

SITESOLUTIONS

Air Quality



Section 1: Air Quality Management Areas

IDENTIFIED

The site is located within 500 metres of an Air Quality Management Area, which indicates that the Local Authority has identified specific air quality issues near the site. This may have an impact on future planning and development at the site. Please **refer to the Recommendations page and Section 1** for further information.



Section 2: Air Quality Monitoring Stations

IDENTIFIED

We have identified that the air quality being measured within 500 metres of the site may be non-compliant with the National Air Quality Objectives for at least one pollutant. Please **refer to the Recommendations page and Section 2** for further information.



Section 3: Local Emission Sources

NONE IDENTIFIED

There are no known local emission sources reporting relevant pollutants at or above the national average, within 500 metres of the site. Please **refer to Section 3 and the 'Useful Information'** section if you require further details.



Section 4: Predicted Air Quality Issues

IDENTIFIED

The air quality within 500 metres of the site may be non-compliant with the National Air Quality Objectives in the current year, 2020 and 2030. Please **refer to the Recommendations page and Section 4** for further information.

The responsible authorities for the site are:

Leeds City Council

This report is issued for the property described as
Sample Site
Sample Street

Report Reference
68230217_1_1

National Grid Reference
430180 434320

Customer Reference
AQ_Sample_AQ

Report Date
16 September 2015

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Overall Opinion

Recommendations



Section 1: Air Quality Management Areas

This site is situated within 500 metres of an existing Air Quality Management Area, which could have implications regarding the future use of the site.

Planning and development opportunities in this area could be restricted, prevented or approved with conditions attached, under Section 106 of the Town and Country Planning Act.

You may wish to consult your Local Authority's Air Quality Action Plan or refer to their website for more information regarding the extent and nature of the designated Air Quality Management Area.



Section 2: Air Quality Monitoring Stations

There are air quality pollutants, within 500 metres of the site, which are within 15% or above compliance with the National Air Quality Objectives.

Any exceedance of these objectives may indicate that air quality in the area is potentially harmful to health or the environment. This could influence the future use of the site.

You may wish to consult your Local Authority for further information or contact Air Quality specialists, Aeris. Please see the Useful Contacts section.



Section 3: Local Emission Sources

We have not identified local emissions above the national average within 500 metres of the site.



Section 4: Predicted Air Quality Issues

This report has identified potential exceedances of estimated legislated levels for the current year, 2020 and 2030.

This is an indication that there may be an issue with air quality now and in the future. Please consider this in relation to the proposed use of the site. You may wish to consult your Local Authority for further information.

Next Steps

If you require any assistance, please contact our customer service team on:

0844 844 9966 or **helpdesk@landmark.co.uk**

Understanding This Report

The purpose of this report is to identify any potential air quality issues, which may have a material impact on the usage or redevelopment of the site, human health or the environment.

It contains information regarding the source and level of key pollutants in the vicinity of the site and how these compare with the National Air Quality Objectives.

Where air quality issues have been identified, we provide further information and next steps within the relevant report section. Detailed information regarding Air Quality can be found in the 'Useful Information' section.

Section 1: Air Quality Management Areas

Every Local Authority has to review and measure air pollution and try to predict how it might change in the coming years. This is to ensure that the National Air Quality Objectives (please see the 'Useful Information' section) will be achieved throughout the UK by the relevant deadlines. These objectives have been put in place to protect people's health and the environment. If a Local Authority finds any places where the objectives are not likely to be met, it must declare an Air Quality Management Area. The Local Authority will then put together a plan to improve the air quality.

In this section, we detail any designated Air Quality Management Areas within 500 metres of the site, as these may have an impact on the future use or enjoyment of the site.

Section 3: Local Emission Sources

The UK National Atmospheric Emissions Inventory collates annual pollutant emission information from a wide range of sources.

In this section, we provide details of any known emission sources within 500 metres of the site, including the recorded pollutant and emission levels in relation to national average emissions. We focus on the pollutants that form part of the National Air Quality Objectives to provide an indication as to whether air quality could be a necessary consideration for the future potential of the site.

