22 September 2026

Horsham District Council

Via email only: guy@buildviridis.co.uk

Anushree Bhatt

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Re: Air Quality Assessment for Land north of High Bar Lane, Thakeham (Planning Ref: DC/23/2152)

Dear Madam/Sir,

The Savills Air Quality Team has reviewed the previously prepared Air Quality Assessment (AQA) for the proposed residential development at Land North of High Bar Lane in Thakeham (dated November 2023), in relation to the discharge of the operational air quality requirements associated with the development.

The Air Quality team have sought confirmation from the applicant regarding whether any material changes have occurred to the development proposals since the AQA was prepared. Based on the information provided, we understand that:

- The development proposals remain mostly unchanged from those assessed within the approved AQA; with the only change being that the proposed development no longer relies on electric boilers as the combination of heat pumps and insulated storage vessels with immersion heater backup is all that is required;
- No emissions will be generated by gas boilers as the proposed development will use heat pumps;
- There have been no material changes to the scale, layout or anticipated traffic generation associated with the development;
- The mitigation measures identified within the approved AQA remain committed and will be implemented as part of the development.

As such, it is our professional opinion that the assumptions underpinning the November 2023 AQA remain valid and representative of the approved development. Accordingly, the conclusions of the AQA, including the Dust Management Plan appended to the AQA, continue to apply and remain robust. As no material changes have been made to the development proposals, there is no evidence to suggest that these conclusions should be revisited or amended at this time.

Therefore, it is considered that the November 2023 AQA remains suitable for the purposes of informing the discharge of the relevant air quality planning requirements.

Should any material changes to the development proposals arise in the future, a further review of the air quality implications may be required.

Sincerely,

Anushree Bhatt
Associate Health and Social Impact Analyst

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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