

Site Appraisal Pilots

- Classification Examples

Prepared by Green Sphere for the Low Emission Partnership

Summary

- 13 development sites were selected and classified according to the classification approach, laid out within the draft Lancaster Guidance document (LAN-PG-1.1).
- The classifications are based on real examples, although locations and planning references have been changed. In the absence of corresponding local maps, plan/hatched location designations were invented based on general site location, or simply to provide varied examples.
- The results are listed below, with corresponding worked examples provided for each site in the main text.

1	Beech Avenue (Local Authority D)	Dwelling Houses (Type 1)
2	Edinburgh Road (Local Authority E)	Dwelling Houses (Type 1X)
3	Cheviot Street (Local Authority A)	Residential Education (Type 1X)
4	Handel House (Local Authority D)	Food retail (Type 2)
5	Southmall Park (Local Authority F)	Assembly and Leisure (Type 2)
6	High Bridge STOR (Local Authority D)	General Industry (Type 2)
7	Finch Manor (Local Authority A)	Dwelling Houses (Type 2X)
8	Bart's Green (Local Authority D)	Dwelling Houses (Type 2X)
9	Curie Centre (Local Authority A)	Business (Type 3)
10	Kennedy Drive (Local Authority B)	Food Retail (Type 3)
11	School, Firs Road (Local Authority D)	Non Resid. Institute (Type 3X)
12	Green Acres (Local Authority D)	Mixed Use (Type 3X)
13	Chestnut Heath (Local Authority C)	Mixed Use (Type 3X)

Classification Process

- The draft Lancaster Guidance document (LAN-PG-1.1) provides details of a classification process for development sites, which is summarised below.

How to Classify a Site

- Classification is initiated by the developer, who establishes a provisional type based on the guidelines laid out below (steps 1-5). The developer then confirms this assignment with the planning authority at the earliest opportunity (step 6).
- *If determined correctly according to the guidelines, the authority is likely to simply confirm the provisional classification as proposed. However, due to the site specific nature of air quality problems, it may, in some cases, be necessary for them to adjust this assignment. In such an event, a clear explanation would be provided.*

- Sites are classified through the following steps:

Step 1 Establish the size of the development as 'small' or 'large'

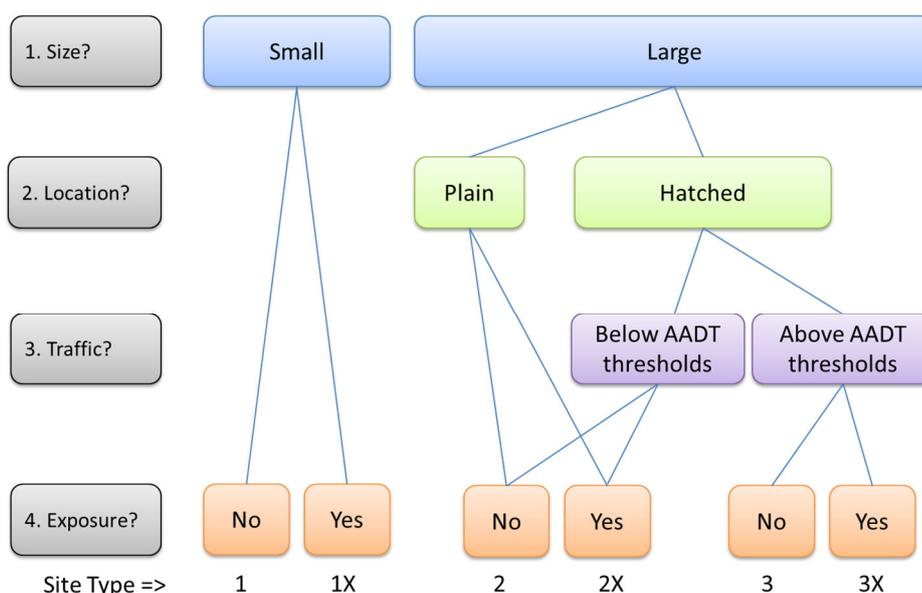
Step 2 Determine whether the site is located in a 'hatched' area

