



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Guildford Road Bucks Green Rudgwick
DESCRIPTION:	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.
REFERENCE:	DC/25/1269
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the Redmore Environmental Air Quality Assessment dated 23 May 2025 and we accept the conclusions of the report. Should the proposed development be approved, we would however like to see the provision of air quality mitigation secured by a condition and we therefore recommend the below.	
MAIN COMMENTS: The damage cost calculation is slightly lower than expected, this is because 2022 prices were applied for the five years of appraisal. For clarity, when using the damage cost toolkit: <ul style="list-style-type: none">• Start year = 2027• End year = 2031• Price base year = 2025 (baseline year for the project appraisal) The Sussex Air guidance seeks to prevent duplication of measures that are already required under other regulatory frameworks. For example, if EV charging points are proposed as part of the mitigation package, they will only be considered acceptable if they exceed the minimum requirements set out in the West Sussex County Council (WSCC) parking guidance and Part S. Similarly, we would not support cycle parking and shelters as this is already an expectation of the LTP/HDC cycling strategies and related policies. Instead, we would highly recommend improvements to existing cycling and walking paths and including cycle paths that meet up with current paths in the development design.	

ANY RECOMMENDED CONDITIONS:

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. During site clearance, preparation and construction the dust and Fugitive Dust Emission Mitigation Measures described on Table 13 of the Air Quality Assessment (Redmore Environmental, May 2025) shall be adopted. The CEMP shall include 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 mitigation strategy establishing the measures to improve air quality at 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 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:	Thais Delboni
DEPARTMENT:	Environmental Health
DATE:	29 Oct. 25