Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0205
Wellcross Farm, Five Oaks Road, Slinfold, West Sussex,

DESCRIPTION:
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:

In May 2021 outline permission for a continuing care retirement community of up to 141 units of accommodation and community facilities was allowed at appeal (DC/19/1897 refers), subject to a legal agreement. Site access was approved at this outline stage with all other matters reserved except access.

The outline permission established the principles for development of the site through the approval of a number of parameter plans and technical supporting information. These parameter plans, amongst other things, set out the extent of developable area; the vehicular, pedestrian and cycle accessibility within the site itself, the landscape and ecology strategy; density and arrangement of development and buildings through an indicative site layout. Access to the site is from the A264 and was approved as part of the outline application DC/19/1897 (Appeal Ref: APP/Z3825/W/20/3262938).

Condition 3 of the outline permission requires subsequent approval of the details of the layout of the development, the scale of each building, the appearance of each building, and the landscaping of the development (known as Reserved Matters). Condition 5 requires that proposals for reserved matters must demonstrate substantial compliance with the defined parameter plans approved as part of the outline permission. Additionally, as a reserved matters application, the infrastructure and other contributions and works required in connection with the wider development of this site are linked to the S106 legal agreement secured with the outline permission.

In November 2023, Phase 1 of the outline planning permission DC/19/1897 was approved (planning reference DC/22/1503 refers), for the provision of 47 units of accommodation (C2 – a mix of one and two bed apartments and cottages), communal facilities including the Village Centre building (restaurant, cafe, shop, hairdressers, spa and clinical consultation / treatment suite) and new ancillary buildings with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply.

The current application (DC/24/0205) comprises the remaining residential development proposal for Phases 2 and 3 which comprises a total of 94 units of accommodation (C2), including apartments and cottages, with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply. Phase 2 consists of 56no units of accommodation (40no one- and two-bedroom apartments with 16no cottages). Phase 3 comprises 38no units of accommodation (32no one- and two-bedroom apartments with 6no cottages). The residential units are an arrangement of two storey village apartment blocks and smaller scale individual cottages organised around shared landscaped spaces. Community facilities including are contained within phase 1 of the development. Access, infrastructure, open space, landscaping and associated works are throughout the development.

Phases 2 and 3 proposes a total of 90 parking spaces (of a site-wide total of 158). This reflects that the staff associated with community centre will be on site. The overall level of parking equates to 1.12 spaces per unit and accords with the developers needs through experience of several other operations within the southeast. On the basis for the 141 units, there will be 51 spaces for staff and visitors across the entire development, to be provided on an unallocated basis. Permits will be issued to residents and staff to enable a level of control and monitoring. Between 30 and 35 staff are likely to be on-site at any one time during peak periods, leaving some 16-21 spaces available for use by visitors.

A minimum of 17 Ultra Low Emission Vehicle charging bays will be provided along with passive infrastructure for all remaining spaces. Building Regulations Part S states that non-residential or mixed-use buildings should provide one 'active' Electric Vehicle (EV) charging point with 'passive' provision for one fifth of the remaining spaces. The proposed EV charging facilities exceeds this standard.

In accordance with WSCC guidance, across the entire development short-term cycle parking will be provided for 26 cycles, with additional long-term provision for six cycles for use by staff. This provision is in accordance with the outline consent. Cycle and scooter parking facilities will be provided within secure and sheltered communal storage areas on the site. The accommodation blocks will be provided with dedicated areas to store and charge mobility scooters, residents will also be able to access and store scooters within their rooms via lift access.

Like Phase 1, the development would be subject to water efficiency fixtures and fittings, including rainwater harvesting, and served by two boreholes on site, and a pumphouse and water treatment process to allow for non-potable and potable water use. These measures and infrastructure are necessary for the development to demonstrate water neutrality, as was done in Phase 1. The measures are supported by the same suite of evidence on the proposed boreholes and water treatment process as Phase 1, which enabled the Council (in its duty as Competent Authority) to complete its Appropriate Assessment under the Habitat Regulations. This evidence includes water testing results and copy of the applicant's abstraction licence to the Environment Agency.

The Reserved Matters application package also provides information with respect to conditions 3 (Reserved Matters), 7 (Noise Mitigation), 8 (Landscape and Ecological Management Plan), 9 (Lighting), 14 ( Construction Management Plan), 15 (Drainage Strategy), 16 (Surface Water Drainage Statement), 17 (Finished Floor Levels), and 18 (Biodiversity Mitigation and Enhancement Layout) imposed on the outline permission, with the intention that these details can be agreed to avoid the need to impose pre-commencement conditions on those matters to which the conditions relate at reserved matters stage.

SITE AND SURROUNDINGS:

The wider Site relates to a parcel of land located in the countryside, southwest of the Built-up Area Boundary of Broadbridge Heath by the River Arun and its associated flood plain (Flood Zones 2 and 3 along the east and north of the site). Newbridge Nurseries sits north of the site beyond the River Arun. The Site is bound by a tree belt along Five Oaks Road which limits views into and out of the site. The River Arun runs through the site with a woodland area to the east bank. Throughout the site, there is vegetation and mature hedgerow demarcation. Tree Preservation Order (TPO/1215) covers trees adjacent to the southwest boundary. A Public Right of Way (PROW1628) crosses the southwest corner of the site.

The Site, with the benefit of outline planning permission, is approximately 4.19 hectares (10.36 acres). The Application Site for Phase 1 itself comprises 2.68 hectares (6.64 acres). The application site consists primarily of an 'L' shaped area of open farmland, which is currently used as horse paddocks.

The nearest designated site of nature international importance is The Mens Special Area of Conservation (SAC) located over 10km from the boundary to the west / southwest. The site is within the Bat Sustenance Zone for The Mens SAC. The site lies within the Brick Clay (Weald Clay) and Building Stone minerals safeguarding areas. The Grade II Listed Lyons Farmhouse is set 100m west of the site to the opposite side of the Five Oaks Road. A low/medium pressure gas pipeline runs to the north site boundary. A high pressure gas pipeline falls east of the site.

To the south of the site is Wellcross Grange Care Home, which is a 41-bed nursing care unit, and the BIRT Rehabilitation Centre. Beyond this are uses that include a private airfield (Slinfold Aerodrome), and equestrian and agricultural uses. Residential and commercial uses are located on the junction of Five Oaks Road / Lyons Road. The site falls within the 3km buffer around the Slinfold Aerodrome landing strip.

The village centre of Broadbridge Heath, with its various social and community facilities (including the Bridge Leisure centre with its indoor bowls centre) is to the east / northeast. The site is located within the Parish of Itchingfield, adjacent to the western periphery of the built-up area boundary of Broadbridge Heath, to the south of Five Oaks Road (A264) and approximately one mile to the east of Slinfold village.

RELEVANT PLANNING HISTORY:

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|---|---|---|
| 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) | Application Refused on 07.08.2020<br>ALLOWED at Appeal 27 May 2021 |
| DC/22/1137 | Non Material Amendment to previously approved application DC/19/1897 (Outline application for continuing care retirement community of up to 141 units of accommodation (C2 Use) and community facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access). Additional trees to be removed for development (115; 49f; 49j identified on Tree Extract 1 and Tree Extract 2 16 June 2022) | Permitted 03-08-2022 |
| DC/22/1387 | Non Material Amendment to previously approved application DC/19/1897 (Outline application for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and associated community facilities) for amended wording of condition 10 (Species licence) and licence process. | Permitted 25-10-2022 |
| DC/22/1388 | Non Material Amendment to previously approved application DC/19/1897 (Outline application for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and associated community facilities) to allow for amendments to the wording of condition 13 (archaeology) for a revised timetable for phased programme of archaeological works. | Permitted 25-08-2022 |
| DISC/22/0260 | Approval of details reserved by condition 13 (archaeological works) as amended by NMA DC/22/1388 for Phase 1 and initial phase of archaeological fieldwork ONLY to approved application DC/19/1897 (outline application for a continuing care retirement community). | Permitted 29-09-2022 |
| DISC/22/0313 | Approval of details reserved by condition 10 (Natural England licence) to Phase 1 ONLY to approved application DC/19/1897 (continuing care retirement community of 146 units of accommodation (C2 Use) and community facilities with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access). | Permitted 05-04-2023 |

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|---|---|---|
| DISC/23/0132 | Approval of details reserved by conditions 10 (Natural England Licence) 13 (archaeological trial trenching),19 (contamination) and 29 (dormouse mitigation) for ALL phases/whole development to approved application DC/19/1897 (continuing care retirement community of 141 units of accommodation (C2 Use) and community facilities (all matters reserved except for access) as amended by Non-material Applications (Refs DC/22/1387 Condition 10 and DC/22/1388 Condition 13). | Permitted 08-12-2023 |
| S106/23/0007 | Deed of Variation to modify planning obligation dated 22.01.2021 to planning permission DC/19/1897. Insertion of financial contribution towards improvements of Public Right of Way Bridleway No. 1630 in lieu of removal of provisions requiring implementation of pedestrian access across river. | Permitted 22-11-2023 |
| DISC/23/0169 | Approval of details reserved by condition 14 (Construction Management Plan) to approved application DC/19/1897 (continuing care retirement community of 141 units of accommodation (C2 Use) and community facilities) | Permitted 06-12-2023 |
| 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 |
| DISC/24/0059 | Approval of details reserved by conditions 2 (Construction Management Plan) 6 (underground services) and 7 (surface water drainage scheme) to approved application DC/22/1503 (Reserved Matters pursuant to condition 5 of DC/19/1897 for Phase 1 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). | Pending Consideration |
| DISC/24/0061 | Approval of details reserved by condition 19 c) ONLY ALL PHASES (Contamination) to application DC/19/1897 (141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and consultation/treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access). | Pending Consideration |

RELEVANT PLANNING POLICIES

**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015):**

Policy 1: Strategic Policy: Sustainable Development
Policy 2: Strategic Policy: Strategic Development
Policy 3: Strategic Policy: Development Hierarchy
Policy 4: Strategic Policy: Settlement Expansion

Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 18 - Retirement Housing and Specialist Care
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

**West Sussex Joint Minerals Local Plan (July 2018)**
**West Sussex Waste Local Plan (April 2014)**

**Itchingfield Neighbourhood Plan:**
Planning Advice Note (June 2023)
Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

To support the hard work of local communities, Horsham District Council has prepared this Planning Advice Note. These Advice Notes highlight how the policies in the Neighbourhood Plans are considered to align with National Planning Policy. This Planning Advice Note draws together current adopted Local Plan policies, and up-to-date national policy guidance including relevant ministerial statements and the outcome of the Neighbourhood Planning Examiner's report. It therefore forms a material consideration that will be considered by decision makers when determining planning applications.

When the strategic solution to Water Neutrality is implemented, the Council will proceed to take the Itchingfield Neighbourhood Plan to Referendum and upon a successful result the Council will 'make' the plan at full Council at the earliest opportunity.

Policy 1: Green Infrastructure conservation
Policy 2: Biodiversity conservation
Policy 5: Protection of green infrastructure
Policy 12: Design of housing
Policy 13: Sustainable design requirements
Policy 14: Housing mix
Policy 15: Off-street parking

**Supplementary Planning Guidance:**
Planning Obligations and Affordable Housing SPD (2017)

**Planning Advice Note:**
Biodiversity and Green Infrastructure Planning Advice Note (2022)

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

**Natural England:** Comment
Application falls within Sussex North Water Resource Zone (SNWRZ) and therefore subject to water neutrality, however this issue has been addressed and the mitigation strategy approved by Natural England in our response to application DC/22/1503 (our ref. 453978)

Natural England concur with the findings of the HRA The Mens SAC (dated June 2020) to the Outline Application (DC/19/1897) and as a result, no further comments to make.

