



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 (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).
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: "Private Water Supply Management Plan" submitted by Nicholls dated December 2025	

Main Comments:

Environmental health has reviewed the Private Water Supplies Management Plan prepared by Nicholls, taking advice from the Review of Water Source Proposal for Wellcross Borehole prepared by Membrane Consultancy. We have the below comments:

Silica analysis has not been performed as far as we can see. Silica determines the maximum safe recovery of a reverse osmosis (RO) system because it forms irreversible scale that cannot be cleaned, which directly impacts membrane life, operating pressure, fouling risk, and overall system viability. Therefore, silica analysis is required to ensure the system, the membrane pressure and the recovery are appropriate for the silica concentration in the water.

We understand that two bore holes have been installed at Wellcross Farm. The turbidity of borehole 1 is much higher than borehole 2, making it beneficial to use borehole 2 as the main supply and borehole 1 as only a backup. The Nicholls report is not clear on the share of the load between the 2 boreholes.

The developer should confirm their intention to use one of the two approved or approved pending options for RO element supply; the only approved supplier currently is Microdyn-Nadir; the only approved pending supplier is believed to be Hydranautics (the supplier for Beckton). The developer should confirm their element selection or element selection options from the chosen supplier's range. The developer has supplied the operating instructions for the RO but not information about where this is supplied from.

The developer should provide evidence that the RO system supplier is willing to provide a system performance warranty following discussion with the RO element supplier for the proposed design

RO produces two waste streams; the concentrate and the chemical waste. The report does not detail any waste disposal or waste licensing requirements. This information is required.

The report fails to include a schematic diagram of the proposed borehole system, this is required. We would also require details of recovery, RO output, flux etc, so we can be sure the RO is operating effectively.

Further to Membrane Consultants report, Environmental Health has additional comments:

The appendices referenced in the report should be attached for easy reference. I can see appendices 1 & 2 have been submitted to the planning system, but the report mentions appendices 3, 4 & 6 (but not 5) and these can't be found on the system.

We note that detail on the water quality testing regime has been provided on pages 7 and 8 of the report. It would appear however that this has been written in the context of a regulation 10 and not a regulation 9 supply which this will be. We would be grateful for detail on the proposed water sampling regimen, taking into account that this will be a Regulation 9 supply.

It's not clear how much water Wellcross will be using per day. Does the applicant have an estimate for this? As this is a regulation 9 supply the amount of water used per day will affect the sampling regime needed.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	12/02/2026