From: planning@adur-worthing.gov.uk
Sent: 20 July 2023 16:21
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1003/23

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 20/07/2023 4:20 PM from Mr Nadeem Shad (nadeem.shad@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/1003/23
Address:	Kingston Wharf Brighton Road Shoreham-by-sea West Sussex
Proposal:	Approval of Details Reserved by Condition 36 (Air Quality) of previously approved application AWDM/0511/21.
Case Officer:	Stephen Cantwell

Click for further information

Comments Details

Comments:	Condition 36 of AWDM/0511/21 states the following: "36. With the exception of the Enabling Works, i) no phase of the residential development and ii) no phase of the commercial development respectively, shall commence until full details of all proposed operational phase air quality mitigation measures for that respective phase have been submitted to and approved in writing by the Local Planning Authority. Ref: AWDM/0511/21 The mitigation measures shall either be equal to the values of £68,859 for the residential development and £19,421 for the commercial development (totalling £88,280) in accordance with the submitted Air Quality Assessment prepared by MLM Group (reference 774885 MLM ZZ XX RP J 002), or shall comprise in whole or part, the provision of a financial contribution (s) in accordance with Schedule 2 of the s.106 Legal Agreement which forms part of this approval. The development shall be implemented in full accordance with the details thereby approved. If required, a verification report shall be submitted to and approved in writing by the Local Planning Authority on completion of the respective phase of development to demonstrate and confirm that the operational phase air quality mitigation measures thereby approved have been implemented and have achieved mitigation equal to the value identified. Reason: To minimise emissions and impact on air quality in accordance with Policies 16 & 17 and paras 180 - 181 of the National Planning Policy Framework, 2019.

The submission to discharge application merely contains the AQ Impact Assessment of the same reference as that contained in Condition 36. There is no mitigation proposed.

To satisfy the condition the developer needs to submit an Emissions Mitigation Statement detailing what is to be spent on, up to the value of the emissions calculations - see P15 of the Sussex Guidance (https://sussex-air.net/wp-content/uploads/2022/09/Sussex-AQ-Guidance-V.1.2-2021.pdf).

Alternatively the sum could be passed to the LPA to be used towards local actions as per the revised Adur AQ Action Plan (currently with Defra for approval) as per Schedule 2 of the appoval.

If there are other relevant documents not currently on the website, please supply them.

Kind regards