

REPORT

Air Quality Impact Assessment

Crouchlands Farm Whole Farm Plan

Client: Artemis Land and Agriculture Limited

Reference: PB9500-RHD-ZZ-XX-RP-Z-0010

Status: S0/P01.01

Date: 21/03/2022

8 Summary

This air quality report was prepared as part of a planning application for the proposed Crouchlands Farm redevelopment at Crouchlands Farm, Plaistow. The assessment considered the potential for the Proposed Development to impact on local air quality during its construction and operation.

The impact of the construction of the Proposed Development was considered in accordance with the latest guidance available from the Institute of Air Quality Management (IAQM, 2016). The assessment defined the sensitivity of the area and the risk of the construction of the development to cause dust and particulate matter impacts. Site-specific mitigation was recommended and with the implementation of this mitigation, the residual impacts from construction activities were considered to be not significant in accordance with IAQM guidance.

Development-generated traffic flows were screened to determine the requirement for further assessment. The number of trips generated by the development were below the relevant criteria in IAQM and EPUK guidance (IAQM and EPUK, 2017) on all affected roads. A simple assessment was therefore undertaken, and it was determined that significant air quality impacts were unlikely to occur given that air quality in the area is generally good and there is a very limited risk of the AQOs being exceeded. The number of traffic movements, in-isolation or in-combination with committed developments, were also not expected to lead to significant impacts on designated ecological sites, and all impacts were considered to be not significant.

Operational phase odour emissions from Farm Hub were considered using the risk-based assessment methodology detailed in IAQM guidance (IAQM, 2018). Given the nature and scale of the odour source, the existing character of the area and location of receptors with regard to prevailing wind conditions, the effect of any potential odour was considered to be **not significant**.