



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 (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
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: PWSMP Rev 03 dated 22/04/2026	

Main Comments:

Environmental health has reviewed the documents provided. We have the below comments:

Condition 3

I understand that approval for connection to the sewer system will be sought at a later stage. However, we 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.

We would be reassured if the 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, I have additionally noted the "Ceasing Monitoring" section. While what you say is in line with the guidelines, these decisions can't be made without Local Authority oversight. Therefore, can you please just add in a line to confirm what EHO's will be consulted before any monitoring is ceased.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	12/05/2026