Section 2: Air Quality Monitoring Stations

Local Authorities are required to undertake periodic assessments of air quality in their area. The quality of the air is judged against National Air Quality Objectives and European Limits for specified pollutants. If the predicted values are likely to exceed the target or limit values set out in the objectives, the Local Authority may designate an Air Quality Management Area, and draw up Action Plans to improve air quality.

In this section, we identify any Monitoring Stations that monitor air quality concentrations within 500 metres of the site. We specify the recorded pollutants per station, the annual mean concentration value, the legislated limits and, where appropriate, any allowable exceedances as set out in the National Air Quality Objectives.

Section 4: Predicted Air Quality Issues

As it is not possible to measure air quality in every square kilometre of the UK, predictions are used (modelled data) to give an insight into air quality concentrations and any likely changes. This information is used to assist with policy and decision making.

In this section, we compare predicted pollutant values with current and predicted legislative limits and exceedances for the current year, 2020 and 2030. This provides an indication as to whether poor air quality may become an important consideration for the site in years to come.

Next Steps

If you require any assistance, please contact our customer service team on:

0844 844 9966 or helpdesk@landmark.co.uk



Section 1a: Air Quality Management Areas

The map below identifies whether the site is located within an existing Air Quality Management Area. A Local Authority is obliged to designate an Air Quality Management Area under the Environment Act 1995 Part IV, Section 82, where an area is failing to meet the national air quality objectives. Where an Air Quality Management Area is found, further details are shown on the following pages.



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Site Boundary



Air Quality Management Area



Section 1a: Air Quality Management Areas

Under the Environment Act 1995 Part IV Section 82, every Local Authority has to review whether air quality in their area complies with the National Air Quality Objectives as set out in the Air Quality Standards Regulations 2010 and Air Quality (England) Regulations 2000. If these objectives are not being met within a given time frame, the Local Authority is obliged to designate an 'Air Quality Management Area'. A glossary of the pollutants contained in the National Air Quality Objectives can be found in the 'Useful Information' section.

Where an Air Quality Management Area has been declared, it is highly likely to have an impact on planning, development and future use of the site.

This section identifies any Air Quality Management Areas within 500 metres of the site. In the table, we detail the name of the corresponding Local Authority, distance from the site and the pollutant(s) failing to meet the National Air Quality Objectives.

Enquiry	Result
Are there any Air Quality Management Areas within 500 metres of the site?	Yes

Map ID	Reference	Location	Details	Distance	Contact
Air Quality Management Areas					
1	Leeds AQMAs	Leeds City Council	Pollutant(s): Nitrogen Dioxide Date Declared: 01/07/10 Description: A number of residential properties on or around (Burmantofts St & Haselwood Cl) Ebor Gardens, (Casper Apartments) North Street, Ladybeck Close, (Queenscourt) Morley, ("The Normans") A65 and the ("The Tilburys") M621.	242m	1