**Active Travel England:** No comment

**Southern Water:** No comments to make with regards to condition 5

**Sussex Police**: Direct to www.securedbydesign.com where SBD Homes 2024 document found.

**WSCC LLFA**: No Objection
(Final): Applicant provided a drainage technical note to account for the local flood risk issues and surface water drainage at this location. Following review of submitted documents, details in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

**WSCC Highways:** No Objection
No objection is raised. As noted a small section of Footway would improve the internal layout.

**WSCC Minerals and Waste:** Advice
Decision maker should be satisfied proposal minimise waste generation and maximise opportunities for re-using and recycle waste.

**WSCC Fire & Rescue:** Advice
Prior to commencement of development details showing location of required fire hydrants be approved in writing by Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

**HDC Archaeology consultant:** No concerns
Site subject to comprehensive archaeological trial trench evaluation that demonstrated significant archaeological remains not present on site.

**HDC Ecology Consultant**: (Final) Recommended Approval subject to implementation of conditions to be discharged.
In addition to previous comments dated 16 April 2024, now reviewed email response to our request for further information. Now satisfied sufficient ecological information available on landscape planting for determination of this RM application and to discharge conditions 8 (LEMP) and 18 (Biodiversity Mitigation and Enhancement Layout) when submitted.

**HDC Waste:** Comment
Would not say the truck dimensions pose any unique circumstances. A new plan does not need to drawn up, just wanted agents to be aware our trucks are bigger than a fire rescue vehicle.

**HDC Landscapes:** (Final) No objection in principle but clarification requested below. If minded to approve: Hard and soft landscape condition LMMP.

**HDC Environmental Health**: (Final): Comment
*Water Neutrality:* If proposals for Phases 2 and 3 utilising the same boreholes, treatment plant etc as Phase 1 then fine.

*Noise:* Environmental Health reviewed Hydrock Noise Assessment and following comments to make. Confirm satisfied with report and conclusion *'provided the mitigation measures and design requirements outlined in this report are implemented, the proposed development will meet the requirements of National and Local Policy and guidance, and the site is suitable for the proposed uses'* is accepted. If applicant can formally confirm above-mentioned mitigation measures and design requirements will be implemented, confirmation that all apartments in phases 2 and 3 will be fitted with a Mechanical Ventilation with Heat Recovery (MVHR) system and the glazing will be installed as per Table 7 of the above-mentioned report – 'Required Window/Glazing Acoustic Performance'.

**HDC Housing:** Ask for further clarification on tenure size.

Representations:

**Itchingfield Parish Council**: *Objects on the following grounds:*

*1. The level of affordable housing being offered for the 92 dwellings in phases 2 and 3 is only 20%, the norm being 35%. These two phases form the greater part of the proposed 141 dwelling continuing care community and it is unclear how the deficit will be made up from the remaining phases. HDC's own Housing Department in their representation has effectively shown that there is a considerable need for the facilities offered by this development. Providing the normal level of affordable dwellings would at least give some justification for this generally unwanted development which otherwise contributes nothing to the local economy nor to satisfying the housing needs requirements of Itchingfield Parish in the upcoming Horsham District development Plan currently at regulation 19.*
*2. It is also noted that the age threshold for eligibility to live in the development has been raised from the original 50 years of age to 65 years of age. This may adversely affect the numbers of potential customers and ultimately affect the viability of the development. From this the Council is concerned that these dwellings may become Market Housing by default. Thus making a complete nonsense of both the Housing Needs Assessment of the Itchingfield Parish Neighbourhood Plan currently still held by HDC at regulation 19 and the revised Housing Needs Assessment by HDC for Itchingfield Parish in the Horsham District Development Plan also at regulation 19.*

**Public:**
4 no. objections received from separate property addresses; content summarised below:

Principle and location, character and landscape impacts
*Overdevelopment. Erosion of Broadbridge Heath and Slinfold's green space. Please stop this countryside destruction - enough is enough. Public footpath goes right through this. Will get turned into rubbish dumping bushes just like bridleway in Broadbridge Heath has. Height and intrusiveness of the buildings; blocks are larger and out of sync with the rural place. Elite development and does not satisfy housing shortage needs for younger people.*

Highway Access and Parking
*Five Oaks Road unbelievably busy and will only add to this. Traffic disruption already in an area that has suffered enough development. How has blind bend on the main road been mitigated as an entrance? Previous fatal accidents so needs to be made safe.*

Private Airstrip of Wellcross Aerodrome.

- Safety.

*Phase 2 directly in landing and take-off path for planes. Presents new obstacles in path of planes and safety of established existing buildings in Wellcross Farm and safety of pilots and future care village residents. Safety must be paramount. Safety must include not just minimum clearance of new buildings heights plus curtilage space but also include leeway! Buildings must be reasonable distance away for safe clearance. Take-off and landing over the buildings taken as one and the same by York Aviation. Take-off follows a much more vertical path where safe landing follows a flatter more horizonal path. It is necessary to properly assess the plane's safe landing trajectory, not good enough to just assume take-off path covers this. Nearby established cottages are one storey only bungalows with converted loft space and small chimneys. New trees and existing overhead electricity wires in path of planes.*

- Noise and intrusion.

*Planes will be flying low and noisily over the new buildings. New residential buildings directly under the landing fight path is not only a question of how many fights or how long each intrusion would last, but also an intrusion of now near or unexpected the noise would be. Depends on the plan. What would happen if a plane had to abort a fight and is surrounded by nothing but houses? Do not want high buildings in the fight landing path. 3 storeys plus chimney is a high building.*

- Aerodrome Safe Guarding at Slinfold Aerodrome.

*Public Safety Zone (PSZ) Assessment Public Safety Zones are established at the end of UK airport runways to manage safety concerns pertaining to air accidents. The zones have a defined boundary within which development is restricted - with the goal of limiting the number of people that would be in the zone if there was an aircraft incident. Development is not forbidden within a Public Safety Zone, however there are restrictions that relate predominantly to the type of development that is being proposed. New residential development, for example, is unlikely to be approved whilst development that does not attract large numbers of people (such as a long-stay car park) are more likely to be accepted. The Purpose and Legislation of Aerodrome Safeguarding Aerodrome Safeguarding ensures the safety of aircraft manoeuvring on the ground, taking off, landing or flying in the vicinity of the aerodrome. Aerodrome safeguarding is a legal requirement under ICAO (International Civil Aviation Organisation) and the UK CAA (Civil Aviation Authority). The processes undertaken to safeguard aerodromes are regularly audited by the UK CAA (Civil Aviation Authority). Certain aerodromes are protected in law by UK Government (Department for Transport). These certificated and licensed aerodromes are currently listed in ODPM/DfT Circular 01/2003 'Safeguarding of Aerodromes, Technical Sites & Military Explosives Storage Areas Direction'. This measure ensures that aerodrome operators are statutory consultees in the planning process and can check that the safe operation and development of their aerodromes are not impacted by external developments. The circular for England & Wales can be found on the Government website and for Scotland you will find it on the Scottish Government website. Consultations*

*The Government directs Local Planning Authorities (LPAs) to consult with officially safeguarded aerodromes. The aerodromes lodge safeguarding maps with the LPAs and whenever a development of a specified height is proposed within the colour coded area (distances may vary between aerodromes) a consultation is required. There will also be a 13km wildlife circle depicted on a safeguarding map, in which the aerodrome will wish to be consulted on any developments that have the potential to attract wildlife; birds will be the main concern in the UK. The Developer at Wellcross chose York consulting to advise them on matters pertaining to Aviation. York chose to view Safeguarding at Slinfold Aerodrome (CAA CAT 2B) as informal, even though by their own calculations there will be a clearance of 1.1metre between some aircraft departing to the Northeast and the rooves and Aerials on their proposed buildings. This development clearly will expose the residents to a significantly increased risk as well as any aircraft and their passengers. The Civil Aviation Authority (CAA) quite correctly impose minimum safe heights at which Aircraft can fly in certain situations. Normally considered as not within 500 feet of object, person or vessel or structure but an unrestricted height for the purpose of take-off and landing. The proximity of the proposed development to Slinfold Aerodrome means that there will be multiple aircraft passages at very low level. The OLS figured in York Consultings is not correct. The registered Aerodrome Safeguarding chart is available on HDC's site and was constructed by an accredited specialist in this field. Severe weather and major technical malfunctions DO NOT respect any difference between formal or in formal safeguarding. It is either Safe or NOT safe.*

Water Neutrality

*Necessary to deal with a water stressed area under a long moratorium that is not just an area of drought but also an area of continuous water flooding and surface water flooding. Until learnt to cater for existing population, no more wide scale development in climate stressed times! Boreholes change the natural environment, draining natural water table, ecology, and soil make-up, educing river flow. No clear what this will impose on riverside environment. Luxury elite development needs on big lot of extra water demand. Every assessment made for Phase 2 calculated using minimum usages, usage for Faygate for comparison. Water usage must be calculated as the total site water usages to accurately reflect whole site water demand. Water Neutrality is such a huge issue within the district with many applications much smaller than this waiting for approval. This application must wait its turn in the queue until such time as an answer has been found. Is a swimming pool really necessary as the applicant claims it will not get much use! Limiting supply to residents how will that work when each unit will not be individually metered?*

Loss of General Amenity
*Pump house would make continuous noise in area. Water pumping will be noisy! How noisy? Noise and intrusion in a country area during construction.*

Flooding and sewerage
*Proximity to Arun River not something to ignore. Run of flooding events over autumn and winter of 2023/24. Floods monthly. All around the country floods took place to unprecedented circumstances. Will be implications if failed to be heeded. More people will bring more run-off and more requirements to deal with waste and sewage. The site is downriver from Horsham's main sewage plant and all know about lack of dealing with sewage waste. How realistic is this development going ahead and what mitigations against environmental exploitation and damage have been taken? It is obvious new residents will be on edge (if not in) a swirling river? Last winter the river Arun swirled across the development land an encircled an old oak tree. WAS I EXAGGERATING A SMALL SLOPE IN THE FIELD IN THE PROPOSED DEVELOPMENT AREA WAS ALL THAT DIVIDED IT FROM THE RIVER. Would not take much for the whole area to be compromised by rising water. The water saturates the land and the water table rises – where will all the new drainage go? Already water pumps. The land itself is heavy clay. This land is subject to subsidence. Flooding across Broadbridge heath to Billinghurst road. Water washing over cars in both directions. This was new! These things are warnings. Flood plain should not be enhanced – a byword for manipulated to the desires of the development. This must not happen!*

Procedural Matters
*Continued to be thwarted by lack of delivery of letters and inability to use online. Trepidation about being able to influence reserved matters. Great deal of adverse information over suitability of site ignored. No planning application notice sent to No 1 Wellcross Cottages despite there only 3 metres between the property and the site. Facts unpalatable for developers, for local councils who insist this has been forced upon them, for local entrepreneurs as business opportunity. Land turned down so many times for large scale major development. Itchingfield and Slinfold Parish continuously expressed their opposition. Development was opposed by all the parish councils. What happened? The folly of altering nature does not work. Can see it all around in past failure.*

HUMAN RIGHTS AND EQUALITY:
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

The key issues are the compliance of the scheme with the principles established through the approved outline permission and S106 legal agreement; the proposed housing mix and affordable housing; the layout, scale and design character of the proposed development; the impact on the amenities of nearby and future occupants, accessibility and parking considerations, air quality; drainage; refuse; archaeology and ecology, as well as aircraft safety. An additional key issue is the demonstration that the proposal is water neutral.

