

From: Thais Covre Delboni
Sent: 11 February 2026 16:40
To: Sam.Whitehouse
Subject: RE: Air quality - DC/25/1922 Land west of Bines Road

Follow Up Flag: Follow up
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Hi Sam,

Thank you for sending the updated air quality assessment. Please see my comments below. Mitigation measures plan can be secured through condition, but we need further information regarding the damage cost calculation and Interim Planning Guidance on the consideration of the Environmental Act PM_{2.5} target.

Damage Cost Calculation

I believe a typo was made when entering the data into the EFT: 0.1% was used for the %HDV value instead of the correct 1.05% (7/669).

Please review the calculation accordingly.

Emission Mitigation Measures

The emissions mitigation statement must include an itemised cost for each proposed mitigation measure, as well as the total cost of all mitigation measures. This total should match the value calculated in the emissions assessment and the associated health damage cost.

Some of the proposed mitigation measures are policy-related. Sussex-Air's *Air Quality and Emissions Mitigation Guidance* (2021) seeks to avoid duplication with measures already required through other frameworks, such as cycle storage and travel plans. Therefore, we would not support the inclusion of cycle parking or shelters as mitigation, as these are already required under LTP/HDC cycling strategies and related policies.

Instead, we strongly recommend that mitigation focuses on improving existing cycling and pedestrian infrastructure, including the provision of new cycle/pedestrian paths that connect with current routes within and around the development.

PM_{2.5} targets

An Interim Planning Guidance on the consideration of the Environmental Act PM_{2.5} target in planning decisions was published in October 2024. Applicants are advised to provide evidence in their planning applications that they have identified key sources of air pollution within their schemes and taken appropriate action to minimise emissions of PM_{2.5} and its precursors as far as is reasonably practicable.

1. How has exposure to PM_{2.5} been considered when selecting the development site? Applicants are advised to consider the following in their application:

- Site proximity to people (particularly large populations and/or vulnerable groups, e.g. schools, hospitals, care homes, areas of deprivation) and the impact of the development on these,
- Site proximity to pollution sources and the impact of these on users of the development,
- Exposure and emissions during both construction and in-use.

2. What actions and/or mitigations have been considered to reduce PM_{2.5} exposure for development users and nearby receptors (houses, hospitals, schools etc.) and to reduce emissions of PM_{2.5} and

its precursors? Applicants are advised to explain (with evidence where possible) why each measure was implemented. Or, if no mitigation measures have been implemented, why this was not proposed. Actions can refer to, but are not limited to, the following:

- Site layout,
- The development’s design,
- Technology used in the construction or installed for use in the development,
- Construction and future use of the development

Kind regards,
thais

Thais Covre Delboni

Environmental Protection Officer (Air Quality)

[Redacted] | [Redacted]
[Redacted] [Redacted] 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: Sam.Whitehouse [Redacted]
Sent: 09 February 2026 13:31
To: Thais Covre Delboni [Redacted]
Subject: RE: Air quality - DC/25/1922 Land west of Bines Road

Hi Thais,

Please see the attached AQA for DC/25/1922 Land west of Bines Road,

Thanks,

Sam Whitehouse
Senior Planning Officer

[Redacted]
[Redacted] [Redacted]



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From: Thais Covre Delboni [REDACTED]
Sent: 12 January 2026 12:06
To: Sam.Whitehouse [REDACTED]
Subject: RE: Air quality - DC/25/1922 Land west of Bines Road

Hi Sam,

Thanks for sending the agent comments.

The revised AADT of 669, is 30% higher than the threshold for requiring a detailed air quality assessment. Even when considering the 86% of trips traveling north, the increase remains approximately 15% above the threshold.

In line with the Sussex Air Quality Mitigation Guidance, a detailed air quality assessment will therefore be required. This should include an updated damage cost calculation and mitigation plan to reflect the new figures.

Kind regards,
thais

Thais Covre Delboni
Environmental Protection Officer (Air Quality)

[REDACTED] | [REDACTED]
[REDACTED] [REDACTED]



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

From: Sam.Whitehouse [REDACTED]
Sent: 08 January 2026 09:04
To: Thais Covre Delboni [REDACTED]
Subject: Air quality - DC/25/1922 Land west of Bines Road

Good Morning,

Following your comment on DC/25/1922 Land west of Bines Road, please see the attached email requesting some clarification from the agent.

If you are able to assist that would be great,

Thanks,

Sam Whitehouse
Senior Planning Officer

[REDACTED]
[REDACTED] [REDACTED]





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