

South Gloucestershire Council

Memorandum to: Planning

Development Control

From: Environmental Protection

Date: 4th July 2023

Your Reference: P22/01300/O

Our Reference:

Tel: 01454 868001

Fax:

E-Mail: environmental.protection@southglos.gov.uk

Web Site: www.southglos.gov.uk/envpro

PLANNING CONSULTATION

Location: Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG

Description: Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved

With reference to the above planning application, I would make the following observations:

- | | | |
|----|--|-------------------------------------|
| 1) | No adverse comments. | <input type="checkbox"/> |
| 2) | I have no objections in principle, but would recommend that you consider the information-outlined below. | <input type="checkbox"/> |
| 3) | Prior to commenting, I would like further information as detailed below. Without this information, I cannot make an informed decision on this application. | <input checked="" type="checkbox"/> |
| 4) | Prior to commenting, I would recommend that the applicant provides an acoustic report detailing how noise from will affect the proposed development.
<i>The applicant should be advised that they can find information on Acoustic Reports and Guidelines on Noise Levels (Planning & Noise Specific Guidance Note 1) on our web site</i>
http://www.southglos.gov.uk/documents/Specific-Guidance-Note-1-Planning-and-Noise.pdf | <input type="checkbox"/> |
| 5) | I object to the application for the reasons stated below. | <input type="checkbox"/> |
| 6) | Due to the special circumstances of this application please see the comments below. | <input type="checkbox"/> |

Air Quality

I have reviewed the details of the outline application, including the transport assessment prepared by Clarkebond.

The applicant should provide an air quality assessment, or justification outlining why this is not required, in line with the current guidance (Land-Use Planning & Development Control: Planning for Air Quality, EPUK&IAQM 2017). Any assessment should consider the operational and construction phases of proposed development on local air quality, with respect to nitrogen dioxide, PM10 and PM2.5.

It is noted that there are some outstanding queries surrounding the provision of bus services. Any traffic data relied upon for either the assessment or the screening the requirement out must be based on a worst-case scenario in respect of car use and subsequent AADT.

Further to the above, an assessment of dust in the construction phase should be prepared and submitted in line with the current guidance : Guidance on the assessment of dust from demolition and construction, IAQM 2014

Please also note that the following good practice principles identified in the “Land-Use Planning & Development Control: Planning for Air Quality” guidance produced by Environmental Protection UK (EPUK) /Institute of Air Quality Management (IAQM) (January 2017)[1] should be applied to **all** development to reduce emissions and contribute to better air quality management:

- Where on-site parking is provided for residential dwellings, Electric Vehicle (EV) charging points for each parking space should be provided and also at least 1 Electric Vehicle (EV) “rapid charge” point per 10 residential dwellings, to facilitate use of electric vehicles and contribute to minimising traffic emissions from the development.

- All gas fired boilers to meet a minimum standard of <40mgNO_x/kWh.

[1] <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>