**Compliance with the outline permission and S106 legal agreement**

In planning policy terms, the site is in the countryside. However, the site benefits from extant outline permission allowed on appeal for a continuing care retirement community of up to 141 units of accommodation and community facilities (DC/19/1897 refers), so the principle of the development has

been accepted. Phase 1 has been approved (DC/22/1503 refers) having been considered in compliance with the outline permission.

Parameter Plans

This reserved matters proposal for Phases 2 and 3 of the development is in substantial compliance with the parameter plans approved at outline stage which fixed the development principles (NB Condition 5 of the outline planning permission requires 'substantial' compliance' with the stated parameter plans). These are assessed in detail below:-

*04 REV E – Landscape Strategy received 20 January 2020*

Phases 2 and 3 as proposed are in substantial compliance with the indicative landscape approach fixed at outline, including in terms of the arrangement of buildings and spaces to allow for integration and restoration of landscape features including the riverside wetland and wildflower meadow, and restoration of mature native hedgerow and structural planting within the site. Significant areas of landscaping and greenery could still be accommodated relative to the river corridor and other areas of visual sensitivity around the periphery of the overall site, in compliance with the landscape strategy approved at outline stage.

*SK005 S2 REV P1 – Wetland Scrape Levels date received 16 January 2020*

Phases 2 and 3 as proposed are in substantial compliance with the indicative proposed wetland scrapes set out at outline stage.

*2738-006 REV E Proposed Site Plan date received 20 December 2019*

Phases 2 and 3 as proposed will provide all the same volume of units as permitted at outline within these phases of the development, with it judged that the layout is in substantial compliance with the approved indicative site plan. This consists of two storey village apartment blocks and smaller scale individual cottages organised around shared landscaped spaces.

Some difference is evident, related to the building arrangement and form compared to the indicative site plan at outline. This is principally around the how the buildings integrate with shared landscapes spaces.

The applicant has explained that these layout changes are in response to site constraints and final worked up building designs and services/drainage easements. Notwithstanding the changes, the principals of site layout, whereby development village apartment blocks and cottages are arranged in smaller courtyards or clusters with buildings positioned to make the most of views into and out of the site as well, particularly east to the river meadow, continue to follow the indicative scheme at outline stage.

Overall then, whilst design changes have been made, the Council is of the view that the proposed site layout for phases 2 and 3 of the development is in substantial compliance with the proposed site plan at outline stage, noting also that condition 5 on the outline permission allows for variations with the agreement of the local planning authority.

*2738-009 REV A Massing Strategy date received 20 December 2019*

The outline approval did define storey height parameters to the development, in the Massing Strategy (2738-009 REV A). As Condition 5 stipulates, the Phases 2 and 3 Reserved Matters should demonstrate substantial compliance with the Massing Strategy approved at outline (drawing 2738-009 REV A).

There are some changes to the buildings at the lower end of the storey range, those up to 2.5 storeys in height, but it remains that the lower storey buildings appropriately follow a tapering down in scale towards the southeast, this being the most sensitive to the riverside setting and resultant visual intrusion to wider countryside. This is mainly due to the articulation of the roof meaning some half-

dormers now form full gables, but positioning of the eaves means these buildings still retain an appropriate scale. Overall, it is judged the proposal is in substantive conformity with the massing strategy approved at outline.

*2738_002 REV E Parameters Plan date received 20 December 2019*

Following submission of the revised Design Precedent Document dated 18 May, there remains a slight deviation between the Developable Area proposed to that approved at outline. It is noted that the bridge access across the River Adur is not shown. This is because of the bridge access is no longer being proceeded with (application S106/23/0007 refers). The planning layout is therefore in substantial conformity with the approved parameters plan.

*2738_001 REV C Location Plan date received 16 September 2019*

The red line of Phases 2 and 3 complies with the location plan red line.

*H-02 REV P2 Main and Construction Access date received 16 September 2019*

The proposed development is in substantial compliance with the main and construction access details approved at outline.

*H-05 REV P1 Emergency Access date received 16 September 2019.*

The proposed development is in substantial compliance with the emergency access details approved at outline.

**Housing Mix**

The commentary from Itchingfield Parish and HDC Housing team is noted.

The amount of affordable housing for the entirety of the proposed development was accepted when the outline application was allowed at appeal. It is required that 20% of the Extra Care Dwellings to be provided as on-site affordable housing. This is legally binding as per the Section 106, signed by Horsham District Council and Senior Living (Broadbridge Heath). Due to this application being a reserved matters the percentage of affordable is to be in accordance with what was agreed at the outline application stage.

It remains broadly the case that the current proposed development within Phases 2 and 3 provides a sufficiently range and mix of retirement and specialist care housing property types and distribution of affordable tenure to satisfy the requirements of HDPF Policy 18 to meet needs of the district's communities. The developer remains obliged to provide the bespoke affordable tenure secured at outline under the requirements of Policy 18, not the 35% for conventional market housing (as per HDPF Policy 16).

Further, Inspired Villages are an operator of Integrated Retirement Communities, as per the signed Section 106 agreement. To move into Arun Lea you must be aged over 65 years old- this was agreed and signed prior to the appeal decision. Therefore, the age requirement for eligibility has not been raised or changed since the outline submission and decision.

**Layout character and townscape design**

Overall Phases 2 and 3 at reserved matters stage continue to adhere to the site layout, providing a strong legibility, with focal corner plots addressing visas and key locations, and both phases continue to contribute to an appropriate mix and transition in building types and heights across the development. Most views down streets will finish at building forms and positions that reinforce street character whilst allowing for integration of landscaping that is characteristic of surrounding countryside qualities and the riverside environment. There is tree planting. The street furniture and surfacing palette complements the architectural approach as well as street scenes, and all reflect the local vernacular with a limited

material palette to ensure consistency; the local architecture precedents are used to inform the form of development.

The scheme is considered in overall compliance with the observations noted by Sussex Police, which for the most part focused on management of the facilities outside of planning control, so the proposed development is considered a safe and secure future environment. This includes the arrangement of buildings to contribute to natural surveillance.

For these reasons, the layout and design of the development applied for at Reserved Matters is a broadly acceptable response to the surrounding locality in terms architectural form, scale and character, and landscaping.

On levels and associated earthworks (the development involves some moulding as integral to creation of landscape features), whilst on the whole these appear to be acceptable in principle, the Council's Landscape Architect has asked for clarity in regard to the footpaths as they are somewhat altered from the site layout plan to understand how they connect to the Wetland Scrapes area and note a cause for concern in regard to how proposed earthworks interact with proposed and existing planting. Detailed planting plans have not yet been submitted for Phase 2 but trees should ideally be secured at this stage. There are trees that are currently proposed on or within slopes, therefore earthworks or planting may need adjustment. In addition, there appears to be a discrepancy in the sensitive southeastern corner of Phase 2 - the earthworks indicate that the Root Protection Area (RPA) of the existing trees will be unaffected, however the levels indicate that a large portion of the RPA will be filled with soil, which could potentially cause rapid decline and the loss of the tree which must be retained. Request that these trees are included within the levels plan and the earthworks amended accordingly to avoid their RPAs. This also applies to the retained hedgerow, where a large portion of fill is proposed within its RPA within the southwestern corner - some distance may be required to secure its retention.

Turning to the finer grain of the landscaping, whilst the Council's Landscape Architect concludes there are no substantive concerns, identified clashes between certain drainage infrastructure (particularly the geo-cellular attenuation tanks and tree planting) have been identified. It is requested that detailed planting plans to show species and size of proposed new trees are provided. It is unclear as to the proposal for the area adjacent to moveable planter garden, originally labelled as a 'Productive Garden'. Please review planting to larger bin stores for Phase 2 and 3 to provide some screening and more interest. Please note new trees on principle access routes have been agreed at 30-35cm girth and street trees at 20-25cm girth (DC/22/1503) but this does not appear shown. Ensure planting schedule has been updated to show correct sizes. Clarify plant schedule as states GT2 Meadow Mixture for Sandy Soils but proposed EM4 is recommended for high clay soils, so please amend as necessary. An opportunity for a tree beside parking bays in front of Block 6, as indicated on Colour Landscape Plan and Site Block Plan has already been explored but discounted by the applicant as it would necessitate a change in layout.

These detailed considerations (levels; earthworks; finer grain landscaping) are yet to be agreed, and the revisions sought can be explored through the imposing of conditions in the event of approval, including a bespoke landscaping condition. Because the detail is yet to be agreed, certain submitted plans and documents relating to landscaping will not be included on the approved plans condition (plans detailing earthworks and proposed levels, site wide landscape and general arrangement landscape plans, and landscape maintenance and management specification (by Fabrik Jan 2024) in respect of landscaping (but still approved for biodiversity enhancement purposes – see Ecology section of this report).

**Residential Amenities**

The separation of the 'wings' from the main VC building means fewer future residents would have internalised access to its facilities. The development distribution, including that of amenity space, is nevertheless judged appropriate to satisfy elderly needs and requirements and is accessible and would contribute positively to the distinct character of the development and site.

The Phase 1 development abuts several residential dwellings and residential accommodation facilities. It is judged that the impact on the amenities of occupiers of existing properties arising from the Phase 1

development would not be adversely harmful. The new buildings in the development stand a reasonable distance back from the boundaries and their orientations are such that overshadowing onto existing buildings would be minimised. These separation distances and the relative consistency in ground levels between dwellings, together with the similarity in scale of the buildings, all ensures there would be no adverse overbearing impact onto neighbours or harmful loss of daylight and sunlight. The proposal is for domestic dwellings, within a backdrop of existing residential noise and disturbance.

Within the site itself, the proposed dwellings would be set within plots with gardens of a good size. Adequate separation distances would ensure residents of each future dwelling would have an acceptable level of amenity.

To help protect the amenity of existing residents and future occupants of the scheme as the development is completed, a condition was imposed on the outline permission requiring the submission of a Construction Environmental Management Plan (CEMP), which sets out measures to control noise, dust and light spillage. The approval of this will consider need for the relocation of the contractor compound, as completion of the development proceeds.

Given these amendments and the existing conditions imposed on the outline planning permission the proposal will result in an acceptable quality living environment for current and future occupants of the development, and would not have an adverse impact on the amenities of existing residents adjacent to the development site.

**Accessibility and Parking**

West Sussex County Council in its capacity as Local Highway Authority is satisfied with the internal highway layout. Layout Vehicle tracking has been provided that demonstrates the general principles of the design accords with Manual for Streets guidance. All internal roads are to be privately maintained; the primary access road will have a width of 5.5m with lightly trafficked roads being a 4.8m shared service.

WSCC has identified one instance where certain dwelling units would benefit from a footway adjacent to the carriageway. However, there is an alternative route, albeit less direct, available for residents and the footway provision would require cut back of an established hedgerow identified as important for is as a landscape feature and necessary to be retained as an avoidance measure of harmful impact on bat commuting/foraging (the Council's HRA AA for The Mens). It is balanced that the need for the additional footway does not outweigh these resultant harms, so has not been sought.