Next Steps

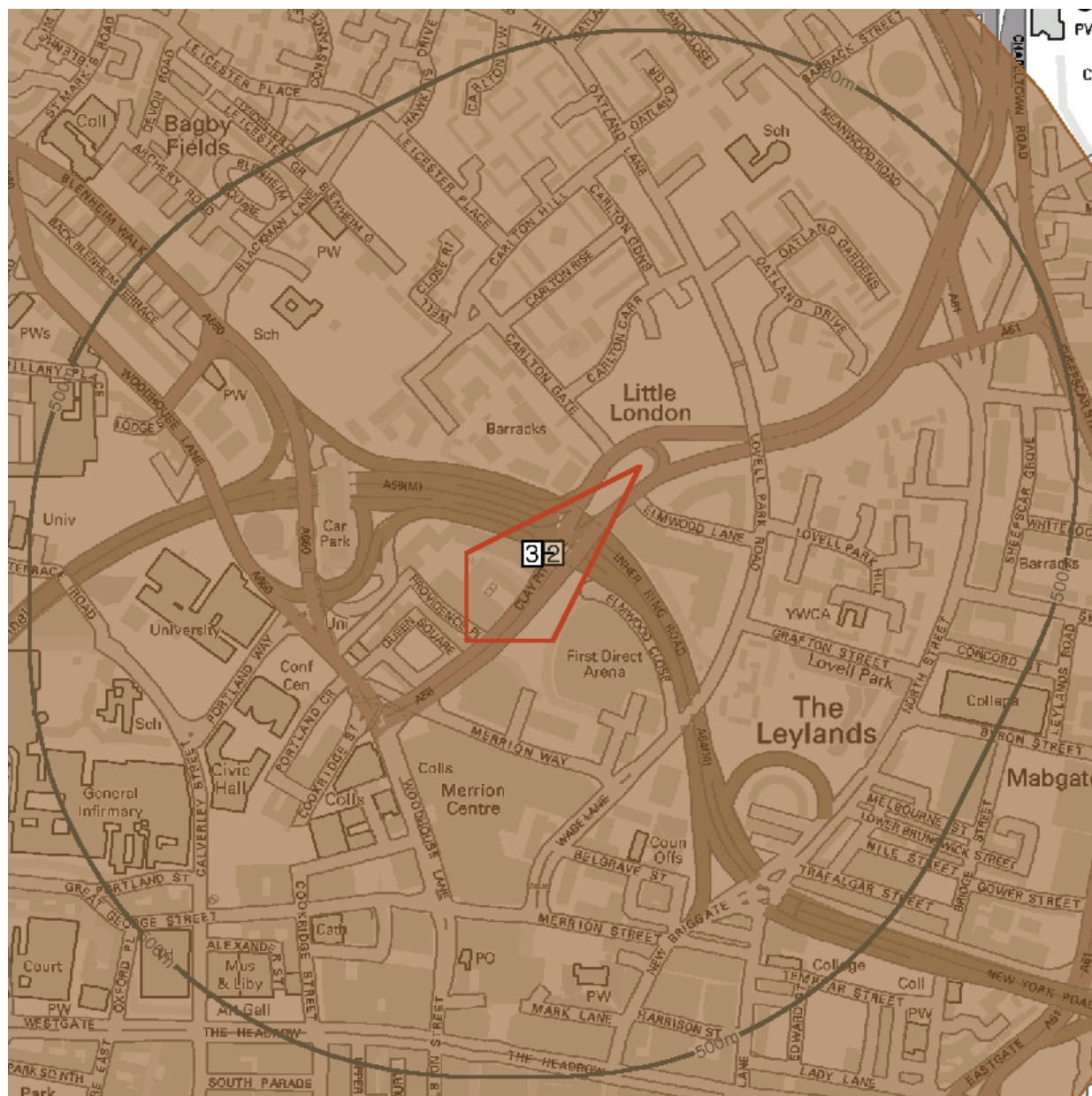
If we have identified an Air Quality Management Area within 500 metres of the site, this is highly likely to have an impact on planning and the future use of the site. In order to gain more detailed information on the impact of this on the site, we recommend you speak to your Local Authority. Alternatively, please contact Air Quality Specialists, Aeris, for further information. Please see the 'Useful Contacts' section.

If you have any questions regarding this report or require more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.



Section 2a: Air Quality Monitoring Stations

The Local Authority have a legal obligation to undertake periodic reviews and assessments of air quality in their area. The quality of the air is judged against National Air Quality Objectives for specific pollutants. The map below identifies any area being measured by an Air Quality Monitoring Station, within 500 metres of the site.



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 Site Boundary

Type of Air Quality being Monitored



Industrial



Traffic



Background



Section 2a: Air Quality Monitoring Stations

Air Quality Monitoring Stations periodically record the concentrations of specific atmospheric pollutants. There are three types of Monitoring station, measuring Traffic, Industrial or Background air quality. Most monitoring stations record more than one type of pollutant. Where measured levels of pollutants are above the legislated limit, there may be an impact on planning or development.

