



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1155
LOCATION:	Land East of Tilletts Lane Warnham
DESCRIPTION:	Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure.
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
Comments relating to below information: Michael Bull & Associates Air Quality Assessment dated 26/6/2025 Michael Bull & Associates File Note Updated Damage Costs dated 30/9/2025	
MAIN COMMENTS: We are satisfied with the updated damage cost calculation as it matches the value we reached when performing the same calculations.	

CONDITIONS:

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 should include (but not be limited to) the measure of "Cycle Vouchers and a Public Transport Subsidy" equal or exceeding in value to the calculated cost of £10,876 as detailed in Section 2 of the Michael Bull & Associates File Note Updated Damage Costs V2, dated September 30th 2025.

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).

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 in Section 8.1 of the Air Quality Assessment report (Michael Bull & Associates, June 2025) shall be adopted. The CEMP shall include details of the following relevant measures:

1. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
2. A description of management responsibilities;
3. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
4. Site working hours and a named person for residents to contact;
5. Detailed Site logistics arrangements;
6. Details regarding parking, deliveries, and storage;
7. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
8. 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
9. Communication procedures with HDC and local community regarding key construction issues – newsletters, fliers etc.
10. 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).

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	28/11/2025