



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0012
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 Supplies Management Plan prepared by Nicholls, • Review of Water Source Proposal for Wellcross Borehole prepared by Membrane Consultancy. • Assessment report of data submitted • Schematic • RO Report • PWMP Appendix 2 P1&2 • Incident Checklist • Weekly Plant Room Checklist and Action Plan	

Main Comments:

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

The appendices are difficult to locate, as they are neither referenced within the RO Report or the Management Plan nor clearly labelled on the planning portal. For the information to be readily identifiable and accessible, the applicant should ensure that all appendices are clearly titled, provided with cover pages, and properly cross-referenced within the main reports. It would also be entirely acceptable, and in fact preferable, for the applicant to submit a single consolidated report containing all relevant information and appendices in one place.

Condition 3 -

I am satisfied that most of condition 3 has been met. The only question I have is about the waste. RO produces two waste streams; the concentrate and the chemical waste. The RO report specifies that "RO waste will discharge to foul drainage and will be sufficiently diluted, presenting no anticipated issues.". Has a suitable consent been obtained from the water undertaker for this?

Condition 4 -

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:	18/02/2026