In the table below, we provide the last recorded 'Annual Mean' value per station and the legislated limit of any pollutant being measured within 500 metres of the site. These are the measured concentrations averaged over a year and are shown in units of milligrams per cubic metre (mg/m³), micrograms per cubic metre (µg/m³) or nanograms per cubic metre (ng/m³).

Where applicable, we also detail recorded 'Exceedances' (Exc). Air Quality 'Exceedance' values are measurements taken over frequent periods for certain pollutants. These more detailed measurements are allowed to exceed the legislated limits a set number of times per year. In the table, we detail the number of exceedances and the corresponding legislated limit.

Where an Annual Mean or Exceedance level is close to or above the legislated limit, we highlight this as an issue in the table and provide Next Steps below.

Enquiry	Result
Is there any known air quality monitoring within 500 metres of the site?	Yes

Map ID	Details	Pollutant	Year	Value	Limit	Issues?
Air Quality Monitoring Stations						
2	Name: Leeds Centre Type: Background Status: Operational	Particulate Matter <10µm: Annual Mean	2014	18 µg/m ³	40 µg/m ³	No
		Particulate Matter <10µm: Exceedances (daily mean)	2014	7	35	No
3	Name: Leeds Centre Type: Background Status: Operational	Carbon Monoxide: Annual Mean	2014	0.25 mg/m ³	10 mg/m ³	No
		Nitrogen Dioxide: Exceedances (hourly mean)	2014	0	18	No
		Nitrogen Dioxide: Annual Mean	2014	38 µg/m ³	40 µg/m ³	Yes
		Nitrogen Oxides: Annual Mean	2014	63 µg/m ³	30 µg/m ³	Yes
		Ozone: Exceedances (8 hour mean)	2014	3	10	No
		Sulphur Dioxide: Exceedances (winter mean)	2014	0	0	No
		Sulphur Dioxide: Exceedances (15 minute mean)	2014	0	35	No
Sulphur Dioxide: Annual Mean	2014	2 µg/m ³	20 µg/m ³	No		

Next Steps

If we have identified that one or more pollutant is exceeding legislated values or limits, you may wish to contact the relevant Local Authority for further information. Alternatively, please contact Air Quality Specialists, Aeris, for further information. Please see the 'Useful Contacts' section.

If you have any questions regarding this report or require more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@landmark.co.uk**.



Section 3a: Local Emission Sources

Numerous commercial and industrial processes release pollutants to the air. Where these emissions may have an impact on air quality, they are detailed in the 'National Atmospheric Emissions Inventory'. The map below identifies any emissions sources within 500 metres of the site as these may have an impact on the future use and enjoyment of the site. We focus only on those pollutants listed in the National Air Quality Objectives.



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 Site Boundary

 Local Emission Sources

There are no Local Emission Sources within 500 metres of the site.



Section 3a: Local Emission Sources

In the UK, there is a National Atmospheric Emissions Inventory, which collates emissions information from a wide range of sources. It is an important database as it indicates the UK's compliance with emissions legislation.

