



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0013

Land at Wellcross Farm Broadbridge Heath 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).

DETAILED DESCRIPTION:

Reserved Matters approval DC/24/0205 included details pursuant to certain conditions that had been imposed on the outline permission.

Following the grant of RM, approval is now sought for approval of Conditions 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)

The details comprise a drawing suite of underground servicing; technical documents pertaining to the private water supply system to be installed; and a Construction Management Plan. For condition 5 the application package includes levels drawings.

The above details are applied pursuant to Phase 2 and 3. There is a need for consistency between the outline and RM permissions in terms of what details are approved. This includes the details of same conditions already permitted in Phase 1 (DISC/26/0012 refers)

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
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	Permitted 26-07-2024

community with 94 units of accommodation (C2), with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply.

DISC/26/0012	Application for Approval of Details Reserved by Condition 2 (Construction Management Plan), 3 (private water supply), 4 (private water supply management plan) and 6 (underground services) to approved 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 21-05-2026
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CONSULTATIONS

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

Reviewed latest Construction Management Plan. Now considered acceptable.

HDC Arboriculturist (3rd): Advice

From newly provided information satisfied previously raised tree related concerns overcome and conditions in question discharged.

HDC Environmental Health (4th): More Information (copied from DISC/26/0012)

Reviewed the documents provided

Condition 3

Understand that approval for connection to the sewer system will be sought at a later stage. However, have concerns that, as the RO waste stream differs from typical domestic sewage, the water undertaker may not permit its discharge to the sewer network.

Would be reassured if applicant could obtain written confirmation from the water undertaker indicating that the proposed discharge is acceptable in principle, even if formal consent has not yet been secured. It would be helpful to understand whether an alternative disposal solution has been identified, in the event that approval is not granted.

Condition 4

Thank you for confirming which microbiological samples will be obtained.

However, additionally noted the "Ceasing Monitoring" section. While what you say is in line with the guidelines, these decisions cannot be made without Local Authority oversight. Therefore please add in a line to confirm what EHO's will be consulted before any monitoring is ceased

Postscript: Thank you for sending the updated PWSMP. See that the LA approval has been added to the cessation of monitoring section.

However, cannot see that anything has been added about the RO waste. Understand that discharging to the sewer is standard practice and that approval of Southern Water will be sought, at a later date. But need some reassurance at this stage that they will be ok with this, or that alternative waste removal is possible.

Our concern is that, should the water undertaker decline permission, the whole system becomes unusable. In that case need to know that safe drinking water will still be provided to the site. If see some sort of (even informal) agreement with Southern Water that would assure that this isn't going to be an issue.

Postscript 2: This is our concern. If they can't discharge the waste, then the site is left without a clean

drinking water supply.

Are you saying that this is not a planning matter?

Postscript 3: As long as you are aware that this is a risk and that they will let us know if it's not possible

HDC Landscape Architect (3rd): No Objection

Concerns relevant to condition 5 addressed. No further comments and recommend discharge of condition 5.

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 2 (Construction Management Plan)

Pre-Commencement Condition: No development shall take place (except for the S278 works), including any works of demolition, until a revised 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 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*

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The Construction Management Plan has been revised and in its amended content, provides for construction practice to safeguard the amenities of neighbouring occupiers and highway safety, and which is now acceptable to consultees (the Local Highway Authority and District Environmental Health).

The details pursuant to condition 2 are therefore satisfied.

Condition 3 (borehole to meet Private Water Supplies)

Pre-Commencement Condition: No development shall commence (except for the S278 works) until a mitigation scheme, undertaken by a suitably qualified and competent consultant, has been submitted to and been approved in writing by the Local Planning Authority that demonstrates how the water from the borehole(s) will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall implement the recommendations detailed in the Membrane Consultancy Associated Ltd 'Review of a Water Source Proposal for Wellcross Farm Borehole' dated 17.10.23, including silica analysis of the groundwater, and shall ensure that the components of the proposed treatment system are compliant with Regulation 31 of The Water Supply (Water Quality) Regulations 2016 (or subsequent superseding equivalent) and Water Regulations Approval Scheme (or subsequent superseding equivalent).

The mitigation scheme shall be implemented in full prior to first occupation of any part of the development and shall be retained and maintained at all times thereafter unless an alternative public water supply is subsequently provided that is deemed to be water neutral.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The submitted technical details, which comprise Schematics and data pertaining to the water treatment system utilising Reverse Osmosis, have been subject to District Environmental Health assessment. Following clarifications (with focus on disposal of waste material) the Environmental Health Officer is satisfied with the submitted details except for the absence of evidence of the service undertaker (Southern Water) acceptance of the waste disposal. Planning Officers do not consider this is necessary pursuant to the purpose of the application submitted; given that if it transpires Southern Water will not accept the waste, then the applicant will approach the Council with alternative details.