The road network is suitably laid out for refuse vehicles to conduct kerb collections, with collection points suitably located and accessible. This has been confirmed by Horsham District Council's waste services. Refuse collection will be undertaken by private waste contractors with bin stores located on the primary access route. Site staff will be responsible for moving wate around the site to the central collection point. Vehicle tracking has been provided for a refuse vehicle and fire tender and is acceptable.

The Local Highway Authority is equally satisfied with the level of parking (car and cycle) provisions within the site. The estate parking strategy has been designed in accordance with the principles set out in the WSCC Parking Demand calculator. All the dwellings have been provided with an adequate number of parking spaces (1.12 spaces per dwelling), the level of which is supported by evidence from other sites run by the applicant. The spaces are larger than an average space to allow ease of access for future residents. Internal space will be provided for cycle storage. A total of 26 short term cycle parking spaces are provided and 6 long term spaces for staff and is acceptable No details of the location of EV charging spaces appear have been provided however the applicant details 17 charging bays will be provided along with passive infrastructure for the remaining spaces and exceed Building Regulation standards for the type of development.

**Ecology**

The outline permission is subject to a suite of conditions that make adequate provision to deal with mitigations for biodiversity and conservation at construction and operational phase of the development.

The conditions imposed at outline remain valid following reserved matters approval, so the developer would still be required to comply with the requirements of these existing conditions. For example, mitigation for widespread species and habitats has already been secured by condition 6 as each phase shall be carried out in accordance with the details contained in the Ecological Impact Assessment (EcIA) by BWB dated August 2019 and the Ecological Addendum (BWB, January 2020).

- Habitats Regulations Assessment (HRA)

The Council's consultant Ecologist is satisfied that Phases 2 and 3 will be compliant with the Council's HRA Appropriate Assessment (June 2020) for the Outline Application (DC/19/1897); embedded measures will be delivered as part of the Reserved Matters approval and to avoid adverse effects on the integrity of the interest features (Barbastelle bats) at The Mens SAC.

Natural England's formal consultation response includes comments relating to The Mens and Ebernoe Common Special Areas of Conservation (SAC). In its previous comments (Ref 315806 27 June 2020) Natural England stated that, having considered the Council's project level HRA/AA (dated June 2020), and the measures proposed to mitigate for any adverse effects, Natural England concur with the findings of the Council's HRA AA and as a result, have no further comments to make.

- External lighting

The external lighting report confirms the LED luminaire selection, lighting control strategy and maintenance strategy will deliver a sensitive lighting strategy to ensure a dark corridor is maintained in areas in which Barbastelle bats may forage and commute in the areas of woodland and river corridor. The Council's consultant Ecologist is satisfied that the lighting scheme will follow best practice guidelines (Guidance Note 8 - Bats and Artificial Lighting). The Council's consultant Ecologist welcomes confirmation that the lighting strategy has been designed to ensure that lighting to the riparian corridor and area along the river and woodland is provided with 0 lux, as noted on page 12 of the submitted External Lighting Assessment and to ensure a buffer area where no lighting is installed near to/adjacent to the river. The Council's consultant Ecologist is satisfied that the lighting will therefore be compliant with the HRA for the development for DC/19/1897 approved by Natural England. This is sufficient to support discharge of Condition 9 (lighting) imposed at outline.

- Reptile Mitigation Strategy

The walkover survey of the site by an experienced ecologist from Applied Ecology Ltd was completed in March and April 2022 which found that the habitats had not changed significantly in extent, condition or distribution, and their likely value to reptiles was considered as reported in 2020. The Council's Ecologist is satisfied that implementation of the Reptile Mitigation Strategy (Applied Ecology Ltd, June 2022) as required by Condition 11 of DC/19/1897 will avoid harmful impacts on reptiles. This is sufficient to support discharge of Condition 11 (Reptile mitigation strategy) imposed at outline.

- Construction Environment Management Plan (CEMP Biodiversity)

The submitted CEMP Biodiversity is fit for purpose to avoid impacts on protected species likely to be present within the development footprint and sufficient to support the discharge of 12 (CEMP). Thereby its implementation will support the delivery of Phases 2 and 3 reserved matters development if consented. This is sufficient to support discharge of Condition 12 (CEMP) imposed at outline.

- Landscape and Ecological Management Plan (LEMP)

Following clarification by the applicant, the Council's consultant Ecologist welcomes confirmation that native species planting will be shown on the relevant GA sheets (Fabrik, Jan 2024) to be delivered as part of the landscaping for the Phase 2 and 3 areas as secured by condition 8. It is noted that detailed planting plans and schedules will be prepared and are proposed to be submitted through discharge of condition. Proposed species will include native and non-native species that are appropriate for each location and microclimate. The Consultant Ecologist invites opportunity for liaison with the applicant's team and the Council's Landscape Officer to ensure this is incorporated where possible to meet the HRA requirements for bats. The required mitigation package needs to include the creation of the

proposed wetland areas and wildflower meadow on the Wellcross Farm site as referenced in section 6.3 and 6.4 of the Site Wide Landscape Maintenance and Management Specification PL04 (Fabrik, Jan 2024). This aims to increase invertebrate abundance and provide further foraging opportunities along the riparian zone.

The Council's consultant Ecologist also welcome reassurance that the outline planting schedule provides an indicative list of trees and native plants and confirmation that the Soft Landscape Strategy of the detailed proposals will incorporate the above reference and consider this can also be conditioned. This will be necessary to meet the need to reduce the opening and help to maintain connectivity for bats as required by the Council's Bat HRA Appropriate Assessment for the outline application and secured by the Ecological Addendum (BWB, January 2020) under Condition 6.

- Biodiversity Mitigation and Enhancements

The Council's consultant Ecologist notes the BNG Assessment briefing note 2022 vf6 update 2024 (Ecology Solutions) states that "the results of the updated BNG analysis work have confirmed that the site can deliver significant net gains to biodiversity, in excess of what would be required when the requirement of the Environment Act come into force (i.e. +10% BNG)". It is accepted that Metric 2.0 is the appropriate version to be used, and the full spreadsheet is submitted. The Council's consultant Ecologist is aware indicative locations for bird and bat boxes are shown in the Biodiversity Mitigation & Enhancement for Phases 2 and 3 (Applied Ecology Ltd. Jan 2024) but highlights that for clarity, these should also be on an architect drawing or landscape plan. It is requested the final locations and confirmation that the bat box installation will use south-east or south-west aspects (as advised in Biodiversity Mitigation and Enhancement for Phases 2 and 3 (Applied Ecology Ltd. Jan 2024)) are provided to allow discharge of condition 18 (Biodiversity Mitigation and Enhancement Layout). It is welcomed confirmation that proposed new fencing is limited in Phases 2 and 3 to the pumping station and bin stores. The Council's consultant Ecologist agrees that hedgehog highways as set out in Ecological Addendum (BWB, January 2020) into these areas are unnecessary, and is now satisfied this is not an issue for discharge of condition 18.

<u>Summary on Ecology Matters</u>

Following provision of further information on landscaping and external lighting, the Council's consultant Ecologist no longer has any ecological objection to the reserved matters application. It is expected at a future date to review details to support discharge of conditions 8 (LEMP), 9 (lighting) and 18 (Biodiversity Mitigation and Enhancement Layout).

**Water Neutrality**

Horsham District is supplied with water by Southern Water from its Sussex North Water Resource Zone. This supply is sourced from groundwater abstraction in the Arun Valley, including Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site (the 'Arun Valley Sites') at Hardham (near Pulborough). Natural England has advised water abstraction for drinking water supplies is having a negative impact on the Arun Valley Sites and that any new development must not add to this negative impact, and one way to achieve this, is to demonstrate water neutrality. Decision makers must, as competent authority, ensure compliance with the Conservation of Habitats and Species Regulations 2017 (known as the Habitats Regulations). This is reflected in national policy (NPPF para. 180).

In the Phase 1 Reserved Matters submission, to demonstrate water neutrality (the use of water in the supply area before the development is the same or lower after the development is in place), the applicant evidenced a suite of material in their Water Neutrality Statement setting out their strategy to demonstrate water neutrality (abstraction boreholes on site) including hydrogeological assessment, pumping test data and laboratory water testing result certificates, and copies of abstraction licence application to the Environment Agency.

This material also evidenced that the entirety of the development proposed (all Phases) could be demonstrated to be water neutral, using the same water neutrality strategy. Accordingly, the Reserved

Matters submission for Phases 2 and 3 is also supported by the same evidence as the Phase 1 submission.

This suite of technical evidence reflects the applicant's engagement with HDC planning and Environmental Health Officers to seek to secure an acceptable strategy, informed by advice from Natural England. The robustness of the evidence presented by applicant has been the subject of scrutiny by Officers, which resulted in a complete change of the strategy from offsetting on an existing retirement village outside of Faygate to a private water supply by way of abstraction boleholes on site. The applicant has also had to submit details of the water treatment system following drill testing data results for assessment by an independent expert consultant, Membrane Consultancy, under instruction from the Council (Membrane Consultancy Associated Ltd 'Review of a Water Source Proposal for Wellcross Farm Borehole' dated 17.10.23).

Applicant's Water Neutrality Strategy

- *Baseline Water Consumption*

The site is greenfield paddocks for horses. The water troughs for the horses are filled with potable water from nearby taps. The applicant's water neutrality statement states that water demand associated with this use is nil.

- *Proposed Water Consumption*

In devising appropriate water demand figures for the proposed development reference is made to two existing Inspired Villages; Durrants Village in Faygate and Austin Heath Village located in Warwickshire. The average occupancy is 1.35 per each new residential unit; based on similar facilities managed by Inspired Villages (correspondence attached as appendix confirms Natural England accepted this elsewhere).

*Residential*

- *Entire development (outline) with water efficiency fittings and fixtures*

The target water demand for the residents of the 141 units is 100 litres per person per day. This will be achieved by using a mix of water efficiency fittings, spray taps and showers. Details of fitting specification calculated according to Building Regulations Part G. The total daily water demand with savings (this includes all residential and services and facilities in the Village Centre) is 6,947,775 litres per year, which equates to 19m3 per day.

In the Water Neutrality Statement by QuantumCE (Nov 2022), evidence at appendix E to the report demonstrated acceptance by Natural England of bespoke occupancy rates from operational Inspired Villages complexes with similar range of facilities (including gym, library, and management office) of around 1.35. Although of some date, the occupancy figures used to inform the current submission are considered robust. The QuantumCE report is within the Water Neutrality Statement DC/22/1503 Land at Wellcross Farm, Broadbridge Health 6 September 2023 by SLR Consulting Limited SLR Project No.: 402.064837.00001. Natural England has accepted this.

- *Boreholes*

The applicant has proposed to off-set the full water requirements of the proposed development in the first phase through the installation of private boreholes; one operational and the other standby, at the site.

The Nicholls Dec 2022 Water Neutrality Report (Design & Maintenance Support Detail) and Borehole Prognosis Report and Borehole Feasibility Assessment was produced in Dec 2022 (Version D FINAL Report Reference 62241301/001/R248 by WSP UK and Nicholls Boreholes). Both provide preliminary evidence of the design process and shows the likely end design that this site will need. This is based on knowledge of existing borehole extractions that exist within 5km of the site in conjunction with the application for an Environment Agency Water Abstraction Licence for the site.

The pre-application consent for a water abstraction licence has been submitted to the Environment Agency. The Environment Agency have given agreement for Inspired Villages to progress towards full application. A decision has now been taken by the applicant to apply for an Environment Agency Water Abstraction Licence as part of the Water Neutrality Strategy. This will deliver all aspects of the regulatory regime, if permitted.

