



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Phases 2 and 3 Land at Wellcross Farm Broadbridge Heath
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).
REFERENCE:	DISC/26/0013
RECOMMENDATION:	Modification / More information No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: 3rd set of comments: Concerns relevant to condition 5 have been addressed with thanks. No further comments and I can recommend the discharge of condition 5 from a landscape point of view. 2nd set of comments: Changes to utilities are noted and am satisfied Condition 7 can now be discharged. No further information seems to have been submitted to address comments for condition 5 (levels) and these remain outstanding. We do not wish to offer comments on conditions 2, 3 and 4. Please note Drawings 1163-ESD-XX-00-DR-XX-P1-1001 _ REV P01 refer to utilities for phase 1. Comments for this plan have been provided under DISC/26/0012 which seeks to discharge condition 6 for phase 1 to approved DC/22/1503.	

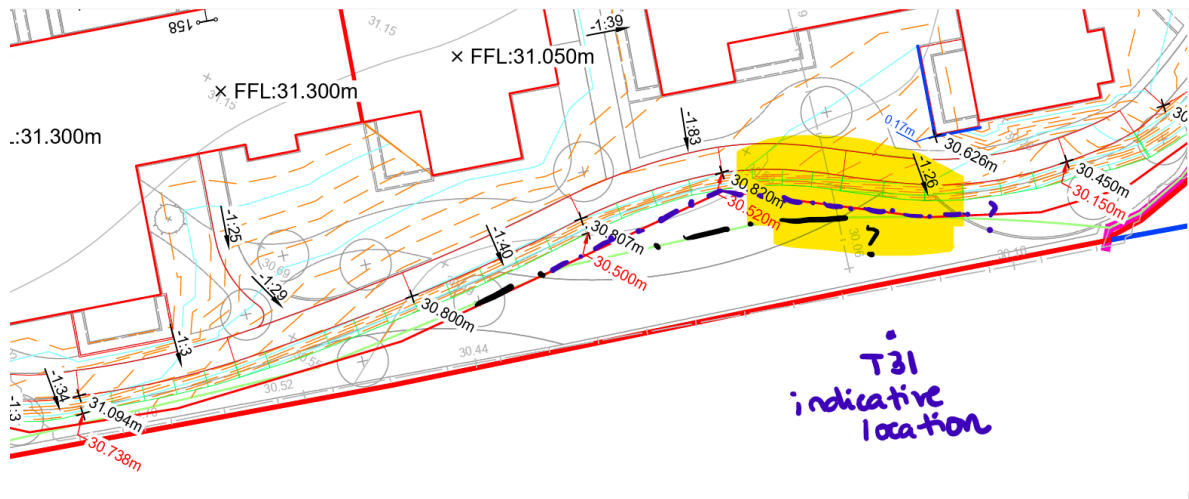
With regards condition 5 (levels) to approved DC/24/0205:

- Drawing Phase 2, Proposed Levels GA Sheet 2 of 2

Concern remains with the lack of clarity of the proposals around the southern boundary and how the works will affect the existing mature trees and hedgerows.

The levels plan does not show the location of the existing group 27, 28, 29 and 32 and trees 26, 30 and 31 and associated RPA's, please add so that we can understand the impacts of the proposal on the existing vegetation.

It's also unclear what the red and green lines (marked black and purple below) are and whether this has an impact on the existing vegetation?



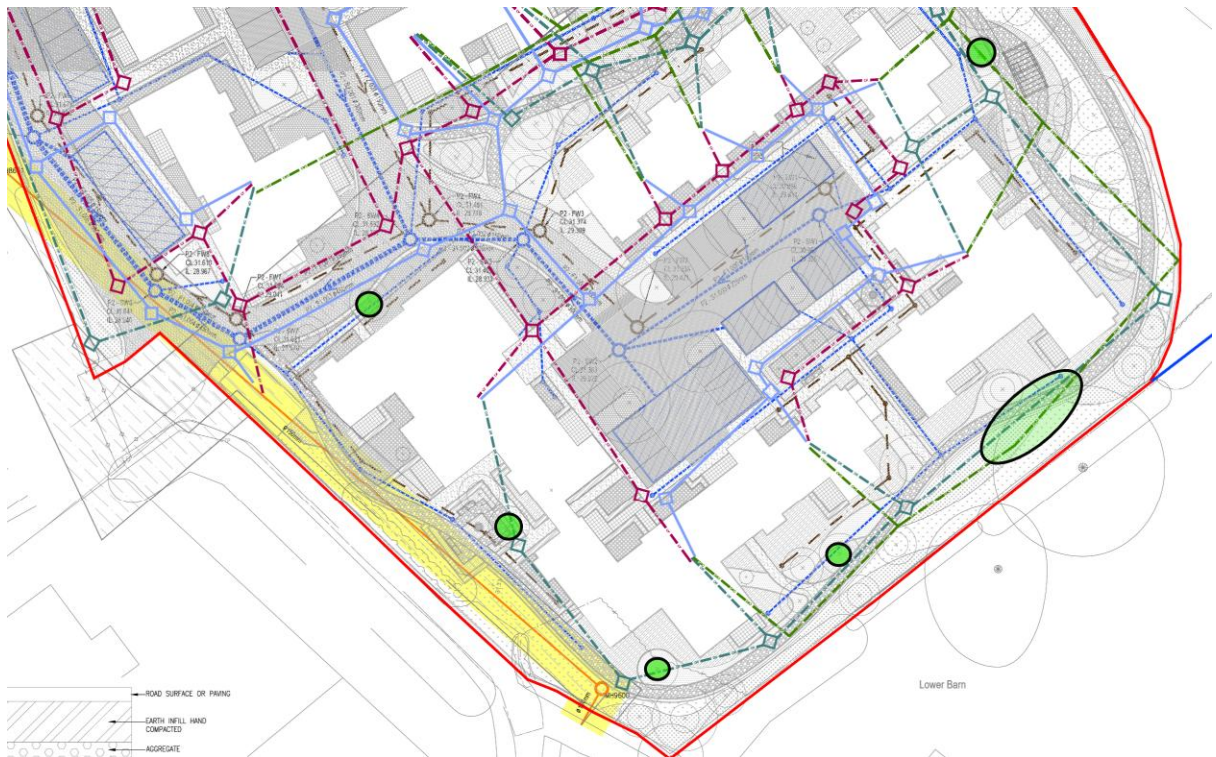
I would like to remind the importance of this boundary vegetation to the integration of the scheme into the countryside location.

