

Air Quality Mitigation Statement

May 2021



rickett architects ltd
168 parade, leamington spa

+44 (0) 1926 291010
studio@rickett.co.uk
www.rickettarchitects.com

client	
project	Replacement of existing building with 5 residential units.
address	16 Cross Street, Leamington Spa, Warwickshire CV32 4PX
Job ref	3215
Prepared by	Emma Webster
Checked by	Paul Watt

CONTENTS

- 1.0** Introduction
- 2.0** Use
- 3.0** SPD – Stage 1 Development Classification
- 4.0** SPD – Stage 2 Air Quality Impact Assessment
- 5.0** SPD – Stage 3 Mitigation
- 6.0** Conclusion

1. INTRODUCTION

- 1.1 This Air Quality Mitigation Statement has been prepared to support a full planning application for the demolition of 16 Cross Street, Leamington Spa, and the subsequent residential development of the site. It is proposed that five townhouses be constructed on the site with provision for parking for five cars.
- 1.2 Any AQMA must first establish the baseline position against which any proposal is assessed, and any necessary mitigation strategy is designed. The proposed use is defined to establish whether any increase in activity is likely to occur. This will then define the development classification, assessment and mitigation as set out in WDC Supplementary Planning Document (SPD) Air Quality & Planning (January 2019).

2. USE

- 2.1 Existing planning use: Office space
- 2.2 Proposed planning use: Residential (5 units).

3. SPD - STAGE 1 DEVELOPMENT TYPE CLASSIFICATION

- 3.1 The proposed usage is below the threshold criteria for a Transport Assessment (TA) or Travel Plan, as defined by the Department for Transport (DfT) set out in the SPD. The threshold for a TA for a C3 Dwelling houses is >80units, with this proposal providing 5 units.
- 3.2 The development type is classified as a Minor development, therefore.

4. SPD – STAGE 2 AIR QUALITY IMPACT ASSESSMENT

- 4.1 As this development is classified as Minor development, only an exposure assessment is required, to consider whether the development will expose future occupiers to unacceptable levels of NO₂ and/ or particulate matter.
- 4.2 The proposal meets none of the criteria for additional exposure.
 - The proposal is not adjacent to or within an AQMA;
 - The proposal is not in a location 20m from roads at or above the relevant national objective highlighted on the DEFRA GIS modelled maps;
 - The proposal is not one of the listed Land Use types and within 20 m of roads with >10,000 AADT.
- 4.3 Furthermore, it should be noted that the site is in a very sustainable location (within Leamington town centre) and within a desirable walking distance to the services and facilities available. This will ensure that residents do not need to own a car to access these. Public Transportation is also provided within close proximity to the site

(bus stops and Train stations). Five car parking spaces are proposed to be provided within the development and therefore, for those who would own a car, it is worth noting that the site is very well located close to national and regional public transport links. The site location and proximity to excellent transport links and facilities will serve to reduce the need to travel by car and, as a result, minimise emissions from resident travel generally, further minimising impacts from the development on air quality.

5. SPD – STAGE 3 MITIGATION

- 5.1 Minor Development requires Type 1 Mitigation, in accordance with the SPD, which requires 1 charging point per 10 spaces and to ensure that appropriate cabling is provided to enable increase in future provision. The development is proposed to incorporate five car parking spaces and therefore does not meet the threshold for electric vehicle charging points to be required. The restrictions provided by the size and location of the site do not allow for the use of green infrastructure.

6. CONCLUSION

- 6.1 The proposed development will marginally increase the number of vehicle movements to and from the site, given the addition of five dwellings and associated parking spaces. There are presently no parking facilities on the site itself and so users of the existing office space will be parking elsewhere or using public transport. As such, using WDC SPD criteria and methodology, the proposal is regarded as minor with no significant impact on air quality in and around the site.