The prognosis report established that there are two boreholes near the site yielding 58.9m3/day and 327.3m3/day respectively.

*Yield and Environment Agency Licence*

A pumping test has now been conducted on land. There are now two boreholes on the site: BH1 (TQ 13946 30779) and BH2 (TQ 13897 30863). Both boreholes were constructed in March 2023. They are 97 metres apart. Indications from the pumping test suggest that both boreholes can be operated sustainably at up to 2.5 m3/hour (60 m3/day). This exceeds the 2022 data predication of a daily rate of 40 m3/day for all 141 units by a wide margin. Moreover, the Environment Agency license application for 50 m3/day as evidenced therefore provides significant headroom, including consideration of the worst case of all taps etc being on at the same time.

The submitted evidence notes in a confined aquifer, the drawdown impact of an abstraction travels very far because of the very low storage coefficient. However, the radii of influence have been calculated: between 28.9 km and 42.5 km are unrealistic as there will be some recharge through the upper clay layers, plus the sandstone aquifer comes to outcrop about 600 metres west of the site. Realistically, the radius of influence can be about 600 metres.

A copy of the completed Environment Agency Water Resources Abstraction Licence (forms WE328; WR330; WR332; and WR43) has been submitted as evidence to demonstrate commitment by the Applicant to obtaining licence. This assessment, fully detailed in the submission, is considered to offer sufficient certainty to address yield across the year. Therefore, the local aquifer should be capable of providing a yield of up to 40m3/day, which is the water demand to support the development without any other water offsetting mitigation works.

The historic borehole TQ13SE151 located 1.3 km northeast of the intended site recorded a yield of 327.3m3/d from the Tunbridge Wells Sand Formation. Tunbridge Wells Sand Formation is not the same source of potable water source as that located at Hardham. The submission of the Licence Pre-Application by Nicholls Boreholes received a positive response from the Environment Agency. Consequently, at the request of the Environment Agency the next steps of the licensing protocol were undertaken; submission of the WR32 and the completion of a Water Features Survey.

Based on the 2022 data the proposed borehole has sufficient capacity (40m3/d) to service the entire new proposed development of 141 units (19m3/d). Therefore, the proposed boreholes would be able to provide sufficient water to offset all proposed phases of the development. Therefore, the proposed boreholes will provide a viable water offsetting strategy proposal for the site.

*Borehole Location and Design*
A borehole, drilled into the Tunbridge Wells Sand Formation, to a depth of approximately 90 metres below ground level, should be sufficient to provide a water supply of up to 40 m3/d. The exact location of both the boreholes are confirmed. Both are located within the blue line of the development (denoting same ownership so available to be subject to planning condition). The available data suggests a rest water level might be observed at an approximate depth of 10 metres below ground level or 21 metres AOD for the Tunbridge Wells Sand Formation.

*Maintenance Arrangements*
Once the dwellings are sold it is intended that Reside Holdings Ltd will be responsible and instruct Nicholls to carry out the maintenance regime in perpetuity under a maintenance contract. A schedule, that includes regular maintenance checks and the availability of equipment spares on site, can been secured that would need to be updated with a formal method statement post drilling and borehole commissioning. Conditions are recommended to secure this. It is suggested that 6 monthly/Annual/ Bi-

Annual and 5 Yearly checks for various service and maintenance aspects would be appropriate. It is also suggested that the borehole should be commissioned for an appropriate time before the first occupation of any dwellings it serves. The layout of the proposed development can facilitate the location of the two boreholes, including facilitation of the service and maintenance of a water treatment plant room, which is critical to the safety of the consumer. During construction and pre-occupation the accountability and responsibility for the borehole and water quality will sit with Inspired Villages. Once the dwellings are sold it is intended that a management company be created which will be responsible for shared access and this shared service.

*Water Treatment*

*Source Protection Zone*
The intended site is not located within a Groundwater Source Protection Zone (SPZ).

*Groundwater Vulnerability*
The site is in an area designated as an 'unproductive' or 'low vulnerability groundwater' zone; this zone is attributed to the Weald Clay Formation and Alluvium/Arun Terrace Deposits.

*Nitrate Vulnerability*
The site is within a Nitrate Vulnerable Zone (NVZ) as specified by the Environment Agency (2017). The site is in an area designated as an 'unproductive' or 'low vulnerability groundwater' zone. Groundwater quality was sampled from the Tunbridge Wells Sand Formation at historic borehole TQ13SE158 located 3.22 km east of the intended site. Results found 27.08 and 0.35 mg/l of chlorine and ammonia respectively; additionally, nitrate and nitrite were also recorded to be absent. These water quality results were conducted in 1947; therefore, these results should be treated with caution because accuracy in the data and land use have changed significantly with time.

*Hydrogeological links*
Given qualitative differences in hydraulic resistance between the potential sources of water and the proposed boreholes, the dominant source of groundwater will be via the sandy aquifer of the Tunbridge Wells Sand Formation. The target Tunbridge Wells formation is hydrogeologically and stratigraphically separated from the main aquifer Folkstone Formation at Hardham.

Groundwater from the aquifer east of the site contributes flow into the catchment of the River Arun, which flows along the southern edge of the outcrop of the Tunbridge Wells Sand Formation, and the Boldings Brook (a tributary of the River Arun) which flows along the western edge of the outcrop. However, water used in the development will be sent back into the Arun catchment, upstream of the Arun Valley SAC, SPA and Ramsar site via treated sewage effluent from Horsham Waste Water Treatment Works (WWTW). The outfall from Horsham WWTW is on the River Arun at grid reference TQ 15041 29694, about 1.5 km upstream of the Wellcross Farm site, and about 30 km upstream of the nearest edge of Arun Valley SAC. No irrigation water is to be used in the development so all the water taken from the aquifer will be recycled into the sewage. Hence the proposed abstraction will therefore lead to zero net change in flow in the Arun catchment.

This assessment, fully detailed in the submission, is considered to offer sufficient certainty to address the Natural England Jan 2023 comments.

*Water Quality*

The Water Quality is likely to be appropriate for domestic usage. Where groundwater is to be used for potable supply, the regulations maintained by the Local Health Authority (The Private Water Supplies (England) (Amendment) Regulations 2018) will need to be met to ensure no risk to public health. Suitable testing of water quality is strongly recommended before use. Water quality results were conducted in 1947; therefore, these results should be treated with caution because accuracy in the data and land use have changed significantly with time. The borehole is also located within the unconfined section of the aquifer. Suitable testing of water quality is strongly recommended before use. There may be a requirement for some basic form of treatment which will need to be addressed prior to consumption.

Laboratory Report by B.A. Hydro Solutions Ltd has been submitted in support of the application. The Council's Environmental Health team have considered this and Nicholls Boreholes 'Assessment report of data submitted' (14.06.23), and commented on the elevated levels of ammonium, chloride, fluoride, sodium, electrical conductivity, bacteria, and turbidity that were detected in borehole 1 and that elevated levels of ammonium, chloride, fluoride, sodium, electrical conductivity, and bacteria were detected in borehole 2.

The Applicant proposes to use Reverse Osmosis (RO), a technology system, to effectively reduce the elevated levels of chloride, fluoride, and sodium. At this stage, the Council's Environmental Health team considered that it had yet to be confirmed how the electrical conductivity will be reduced, and a legible schematic has been provided.

Following this, the Applicant submitted further details on the two boreholes treated by a Reverse Osmosis system, since the source water is too saline for drinking water use within the Sept 2023 update package of material. This has been independently reviewed by Membrane Consultancy under the instruction of the Council, with a Review Report issued 6th Oct 2023. The Review Report concludes RO is a suitable technology for Wellcross Farm.

Following receipt of the Membrane Consultancy report, the Council's Environmental Health team is satisfied that details of the system can be conditioned, although it remains that some of these matters will be complex as it is still necessary to agree the future submission of certain system components as opposed to approving the submitted details. Agreement on the above details can though be achieved via planning condition. This will offer sufficient certainty.

Council's Appropriate Assessment

The Council, as competent authority under the Habitat Regulations, has assessed the applicant's water neutrality proposal. As required it has completed an HRA Appropriate Assessment (AA), with favourable conclusion. To successfully pass through AA the applicant has been required to provide further precise and definitive findings and conclusions to ensure no reasonable scientific doubt as to the effects of the proposal. Vague, incomplete or ambiguous data will not have been sufficient.

*Hydraulic Connectivity and Potential Impact on Protected Areas*
The proposed borehole will target the Tunbridge Wells Sand Formation. The formation dips southwest beneath the Weald Clay Formation which indicates groundwater may flow towards the southwest.

| Protected Area | Designation | Distance from intended site |
|---|---|---|
| Slinfold Stream and Quarry | Site of special scientific interest (SSSI) | 1.4 km northeast |
| St Leonard's Park Ponds | Site of special scientific interest (SSSI) | 5.8 km east |
| Hardham | Several Site of special scientific interest (SSSI) including but not limited to the Pulborough Brooks SSSI and Waltham Brooks SSSI | 16.2 km southwest |

St Leonard's Park Ponds is designated due to the presence of the nationally scarce plant "Yellow Century" and an outstanding dragonfly assemblage (Natural England, 2022). Geological maps indicate that St Leonards Forest is underlain by the Upper Tunbridge Wells Sand Formation

Slinfold Stream and Quarry is unlikely to be affected by abstraction at the intended site due to the Weald Clay and Tunbridge Wells Sand Formation not being in hydraulic conductivity and the designation is due to the geology rather than the groundwater. Hence no negative impact to water neutrality would be expected.

The area of Hardham features several SSSI and is recorded as a Ground Water Dependent Terrestrial Ecosystem by the EA (2020). Geological maps indicate the designated site is underlain by the

Folkestone Formation, Gault Formation and superficial deposits of alluvium, river terrace and head. Due to the distance from the application site it is considered very unlikely that a radius of influence due to well drawdown could extend to the St Leonards Park Ponds and the Hardham SSSIs causing a quantitative impact to the receptor. Therefore, no impact to water quality or quantity to the designated site is anticipated as a result of abstractions at the application site.

Having considered the proposed avoidance and mitigation measures above to be provided in-perpetuity through:

- The on-site water efficiency measures
- The installation and use of two private boreholes; one operational and the other standby

Horsham District Council concludes that, with mitigation, the project will not have an Adverse Effect on the Integrity of the Arun Valley SAC/ SPA /Ramsar site, either alone or in combination with other plans and projects. This development would therefore not conflict with the conservation objectives for the Arun Valley SPA, SAC and Ramsar site which include 'maintaining or restoring the population of Qualifying Features'.

As the mitigation has been considered after HRA screening, this HRA Appropriate Assessment is in line with the People over Wind CJEU Court ruling and, being beyond reasonable scientific doubt concerning the effects of the work envisaged on the site concerned, is also in line with the Holohan and Others v An Bord Pleanála court ruling.

Having prepared the Appropriate Assessment of the implications of the project for the Arun Valley sites in view of their conservation objectives, in consultation with Natural England and fully considering any representation received where necessary, the Authority can now agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Summary of Water Neutrality Matters

The Council has completed the HRA exercise and its Appropriate Assessment concludes that subject to conditions the project will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plans and projects. Natural England concurs with the findings and conclusions of the Council, subject to all mitigation measures being appropriately secured, and raises no objection on this basis.

On this basis the development complies with s.70 of the Conservation of Habitats and Species Regulations 2017 as well as with Policy 31 of the HDPF and paragraph 186 of the NPPF.

