

Our ref: LE13821/CMD/SN/001

Date: 22nd February 2017

Digital ref:

Your ref:

Mr Phil Gallagher
Gladman Developments Limited
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

Dear Phil,

2016-124 Land off Dover Road, Deal – Air Quality Screening Report

By email instruction dated the 14th December 2016, from Mr Phil Gallagher of Gladman Developments Limited, Wardell Armstrong LLP was commissioned to undertake an air quality screening assessment for a proposed residential development at Land off Dover Road, Deal.

The proposed development is located approximately 3km to the south of Deal town centre. The site currently comprises equestrian land and scrubland. To the north, the site is bordered by existing residential properties along Thistledown. To the east, the site is bordered by open agricultural land. To the south, the site is bordered by open agricultural land, Walmer Court Farm and existing residential properties along Dover Road. To the west the site is bordered by Dover Road with existing residential properties and a caravan park beyond.

The proposed development comprises up to 85 dwellings and associated infrastructure. This air quality screening report will be submitted as part of an outline planning application.

The proposed residential development is located within the administrative area of Dover District Council (DDC).



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Local Air Quality

DDC is responsible for the management of local air quality. Following a review of local air quality, we can confirm there are currently two Air Quality Management Areas (AQMA) declared within DDC, both located within Dover, approximately 9km to the south west of the proposed development. Therefore, the proposed development is not located within or near an existing AQMA.

There are no background air quality monitoring locations in the local area. In order to provide more information on background concentrations at the proposed development site, data has been obtained from the 2013-based default concentration maps provided by Defra on their Local Air Quality Management (LAQM) web pages (<http://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html>). The background pollutant concentrations are detailed below in Table 1.

Table 1: Background Air Pollutant Concentrations Obtained from the 2013-Based Defra Default Concentration Maps		
Proposed Development Site Coordinates	2017 Pollutant Concentrations ($\mu\text{g}/\text{m}^3$)	
	Nitrogen Dioxide (NO_2)	Fine Particulate Matter (PM_{10})
636700, 149500	10.10	15.83

The annual mean air quality objective for both NO_2 and PM_{10} concentrations is $40\mu\text{g}/\text{m}^3$. The background concentrations for the site, as detailed in Table 1, are well below these objectives.

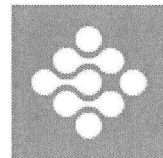
Construction Phase Impacts

A review of relevant guidance has been undertaken to consider the potential for significant effects during the construction phase of the proposed development. The review has taken into account the Institute of Air Quality Management (IAQM) document 'Guidance on the Assessment of Dust from Demolition and Construction' (February 2014).

In accordance with the guidance, it is considered that there will be a 'not significant' effect associated with dust and fine particulate matter associated with activities during the construction phase, with appropriate site specific mitigation measures in place.

Operational Phase Impacts

The background pollutant concentrations at the site (as detailed in Table 1) are well below the relevant annual mean air quality objectives. As a result, and given the scale of the proposed development (i.e. up to 85 dwellings), it is highly unlikely that the traffic generated



by the proposed development will cause any air quality objectives to be approached or exceeded at existing or proposed receptor locations.

We have also reviewed the proposed land use, and it is considered that there will be no issue with pollutant emissions from the development affecting existing or proposed receptor locations.

In accordance with the Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM) document 'Land-Use Planning and Development Control: Planning for Air Quality (May 2015)', the impact can be described as 'not significant'.

Summary

A review has been undertaken, in accordance with relevant guidance, to consider the potential for impacts during both the construction and operational phases of the proposed development. This review suggests that any effects should be not significant.

It is not therefore considered necessary to undertake a full air quality assessment at outline planning application stage.

Yours sincerely
for Wardell Armstrong

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