Step 3* Estimate the trip rate for the development site and determine whether the specified thresholds are exceeded

Step 4* Consider whether the development has potential to introduce significant new exposure to poor air pollution

Step 5 Determine the provisional classification as Type 1, Type 2, Type 3, Type 1X, Type 2X or Type 3X

Step 6 Confirm the final classification through discussion with the Local Planning Authority at the earliest opportunity



Note the following short-cuts for selected cases

- (1) Small sites located in white areas do not require steps 3 or 4
- (2) Small sites located in grey areas, do not require step 3
- (3) Large sites located in white areas do not require step 3

1) Beech Avenue (Local Authority D) Dwelling Houses (Type 1)

Site Ref: 14/0005/ABC Appn: 10-Jun-14 Decn: 10-Apr-15

Location: Beech Avenue, Local Authority D, LAD 123

Development 13 houses

Description: Full application for construction of thirteen houses, access road and one double garage.

Classification

Size 13 houses is less than the C3 threshold of 80 units.
=> Site is considered to be small

Location Site (LAD 123) checked against reference map is located in plain zone.
=> Site resides within the 'plain zone'

Traffic Not required (Small site)

Exposure Not required (Plain zone)

Provisional Classification Combination of characterisation as per diagram, indicates:
=> Provisional classification as a Type 1 site

Final Classification Pre-app consultation with the LPA, confirms the provisional classification
=> Site confirmed as Type 1

Mitigation and Assessment

Type 1 Site, requires:

Standard Provisions

2) Edinburgh Road (Local Authority E) Dwelling Houses (Type 1X)

Site	Ref: 15/0005/ABC	Appn: 21-Jun-15	Decn: 20-Sep-15
<u>Location:</u>	Edinburgh Road, Local Authority E, LAE 123		
<u>Development</u>	24 houses		
<u>Description:</u>	Full application for erection of 24 dwellings with access road and landscaping		

Classification

<u>Size</u>	24 houses is less than the C3 threshold of 80 units. => Site is considered to be small
<u>Location</u>	Site (LAE 123) checked against reference map is located in hatched zone. => Site resides within the 'hatched zone'
<u>Traffic</u>	Not required (Small site)
<u>Exposure</u>	The proposed development includes exposure sensitive land uses (residential). There is potential for those occupying these areas to be exposed to elevated pollutant levels. => Site is considered to represent a possible exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 1X site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 1X

Mitigation and Assessment

Type 1X Site, requires:

- | | | | |
|-------------------------------------|---------------------|-------------------------------------|-----------------|
| <input checked="" type="checkbox"/> | Standard Provisions | | |
| <input checked="" type="checkbox"/> | Exposure Measures* | <input checked="" type="checkbox"/> | Exposure Screen |

*Subject to the findings of the associated assessment

3) Cheviot Street (Local Authority A) Residential Education (Type 1X)

=====
Site Ref: 12/0001/XYZ Appn: 10-Dec-12 Decn: 15-Feb-13
Location: Land To The Rear Of 20-32 Cheviot Street, Local Authority A, LAA 456
Development Student accommodation building (79 rooms)
Description: Full application for student accommodation building comprising of 79 rooms with external and internal communal living space and refuge/cycle storage

Classification

Size Comprises rooms for 79 students. This is less than the C2 threshold of 150 students.
 => Site is considered to be small

Location Site (LAA 456) checked against reference map is located in hatched zone.
 => Site resides within the 'hatched zone'

Traffic Not required (small site)

Exposure The proposed development includes exposure sensitive land uses (residential). There is potential for those occupying these areas to be exposed to elevated pollutant levels.
 => Site is considered to represent a possible exposure risk

Provisional Classification Combination of characterisation as per diagram, indicates:
 => Provisional classification as a Type 1X site

Final Classification Pre-app consultation with the LPA, confirms the provisional classification
 => Site confirmed as Type 1X

Mitigation and Assessment

Type 1X Site, requires:

- [X] Standard Provisions
- [X] Exposure Measures* [X] Exposure Screen

*Subject to the findings of the associated assessment

4) Handel House (Local Authority D) **Food retail (Type 2)**

Site	Ref: 13/0001/ABC	Appn: 15-Oct-13	Decn: 03-May-14
<u>Location:</u>	Handel House, Local Authority D, LAD 456		
<u>Development</u>	Food store (A1) (1,535 sqm GFA)		
<u>Description:</u>	Full application for construction of foodstore (Class A1) (1,535 sqm gross and 1,140sqm net) and associated car park and landscaping. External refurbishment of Handel House including increase in height of warehouse (maximum height 10m) and alteration to car parking layout and landscaping.		

