



July 2020

**Documents to be submitted in the preparation of a planning application for Major Developments**

- Air Quality Assessment (AQA)
- Air Quality Neutral Assessment (AQN)
- Dust Management Plan (DMP) (The DMP may be submitted as part of a wider Construction Environmental Management Plan - CEMP)

**Guidance Documents to be Referenced in Preparation of AQA, AQN, AQDRA, DMP and CEMP**

- National Planning Policy Framework
- Land Use Planning & Development control: Planning for Air Quality January 2017 IAQM
- Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites IAQM
- Guidance on the Assessment of Dust from Demolition and Construction Version 1.1 June 2016 IAQM
- London Plan 2017
- The Control of Dust and Emissions During Construction and Demolition SPG July 2014 (Mayor of London)
- Sustainable Design and Construction SPG April 2014 (GLA)
- Air Quality Neutral Planning Support Update: GLA 80371 April 2014
- Wandsworth Local Plan (Supplementary Planning Document)
- Wandsworth Core Strategy Documents
- Wandsworth Air Quality Action Plan
- Wandsworth Annual Status Return (2017 or subsequent)
- Technical Guidance 2016 (LLAQM.TG (16))
- Technical Guidance Note (Monitoring) M8 – EA
- London Councils Air Quality and Planning Guidance January 2007

**Air Quality Assessment (AQA)**

The AQA shall be prepared following the guidance documents listed and:

- Identify site location and provide brief description of the proposed development as it relates to air quality, including a description of all receptors. This should include any particularly sensitive receptors and may include ecological receptors. The AQA shall also assess the current air quality/dust/odour in the vicinity of the proposed development;
- Provide full details of mitigation measures that will be implemented to maintain and to improve air quality in the vicinity of the development, and mitigation measures to protect the internal air quality of buildings.
- Identify how the building works and related activities and the future operation and use of the development may impact upon local air quality (prediction of the impact of the proposed development).
- Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided.

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- Include an Air Quality (Dust) Risk-Assessment (AQDRA) giving detailed risk-assessment for each construction sub-phase as outlined in the *Control of Dust and Emissions During Construction SPG 2014*, Mayor of London.
- Include current baseline and future year projections of NO<sub>2</sub> and PM<sub>10</sub> based on monitoring data and the London Atmospheric Emissions Inventory (LAEI), 20m<sup>2</sup> grid reference).
- Include at least six month NO<sub>2</sub> data measurement, unless not requested. For major developments, or sensitive areas, measured data shall be requested. The techniques to be used will depend on the development (real-time monitoring might be required). Locations and methodology of monitoring shall be agreed by the local planning authority. The entire borough of Wandsworth is designated an Air Quality Management Area and there are five Air Quality Focus Areas within the borough.
- Model the impact of the development (parking emissions, and building emissions) on local air quality through by the use of suitable modelling software. Data measurement shall be the latest available, and nearest full meteorological datasets (as outlined in the Mayor of London SPG 2014). The report of the model shall clearly state: datasets used, methodologies (monitoring, modelling, and scenarios), meteorological data, background concentrations, traffic data (flow, speeds, etc.), dispersion model type.

### Air Quality Neutral (AQN)

The AQN shall:

- Determine the relevant Building Emission Benchmarks (BEBs) for NO<sub>2</sub> and PM<sub>10</sub> for the development, based on its land use-class and location (see Appendices 5 and 6 in the *Sustainable Design and Construction SPG 2014* Mayor of London and the GLA's *Air Quality Neutral Planning Support Update*);
- Calculate the site's NO<sub>x</sub> and PM<sub>10</sub> emissions from buildings and compare then with the BEB(s);
- Determine the relevant transport emission benchmarks (TEBs) for NO<sub>x</sub> and PM<sub>10</sub> for the site;
- Calculate the sites NO<sub>x</sub> and PM<sub>10</sub> emissions from transport and compare them with the TEBs;
- The BEBs and the TEBs should both be met, for both NO<sub>x</sub> and PM<sub>10</sub>, to achieve the air quality neutral requirement. In-line with the policy context in London, the development shall be at least 'air quality neutral'. Developers shall mitigate the residual impacts and provide local mitigations to deal with any adverse air quality impacts associated with development proposals, including if the development fails to meet one or more of the AQN (Air Quality Neutral) benchmarks.

### Dust Management Plan (DMP)

A Dust Management Plan (DMP) based on an AQDRA shall be submitted to and approved in writing by Wandsworth Council. The DMP must detail the measures that will be taken to reduce the impacts on air quality during the construction phase. The DMP shall:

- Undertake to carry out air quality monitoring before, during and after demolition and construction works (and a month prior to commencement of any works on site). Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by Wandsworth Council prior to commencement of monitoring.



### **Multiple Phased Developments**

If a major development has several planning phases, Wandsworth Council will require overarching Air Quality documents – that is to say, cumulative impacts from all phases (rather than just nearby approved developments) must be considered as a whole and the AQN will be required to meet TEBs and BEBs for the entire development rather than on a phase by phases basis.

### **Minor Developments**

All construction works shall be carried out in accordance with The Control of Dust and Emissions During Construction and Demolition SPG July 2014 (GLA) to avoid air pollution and dust nuisance.

### **All Developments**

#### **Air Quality Mitigation Measures**

If **any** development is located in an area where pollution levels are high and close to or above the national objectives, future occupiers must be protected from air pollution exposure while living in their properties. A scheme of proposed mitigation measures to protect the future occupiers from air pollution exposure shall be submitted to and approved in writing by Wandsworth Council. Changes on the building layout and drawings might be necessary. The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and shall be retained as such thereafter.

#### **Non Road Mobile Machinery (NRMM)**

All Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases of the development shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance 'Control of Dust and Emissions During Construction and Demolition' dated July 2014 (SPG) or any subsequent guidance.

All major development sites in Greater London shall keep an inventory on site and on the online register at: <https://nrmm.london/> of all NRMM between 37kW and 560kW. All NRMM shall meet Stage IIIA of EU Directive 97/68/EC (as amended) as a minimum within Greater London (Stage IIIB from 1<sup>st</sup> September 2020) and Stage IIIB of EU Directive 97/68/EC as a minimum within the Central Activity Zone (Stage IV from 1<sup>st</sup> September 2020).

#### **Heating / power supply**

Sustainable Design and Construction SPG April 2014 (GLA) sets emission limits for some combustion plant and requires the use of ultra-low oxides of nitrogen (NO<sub>x</sub>) boilers. The specification of ultra-low emission boilers does not necessarily negate this requirement. All non-CHP gas-fired boilers shall meet the ultra-low standard and therefore achieve dry NO<sub>x</sub> emission levels equivalent to, or less than 40 mg/kWh. Gas-fired plant will be required to meet high standards of air pollution control,

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with particular emphasis on boiler design and operation, stack height, pollution abatement equipment, servicing and maintenance and ultra-low NOx achievement.

**Note:** A CHP information request form must be completed, returned to the council and approved in writing before confirmation of acceptance of an AQN assessment and proposed stack heights.

### Wandsworth Air Quality Team

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