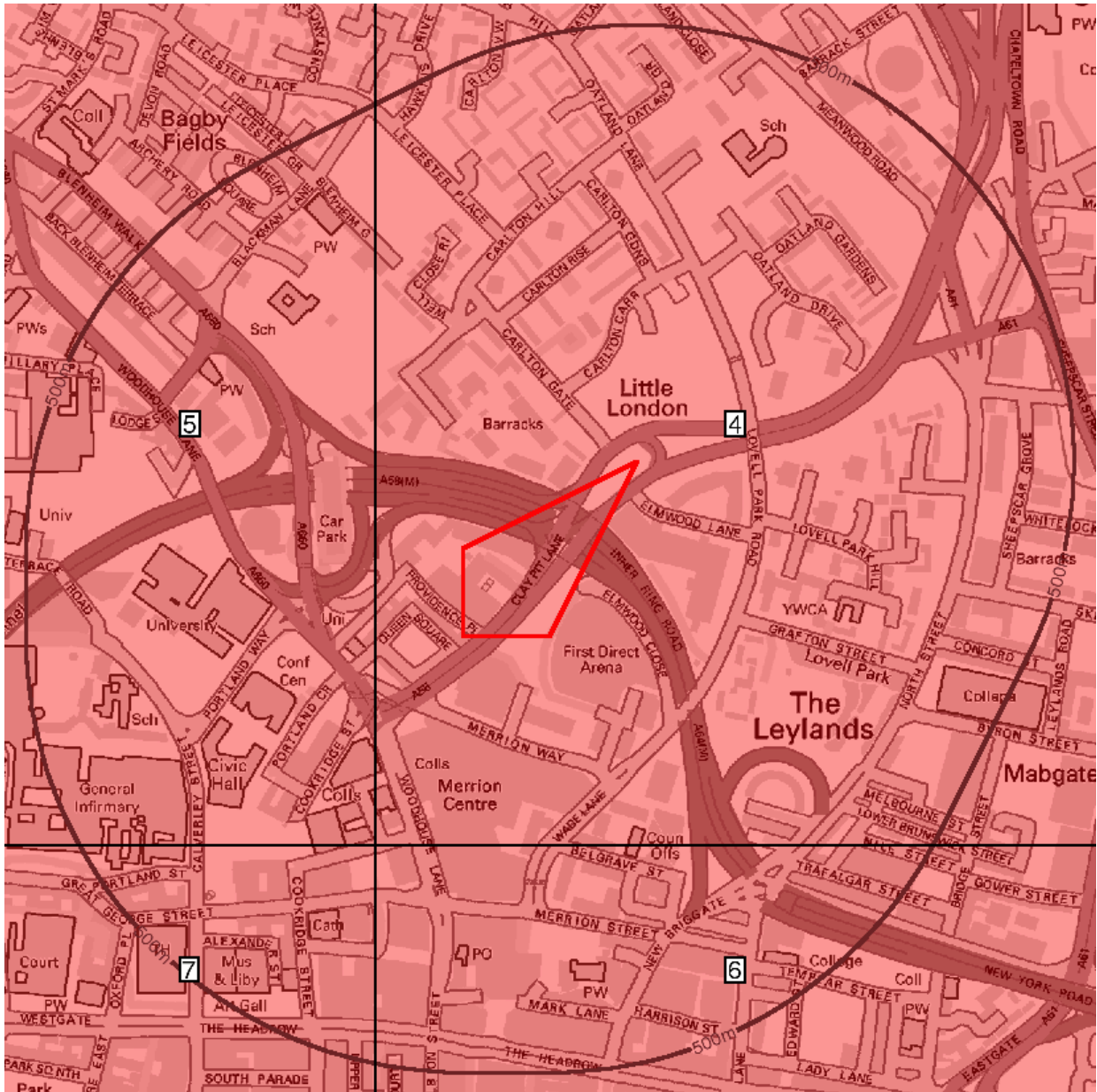
In this section, we focus on emissions of pollutants detailed in the National Air Quality Objectives, in order to provide an indication as to whether air quality could be a necessary consideration for the future potential of the site.

Enquiry	Result
Are there any Local Emission Sources within 500 metres of the site?	No



Section 4a: Predicted Air Quality Issues - Current Year

As it is not possible to measure air quality throughout the entire UK, predicted (modelled data) air quality levels and current and predicted legislated limits are used to help inform decisions and policies by Local and Central Government and the European Commission. The map below details any area that is predicted to be over or near the legislated limits for specific pollutants during the current year.




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 Site Boundary

Predicted Air Quality Result

 Issue

 Potential Issue

 No Issue

 No Data Available



Section 4a: Predicted Air Quality Issues - Current Year

As it is not possible to measure air quality in every square kilometre of the UK, predicted (modelled) data is used to calculate the current and future air quality levels. This information is used to assist with policy and decision making and provides an indication as to whether poor air quality may become an important consideration for the site in future years.