Classification

<u>Size</u>	GFA of 1,535 sqm is greater than the A1 food retail threshold of 800 sqm GFA => Site is considered to be large
<u>Location</u>	Site (LAD 456) checked against reference map is located in plain zone. => Site resides within the 'plain zone'
<u>Traffic</u>	Not required (large site in plain zone)
<u>Exposure</u>	For food retail, neither hourly nor long term averaging is relevant for public exposure. => The site is not considered to present a potential exposure risk for those using it
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 2 site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 2

Mitigation and Assessment

Type 2 Site, requires:

- | | | |
|-------------------------------------|-------------------------------|--|
| <input checked="" type="checkbox"/> | Standard Provisions | |
| <input checked="" type="checkbox"/> | Further Emissions Mitigation* | <input checked="" type="checkbox"/> Emissions Assessment |

*Subject to the findings of the associated assessment

5) Southmall Park (Local Authority F) **Assembly and Leisure (Type 2)**

Site Ref: 15/0001/ABC Appn: 14-May-15 Decn: 09-Oct-15

Location: Southmall Park, Local Authority F, LAF 123

Development Indoor Multi-Sports Centre (14 ha)

Description: Construction of a new indoor Multi-Sports Centre in association with the existing sports / recreational facilities at Sutcliffe Park, including associated public realm and highway improvements.

Classification

Size GFA of 14 ha is greater than the D2 Assembly and Leisure threshold of 1,500 sqm GFA
=> Site is considered to be large

Location Site (LAF 123) checked against reference map is located in hatched zone.
=> Site resides within the 'hatched zone'

Traffic TA indicates that traffic flows likely to be low (estimating use on the busiest days as a total of 145 people attending the site, i.e. 290 person-trips)
=> Total site traffic is considered to be below the AADT threshold

Exposure Neither hourly nor long term averaging is relevant for public exposure at this site.
=> The site is not considered to present a potential exposure risk for those using it

Provisional Classification Combination of characterisation as per diagram, indicates:
=> Provisional classification as a Type 2 site

Final Classification Pre-app consultation with the LPA, confirms the provisional classification
=> Site confirmed as Type 2

Mitigation and Assessment

Type 2 Site, requires:

[X] Standard Provisions

[X] Further Emissions Mitigation*

[X] Emissions Assessment

*Subject to the findings of the associated assessment

6) High Bridge STOR (Local Authority D) **General Industry (Type 2)**

Site	Ref: 15/0001/XYZ	Appn: 18-Aug-15	Decn: 20-Nov-15
<u>Location:</u>	Land Off Bridgewater Road, Local Authority D, LAD 789		
<u>Development</u>	Power generating plant and auxiliary equipment		
<u>Description:</u>	Construction and operation of an 8MW embedded Short Term Operating Reserve and Peak power (STOR) generating plant and auxiliary equipment and access		

Classification

<u>Size</u>	General Industry, all sites considered as large => Site is considered to be large
<u>Location</u>	Site (LAD 789) checked against reference map is located in plain zone. => Site resides within the 'plain zone'
<u>Traffic</u>	Not required (Large Site in Plain Zone)
<u>Exposure</u>	For industry, neither hourly nor long term averaging is relevant for public exposure. => The site is not considered to present a potential exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 2 site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 2 (for transport emissions)

Mitigation and Assessment

Type 2 Site, requires:

- Standard Provisions
- Further Emissions Mitigation* Emissions Assessment

*Subject to the findings of the associated assessment

7) Finch Manor (Local Authority A)

Dwelling Houses (Type 2X)

