

Osmond, Gary

From: Waite, Oxana
Sent: 26 November 2024 17:53
To: Osmond, Gary
Subject: F/24/98519 - David Lloyd Southampton West End, Botley Road, SO30 3XA - Air Quality

Hi Gary

Thank you for consulting with us regarding Planning application F/24/98519 - David Lloyd Southampton West End, Botley Road, SO30 3XA

Erection of a single storey extension and additional door at ground floor, the development of an external spa garden including the installation of a sauna, baths, and associated facilities and enclosures; provision of 26no. additional car parking spaces and associated car park lighting; and a staircase on the north-eastern facade of the existing Club building with escape door at first floor.

It is apparent that the proposed development is not located within an AQMA and 3 nearby diffusion tube monitoring stations indicate no breaches of national air quality limits, nor does the proposed development's footprint exceeds Stage 1 criteria of the Land-Use Planning & Development Control: Planning for Air Quality Guidance (2017), as it remains under 1,000m² for commercial footprint with the proposed for a Spa Garden 91.6m² and a Sauna building 22.0mm² GIA & 23.6mm² GEA.

As such, it is reasonable to suggest that further air quality investigations would not be needed unless traffic data indicates otherwise. E.g. the addition of 26 parking spaces is unlikely to result in more than 500 additional Annual Average Daily Traffic (AADT) to trigger an Air Quality Assessment. However, clarity on traffic generation is necessary since the nature of temporary parking by users of the leisure centre is not equate to the number of parking spaces but is likely to be several times of it.

It is assumed that this development will not require additional energy facilities.

However, given the addition of parking spaces, it would be a good opportunity to encourage sustainable transport by installing EV charging points. This aligns with local and national policies promoting low-emission travel and would benefit leisure centre users. Suggesting a 10% share of EV charging points and installing at least 3 allocated spaces from the proposed number of spaces would demonstrate a proactive approach to maintaining air quality and supporting sustainability goals.

In summary, while an AQA may not be necessary based on current data, including EV charging provision in the application would be a positive step toward mitigating potential emissions and promoting sustainable transport.

Kind regards.

Oxana

Oxana Waite

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