



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1658
LOCATION:	Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ
DESCRIPTION:	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Ardent Consulting Engineers Emissions Mitigation Assessment dated September 2025	
MAIN COMMENTS: As required by condition 13 of outline permission DC/21/2180 an air quality emissions mitigation assessment has been submitted. We note that the proposed mitigation for the operational phase includes the provision of active EV charging for 100% of parking spaces. We would appreciate clarification from the applicant as to whether this includes the visitor spaces, unallocated spaces, and all spaces allocated to individual dwellings. For example, will Plot 2 have three parking spaces equipped with active EV charging? Our interpretation of the submitted assessment is that the only parking spaces not included in this provision are the 16 "additional residential parking spaces" beyond the calculated requirement. If this understanding is correct, we are satisfied with the proposed mitigation measures.	

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:

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 Air Emission Mitigation measures described on Table 5-1 of the Emissions Mitigation Assessment (Ardent Consulting Engineers, September 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).

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:

Condition: No dwelling shall be first occupied until an air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The air quality mitigation plan shall contain measures equal in value to or exceeding the calculated environmental damage cost of £17,886 and include (but not be limited to) the measures detailed in Table 5-2 of the Ardent Consulting Engineers' Emissions Mitigation Assessment.

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:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	13/11/2025