HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0585
LOCATION:	Land at Station Road Warnham West Sussex RH12 3SR
DESCRIPTION:	Outline application for the erection of up to 24 residential dwellings, with all matters reserved except for access.
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Quantum Air's Environmental Air Quality Assessment, dated 7th August 2026 Quantum Air's AQA Addendum, dated 21st September 2026	
MAIN COMMENTS: We accept that there will be transient odours from the local industrial sites, but the results from the odour assessment suggest it should not impact residents' amenity.	

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition: The development hereby approved shall not commence until an updated damage cost and subsequent Air Quality Mitigation Plan has been submitted to and approved in writing by the local planning authority.

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 in the mitigation table within Chapter 7 of the Air Quality Assessment report (Quantum Air, August 2026) 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:	05/10/2026