5 (finished floor levels and external ground levels) and 7 (underground services) to approved application DC/24/0205 Reserved matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of phases 2 and 3 of Land at Wellcross Farm to provide a continuing care retirement community with 94 units of accommodation (C2), with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply).
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: • Assessment report of data submitted dated 25/02/2026 • PWSMP Rev 02 dated 25/02/2026	

Main Comments:

Environmental health has reviewed the documents provided. We have the below comments:

Condition 3

Comment on assessment report submitted 25/02/2026

Thank you for submitting the above report and confirming that there will be no chemical waste stream. I understand that the concentrate waste stream is simply naturally occurring minerals in a higher concentration, and that it is non-hazardous. However, we still need confirmation that the water undertaker has approved this to be discharged into the ground water.

Condition 4

Comment on the updated PWSMP dated 25/02/2026

I note that the water quality testing regime has been updated to account for this being a regulation 9 supply. However, we still need an estimate of the total supply water usage to determine the sampling frequency required.

I am happy for the primary sampling point to be from the potable sampling point within the plant room, however, we will need additional BACT samples to be taken from around the development to ensure the safety of the water at the point of consumption. Due to the size of the development these samples will need to be taken strategically to ensure all areas are covered. For example, the main building where there is a café, restaurant and spa should be sampled, and further properties around the development should also be chosen. These properties can change each time, but should be representative of the furthest points from the plant room. We would expect a minimum of 5 BACT samples to be taken each time.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	17/04/2026