In the table below, we provide the predicted pollutant 'Annual Mean' value and the legislated limit within 500 metres of the site. These are the measured concentrations averaged over a year and are shown in units of milligrams per cubic metre (mg/m³), micrograms per cubic metre (µg/m³) or nanograms per cubic metre (ng/m³). Where applicable, we also detail the predicted legislative pollutant 'Exceedances' (Exc) limit. Air Quality exceedances are based on more frequent measurements for certain pollutants. These more detailed measurements are allowed to exceed the legislated limits a set number of times per year.

In the Issues column we state Yes, Potential or No, based on whether the air quality is likely to exceed legislative targets and limits. Air Quality Annual Mean and Exceedance targets and values are set out in the National Air Quality Objectives - please see the 'Useful Information' section.

Enquiry	Result
Is there a potential for exceedances of predicted legislated limits for the current year?	Yes

Map ID	Pollutant	Predicted Value	Predicted Limit	Issues?
Predicted Air Quality - Current Year				
4	Nitrogen Dioxide: Annual Mean	28.72 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	44.45 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	12.08 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	17.61 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No
5	Nitrogen Dioxide: Annual Mean	27.9 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	42.95 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	12 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	17.56 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No

Map ID	Pollutant	Predicted Value	Predicted Limit	Issues?
6	Nitrogen Dioxide: Annual Mean	32.4 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	51.9 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	12.92 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	18.91 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No
7	Nitrogen Dioxide: Annual Mean	34.17 µg/m ³	40 µg/m ³	Potential
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	55.66 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	12.96 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	18.92 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No

Next Steps

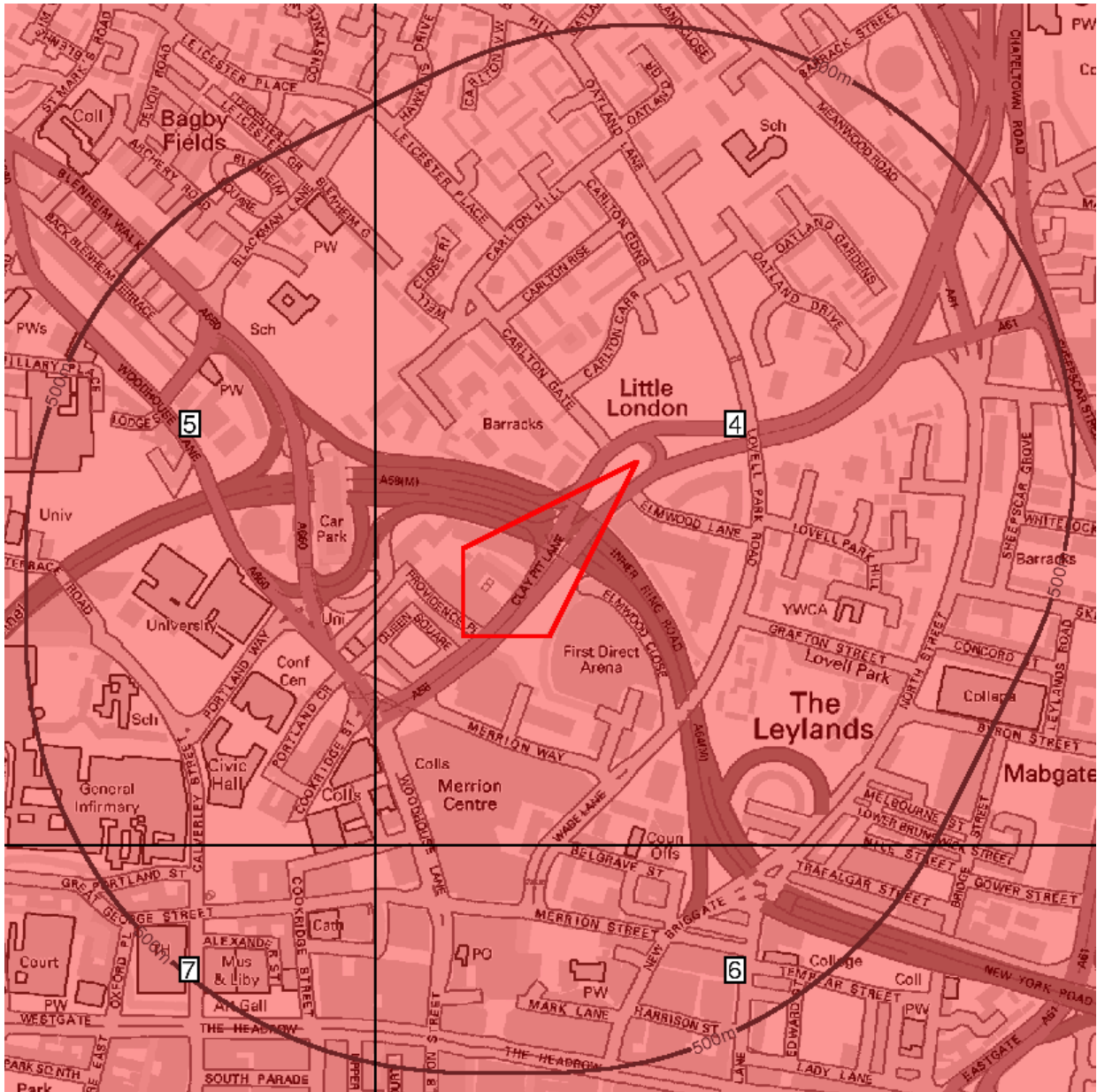
If we have identified that one or more pollutant is exceeding legislated limits, you may wish to contact the Local Authority. Alternatively, please contact Air Quality Specialists, Aeris, for further information. Please see the 'Useful Contacts' section.

