Application Ref: 23/0085/OUT

Land East of Rayleigh Road Thundersley Essex SS7 3UB

Proposal: Outline planning application for the development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.

The site comprises existing agricultural land and is located adjacent to the A129. The site is bound to the north by Rayleigh Retail Park, to the east by open grassland and to the south by existing residential dwellings on Daws Heath Road.

The main air pollutants of concern during the construction period are emissions of dust and fine particulate matter associated with on-site demolition and construction activities and offsite trackout. Additionally, there is the potential for emissions of nitrogen dioxide (NO2) and fine particulate matter from construction-related vehicles.

The main air pollutants of concern during the operational period are emissions associated with proposed and existing road traffic.

Adequate mitigation has been discussed within the report to control dust emissions. A package of mitigation measures is proposed which should minimise the risk of elevated PM_{10} concentrations and dust nuisance in the surrounding area. With mitigation in place the construction impacts not be significant.

Having reviewed the submitted 'Air Quality Assessment, Project Ref: 332210105/300.001 Rev: Rev.04 dated November 2022. The scope for the air quality assessment was agreed with the local authority (EHO) at CPBC back in 2021. I am happy that submission adequately covers the scope and is in accordance with the requirements of the NPPF, and relevant local and national planning policy and guidance regarding air quality.