



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/1171
LOCATION:	Land at Knowe Top Farm Broadford Bridge Road West Chiltington
DESCRIPTION:	Construction of a pressing centre building including associated access, hardstanding and landscaping
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Anderson's Acoustics' Air Quality Assessment, dated July 2026	

MAIN COMMENTS:

The EFT should generate results for each of the first five years of the site being operational, and these annual figures should then be entered into the Damage Cost Toolkit (Excel spreadsheet available via <https://www.gov.uk/government/publications/assess-air-quality-impacts>). When completing the damage cost calculation, the price base year should be 2026, rather than 2025, as this is the year of appraisal.

Please review and resubmit the damage cost assessment using the above methodology. The submission should include a clear breakdown of the calculations, including annual EFT outputs for each of the first five operational years and the corresponding damage cost calculations.

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. It is recommended that the emission mitigation statement contain itemised costing for each proposed mitigation option and total value of all proposed emissions' mitigation. This should be equal to 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, the applicant must avoid duplication of measures that would normally be required through other regimes. As Approved Document S is now in force, EV charging infrastructure should only be included where provision exceeds the minimum regulatory requirements, or where off-site provision is proposed to support local EV Charging Network and Delivery Plans. Similarly, we would not support cycle parking and shelters as this is already an expectation of the LTP/HDC cycling strategies and related policies, such as West Sussex County Council's parking guidance. Air source heat pumps should be regarded as good design practice and should not be relied upon as air quality mitigation.

As acknowledged within the Air Quality Assessment, an acceptable, alternative approach would be for the equivalent damage-cost value to be secured through a Section 106 contribution towards off-site measures that improve local air quality.

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:

18/09/2026