
PROJECT NAME:	Fairfield Cottages (Planning Ref: DC/22/2010)
Project Address:	15-22, Fairfield Cottages, Cowfold RH13 8BL
Description of Works:	Proposed 8No. new dwellings for Saxon Weald Housing Association
Date / Revision	Rev:1 9 th December 2025

This document is provided by Sunninghill to show the proposals to mitigate the emissions and prove air quality compliance at 15-22, Fairfield Cottages, Cowfold RH13 8BL for the agreement of the Planning Authority for Condition 14 of the Planning Permission (Ref: DC/22/2010)

Document Revision History:

Rev	Issue Date	Status / Notes
0	08.12.25	Issued to Phlorum for review and comment.
1	09.12.25	Planning condition issue

Emissions mitigation statement

1. Introduction

This Emissions Mitigation Statement sets out the measures incorporated into the design and implementation of the proposed development to minimise air-quality impacts.

It includes details of the traffic input data used, calculated emissions-related health damage costs, and the mitigation measures proposed to offset those impacts, in accordance with local planning policy and relevant national guidance, as set out in HDC's guidance (2021): [Low Emission Strategy Regional Group Initiative](#). Horsham District Council (HDC), the Local Planning Authority (LPA), have declared two Air Quality Management Areas (AQMA) within the district; the Horsham AQMA No.1, and Cowfold AQMA. The Cowfold AQMA is located 48m to the west of the application site and was established due to exceedances of the annual mean Air Quality Standard (AQS) for nitrogen dioxide (NO₂) in 2011.

This report also evidences the recommendations and mitigation measures highlighted in Phlorum Ltd Air Quality Assessment, dated September 2022, and is in response to the Planning memorandum from Kevin Beer EHO, (DC/22/2010 09.03.2023) that the project secures the provision on EV charging facilities in line with BRAD Pt:S requirements, 1 active charger per Plot will be provided.

2. Development Traffic Input Data

The following traffic data has been used to calculate the emissions from development-related road vehicle movements and is demonstrated in Section 6 & 7 of the Phlorum Ltd Air Quality Assessment, dated September 2022, incorporating HDC's Automatic NO₂, PM_{2.5} & PM₁₀ Monitoring Data and Non-Automatic NO₂ Diffusion Tube Monitoring Data.

3. Emissions Calculation and Health Damage Cost

The emissions assessment has been carried out by Phlorum Ltd using:

- DEFRA Emissions Factor Toolkit ^{V:11}, and
- DEFRA Air Quality Damage Cost Values 2021 (EFT2023-27)

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3.1 Calculated Emissions Output

Pollutants assessed: NO_x and PM_{2.5}.

Pollutant	Total Emissions (Tonnes/yr)	Damage Cost Applied (£/Tonne)	Resulting Cost (£)
NO _x	0.026-0.017T		
PM _{2.5}	0.002T		

3.2 Total Health Damage Cost

Total Calculated Emissions Health Damage Cost:

£1,578 (NO_x + PM_{2.5}).

This value forms the required mitigation budget for the development.

4. Proposed Mitigation Measures and Costing

Mitigation is designed to fully offset the health damage cost identified above, in line with local policy.

Measures have been selected to be proportional to the development scale and consistent with DEFRA & IAQM guidance.

4.1 Itemised Mitigation Measures

Mitigation Type	Mitigation Target =		
	Mitigation		
	£/unit:	Number:	Value (£):
EV Charge Points			
ASHP			
Cycle Storage			
	Total Value =		

Legend:

	Mission Target Short Fall – Outstanding mitigation required to offset target value
	Mission Target Achieved – Further mitigation to be implemented as per Phlorum's recommendations.
	Mission Target Exceeded – No further mitigation required.

5. Dust Emissions Management (Construction Phase)

Dust mitigation will follow the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction. The following measures will be implemented:

5.1 Site Management

- Display the name and contact details of person accountable for air quality issues on the site boundary.
- Implementation of a Construction Environmental Management Plan (CEMP) including a Dust Management Plan, as approved under Planning Condition #3.
- Record any exception incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the logbook.

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5.2 Dust Control Measures

- Wheel-washing facilities and hard-surfaced site access routes, as detailed within CEMP.
- Use of water suppression during demolition and excavation.
- Sheeting of vehicles transporting loose materials & covering stockpiles.

5.3 Monitoring

- Visual inspections of dust emissions.
- Increase the frequency of inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out.
- Complaint-logging and response procedures.

5.4 Community Engagement

- Neighbour notifications prior to high-dust activities.
- Display of site contact information for dust issues.

6. Conclusion

The development has incorporated a comprehensive package of mitigation measures that fully offsets the calculated emissions-related health damage cost, See table within section 4.1 above.

The strategy ensures that both operational and construction-phase impacts are minimised in accordance with local planning policy, DEFRA technical guidance, and IAQM best practice.