



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Off Old Crawley Road Faygate West Sussex
DESCRIPTION:	Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access
REFERENCE:	DC/26/0671
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the updated version for comments June-2026 Planning Stage Air Quality Assessment, produced by Anderson Acoustics, and have the following comments to make.	
MAIN COMMENTS: Damage Cost Calculation and Emission Mitigation The applicant has not used the most up-to-date version of the Emission Factor Toolkit (v14.1 May 2026). Use of this version would have been beneficial, as it includes updated base fleet splits for all areas outside London up to 2050, as well as updates to COPERT and particulate matter emissions from non-exhaust sources. It is also noted that the applicant has not calculated annual increases in emissions and associated damage costs year by year. Instead, values have been calculated for the opening year and extrapolated over a five-year period. While this approach is less detailed, it is acknowledged. The final damage cost presented is higher and therefore represents a more conservative estimate. As such, no further review is considered necessary, provided the applicant is content with the approach taken. Mitigation measures will be secured via planning condition.	

ANY RECOMMENDED CONDITIONS:

Condition: No dwelling shall be first occupied 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 of £26,540.77.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

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 8.1 – Dust Management Plan of the Air Quality Assessment report (Anderson Acoustics, June 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:	Thais Delboni
DEPARTMENT:	Environmental Health
DATE:	30 June 2026