



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:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Redmore Environmental, Air Quality Assessment dated September 2025.	
MAIN COMMENTS: We have reviewed the Redmore Environmental Ltd Air Quality Assessment dated 30th September 2025, and although the final calculated damage cost is still lower than anticipated, the cost of the vouchers proposed for mitigation exceeds the expected damage cost, therefore we accept the conclusions of the report. It should be noted that the travel plan and proposed EV charge points are still not acceptable mitigation as they are required by other policies.	

ANY RECOMMENDED CONDITIONS:

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 should include (but not be limited to) the measure of "Sustainable Travel Vouchers" equal in value to the calculated cost of £11,100 as detailed in Section 6.4 of the Redmore Environmental Ltd Air Quality 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).

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 16 of the Air Quality Assessment report (Redmore Environmental Ltd, Sept 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).

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	27/10/2025

