



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/2087
LOCATION:	Thakeham Tiles Ltd Rock Road Storrington West Sussex RH20 3AD
DESCRIPTION:	Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.
RECOMMENDATION:	No objection subject to conditions
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Stantec Hydrock Limited Air Quality Assessment for Planning dated December 2025	

ANY RECOMMENDED CONDITIONS

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan is recommended as a condition:

Pre-Commencement Condition: The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall then be adhered to during site clearance, preparation and construction. The CEMP shall include, but not be limited to, details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location.
- ii. A description of management responsibilities.
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust.
- iv. Site working hours and a named person for residents to contact.
- v. Detailed Site logistics arrangements.
- vi. Details regarding parking, deliveries, and storage.
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring.
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with HDC and local community regarding key construction issues – newsletters, fliers etc.
- x. Details of traffic construction routing to and from the site. The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Pre-Commencement Condition: Prior to the commencement of the development, a detailed mitigation strategy establishing the on-site measures to improve air quality at both the operational phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be written in accordance with the Council's Planning Advice Document: Air Quality & Emissions Reduction Guidance (2021) and shall detail the calculated damage costs that will be spent on practical mitigation measures. The approved detail within the strategy shall thereafter be strictly adhered to unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	29/01/2026