Site	Ref: 14/00001/XYZ	Appn: 01-Jan-14	Decn: 18-Sep-14
<u>Location:</u>	Finch Manor, Stonewall Road, Local Authority A, LAA 123		
<u>Development</u>	128 residential dwellings		
<u>Description:</u>	Full application for erection of 128 residential dwellings with associated access and landscaping following the demolition of existing buildings		

Classification

<u>Size</u>	128 houses is greater than the C3 threshold of 80 units. => Site is considered to be large
<u>Location</u>	Site (LAA 123) checked against reference map is located in hatched zone. => Site resides within the 'hatched zone'
<u>Traffic</u>	TA cites Peak Hour only: "67 two-way trips during the AM peak hour and 76 two-way trips during the PM peak hour." Based on this, it is unlikely that total daily trips will exceed the AADT threshold (AADT estimate detail available in supporting info) => Total site traffic is considered to be below the AADT threshold
<u>Exposure</u>	The proposed development includes exposure sensitive land uses (dwellings). There is potential for those occupying these areas to be exposed to elevated pollutant levels. => Site is considered to represent a possible exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 2X site
<u>Final Classification</u>	Pre-app consultation with the LPA (including request for AADT data), confirms the provisional classification => Site confirmed as Type 2X

Mitigation and Assessment

Type 2X Site, requires:

[X] Standard Provisions		
[X] Further Emissions Mitigation*	[X]	Emissions Assessment
[X] Exposure Measures*	[X]	Exposure Screen

*Subject to the findings of the associated assessment

8) Bart’s Green (Local Authority D)

Dwelling Houses (Type 2X)

Site	Ref: 14/0007/PQR	Appn: 26-Jan-14	Decn: 12-Dec-14
<u>Location:</u>	Land At Bart’s Green, Hawthorne Road, Local Authority D, LAD 987		
<u>Development</u>	267 residential dwellings		
<u>Description:</u>	Construction of 267 dwellings and integral public open space, with associated access, parking and landscaping		

Classification

<u>Size</u>	267 houses is greater than the C3 threshold of 80 units. => Site is considered to be large
<u>Location</u>	Site (LAD 987) checked against reference map is located in plain zone. => Site resides within the ‘plain zone’
<u>Traffic</u>	Not required (Large Site in Plain Zone)
<u>Exposure</u>	The proposed development includes exposure sensitive land uses (dwellings). There is potential for those occupying these areas to be exposed to elevated pollutant levels. => Site is considered to represent a possible exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 2X site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 2X

Mitigation and Assessment

Type 2X Site, requires:

- | | |
|-----------------------------------|--------------------------|
| [X] Standard Provisions | |
| [X] Further Emissions Mitigation* | [X] Emissions Assessment |
| [X] Exposure Measures* | [X] Exposure Screen |

*Subject to the findings of the associated assessment

9) Curie Centre (Local Authority A)

Business (Type 3)

Site	Ref: 09/00330/DPA	Appn:15-Apr-09,	Decn: 29-Jun-09
<u>Location:</u>	Bolsoworth Lane, Local Authority A, LAA 345		
<u>Development</u>	A Business Park with access and landscaping (34,000 sqm)		
<u>Description:</u>	Outline application for a Business Park (approx 34,000 sqm of B1 use floorspace) and full application for new access off the A6512, construction of an internal spine road and provision of landscaping.		

Classification

<u>Size</u>	Floorspace of 34,000 m2 is greater than the corresponding B1 threshold of 2500 m2 => Site is considered to be a large development
<u>Location</u>	Site (LAA 345) checked against reference map is located in hatched zone. => Site resides within the 'plain zone'
<u>Traffic</u>	AADT estimated show changes greater than 1,000 for a number of road links => Total site traffic is considered to be above the AADT threshold
<u>Exposure</u>	For business, neither hourly nor long term averaging is relevant for exposure. => The site is not considered to present a potential exposure risk for those using it
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type3 site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 3

Mitigation and Assessment

Type 3 Site, requires:

- | | |
|--|------------------------------|
| [X] Standard Provisions | |
| [X] Further Emissions Mitigation* | [X] Emissions Assessment |
| [X] Taking Concentration into account* | [X] Concentration Assessment |