**Other Environmental Considerations**, including Slinfold aerodrome.

Conditions were imposed at outline stage that make adequate provision to deal with a host of environmental considerations, such as archaeological works, land contamination and measures for reducing waste and energy efficiency. This relates to both the construction and operational phases of the development. Regarding these, the reserved matters are in conformity with the outline permission, and where relevant it is not necessary to 'double handle' and impose duplicate conditions at reserved matters stage. The conditions imposed at outline continue to meet the statutory tests following reserved matters approval, so the developer will therefore still be required to comply with the requirements of these existing conditions.

*Noise and Residential Amenity and Aircraft Safety*

- Noise

Condition 7 (Noise Mitigation) was imposed on the outline permission as mitigation to address the issue of safeguarding amenities of future receptors from aircraft noise given the proximity and use of the Slinfold aerodrome. At appeal, the Inspector was satisfied that the nature of the impacts should not justify withholding planning permission. It is not for Reserved Matters stage to revisit this judgement provided the proposed development does not result in change to impact outcomes compared to the outline proposal, which it does not. When judging the resultant noise during the appeal of the outline

application, the Inspector was unconvinced flights would be of a frequency which would make the proposed residential use incompatible with its surroundings bearing in mind the noise at selected periods would not be long lasting and mitigation measures can also be provided within the buildings of the scheme. This conclusion is unchanged by the Reserved Matters.

The Council's position is that the common sense meaning of condition 7 is that any Noise Mitigation Scheme against external noise is to be informed and have regard to the findings (recommendations) of the Peter Moore Assessment of aircraft Noise Report reference 191001/2 dated 27 May 2020. This is not the same as requiring adherence to the Peter Moore Assessment findings. It was noted that the Noise Impact Assessment prepared by Hoare Lea (REP-1011304- 5AMB-20190718-Noise impact assessment-Rev04) reached different conclusions to the Peter Moore Assessment.

The Reserved Matters submission for Phases 2 and 3 is informed by a further Noise Assessment, following consultation with HDC's Environmental Heath team in 2022 (Hydrock Consultations Limited January 2024 Doc Ref 23421-HYD-ZZ-XX-RP-Y-1001-P05). This included assessment of road traffic and aircraft noise (in respect of the findings within Peter Moore's (PMA) report, and also refer to Hoare Lea's letter dated 6 June 2020).

The predicted noise levels at the façades of proposed buildings and within external amenity areas have been assessed, based on the results of a baseline noise survey. The primary noise source affecting the proposed development site is road traffic noise from Five Oaks Road. It will be possible to achieve best practice criteria on sound levels in and around new residential buildings with most standard forms of construction.

Most of the proposed dwellings and gardens are exposed to low to medium levels of environmental noise and require basic typical noise mitigation as outlined in the Hydrock report. Dwellings closest to Five Oaks Road will require slightly enhanced mitigation in the form of acoustic ventilators and enhanced double glazing for bedrooms.

The measured background sound levels have been used to determine appropriate noise emission limits for plant associated with the proposed development at existing neighbouring dwellings. In conclusion, provided the mitigation measures and design requirements outlined in this report are implemented, the proposed development will meet the requirements of National and Local Policy and guidance, and the site is suitable for the proposed uses.

Notwithstanding this, at the request of the Council's Environmental Health, the applicant has agreed all apartments will be provided with Mechanical Ventilation with Heat Recovery (MVHR) to provide background and boost ventilation (comfort cooling) for overheating. Openable windows will be provided as a means of purge ventilation (page 18 of the Hydrock report). This can be secured by planning condition.

With this measure secured, the Council's Environmental Health is satisfied that residential amenity would be safeguarded from road traffic noise, as the dominant noise source at the proposed development and therefore the parameter by which site suitability for residential use should be determined. Design measures proposed in this document to control road traffic noise will also adequately control light aircraft noise events to similar internal levels which will not then constitute a significant disturbance to occupants.

- Aircraft Safety

On aircraft safety, at outline stage the appeal Inspector noted there was no independent body consulted on safety. However, the Inspector considered this point and did not find that the proximity of the aerodrome relative to the appeal site was a strong basis to reject the development. In coming to this conclusion, he accepted that there may be an uplift in bird biodiversity associated to the appeal development. However, existing wildlife corridors close to the river are an existing part of the natural environment. In such surroundings bird biodiversity could increase irrespective of the development. Beyond that point there is also flexibility to calibrate future landscaping so that it minimises any conflict with flight paths. There is also impetus on operators of the aerodrome to ensure its activities are safely

undertaken. The development applied for at reserved matters follows the parameter plans approved at outline.

On aircraft safety, the applicant has sought the expert opinion of York Aviation LLP (who consulted on the outline proposal) on the position of the physical safeguarding assessment in relation to Phases 2 and 3. This is an update note provided (dated 14/03/2024) on previous safeguarding assessment from August and December 2019. This note explains York Aviation has revisited the original assessment of the Obstacle Limitation Surface (OLS in the context of the nearby Slinfold airstrip as there have been some minor changes to the design and layout of phases 2 and 3. As noted previously, Slinfold aerodrome is a private unlicensed airfield and as such is not required legally to establish and manage an OLS as set out in the Civil Aviation Authority (CAA) regulatory document CAP 1683. However, in line with the recommendations of CAP 7934 York Aviation have assessed the impact of the proposed development on the OLS in the context of the specifics of the site and existing buildings on the airfield. This is considered the best practice approach in terms of maintaining the best possible levels of safety.

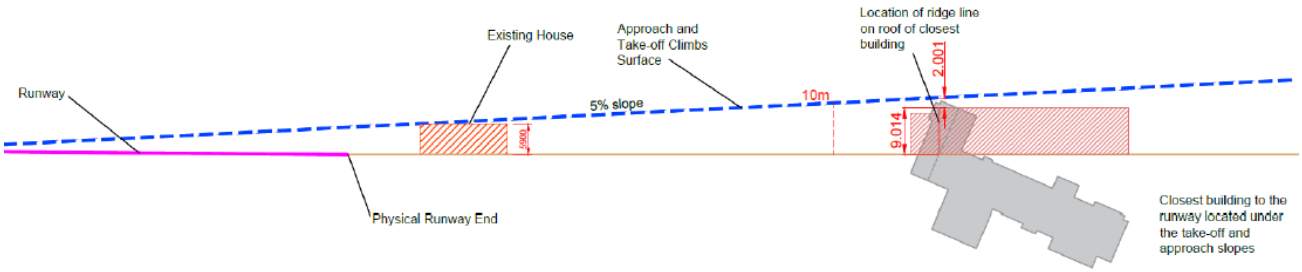
According to the indicative OLS structure, the buildings of most significance are those closest to the runway, and these has been assessed as part of this updated review. Maximum ridge heights for the relevant buildings are 9.14m above finished floor level (FFL) and that chimney heights where present are 0.985m above the ridge. Exact positions of chimneys have assumed that they will be present on the buildings closest to the runway and in positions on the ridge that would make them the highest part of the building at the point closest to the runway. This position is conservative in terms of clearance between the OLS and the buildings.

For the purposes of this assessment, the FFL of the buildings closest to the runway are assumed equal to that of the end of the runway and existing house within the boundary of the airfield. Again, it is anticipated that this is slightly conservative.

The Phase 3 part of the site to the north west of the runway is under the transitional slope of the OLS and the nearest building sits under the 30m to 40m contours. As the building is at most a little over 10m, there is more than 20m clearance between the closest part of the building and the OLS. Therefore, there is no infringement of the OLS by any of the buildings in that part of the development.

The closest building to the runway in the Phase 2 part of the development is located under the approach and take-off slope of the OLS and is close to the 10m contour of the surface (the approach slope is the same as the take-off slope for this runway in terms of dimensions and location and as such reference is made only to the take-off slope for simplicity). There is 2 metre clearance between the OLS and ridge line of the building. Assuming there is a chimney in that location, it would result in a clearance of around 1.1 metre minimum to the OLS. As such it is concluded that the development as currently proposed would not infringe the OLS of the airfield.

**Figure 4: OLS Section Check**




The grey footprint of the building has been shown to illustrate the building's location in relation to the extended runway centreline and that the hatched block above represents the maximum height of the building for the purposes of assessing the worst case clearance to the OLS.

In response to the York Aviation update note (14/03/2024) third party correspondence was submitted, continuing to report concerns over aircraft safety. York Aviation responded to this on 23rd April 2024, and the response is set out below.

*Reference is made to Public Safety Zone policy in relation to the operations at Slinfold Airstrip. PSZ policy relates to the areas at the end of runways which are controlled in terms of the types of development that is allowed so as to restrict the number of people on the ground at risk of death or injury should an aircraft accident occur during take-off or landing. PSZ policy was updated in October 2021 which saw the simplification of both the threshold for which airports require a PSZ and the definition of the contours that define the boundaries of the PSZ areas.*

*PSZs are established at all UK airports that operate more than 18,000 commercial Air Traffic Movements (ATM's) per year. Air transport movements are landings or take-offs of aircraft engaged on the transport of passengers, cargo or mail on commercial terms. Slinfold, is unlikely to operate any commercial flights of any sort and we understand only has a total of around 1,000 annual movements which will be a mix of different types of non-commercial private leisure flights. As such PSZ policy is categorically not relevant to Slinfold. It is worth noting that most large general aviation airfields will not operate even close to the number (18,000) of commercial movements required to meet the lower PSZ threshold even though many will have potentially 50,000 or more total annual movements (non-commercial).*

*In relation to the comments made regarding the safeguarding process, we would highlight that at the time of writing our original note on the matter in 2019, we understood that Horsham District Council (HDC) did not have on record any specific notifications for safeguarding consultation or associated development considerations in relation to the airfield. Regardless York Aviation carried out a safeguarding assessment and found there to be no infringement of the Obstacle Limitation Surface (OLS). It is worth noting here that as an unlicensed airfield, Slinfold technically has no obligation to maintain clearance to an OLS. Many small unlicensed GA airfields have obstacles within the OLS which are managed through pilot briefing and information services.*

*Finally, comments are also made which suggests that our most recent note on the updated assessment of safeguarding calculated that "clearance of 1.1metre between some aircraft departing to the North East and the rooves and Aerials on their proposed buildings." This is categorically incorrect. The clearance of 1.1m was in reference to the OLS and not an actual aircraft. Safeguarding assessments are made with reference to the OLS, the dimensions of which are set to provide safe clearance to obstructions from aircraft flying at a distance above the surface. Therefore, the OLS could in theory be millimetres from an obstacle and there would be no infringement of the surface and as such still considered safe.*

*In summary the comments made are not valid as they either misunderstand the policy they are referencing or misunderstand the assessment carried out by York Aviation. As such they do not affect any of the work York Aviation has carried out for the development.*

For its decision-making, planning officers are satisfied with the evidence from York Aviation and do not challenge its assessment review of the revised layout of phases 2 and 3 in the context of the Obstacle Limitation Surface (OLS) of the nearby Slinfold Airfield. Neither do they challenge its conclusions that, overall, the changes have been found to not be material to the assessment of the OLS as there would not be any infringements of the surface based on the proposed building heights. It is also important to note again that the assessment is conservative on the basis that it has assumed chimney heights are added to the ridge height.

**Flood Risk and Drainage**

The outline application for the proposed development was subject to a 'framework' flood risk assessment and drainage strategy, which was approved. The finer detail of this strategy was secured by condition.