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Section 4b: Predicted Air Quality Issues - 2020

As it is not possible to measure air quality throughout the entire UK, predicted (modelled data) air quality levels and current and predicted legislated limits are used to help inform decisions and policies by Local and Central Government and the European Commission. The map below details any area that is predicted to be over or near the legislated limits for specific pollutants in 2020.




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 Site Boundary

Predicted Air Quality Result

 Issue

 Potential Issue

 No Issue

 No Data Available



Section 4b: Predicted Air Quality Issues - 2020

As it is not possible to measure air quality in every square kilometre of the UK, predicted (modelled) data is used to calculate the current and future air quality levels. This information is used to assist with policy and decision making and provides an indication as to whether poor air quality may become an important consideration for the site in future years.

In the table below, we provide the predicted pollutant 'Annual Mean' value and the legislated limit within 500 metres of the site. These are the measured concentrations averaged over a year and are shown in units of milligrams per cubic metre (mg/m³), micrograms per cubic metre (µg/m³) or nanograms per cubic metre (ng/m³). Where applicable, we also detail the predicted legislative pollutant 'Exceedances' (Exc) limit. Air Quality exceedances are based on more frequent measurements for certain pollutants. These more detailed measurements are allowed to exceed the legislated limits a set number of times per year.

In the Issues column we state Yes, Potential or No, based on whether the air quality is likely to exceed legislative targets and limits. Air Quality Annual Mean and Exceedance targets and values are set out in the National Air Quality Objectives - please see the 'Useful Information' section.

Enquiry	Result
Is there a potential for exceedances of predicted legislated limits for the year 2020?	Yes

Map ID	Pollutant	Predicted Value	Predicted Limit	Issues?
Predicted Air Quality - 2020				
4	Nitrogen Dioxide: Annual Mean	24.77 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	37.32 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.3 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	16.77 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No
5	Nitrogen Dioxide: Annual Mean	24.15 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	36.27 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.23 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	16.73 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No

Map ID	Pollutant	Predicted Value	Predicted Limit	Issues?
6	Nitrogen Dioxide: Annual Mean	28.84 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	45.15 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	12.03 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	17.95 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No
7	Nitrogen Dioxide: Annual Mean	30.97 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	49.47 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.99 µg/m ³	25 µg/m ³	No
	Particulate Matter <10µm: Annual Mean	17.9 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No

