



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 7 th July 2026	

MAIN COMMENTS:

It should be noted that when completing the damage-cost calculation, the price base year should be 2026, rather than 2025, as this is the year of appraisal.

The Sussex Air Guidance takes a low-emission strategies' approach to avoid health impacts of cumulative development, by seeking to mitigate or offset emissions from the additional traffic and buildings. The emission mitigation statement shall contain itemised costing for each proposed mitigation option and total value of all proposed emissions' mitigation. This must be equal to or exceed the value from Emissions calculation and total calculated value of emissions' health damage cost.

Regarding the measures to be put forward in the air quality mitigation plan we would request that the applicant avoids duplication of measures that would normally be required through other regimes. As the Approved Document S is now in force, we would not recommend including charging points in the mitigation plan unless those were offsite, to support the EV Charging Network and Delivery Plans for the local area. Similarly, we would not support Air Source Heat Pumps as this is good design. Alternative schemes we would support include:

- a. Improvements to existing cycling paths, and including cycle paths that meet up with current paths in the development design.
- b. Offsite provision of EV charging points to support the EV Charging Network and Delivery Plans for the local area.
- c. Support the delivery of WSCC Bus Service Improvement Plan
- d. Contribution to measures included in our Annual Status Report and Air Quality Action Plan such as Walking, Wheeling, and Cycling Measures to promote travel alternatives in line with:
 - i. West Sussex Active Travel Strategy
 - ii. Horsham's Local Cycling and Walking Infrastructure Plan
 - iii. Horsham District Council Infrastructure Delivery Plan

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 will be recommended as a condition, once we are happy that the above matters have been addressed.

NAME:

Isabelle Carter

DEPARTMENT:

Environmental Health and Licensing

DATE:

07/09/2026