In subsequent condition discharge and at reserved matters stage, the Local Lead Flood Authority initially objected to the strategy detail but has since reviewed this objection in response to receipt of

additional details on being submitted by the applicant that addresses the points raised by the Flood Authority (including use of a Cv value of 1 and updated calculations that demonstrate there is no surcharging in the drainage network in 50% AEP event and for 3.33% AEP rainfall event plus climate change does not flood outside the drainage network which is designed to hold water).

All plots have been located within the Flood Zone 1 area with finished floor levels all set at a minimum of 30.220mAOD (most in excess). Following consultee comments made as part of this outline stage, all above ground SuDS attenuation features have been removed from the floodplain. Both measures satisfy matters raised by the Environment Agency at outline stage.

**Conditions** – Outline and Reserved Matters

Several conditions imposed on the outline permission have been subsequently 'discharged' (with outstanding details submitted pursuant to the condition having been agreed). The applicant has also submitted details related to these considerations within the Reserved Matters application package for Phase 1. The conditions imposed on this Reserved Matters application will reflect this circumstance. The approved access onto the site from Five Oaks Road works commenced under a S278 highways agreement and is now completed. The changes are listed below.

| **Outline** | **Reserved Matters (RM Phases 2 and 3)** |
|---|---|
| Conditions 1 -5 relate to procedural matters regarding submission of RM | |
| 6. RM to be implemented in accordance with ECIA | RM in accordance and condition enforceable at outline |
| 7.RM to be accompanied by noise mitigation scheme | Adequately addressed in RM so impose condition requiring in accordance with acoustic report |
| 8. RM to be accompanied by LEMP | RM submitted with acceptable details so impose condition requiring in accordance with Site wide Landscape Maintenance specification. |
| 9. RM to accompanied by lighting design scheme | RM submitted with acceptable details so impose condition in accordance with lighting design scheme |
| 10. Natural England licence submitted | Previously discharged under DISC/22/0313 |
| 11. RM to be accompanied by Reptile Mitigation Strategy | RM submitted with acceptable details so impose condition requiring in accordance with strategy |
| 12. RM to be accompanied by Construction Environmental Management Plan (CEMP: Biodiversity) | RM submitted with acceptable details so impose condition in accordance with CEMP: Biodiversity |
| 13. RM to be subject of archaeological trail trenching | Previously discharged under DISC/22/0260 and DISC/23/0057 |
| 14. RM to be accompanied by Construction Management Plan | Not adequately addressed in RM so impose condition requiring this |
| 15. RM to be accompanied by drainage strategy for foul water | RM submitted with acceptable details so impose condition requiring in accordance with drainage strategy |
| 16. RM to be accompanied by drainage strategy for surface water | RM submitted with acceptable details so impose condition requiring in accordance with drainage strategy |
| 17. RM to be accompanied by Ground levels/Finished Floor Levels | Not adequately addressed in RM so impose condition requiring this |
| 18. RM to be accompanied by Biodiversity Mitigation and Enhancement Layout | RM submitted with acceptable details so impose condition in accordance with Biodiversity Mitigation and Enhancement Layout |
| 19. RM to be accompanied by contamination report | outline condition enforceable |
| 20. RM to be accompanied by SuDs verification report | outline condition enforceable |
| 21. Travel Plan be submitted | outline condition enforceable |
| 22. Access be implemented in accordance with outline permission | outline condition enforceable |
| 23. Restrictions to existing access | outline condition enforceable |
| 24. Car parking details prior to occupation | RM submitted with acceptable details |
| 25. cycle parking details prior to occupation | RM submitted with acceptable details |
| 26. Broadband provision prior to occupation | outline condition enforceable |
| 27. Unknown contamination | outline condition enforceable |
| 28. Trees works implemented as approved | outline condition enforceable |

| | |
|---|---|
| 29. Dormouse mitigation strategy | outline condition enforceable |

In addition to the updated condition list above, additional conditions will be imposed at Reserved Matters to secure on-site water neutrality measures, a schedule of materials and finishes for approval, details of underground services to avoid clashes with landscaping, ground levels for approval alongside a bespoke landscaping condition to address outstanding earthworks and planting schedules, boundary treatments, details of refuse and recycle provisions, and details of fire hydrants.

**Conclusion:**

The principle of development was established by way of the outline planning permission DC/19/1897, including masterplan and parameter plans. The current proposal represents the second and third phases of this development to be dealt with under Reserved Matters. It is considered that the submitted reserved matters are in substantial conformity with the parameter plans approved at the outline stage such that a development would be secured in compliance with the outline vision.

Outstanding issues relating to securing mitigation for environmental harms arising from the Reserved Matters, including finalised drainage and water neutrality infrastructure detailing, as well as biodiversity and conservation and landscaping, can be adequately controlled through either existing conditions imposed on the outline planning permission (most updated to reflect the acceptable of details submitted after the outline permission) or via additional conditions to this permission.

In conclusion it is therefore considered that the scheme will deliver a development in accordance with the outline planning approval and the vision presented at that stage of the multi-stage consent and in conformity with national and local planning policies.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

**It is considered that this development constitutes CIL liable development.**

| Use Description | Proposed | Existing | Net Gain |
|---|---|---|---|
| District Wide Zone 1 | 10689.6 | | 10689.6 |
| | | **Total Gain** | **10689.6** |
| | | **Total Demolition** | |

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change. Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development. If planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

**Recommendation: Application Permitted**

Conditions:

1. **Approved Plans List.**

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).

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).

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).

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).

6. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved. The schedule shall be informed by the approved plans and DESIGN AND ACCESS STATEMENT: 2771-URB-ZZ-XX-DAA-2A3751_P00 dated February 2024.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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).

8. **Pre-occupation Condition:** No part of the development hereby approved shall be occupied/brought into use until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from an appropriate number of taps within the development has been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies, b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking

Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).

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), the 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).

9. **Pre-occupation Condition:** No part of the development hereby approved shall be occupied/brought into use until a risk assessment compliant with regulation 6 the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent) undertaken by a suitably competent and experienced person has been 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).

10**. Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until the following hard and soft landscaping details for that phase are submitted to and approved in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

I. Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS, play areas, etc). Such details to include cross sections where necessary.
II. Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
III. Tree pit and staking/underground guying details.
IV. A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
V. Hard surfacing materials - layout, colour, size, texture, coursing, levels
VI. Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
VII. Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns
VIII. Clarity on details to proposal for area adjacent to moveable planter garden (originally indicated as a 'Productive Garden').
IX. Review of planting to larger bin stores for Phase 2 and 3 to provide additional screening
X. Updated planting scheme to show agreed sizes of new trees on principle access routes (at 30-35cm girth and street trees at 20-25cm girth (as agreed to planning permission DC/22/1503)
XI. Clarity/amendment as necessary to planting schedule stating GT2 Meadow Mixture for Sandy Soils but proposed EM4 is recommended for high clay soils
XII. Notwithstanding Conditions 7 and 21 imposed on this decision notice, clarity/amendment as necessary to resolve conflicts between underground servicing and tree planting, in particular drainage routing

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11. **Pre-occupation Condition:** No part of each phase of the development hereby permitted shall be first occupied until all hard and soft landscaping works for each phase as agreed under condition 10 of this decision notice have been fully implemented within the first planting season following the first occupation of any part of the development, the approved landscaping scheme shall be fully implemented in accordance with the details approved pursuant to condition no. 10. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or

uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscape areas shall thereafter be managed and maintained in accordance with the details approved pursuant to condition no. 10 unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling unit hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with the approved drawing listed in condition 1 of this permission. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15. **Regulatory Condition**: The development hereby permitted and foul drainage strategy shall be implemented in accordance with the RESERVED MATTERS PHASES 2 AND 3 DRAINAGE TECHNICAL NOTE Issue 2 Status Final Date 20.05.24 by Ridge. Land at Wellcross Farm, Broadbridge Heath May 2024 Report Reference: 5016747-RDG-00-ZZ-RP-C-0007

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

16. **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with EXTERNAL LIGHTING ASSESMENT REV A by Environmental Services Design Limited Project No: EJ1163 Date: January 2024 PROPOSED CONTINUING CARE RETIREMENT COMMUNITY BROADBRIDGE HEATH PHASES 2 and 3. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without written approval from the local planning authority.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats

and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

17. **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with BIODIVERSITY MITIGATION AND ENHANCEMENT STATEMENT Version 1.0 Date 31/01/2024 Final by Applied Ecology Ltd Title: Land at Wellcross Farm, Broadbridge Heath Project number: AEL1841 and SITE Wide LANDSCAPE MAINTENANCE AND MANAGEMENT SPECIFICATION - REV PL04 January 2024 b Fabrik D2951-FAB-00-XX-SP-L-0003 – Maintenance and Management Specification Land at Wellcross Farm unless otherwise superseded by equivalent information submitted under condition no. 10. The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

18. **Regulatory Condition:** The development hereby permitted shall be implemented in accordance with the REPTILE MITIGATION STRATEGY by Applied Ecology Ltd 24 June 2022 and all features shall be retained in that manner thereafter.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

19. **Regulatory Condition:** The development hereby permitted shall be implemented in accordance with the CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP BIODIVERSITY) Project Number AEL1841 v2.0 Final 24 June 2022 by Applied Ecology Ltd. The approved CEMP(s) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

20. **Regulatory Condition**: The development and or preliminary groundworks shall be implemented in accordance with the programme of archaeological works approved under planning reference DISC/22/0260 and DISC/23/0057 and DISC/23/0132.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

21. **Regulatory Condition:** The development hereby approved shall be completed to the mitigation measures and design requirements set out in the submitted NOISE ASSESSMENT Status S2 Date 29/01/2024 Issue Number P05 by Hydrock Consultants Limited Doc Ref 23421-HYD-ZZ-XX-RP-Y-1001-P05 Project no. 23421, including all apartments in phases 2 and 3 will be fitted with a Mechanical Ventilation with Heat Recovery (MVHR) system and the glazing will be installed as per Table 7 of the above-mentioned report – 'Required Window/Glazing Acoustic Performance'. The approved sound attenuation works shall be completed before the dwellings/units are occupied and be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

22. **Regulatory Condition**: The development hereby approved shall be completed in accordance with the surface water drainage scheme set out in the submitted RESERVED MATTERS PHASES 2 AND 3 DRAINAGE TECHNICAL NOTE and Issue 2 Status Final Date 20.05.24 by Ridge. Land at Wellcross Farm, Broadbridge Heath May 2024 Report Reference: 5016747-RDG-00-ZZ-RP-C-0007

The surface water drainage scheme for each phase shall subsequently be implemented prior to first occupation of that phase in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

NOTE 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.