It is also noted that a 'proposed small retaining' note is represented to in the key but we have no details as to what this entails, please provide.

Condition 7 (underground services) to approved DC/24/0205:

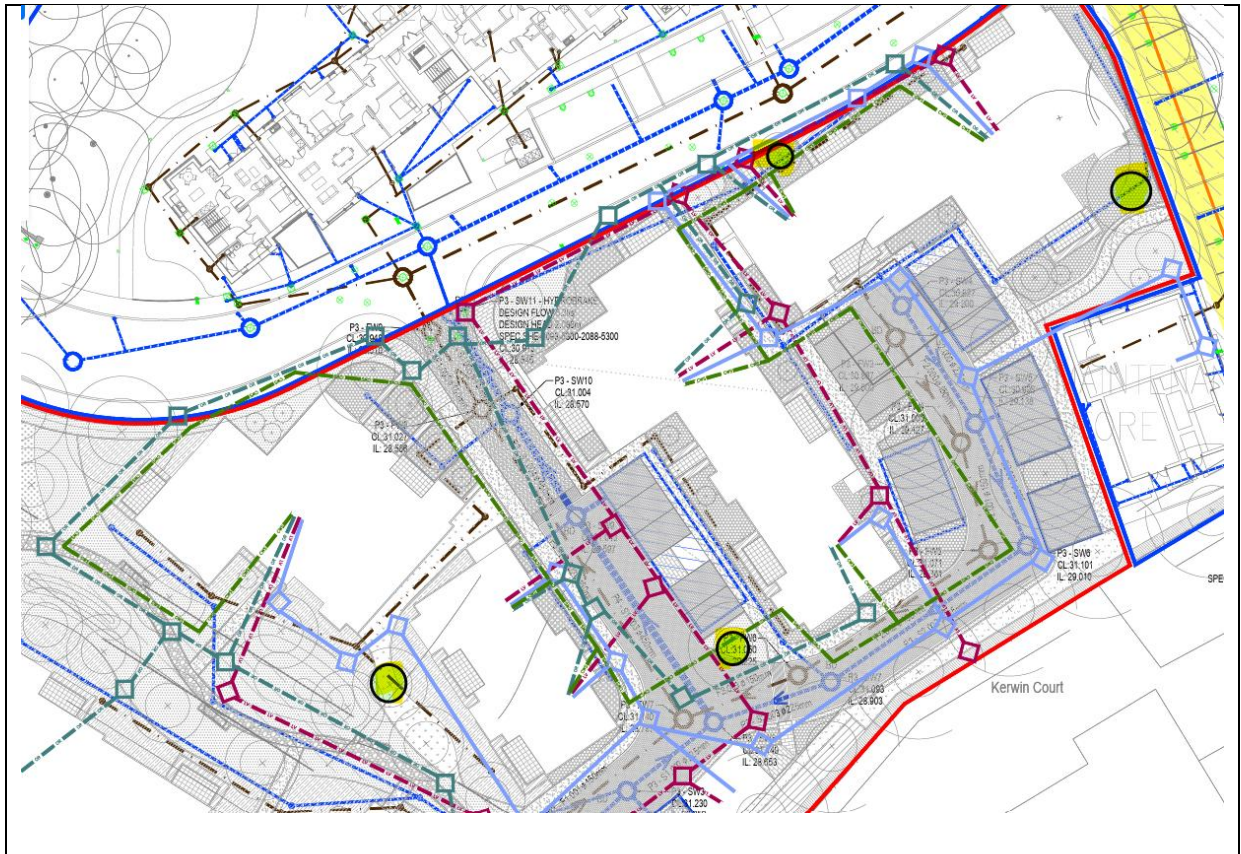
A number of clashes have been identified where we consider that it is unlikely that the proposed trees and landscape strategy can be delivered unless adjustments to the proposed services or trees are made or consideration is given to the use of soil cells systems. Please see mark-up plans below:

- Drawing 1163-ESD-XX-00-DR-XX-P2-1001 _ REV P01 (Phase 2)



In addition, there are concerns with the level of encroachment of the ground levelling works and underground services on the existing T31, also marked on the plan. Please seek further advice from HDC tree officer.

- Drawing 1163-ESD-XX-00-DR-XX-P3-1001 _ REV P01 (Phase 3)



MAIN COMMENTS:

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	10/02/2026 14/04/2026 05/05/2026