Condition 4 (Private Water Supply Management Plan)

Pre-Commencement Condition: No development shall commence (except for the S278 works) until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the Local Planning Authority. The PWSMP shall include, but not necessarily be limited to, the following information:

- i. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), with detail on how any failure of any samples will be investigated and managed.*
- ii. Confirmation that a Regulation 6 risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, shall be undertaken before the private water supply is brought into use and at least once every five years thereafter with the findings of the risk assessment submitted to the LPA.*
- iii. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of use.*
- iv. Full specifications and details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
- v. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, maintenance and for making these records available to Local Authority officers when reasonably requested. The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by the local planning authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework

(2015), National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Following clarification requests from the District Environmental Health, sufficient technical details is now provided to ensure meet the treatment requirements under the Private Water Supply Management Plan, to meet the Private Water Supplies Regulations.

The details pursuant to condition 4 are therefore satisfied, to demonstrate the development is water neutral to avoid an adverse impact on the Arun Valley Sites.

Condition 5 (finished floor levels and external ground levels)

Pre-Commencement Condition: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Having been amended at request of consultees (the Council's Landscapes and Tree Officers to resolve conflicts between tree planting and minor queries on levels on the development perimeter to countryside edge), the submitted details are acceptable pursuant to the condition.

Condition 7 (underground services)

Pre-Commencement Condition: No development associated with the underground services shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Having been amended at request of consultees (the Council's Landscapes and Tree Officers to resolve conflicts between tree planting and minor queries on levels on the development perimeter to countryside edge), the submitted details are acceptable pursuant to the condition.

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/26/0013

(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	PRIVATE WATER SUPPLIES MANAGEMENT PLAN REV. 04 14th May 2026 by Nicolls Arunlea Inspired Villages Broadbridge Heath Horsham, RH13 0QN APPENDIX 1 DRAWINGS R1 APPENDIX 2B: MANUALS R1 (CONT) APPENDIX 3 : SYSTEM CHECK SHEET R1 APPENDIX 4 : CONTACT SHEET R1 APPENDIX 6 : INCIDENT CHECKLIST R1		14.05.2025
Supporting Docs	SLR EMAIL 'CONDITION LEVELS' dated 01 May 2026		01-05-2026
Supporting Docs	ASSESSMENT REPORT OF DATA SUBMITTED - Condition 3 by Nicholls Project name: Arunlea (BH1422/AL066) Date submitted: 25th February 2026		26.03.2026
Supporting Docs	RO REPORT by Nicholls Project name: Wellcross Farm (BH1422/AL066) Date submitted: 15.08.23		15.01.2026
Supporting Docs	Assessment report of data submitted - Condition 3 by Nicholls Project name: Wellcross Farm (BH1422/AL066) Date submitted: 11th December 2025		15.01.2026
Supporting Docs	LS/TV/LA/37029 Construction Management Plan Version 2.0 12 January 2026 Land at Wellcross Farm, Broadbridge Heath, Horsham by dhaplanning Ltd		15.01.2026
Plans	PHASE 2 PROPOSED LEVELS GA SHEET 2 OF 2	5016747 RDG ZZ ST DR C 0212 REV P03	05/05/2026
Plans	PHASE 2 PROPOSED LEVELS GA TREE PROTECTION AREA SECTIONS	5016747 RDG ZZ ST DR C 0215 REV P01	01/05/2026
Plans	MECHANICAL & ELECTRICAL SERVICES INGROUND SERVICES LAYOUT	1163-ESD-XX-00-DR-XX-P1-1001 REV P03	30/04/2026
Plans	ELECTRICAL AND ELECTICAL	1163-ESD-XX-OO-	26/03/2026

	SERVICES INGROUND SERVICES LAYOUT	DR-XX-P2-1001 REV P02	
Plans	MECHANICAL AND ELECTRICAL SERVICES INGROUND SERVICES LAYOUT	1163-ESD-XX-OO-DR-XX-P1-1001 REV P02	26/03/2026
Plans	ELECTRICAL AND ELECTRICAL SERVICES INGROUND SERVICES LAYOUT	1163-ESD-XX-OO-DR-XX-P3-1001 REV P02	26/03/2026
Plans	PHASE 3 PROPOSED LEVELS GA	5016747-RDG-ZZ-ST-DR-C-0311 Rev P02	15/01/2026
Plans	Schematic R3 (Part 1) (Part 2)	BH1422-2 Rev 003	15/01/2026
Plans	Model Overview (Sheet 1 of 2); (Sheet 2 of 2); (Sheet 1 of 4); (Sheet 2 of 4); (Sheet 3 of 4); (Sheet 4 of 4)	BH1422-6 Rev 000	15/01/2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 22-05-2026

Authorising Officer sign/initial Adrian Smith Date: 22/05/2026