*Subject to the findings of the associated assessment

10) Kennedy Drive (Local Authority B)

Food Retail (Type 3)

Site	Ref: 14/00002/ABC	Appn: 01-Jan-14	Decn: 15-Mar-15
<u>Location:</u>	Kennedy Drive, Local Authority A, LAB 123		
<u>Development:</u>	Change of use (and external alterations) from non-food retail to food retail (9,468 sqm gross)		
<u>Description:</u>	<p>Full application for use of premises as retail food store with external alterations including reconfiguration of shop front incorporating new store entrance lobby, canopy and glazing; installation of new customer café and associated toilets; removal of existing garden centre and builder’s yard; and reconfiguration of site access and customer car park’</p> <p>The proposals would result in a supermarket of 9,468 sqm gross internal floor area.</p>		

Classification

<u>Size</u>	<p>The GFA cited in the transport statement by the developer is 9,468 sqm This is greater than the corresponding size threshold of 800 GFA for food retail => Site is considered to be a large development</p>
<u>Location</u>	<p>Site (LAB 123) checked against reference map is located in hatched zone. => Site resides within the ‘hatched zone’</p>
<u>Traffic</u>	<p>The trip rates are estimated as part of the Developer’s transport assessment. They show marginal changes in AADT: all (up to +6,413) and HGV (up to +513) (AADT estimate detail available in supporting info). These are significantly higher than the corresponding traffic thresholds. => Total site traffic is considered to be above the AADT threshold</p>
<u>Exposure</u>	<p>For food retail, neither hourly nor long term averaging is relevant for public exposure. => The site is not considered to present a potential exposure risk for those using it</p>
<u>Provisional Classification</u>	<p>Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 3 site</p>
<u>Final Classification</u>	<p>Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 3</p>

Mitigation and Assessment

Type 3 Site, requires:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Standard Provisions | |
| <input checked="" type="checkbox"/> Further Emissions Mitigation* | <input checked="" type="checkbox"/> Emissions Assessment |
| <input checked="" type="checkbox"/> Taking Concentration into account* | <input checked="" type="checkbox"/> Concentration Assessment |

*Subject to the findings of the associated assessment

11) School, Firs Road (Local Auth. D) Non Resid. Institute (Type 3X)

Site	Ref: 14/0020/ABC	Appn: 15-Nov-14	Decn: 10-Mar-15
<u>Location</u>	Westwood College, Firs Road, Local Authority D, LAD 654		
<u>Development</u>	New secondary school (GFA 7,841 sqm, up to 720 pupils)		
<u>Description</u>	Full application for conversion and extension of Westwood College building into a secondary school academy. Part demolition of existing building and new build provision of an entrance extension, sports hall and external canopy.		

Classification

<u>Size</u>	GFA of 7,841 sqm is greater than the 1000 sqm size threshold => Site is considered to be a large development
<u>Location</u>	Site (LAD 654) checked against reference map is located in hatched zone. => Site resides within the 'hatched zone'
<u>Traffic</u>	AADT estimated as 1,234 AADT. This is greater than the traffic criteria threshold => Total site traffic is considered to be above the AADT threshold
<u>Exposure</u>	The proposed development includes exposure sensitive land uses (school). There is potential for those occupying these areas to be exposed to elevated pollutant levels. => Site is considered to represent a possible exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 3X site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 3X

Mitigation and Assessment

Type 3X Site, requires:

- | | |
|--|------------------------------|
| [X] Standard Provisions | |
| [X] Further Emissions Mitigation* | [X] Emissions Assessment |
| [X] Taking Concentration into account* | [X] Concentration Assessment |
| [X] Exposure Measures* | [X] Exposure Screen |

*Subject to the findings of the associated assessment

12) Green Acres (Local Authority D)

Mixed Use (Type 3X)

