



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/2057
LOCATION:	Land North of Little Slaughterford Chapel Road
DESCRIPTION:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
RECOMMENDATION:	No objection
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: SLR Consulting Limited's Air Quality Assessment, dated 1 st April 2026	
MAIN COMMENTS: The cost of the mitigation measures exceed the damage cost calculation and it has been demonstrated that the measures go beyond what is required by other policies. Therefore, we accept the proposed mitigation measures.	

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 7-1 of the Air Quality Assessment (SLR, September 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: Within 3 months of occupation, the provision of the sustainable travel voucher (£150 per unit) for that dwelling 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 3-1 of the SLR Air Quality Emissions Mitigation Statement (dated April 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).

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	27/04/2026