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**Plans list for: DC/24/0205**
(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 | PLANNING STATEMENT REV A by SLR Consulting Limited SLR Project No.: 433.000040.00001 Dated 31 January 2024 Land at Wellcross Farm, Broadbridge Heath Phases 2 and 3 Senior Living (Broadbridge Heath) Ltd | | 06.02.2024 |
| Plans | AFFORABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 6 | 2771-URB-B6-ZZ-DR-A-208160 REV P00a | 06.02.2024 |
| Plans | BLOCK 06 ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-B6-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Supporting Docs | DESIGN AND ACCESS STATEMENT: 2771-URB-ZZ-XX-DAA-2A3751_P00 dated February 2024 | | 28.02.2024 |
| Plans | BLOCK 07 GA PLANS & ELEVATIONS AS PROPOSED | 2771-URB-B7-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 7 | 2771-URB-B7-ZZ-DR-A-208160 REV P00a | 06.02.2024 |
| Plans | BLOCK 07 ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-B7-ZZ-DR-A-208250 REV | 06.02.2024 |

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| Plans | BLOCK 08 GROUND & FIRST FLOOR PLANS AS PROPOSED | 2771-URB-B8-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | BLOCK 08 ROOF PLAN AS PROPOSED | 2771-URB-B8-ZZ-DR-A-208151 REV P01 | 06.02.2024 |
| Plans | BLOCK 08 ELEVATIONS AND SECTIONS AS PROPOSED (1 OF 2) | 2771-URB-B8-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | BLOCK 08 ELEVATIONS AND SECTIONS AS PROPOSED (2 OF 2) | 2771-URB-B8-ZZ-DR-A-208251 REV P00 | 06.02.2024 |
| Plans | BLOCK 09 GA & ROOF PLANS AS PROPOSED | 2771-URB-B9-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | BLOCK 9 ELEVATIONS AND SECTIONS AS PROPOSED | 2771-URB-B9-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | BLOCK 10 GA & ROOF PLANS AS PROPOSED | 2771-URB-B10-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | BLOCK 10 ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-B10-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | BLOCK 11 GROUND FLOOR AND FIRST FLOOR PLANS AS PROPOSED | 2771-URB-B11-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | BLOCK 11 ROOF PLAN AS PROPOSED | 2771-URB-B11-ZZ-DR-A-208151 REV XXb | 06.02.2024 |
| Plans | BLOCK 11 ELEVATIONS & SECTIONS (1 OF 2) AS PROPOSED | 2771-URB-B11-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | BLOCK 11 ELEVATIONS & SECTIONS (2 OF 2) AS PROPOSED | 2771-URB-B11-ZZ-DR-A-208251 REV P00 | 06.02.2024 |
| Plans | BLOCK 12 GA & ROOF PLANS AS PROPOSED | 2771-URB-B12-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | BLOCK 12 ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-B12-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | BLOCK 13 GA & ROOF PLAN AS PROPOSED | 2771-URB-B13-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 13 | 2771-URB-B13-ZZ-DR-A-208160 REV P00a | 06.02.2024 |
| Plans | BLOCK 13 ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-B13-ZZ-DR-A-208250 REV | 06.02.2024 |

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| Plans | BLOCK 14 GA & ROOF PLANS AS PROPOSED | 2771-URB-B14-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 14 | 2771-URB-B14-ZZ-DR-A-208160 REV P00a | 06.02.2024 |
| Plans | BLOCK 14 ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-B14-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | SITE BLOCK PLAN AS EXISTING | 2771-URB-BH-XX-DR-A-208100 REV P01a | 06.02.2024 |
| Plans | SITE BLOCK PLAN AS PROPOSED | 2771-URB-BH-XX-DR-A-208150 REV P03b | 06.02.2024 |
| Plans | SITE LOCATION PLAN | 2771-URB-BH-XX-DR-A-208900 PH2/3 REV P01b | 06.02.2024 |
| Plans | PHASING PLAN AS PROPOSED | 2771-URB-BH-XX-DR-A-208910 REV P01c | 06.02.2024 |
| Plans | BIN STORE - TYPE 2 PLANS & ELEVATIONS AS PROPOSED | 2771-URB-BS2-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | BIN STORE - PHASE 2 COMMUNITY BIN PLANS & ELEVATIONS AS PROPOSED | 2771-URB-BS7-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | BIN STORE - PHASE3 COMMUNITY BIN PLANS & ELEVATIONS AS PROPOSED | 2771-URB-BS8-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | CYCLE STORE - TYPE 1 PLANS & ELEVATIONS AS PROPOSED | 2771-URB-CS1-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | CYCLE STORE - TYPE 2 PLANS & ELEVATIONS AS PROPOSED | 2771-URB-CS2-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | COTTAGE S2 PLANS, ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-S2-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | COTTAGE S3 TYPE 1 PLANS, ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-S3-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | COTTAGE S3 TYPE 2 PLANS, ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-S3-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | COTTAGE S3 TYPE 3 PLANS, ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-S3-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | COTTAGE S4 TYPE 1 PLAN, ELEVATIONS & SECTIONS AS | 2771-URB-S4-ZZ-DR-A-208150 REV | 06.02.2024 |

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| Plans | COTTAGE S4 TYPE 2 PLAN, ELEVATIONS & SECTIONS AS PROPOSED | 2771-URB-S4-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | VEHICLE SWEPT PATH ANALYSIS PHASE 2 AND 3 - FIRE TENDER | 13808-T-13 REV P1 | 06.02.2024 |
| Plans | VEHICLE SWEPT PATH ANALYSIS PHASE 2 AND 3 - BOX VAN | 13808-T-14 REV P1 | 06.02.2024 |
| Plans | VEHICLE SWEPT PATH ANALYSIS PHASE 2 AND 3 ESTATE CAR | 13808-T-15 REV P1 | 06.02.2024 |
| Plans | BIN STORE - TYPE 1 PLANS & ELEVATIONS AS PROPOSED | 2771-URB-BS1-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | BLOCK 4 GA & ROOF PLANS AS PROPOSED | 2771-URB-B4-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Plans | BLOCK 05 GROUND & FIRST FLOOR PLANS AS PROPOSED | 2771-URB-B05-ZZ-DR-A-208150 REV P00 | 06.02.2024 |
| Plans | BLOCK 05 ROOF PLAN AS PROPOSED | 2771-URB-B05-ZZ-DR-A-208151 REV P01 | 06.02.2024 |
| Plans | AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 5 | 2771-URB-B5-ZZ-DR-A-208160 REV P00a | 06.02.2024 |
| Plans | BLOCK 05 ELEVATIONS & SECTIONS AS PROPOSED (1 OF 2) | 2771-URB-B05-ZZ-DR-A-208250 REV P00 | 06.02.2024 |
| Plans | BLOCK 5 ELEVATIONS & SECTIONS AS PROPOSED (2 OF 2) | 2771-URB-B05-ZZ-DR-A-208251 REV P00 | 06.02.2024 |
| Plans | BLOCK 6 GA & ROOF PLANS AS PROPOSED | 2771-URB-B6-ZZ-DR-A-208150 REV P01 | 06.02.2024 |
| Supporting Docs | Reptile Mitigation Strategy 24 June 2022 by Applied Ecology Ltd | | 04.07.2024 |
| Supporting Docs | Construction Environmental Management Plan (CEMP Biodiversity) Version 2.0 Date 24 June 2022 by Applied Ecology Ltd | | 04.07.2024 |
| Supporting Docs | RESERVED MATTERS PHASES 2 AND 3 DRAINAGE TECHNICAL NOTE Issue 1 Status Final Date 13.05.24 by Ridge. Land at Wellcross Farm, Broadbridge Heath May 2024 Report Reference: 5016747-RDG-00-ZZ-RP-C-0007 | | 29.05.2024 |
| Supporting Docs | Email by SLR Consulting Limited dated 30 April 2024: Response to | | 30.04.2024 |

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| | Council's consultant Ecologist comments 16th April 2024 | | |
| Supporting Docs | Email by SLR Consulting Limited dated 23 April 2024: Response from York Aviation | | 23.04.2024 |
| Supporting Docs | OPERATIONAL COST OF BOREHOLES/EQUIPMENT | | 09.04.2024 |
| Supporting Docs | REVERSE OSMOSIS UNITS SERIES UO 430-6000 ND | | 09.04.2024 |
| Supporting Docs | ASSESSMENT REPORT OF DATA SUBMITTED By Nicholls Project name: Wellcross Farm (BH1422/AL066) Date Submitted: 14th June 2023 | | 09.04.2024 |
| Supporting Docs | Response to ENVIRONMENTAL HEALTH AND LICENSING COMMENTS | | 09.04.2024 |
| Supporting Docs | RO REPORT by Nicholls Project name: Wellcross Farm (BH1422/AL066) Date submitted: 15.08.23 | | 09.04.2024 |
| Supporting Docs | BOREHOLE PROGNOSIS REPORT Borehole Feasibility Assessment Dec 2022 by Nicholls/WSP Report Reference: 62241301 / 001 / R248 Version: D Issue Date: December 2022 | | 09.04.2024 |
| Supporting Docs | WATER NEUTRALITY REPORT by Nicholls 12th December 2022 Design & Maintenance Supporting Detail Senior Living (Broadbridge Heath) Limited - Land at Wellcross Farm, Broadbridge Heath | | 09.04.2024 |
| Supporting Docs | 5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix E by Ridge | | 04.04.2024 |
| Supporting Docs | 5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix E continued by Ridge | | 04.04.2024 |
| Supporting Docs | 5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix E continued (2) by Ridge | | 04.04.2024 |
| Supporting Docs | 5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix B, C, D by Ridge | | 26.03.2024 |

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| Supporting Docs | York Aviation Inspired Villages Proposed Continuing Care Retirement Community - Broadbridge Heath - Phase 2/3 | | 14.03.2024 |
| Supporting Docs | BIODIVERSITY NET GAIN ASSESSMENT by Ecology Solutions Limited 10859: Broadbridge Heath | | 06.02.2024 |
| Supporting Docs | NOISE ASSESSMENT Status S2 Date 29/01/2024 Issue Number P05 by Hydrock Consultants Limited Doc Ref 23421-HYD-ZZ-XX-RP-Y-1001-P05 Project no. 23421 | | 06.02.2024 |
| Supporting Docs | WATER NEUTRALITY REPORT REV No: V4 By QuantumCE Ref: 5782030/TG Date: 01 FEBRUARY, 2024 | | 06.02.2024 |
| Supporting Docs | Condition 18 BIODIVERSITY MITIGATION AND ENHANCEMENT STATEMENT Version 1.0 Date 31/01/2024 Final by Applied Ecology Ltd Title: Land at Wellcross Farm, Broadbridge Heath Project number: AEL1841 | | 06.02.2024 |
| Supporting Docs | ECOLOGY Update by Applied Ecology Ltd Date 29 January 2024 Land at Wellcross Farm, Broadbridge Heath | | 06.02.2024 |
| Supporting Docs | EXTERNAL LIGHTING ASSESMENT REV A by Environmental Services Design Limited Project No: EJ1163 Date: January 2024 PROPOSED CONTINUING CARE RETIREMENT COMMUNITY BROADBRIDGE HEATH PHASES 2 and 3 | | 06.02.2024 |
| Supporting Docs | ENERGY STATEMENT REV A by Environmental Services Design Limited Project No: EJ1163 Date: January 2024 PROPOSED CONTINUING CARE RETIREMENT COMMUNITY BROADBRIDGE HEATH PHASES 2 and 3 | | 06.02.2024 |
| Supporting Docs | Statement of COMMUNITY INVOLVEMENT by Meeting Place January 2024 Land at Wellcross Farm, Five Oaks Road, Broadbridge Heath Senior Living (Broadbridge Heath) Ltd | | 06.02.2024 |
| Supporting Docs | TRANSPORT TECHNICAL NOTE by DHA Planning Ltd JOB REF. CLIENT PL/TV/32280 Senior Living | | 06.02.2024 |

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| | (Broadbridge Heath) Ltd SITE Land at Wellcross Farm, Broadbridge Heath, Horsham | | |

**DELEGATED**

Case Officer sign/initial Matthew Porter Date: 26-07-2024

Authorising Officer sign/initial Adrian Smith Date: 26/07/2024