Site	Ref: 14/0040/ABC	Appn: 10-Nov-14	Decn: Pending
<u>Location</u>	Green Acres Road Corridor (located approx. 4 km north of city centre, and 1.5 km south of Town 1, centred on grid ref SE123456 with total area of approx. 30.7 ha)		
<u>Development</u>	A residential led mixed-use development (1,000 dwelling units)		
<u>Description</u>	<p>A hybrid application for full planning permission for the demolition of buildings and principal means of access from Green Acres Road; and outline planning permission (with all matters reserved except for means of access) for a residential led mixed-use development.</p> <p>Residential (C3,1,000 units), Retail (A1-A5, up to 3,000 m2), Retirement (C3, up to 60 units / 2,500m2), 2 Form Entry Primary school (D1, up to 2,190 m2), Crèche/Nursery (D1, up to 220 m2), Health (D1, up to 500 m2), Leisure (D2, up to 500 m2), Car showroom/petrol station (sui generis, up to 2,360 m2), 3G Playing Pitch (D2, 1.77 ha), Open space (11.96 ha)</p>		

Classification

<u>Size</u>	Mixed use site, for which one or more of the respective uses exceeds size threshold (i.e. Residential >80 units, Retail > 2500 sqm) => Entire site is considered to be a large development
<u>Location</u>	Site (centred on grid ref SE123456) checked against reference map is located in hatched zone. => Site resides within the 'hatched zone'
<u>Traffic</u>	AADT increase is estimated for selected components of the development: Residential (All: 6,144, HGV:52), Retail (All: 2,375, HGV: 10). These are noted to be above the traffic criteria threshold (AADT estimate detail available in supporting info) => Total site traffic is considered to be above the AADT threshold
<u>Exposure</u>	The proposed development includes exposure sensitive land uses (dwellings, school, nursery and health centre). There is potential for those occupying these areas to be exposed to elevated pollutant levels. => Site is considered to represent a possible exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 3X site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 3X

Mitigation and Assessment

Type 3X Site, requires:

[X] Standard Provisions	
[X] Further Emissions Mitigation*	[X] Emissions Assessment
[X] Taking Concentration into account*	[X] Concentration Assessment
[X] Exposure Measures*	[X] Exposure Screen

*Subject to the findings of the associated assessment

13) Chestnut Heath (Local Authority C)**Mixed Use (Type 3X)**

Site	Ref: 15/0003/PQR	Appn: 01-Jan-15	Decn: Pending
<u>Location</u>	Corley Road, Local Authority C, LAC 123		
<u>Development</u>	A business-led mixed-use development (38,000 sqm B1)		
<u>Description</u>	Mixed-use: Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (B1); Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (A1, A3, A4 and D1); Up to 275 residential dwelling houses, where up to 60 units could be for retirement / care (C2 and C3); Up to a 100 bed hotel (C1); Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (D2); Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis); A waste transfer station of up to 900 sqm of (sui generis)		

Classification

<u>Size</u>	Mixed use site, for which one or more of the respective uses exceeds size threshold (i.e. Business > 2,500 sqm; Residential > 80 units; Care home > 50 beds; Assembly and Leisure > 1,500 sqm; Waste Transfer Station – all sites) => Entire site is considered to be a large development
<u>Location</u>	Site (centred on grid ref SE157357) checked against reference map is located in hatched zone. => Site resides within the 'hatched zone'
<u>Traffic</u>	Transport assessment estimates AADT increases for various road links, which are greater than 1,000 AADT for all vehicles => Total site traffic is considered to be above the AADT threshold
<u>Exposure</u>	The proposed development includes exposure sensitive land uses (dwellings, café, crèche, care home). There is potential for those occupying these areas to be exposed to elevated pollutant levels. => Site is considered to represent a possible exposure risk
<u>Provisional Classification</u>	Combination of characterisation as per diagram, indicates: => Provisional classification as a Type 3X site
<u>Final Classification</u>	Pre-app consultation with the LPA, confirms the provisional classification => Site confirmed as Type 3X

Mitigation and Assessment

Type 3X Site, requires:

[X] Standard Provisions	
[X] Further Emissions Mitigation*	[X] Emissions Assessment
[X] Taking Concentration into account*	[X] Concentration Assessment
[X] Exposure Measures*	[X] Exposure Screen

*Subject to the findings of the associated assessment