

From: Planning
Sent: 17 October 2025 10:21
Subject: FW: DC/25/1327 - Land east of Mousdell Close, Ashington
Attachments: DC-25-1327 Land East Of Mousdell Close Rectory Lane Ashington 2.docx

Telephone:
Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Isabelle.Carter [REDACTED]
Sent: 14 October 2025 12:20
To: Nicola.Pettifer [REDACTED]
Cc: Planning <planning@horsham.gov.uk>
Subject: RE: DC/25/1327 - Land east of Mousdell Close, Ashington

Dear Nicola,

Please see attached for our comments on the above application.

Further to this, we had some questions regarding the EV charging provisions, we were hoping you might be able to help us with.

1. The applicant have said their EV charging goes above the "20% requirement" in WSCC parking guidance, but our understanding is that 20% was the requirement in 2018 and the growth index (appendix B) should be used, therefore the % of active EV spaces should be 58% (in 2027). Is this the right view that we have?
2. If the dwelling has more than one parking space, do they need both spaces to have EV charging, or specify if the EV charge point has provisions for two vehicles? This would be in order to have more % of spaces be active EV charging.
3. After the minimum requirement of EV spaces, guidance states there should be "ducting provided at all remaining spaces where appropriate to provide 'passive' provision for these spaces to be upgraded in future.". There is no mention of this in the documents uploaded, should there be?
4. Is there a speed/power requirement of the charge points they use? And if they supply EV charging to visitor spaces, do these have a different requirement?

Kind regards,
Izzy

Isabelle Carter

Scientific Officer (Environmental Protection)



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1327
LOCATION:	Land East Of Mousdell Close Rectory Lane Ashington
DESCRIPTION:	Erection of 74 dwellings with associated access, parking and landscaping.
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Redmore Environmental, Air Quality Assessment dated July 2025.	
MAIN COMMENTS: <p>It is noted that the calculations for the damage cost and EFT were revisited, and more clarity was provided on the steps to calculate this. However, the EFT results are still coming out lower than expected, which is impacting the damage cost calculation Please ensure that the most up-to-date version of the EFT (v13.1) has been used. We kindly request that you review your calculations and resubmit the EFT and associated damage cost assessment, including a detailed breakdown of your workings on the Excel sheets as supporting evidence.</p> <p>With regard to mitigation, it should be noted that a travel plan is not considered acceptable, as it is already a standard requirement. However, the proposed vouchers are deemed acceptable and would be sufficient to offset the damage cost, provided that the cost calculation is first updated accordingly.</p>	
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 plan (CEMP) will be recommended as a condition, once we are happy that the above matters have been addressed.	
NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	14/10/2025