



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0266
LOCATION:	Thakeham Mushrooms Storrington Road Thakeham Pulborough West Sussex RH20 3DY
DESCRIPTION:	Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Air Quality Assessment by Cass Allen Dated February 2026 and updated 09/04/2026 Emission Mitigation Plan by Cass Allen Dated January 2026 and updated 09/04/2026	
COMMENTS: The applicants updates to the Air Quality Assessment and Emission Mitigation Plan are greatly received. We note that the applicant is choosing to use the 2031 cost base year for their damage cost calculations, therefore providing a conservative emissions cost value. We raised this in the previous comments, and we are happy to accept the applicants value of £41,406. We are content with the use of travel vouchers and electric bikes as mitigation measures. However, an error has been identified in the calculations. The travel vouchers have been calculated on the basis of 247 dwellings, whereas the proposed development comprises 150 dwellings. Travel vouchers of £150 per dwelling for 150 dwellings would total £22,500. As a result, the combined value of this mitigation and the provision of electric bikes does not currently equate to £41,406, and the applicant will therefore need to identify and include additional mitigation measures to meet this required total.	
NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	29/04/2026