



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Adversane Adversane Lane Adversane
DESCRIPTION:	EIA Scoping Opinion for a mixed-use development for a new settlement to accommodate 3,200 dwellings, employment uses, community uses and supporting infrastructure.
REFERENCE:	EIA/26/0005
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the EIA Scoping Report submitted in June 2026. We agree with the overall methodology for Air Quality Assessment and have the following comments to make.	

MAIN COMMENTS:**Air Quality Mitigation**

The Air Quality and Emissions Mitigation Guidance for Sussex 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. Sussex Air quality guidance aims to avoid the duplication of measures that would normally be required through other regimes.

Modelling

Additional traffic generated by the development is expected to affect Pulborough. Although no AQMA has been designated, concerns in the area have grown since the A29 landslide in 2023. Despite ongoing efforts to address the issue, congestion and vehicle queuing persist, influencing local air quality. NO₂ concentrations close to the air quality objective have been recorded at Church Hill/London Road. It is therefore essential that sensitive receptors in Pulborough are appropriately modelled and that any potential impacts are minimised.

Consideration should also be given to the site's proximity to the Storrington AQMA, including the effects of any additional traffic.

The assessment should be transparent and thus, where reasonable, all input data used, assumptions made, and the methods applied should be detailed in the report (or appendices). Please provide full statistical analyses to give full picture of the model performance.

ANY RECOMMENDED CONDITIONS:

NAME:	Thais Delboni
DEPARTMENT:	Environmental Health & Licensing
DATE:	22 Jun. 26