



Miss Amy Paterson
SLR Consulting
3rd Floor Summit House
12 Red Lion Square
London
WC1R 4QH

Our ref: DISC/26/0013
Your ref: Arun Lea - RM 2 and 3 (2, 3, 4
5, 7)
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 22nd May 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

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).

Land at Wellcross Farm, Broadbridge Heath, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

2. **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).

Date of approval - 22nd May 2026

3. **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).

Date of approval - 22nd May 2026

4. **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).

Date of approval - 22nd May 2026

5. **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).

Date of approval - 22nd May 2026

7. **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).

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The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

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		14.05.2025

	APPENDIX 2B: MANUALS R1 (CONT) APPENDIX 3 : SYSTEM CHECK SHEET R1 APPENDIX 4 : CONTACT SHEET R1 APPENDIX 6 : INCIDENT CHECKLIST R1		
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 SERVICES INGROUND SERVICES LAYOUT	1163-ESD-XX-00-DR-XX-P2-1001 REV P02	26/03/2026
Plans	MECHANICAL AND ELECTRICAL SERVICES INGROUND SERVICES LAYOUT	1163-ESD-XX-00-DR-XX-P1-1001 REV P02	26/03/2026

Plans	ELECTRICAL AND ELECTICAL 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

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control