HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/1186
LOCATION:	Land North of Rectory Lane Ashington
DESCRIPTION:	Outline Application for redevelopment of the site to provide up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except access.
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: SLR Consulting Limited's Air Quality Assessment, dated 20th October 2026	
MAIN COMMENTS: We have reviewed the SLR Consulting Limited's Air Quality Assessment dated 20th October 2026 and we accept the conclusions of the report. Should the proposed development be approved, we would however like to see the provision of air quality mitigation secured by a condition.	

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition: The development hereby approved shall not commence until an Air Quality Mitigation Plan has been submitted to and approved in writing by the local planning authority. The air quality mitigation plan shall contain measures equal in value to the calculated environmental damage cost.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Interim Air quality and Emissions Mitigation Guidance for Sussex (2026).

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 O of the Air Quality Assessment report (SLR, October 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:	10/11/2026