

Environmental Health Consultee Comments for Planning

Application Number: UTT/21/2509/OP

Land South of (East of Griffin Plc)
Radwinter Road
Sewards End
Essex

Lead Consultee

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Follow up to Air Quality objections in consultation memo sent on 7th October 2021

Air Quality

This service has received the follow-up Air Quality Technical Note – Version 1 by Kairus Ltd dated 1/12/2021 to be read in conjunction with the Air Quality Assessment by Kairus Ltd Ref: AQ051769 dated 12/7/2021

The report concludes that the overall impact of the development, if the new link road is not completed, would be negligible at all locations within Saffron Walden, including the Saffron Walden Air Quality Management Area (AQMA) which is approximately 800 metres to the west of the site.

This service therefore withdraws our objections to the scheme, subject to the conditions discussed below, as this development will still add to local air pollution in and near this existing AQMA due to additional car-bound journeys. Development affecting an Air Quality Management Area is expected to contribute to a reduction in levels of air pollutants within the AQMA's as explained in the UDC Air Quality Technical Guidance, therefore mitigation against these impacts is required and the developer has suggested various mitigating proposals.

As part of the application several highways improvements are being proposed to include the following:

- Radwinter Road/Thaxted Road/East Street/Chatters Hill – addition of a short separate right turn lane on Radwinter Road
- Thaxted Road/Peasland Road – conversion of existing mini roundabout to traffic signals
- High Street/Church Street – conversion of existing priority junction to traffic signals.

The developer has also proposed mitigation measures discussed below, however this service would recommend that additional measures are applied to the development to ensure they contribute overall to the reduction in air pollutant levels. These measures could include installing ground/air source heat pumps instead of gas boilers with solar panels & photovoltaics etc.

It is also extremely important that their proposal to provide suitable walking and cycling routes to access the nearby superstore and well as the town centre is undertaken, including the proposed bus stop with safe & convenient access. This will allow future occupants to shop and access services in a sustainable and non-polluting way.

The below mitigation measures have been proposed by the developer, however, where they state that passive provision for electric charging points will be provided for all on-plot car parking spaces, we would request that this is changed to active points for charging so the units are ready to use upon occupation in line with the Council's Climate Change Policy and UDC Air Quality Technical Guidance.

It is recommended that the proposed mitigation measures in Section 8 of the report are enhanced as recommended above, and conditioned, in any approvals given.

The proposed mitigation includes:

- Secure cycle storage for residential units without covered parking or garages;
- Passive provision for electric charging points will be provided for all on-plot car parking spaces;
- A travel pack will be provided to all residents as part of the Travel Plan measures setting out public transport options, promoting cycling and walking routes;
- a Travel Plan (TP) will be developed for the Site which will implement measures to encourage the use of alternative more sustainable modes of transport and reduce the use of single occupancy car journeys;

- where provided, all gas fired boilers will meet a minimum rating of <40 KgNOx/kWh.

In addition to the above, the following additional measures are being proposed for inclusion within the scheme design that will contribute to a reduction in emissions and should be conditioned or subject to a legal agreement:

- provision of a bus stop on Radwinter Road in close proximity to the new site access point providing access to services between Audley End train station and Haverhill and providing an additional point on the east/west route connecting secondary schools in the area;
- provision of large public open space area for recreational purposes, reducing the need for residents to travel further afield for recreational needs;
- provision of extensive walking and cycling routes through the Site connecting with routes through new development areas to the west and with Radwinter Road.