

Unit 2, Queen Street Retail Park, Boston, PE21 8XD

Air Quality Statement

LPA Ref: PP-09427927

Firstplan Ref: 20433/MM/ab/ik

Date: January 2021

a) **Introduction**

- 1.1 This Air Quality Statement is submitted to the Council in support of planning application reference PP-09427927 for:

‘Variation of Condition 3 of planning permission ref. B/01/0632 to allow the sale of food and drink.’

- 1.2 This note describes the application proposals and will demonstrate that these will have no detrimental impact on local air quality taking into account the guidance outlined within the National Planning Policy Framework (NPPF) (2019).
- 1.3 The application site is located at Queen Street Retail Park, Queen Street, Boston. The Retail Park is not within an Air Quality Management Area (AQMA). However, Queen Street itself is identified as being within Haven Bridge AQMA. The approximate location of the site relative to the AQMA boundary is demonstrated in the map in **Figure 1** below (AQMA shaded in light green, application site shown marked):



Figure 1: DEFRA Map showing Haven Bridge AQMA. Source: https://laqm.defra.gov.uk/images/aqma_maps/Boston.jpg

- 1.4 Planning permission was granted in 2001 (ref. B/01/0632) for the construction of a building for two retail stores (Class A1) and formation of associated parking, servicing and landscaping areas at Queen

Street, Boston. The unit which is the subject of this application is one of the two units granted under this consent.

- 1.5 The current application being considered by the Council is for the variation of Condition 3 of this permission (Ref: B/01/0632), which states that:

‘The development shall be used for Class A1 retailing as defined in the Town and County Planning (Use Classes) Order 1987, but excluding the sale of food and drink, jewellery, pharmaceutical products, pet products, fashion accessories, arts and crafts, clothing, footwear, books and magazines, sports goods, toys, audio/visual discs and cassettes (except items within these groups which are ancillary and complementary to the main range of goods sold).’

- 1.6 The application will not create any new floor space, nor does it propose a change of use at the application site which will remain in retail use. The proposals do not involve the creation of any additional floorspace beyond the existing established building envelope.

b) Planning Policy

i) NPPF

- 1.7 **Paragraph 181** of the NPPF states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

ii) Local Plan

- 1.8 **Policy 30** of the South East Lincolnshire Joint Local Plan requires that all planning applications, except for development within the curtilage of a dwelling house must include an assessment of:

- Impact on the proposed development from poor air quality from identified sources;
- Impact on air quality from the proposed development; and
- Impact on amenity from existing uses.

c) Response to requirements of South East Lincolnshire Joint Local Plan Policy 30

i) Impact of the Proposed Development from Poor Air Quality from Identified Sources

- 1.9 We are not aware of any sources of poor air quality which would impact on the proposed development above the existing situation. The application site is already in established retail use and this will not change under the application proposals.

ii) Impact on Air Quality from the Proposed Development

- 1.10 It is not considered that the proposed development will result in any adverse impact on air quality within the AQMA or the site's wider environs. The site is already in retail use, and the restrictions on the range of goods currently in place at the site do not relate to matters associated with air quality or pollution. The site's retail use is firmly established over a continuous period of almost 20 years from when planning permission was granted for the retail park. This will not change under the application proposals.
- 1.11 Furthermore, retail uses do not typically generate adverse impacts in terms of air quality. The only source of emissions which could potentially impact on air quality would be from vehicular movements to and from the site. The submitted Transport Assessment identifies an extremely limited number of additional vehicular movements to/from the site (4 additional two-way trips based on a Saturday peak hour period). Therefore, this would clearly result in a negligible impact on air quality.
- 1.12 The submitted Retail Impact Assessment (which forms part of the Planning and Retail Statement submitted in support of the application) has demonstrated that the store will draw all of its trade from existing foodstores in the Boston area, rather than generate a perceivable amount of new trips or act as a destination which will encourage additional trips from further afield.
- 1.13 The Retail Impact Assessment has also shown that the store will largely draw trade from the nearby Aldi and Asda stores, so the majority of the additional vehicular movements to/from the store will be a redistribution of vehicular traffic which was already in the vicinity. Some of the trade will be drawn from stores further out of the Boston urban area, which could have a positive effect on overall levels of vehicular emissions across the urban area.
- 1.14 Furthermore, the site's location close to bus and rail public transport interchanges mean that customers have option of arriving by non-vehicular modes should they wish to do so.

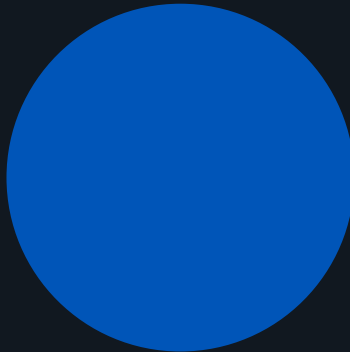
- 1.15 As the site is already in retail use, and no extension / redevelopment of the site is sought, there will be no construction taking place on the site and therefore no impact on air quality arising as a result of construction traffic/processes.

iii) Impact on Amenity from Existing Uses

- 1.16 The application relates to an existing retail unit, where the principle of retail use has been firmly established over nearly 20 years, and where existing foodstores operate in the immediate vicinity with no adverse impact on amenity. The site is part of a wider established retail/commercial area which includes a drive-thru, retail warehousing, employment land and town centre uses, and on this basis there is no scope for amenity to be affected.

d) Conclusion

- 1.17 This Air Quality Statement is submitted in support of a planning application at Unit 2, Queen Street Retail Park for the variation of condition 3 of planning permission ref. B/01/0632 to allow the sale of food and drink. The Statement, in conjunction with the submitted Planning and Retail Statement and Transport Assessment has demonstrated that, owing to the nature of the proposed development, there will be no adverse impact on air quality when assessed against the criteria in Policy 30 of the South East Lincolnshire Joint Local Plan.



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