

12 November 2020

Barratt Homes & David Wilson Homes Yorkshire West
c/o Paul Butler
PB Planning
PO Box 778
York
YO1 0LT

SLR reference: 410.04993.00050

Kirklees Council planning application reference: 2019/62/92787/E

Dear Paul,

RE: ERECTION OF 280 DWELLINGS WITH OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE, LAND AT OWL LANE, CHIDSWELL, DEWSBURY – AIR QUALITY ASSESSMENT: AIR QUALITY RESPONSE TO DELEGATED REPORT / COMMITTEE REPORT

BACKGROUND

SLR Consulting Ltd (SLR) was instructed by Barratt Homes & David Wilson Homes Yorkshire West to provide an Air Quality Assessment (SLR reference: 410.04993.00050 dated August 2019, and addendum dated October 2019) to support the planning application for the proposed residential development comprising 280 dwellings with open space, landscaping and associated infrastructure (the 'Proposed Development'), on land at Owl Lane, Chidswell, Dewsbury (Kirklees Council (KC) application reference: 2019/62/92787/E).

Following submission, the Delegated Report / Committee Report for the Proposed Development recommends delegated approval of the planning application, subject to a number of conditions and Section 106 (S.106) agreement, which includes covering the following matters:

"9) Air quality – Contribution (amount to be confirmed) up to the estimated damage cost to be spent on air quality improvement projects within the locality.

In the circumstances where the Section 106 agreement has not been completed within three months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured; if so, the Head of Planning and Development is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers."

The submitted Air Quality Assessment and Air Quality Assessment Addendum were produced following The West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016) (the 'West Yorkshire Guidance'). SLR notes the West Yorkshire Guidance is referenced within the Delegated Report / Committee Report as 'relevant guidance' (paragraph 6.6) and therefore is considered by KC as appropriate to apply.

The West Yorkshire Guidance details a method to identify the development classification to determine the appropriate level of assessment, whereby schemes are classified as either 'minor', 'medium' or 'major'. Following the appropriate level of assessment, requirements for mitigation are outlined based upon the classification of the scheme.

SLR considers the '*contribution (amount to be confirmed) up to the estimated damage cost*' referenced above as part of the required conditions and S.106 agreement relates to the '*pollutant emission damage cost*' assessment method contained within the West Yorkshire Guidance. Following the development classification process outlined within the West Yorkshire Guidance, the Proposed Development is of a 'medium' classification. However, the West Yorkshire Guidance only requires for determination of '*pollutant emission damage cost*' in relation to 'major' schemes.

As the Proposed Development is of a 'medium' classification, and as required by the West Yorkshire Guidance, 'Type 1' and 'Type 2' mitigation has been proposed as follows:

- Type 1: 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking). Electric Vehicle (EV) charging (16 Amp connection) will be provided as part of the Proposed Development, with a 100% provision rate for units with dedicated parking; and
- Type 2: A Travel Plan, which includes a suite of measures, in addition to pedestrian and cycle connectivity to the wider area, for example.

Therefore, consistent with the requirements of the West Yorkshire Guidance, commensurate mitigation is currently included as part of the Proposed Development and no further air quality mitigation in the form of required conditions and S.106 agreement is required.

Furthermore, it is noted formal consultation comments from KC Environmental Health referenced within the Delegated Report / Committee Report state:

"It is considered that the development is likely to have some adverse impact on the local air quality. This needs to be determined by the applicant, ideally this information should be provided before the application is determined. Conditions recommended."

An Air Quality Assessment Addendum, which considered impacts on air quality arising from operational phase development trips, has already been issued to the KC Environmental Health Officer on 23rd October 2019.

CLOSURE

I trust the above provides you with sufficient information. However, please do not hesitate to contact me should you have any further queries.

Yours sincerely
SLR Consulting Limited

Graeme Blacklock
Technical Director – Air Quality