



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0011

Land at Wellcross Farm Broadbridge Heath West Sussex

DESCRIPTION:

Application for Approval of Details Reserved by Condition 14 (Construction Management Plan) to approved application DC/19/1897 (continuing care retirement community of 141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and consultation / treatment suite for use by GP and primary healthcare providers, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access)

DETAILED DESCRIPTION:

Planning Application DC/19/1897 was Allowed at Appeal in May 2021. This permitted outline for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and clinical consultation / treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Subsequent Reserved Matters (RM) have been approved for Phase 1 (DC/22/1503 refers) and Phases 2 and 3 (DC/24/0205 refers). Both submissions included details pursuant to certain conditions that had been imposed on the outline permission. This included details in supporting documents to address management of construction via a plan.

Following the grant of RM, approval is now sought for approval of Condition 14 (Construction Management Plan)

The details comprise a Construction Management Plan (CMP) (LS/TV/LA/37029 Construction Management Plan Version 3.0 Dated 26-02-2026 by DHA Planning).

The above details are applied pursuant to all phases/the whole development site. There is a need for consistency between the outline and RM permissions in terms of what details are approved.

RELEVANT PLANNING HISTORY:

DC/19/1897	Outline application for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and clinical consultation / treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access)	Refused Allowed at Appeal 27 May 2021
DC/22/1503	Reserved Matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of Phase 1 of Land at Wellcross Farm to provide a Continuing Care Retirement Community with 47 units of accommodation (C2), communal facilities and new ancillary buildings with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply.	Permitted. 20-11-2023

CONSULTATIONS

West Sussex Highway Authority (2nd): No Objection.

HDC Arboriculturist: Advice
No Arboricultural concerns raised.

HDC Environmental Health (2nd): Recommend discharge

REPRESENTATIONS

None received

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Condition 14 (Construction Management Plan)

No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority. The CMP shall provide details as appropriate but not necessarily be restricted to the following matters: • the anticipated number, frequency and types of vehicles used during construction, • the method of access and routing of vehicles during construction • the parking of vehicles by site operatives and visitors, • the loading and unloading of plant, materials and waste, • the storage of plant and materials used in construction of the development, • the erection and maintenance of security hoarding, • the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required), • hours of works, • A site compound plan, • details of public engagement both prior to and during construction works, • Noise and dust mitigation, including vibration from any groundworks.

Following minor edits to include reference to best practice in relation to noise and dust/air quality, the District Environmental Health is now satisfied the details are sufficient to agree the CMP.

On Highway Matters, the application estimates a worst case scenario of 100 vehicle movements per day and a maximum of 12 HGV deliveries per week. Large vehicles would access the site via the A264 and A24. Vehicle parking will take place within the site compound area for phases 1 and 2 and then move to the western boundary during phase 3. Whilst the exact number of spaces has not be provided

the space available would appear to be sufficient to accommodate the number of anticipated vehicles accessing the site. Wheel washing facilities are to be provided at the site access and external roads are to be cleaned should the need occur. Therefore, the Local Highway Authority raises no objection.

Similarly, the Council's Tree Officer is satisfied with the elements of the CMP that cover their arboricultural interests.

Water Neutrality Note: The Council's updated advice (Oct 2025) on the CG Fry High Court decision (30th June 2023) in relation to whether conditions are subject to the Habitats Regulation Assessment, is that no further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme is already subject to favourable HRA for the Arun Valley Sites prior to being granted. The permitted RM schemes (DC/22/1503 and DC/24/0205) has already demonstrated Water Neutrality being subject of a favourable HRA in January 2022.

Recommendation: Application Permitted

NOTES TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0011

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	LS/TV/LA/37029 Construction Management Plan Version 3.0 Dated 26-02-2026 by DHA Planning		26.02.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 07-04-2026

Authorising Officer sign/initial J Hawkes Date: 07.04.2026