



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Development Control                                                                                                                                                                                                                                                                                                                                           |
| <b>FROM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Environmental Health and Licensing                                                                                                                                                                                                                                                                                                                            |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DC/25/2006                                                                                                                                                                                                                                                                                                                                                    |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Land East of 1 To 25 Hayes Lane Slinfold                                                                                                                                                                                                                                                                                                                      |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782 |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No objection                                                                                                                                                                                                                                                                                                                                                  |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b><br>Comments relating to below information:<br>Air Quality Solutions – Air Quality Assessment Rev2, dated 29/01/2026                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                               |
| <b>MAIN COMMENTS:</b><br><br>We have reviewed the Air Quality Assessment Rev2 (dated 29/01/2026) by Air Quality Solutions and accept the conclusions of the report.<br><br><i>The mitigation measure of “Enhance the existing footpath that crosses the site and link it to the major cycleway to the north of the site – It will be constructed using permeable bound gravel noted in the Landscape and Visual Impact Assessment. A material that would make it all-weather appropriate” is appropriate mitigation that exceeds the damage cost.</i> |                                                                                                                                                                                                                                                                                                                                                               |

**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 15 of the Air Quality Assessment report (Omnia, April 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).

**Condition:** Prior to occupation, the provision of "*Enhance the existing footpath that crosses the site and link it to the major cycleway to the north of the site – It will be constructed using permeable bound gravel noted in the Landscape and Visual Impact Assessment. A material that would make it all-weather appropriate*" shall have been provided in accordance with details that have been submitted to and been approved in writing by the Local Planning Authority as detailed in Table 19 of the Air Quality Solutions' Air Quality Emissions Mitigation Statement (dated January 2026).

**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).

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| <b>NAME:</b>       | Isabelle Carter                    |
| <b>DEPARTMENT:</b> | Environmental Health and Licensing |
| <b>DATE:</b>       | 11/08/2026                         |