

SOUTH NORTHAMPTONSHIRE COUNCIL

MEMORANDUM

To: Peter Gittins – Planning Officer
(Development Team)

From: Julie Ewers – Environmental Health Officer
(Environmental Protection)

Date: 20th August 2020

Our ref: wk202004500

TOWN & COUNTRY PLANNING ACT 1990

PLANNING APPLICATION REF: S/2020/0930/MAO - AIR QUALITY ASSESSMENT

PROPOSED DEVELOPMENT: Construction of up to 35 dwellings

SITE: Paddock land south of Station Road Blisworth.

Observations:

I refer to your consultation on the above planning application and would make the following general comments on this proposal in relation to Air Quality.

The National Planning Policy Framework recommends that the planning policy system should contribute to, and enhance the natural and local environment by, amongst other things, preventing both new and existing developments from contributing to or being put at unacceptable risk, or being, adversely affected by unacceptable levels of pollution. It goes on to recommend that planning policies and decisions should ensure that new development is appropriate for its location taking into consideration the effects of pollution on health, general amenity, and quality of life amongst other things with an emphasis on achieving a sustainable development in accordance with the UK Sustainable Development Strategy. It also advises recognition of developments that create some noise in respect of existing businesses wanting to develop in continuance of their business without unreasonable restriction being placed on them because of changes to nearby land use.

Air Quality

It is disappointing that the developer has ignored my pre planning application advice and has undergone the expense to undertake an air quality assessment when they were asked to consider mitigation measures to prevent and enable future occupiers to make green travel choices and minimise emissions from the properties being developed. To reiterate, I would draw the developers attention to the Councils Supplementary Planning

Guidance Air Quality And Emissions Mitigation Guidance for Developers. It has recently been adopted as an SPD. Using the guide <https://www.southnorthants.gov.uk/info/287/pollution/219/air-quality> it would be considered that as a minimum type 1 and 2 emission mitigation measures would be required. See table extracted from the report below.

The developer should note that whilst the site itself is unlikely to suffer from poor air quality the A5 Watling Street through Towcester South of the site and a number of areas within Northampton as well as the M1 and A45 have been declared as Air Quality Management Areas. As an authority we would be looking for all developments to support sustainable travel, air quality improvements/traffic reduction as required by the NPPF. Whilst it is acknowledged this is not a 'large' development, it is still development and therefore adds to the surrounding local air quality issues. As such measures need to be put in place to minimise the cumulative impact on local air quality that ongoing development has rather than looking at the individual significance.

Given this is a new application I would be looking for the developer to propose what measures they can take to support sustainable travel, air quality improvements and traffic reduction at the application stage and for these measures to be conditioned through the planning consent if the proposals are acceptable.

The options suggested are cheaper to design into a development at this stage.

TABLE OF MITIGATION REQUIRED

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|---------------|--|
| Type 1 | <ul style="list-style-type: none">• The adoption of an agreed protocol to control emissions from construction sites• Provision of Electric Vehicle Recharging• All gas-fired boilers to meet a minimum standard of 40mgNO_x/kWh or consideration of alternative heat sources |
| Type 2 | <ul style="list-style-type: none">• Practicable mitigation measures supported by the NPPF;• Active travel (cycling/walking) infrastructure including, but not limited to:<ul style="list-style-type: none">• Developing cycle routes or pedestrianised areas and infrastructure to support low emission modes of transport;• improved facilities to encourage cycling or other non-motorised travel (secure cycle storage etc); and• Provision of subsidised or free ticketing for public transport (corporate and residential travel passes, student travel passes); |

Table 8 within the developer guidance provides a list of mitigation options that are available, although the list is not exhaustive and further options and ideas to minimise emissions are welcomed for this development.

I would recommend the following conditions should this development be granted.

- 1. Provision of electric vehicle charging points on each dwelling house.**
- 2. Adequate provision of secure cycle storage for each dwelling**
- 3. An Active travel plan to include type 2 mitigation as detailed above**
- 4. Construction and Environment Method Plan**

All development should consider the effect construction operations will have on emissions and as such mitigation should be considered in all cases. The IAQM Guidance on the assessment of dust from demolition and construction or alternatively the London Best Practice Guidance should be used to inform the choice of mitigation measures required during construction

No development shall take place, including any works of demolition, until a Construction Method Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction to minimise the release of particulate matter
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

No construction work including site clearance and delivery of materials shall be carried out except between the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank and Public Holidays.

Reason : In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours and to comply with Policy G3 of the South Northamptonshire Local Plan.

I trust these comments are self-explanatory but please do not hesitate to contact me direct on Ext 2321 if you have any queries regarding these.

Julie

Environmental Health Officer
Environmental Protection