



**Horsham
District
Council**

Mrs Rosina Green
Sunninghill Construction Company Ltd
33 Boltro Road
Haywards Heath
West Sussex
RH16 1BP

Our ref: DISC/25/0394
Your ref: Condition 14 Fairfield Cottage:
Cowfold
Email: planning@horsham.gov.uk
Direct Line: 01403 215322
If Calling Please ask for: Alice Johnson
Date: 5th February 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Application for Approval of Details Reserved by Condition 14 (scheme of air quality mitigation) to approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping).

15 Fairfield Cottages Cowfold Horsham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

14. **Pre-Occupation Condition:** Prior to the first occupation or use of any part of the development hereby permitted, a scheme of air quality mitigation shall have been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the damage cost calculation shown within the submitted Air Quality Assessment [by Phlorum, reference 11602(AQ) Rev 1, dated 15 September 2022], the Council's latest Air Quality & Emissions Reduction Guidance document, West Sussex County Council's latest 'Guidance on Parking at New Developments', and the most recent Building Regulations Approved Document S. The approved scheme of air quality mitigation shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

Date of approval - 5th February 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Emissions Mitigations statement Revision 2 Rev 2 - 15th January 2026 by Sunninghill		16.01.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control