



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/26/0136
LOCATION:	Platts Corner Petrol Filling Station Newbridge Road Billingshurst West Sussex RH14 9HY
DESCRIPTION:	Application for Approval of Details Reserved by Condition 11 (Marketing Report) and 15 (Air Quality Mitigations) to approved application DC/26/0211
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Accon UK's Air Quality Mitigation Scheme dated 18 th June 2026	

MAIN COMMENTS:Condition 15

Sussex Air quality guidance aims to avoid the duplication of measures that would normally be required through other regimes.

The proposed development includes a total of 52 car parking spaces, of which 16 are active EV charging points and 12 include ducting for future provision. Clarification is sought as to whether the stated implementation costs relate solely to EV infrastructure provided above the requirements of Approved Document S (Building Regulations, 2021), rather than the total cost of all active and passive charging provision. A cost breakdown would be welcomed to support this, including the cost per unit and confirmation of the number of active and passive spaces that exceed the minimum requirement.

Cycle parking guidance is set out within West Sussex County Council's Guidance on Parking at New Developments (2020). It should be demonstrated that the proposed cycle storage provision exceeds these standards in order for it to be considered as additional mitigation within the assessment.

As a baseline level of planting is already expected to meet policy requirements, clarification is also sought on the extent to which the proposed tree planting represents provision above this baseline, and whether this is proportionately reflected within the cost calculations. While additional vegetation can provide wider environmental benefits, its direct contribution to pollutant removal is limited; therefore, only a proportionate element of any additional planting costs should be attributed to air quality damage-cost mitigation.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of condition 15 at this time.

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	30/06/2026