11a West Street, Shoreham By Sea

Emissions Mitigation Statement

On Behalf of HUUK Developments Limited
September 2026

Greenavon Ltd
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Document Control Sheet

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Quality Management

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1 Introduction

1.1 Greenavon Ltd was commissioned by HUUK Developments Limited to prepare an Emissions Mitigation Statement associated with the proposed development of a residential dwelling at 11a West Street, Shoreham by Sea (the Site).

1.2 Planning permission for the proposed development has been granted (AWDM/0158/26) by Adur District Council (ADC), subject to conditions. Condition 4 relates to air quality and states:

> *"Prior to the commencement of the development hereby permitted, an emissions mitigation statement shall be submitted to and approved in writing by the local planning authority. Any mitigation measures shall be implemented prior to first occupation and shall thereafter be retained for the lifetime of the development."*

1.3 This condition was recommended by ADC's Team Leader for Environmental Protection & Animal Welfare in 2022, prior to the original refusal of the scheme, which has since been allowed on appeal (APP/Y3805/W/23/3323554). The Condition was requested as the Site lies adjacent to the (now revoked) Shoreham Air Quality Management Area (AQMA).

1.4 In line with Sussex Air Guidance[1], an Emissions Mitigation Statement would no longer be required as the proposed development is not:

- a major development
- within or in relevant proximity to an AQMA
- in an area close to not achieving the Air Quality Objectives
- a B8 Storage and distribution use class development with a floorspace of 500 m^2 or over.

1.5 ADC's Team Leader in Environmental Protection & Animal Welfare was contacted in July 2026. They confirmed that an Emissions Mitigation Statement would no longer be required for the above reasons. This statement nevertheless outlines the design features and measures that will be implemented to minimise emissions associated with the proposed development, to discharge Condition 4.

[1] Sussex Air (2021) Air quality and emissions mitigation guidance for Sussex. Available at: https://www.midsussex.gov.uk/media/5608/sussex-aq-guidance-2021.pdf [Accessed 15/07/2026]

2 Emissions Mitigation Statement

2.1 The proposed development incorporates the following design measures to minimise emissions:

- Car-free development, providing no off-street parking spaces.
- An all-electric energy strategy, utilising Air Source Heat Pumps (ASHP) and solar heating.

2.2 The proposed development includes a wood-burning stove, which is understood to be discouraged in ADC's emerging Air Quality Strategy. To minimise emissions associated with the stove, the resident will be required to:

- Install a modern Eco-design compliant stove.
- Use only approved 'ready-to-burn' dry fuel.
- Not burn treated wood (e.g. old furniture, pallets, etc), or rubbish.
- Undertake regular cleaning of the chimney.
- Install a carbon monoxide alarm in the same room as the appliance.

2.3 These are the measures that the Sussex Air advocate for on their website[2].

[2] Sussex Air (nd) Clean Burning. Available at: https://www.sussex-air.net/clean-burn/ [Accessed 15/07/2026]

3 Conclusions

3.1 Greenavon Ltd was commissioned by HUUK Developments Limited to provide an Emissions Mitigation Statement associated with the proposed development of a residential dwelling at 11a West Street, Shoreham by Sea (the Site).

3.2 The requirement for an Emissions Mitigation Statement originally arose because the Site was located adjacent to an AQMA. This AQMA has since been revoked, and the development no longer requires an Emissions Mitigation Statement under Sussex Air Guidance. This position was confirmed with ADC's Team Leader for Environmental Protection & Animal Welfare in July 2026.

3.3 This report nevertheless sets out the design measures incorporated into the proposal to minimise emissions associated with the development, as well as ongoing operational conditions. The level of mitigation is considered proportionate and appropriate to discharge Condition 4.



Greenavon Ltd

Experts in Air Quality and Odour Assessment

Registered Office Address: 128 City Road, London, United Kingdom, EC1V 2NX

Company Number: 14788658

www.greenavon.com