Next Steps

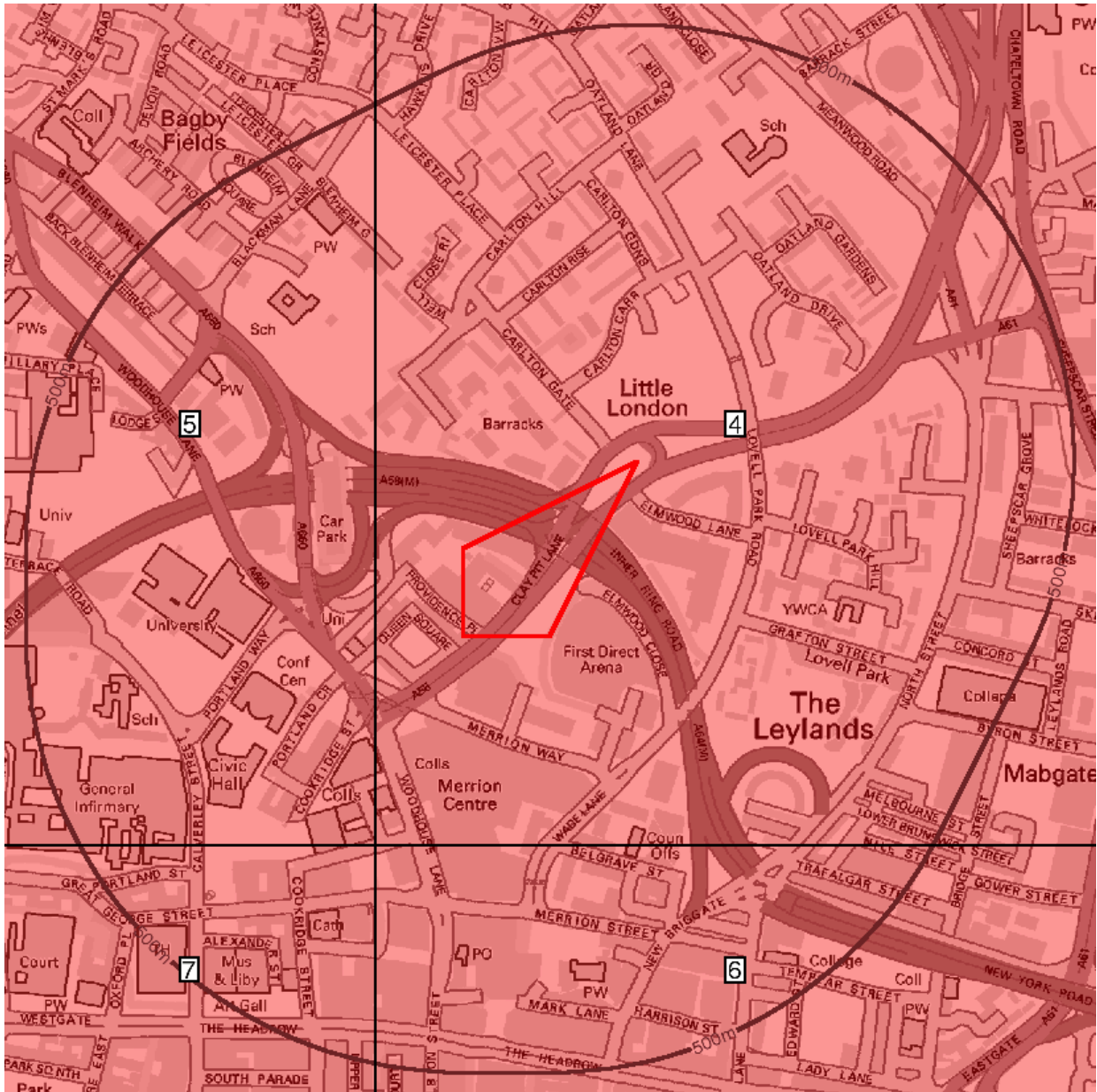
If we have identified that one or more pollutant is exceeding legislated limits, you may wish to contact the Local Authority. Alternatively, please contact Air Quality Specialists, AERIS, for further information. Please see the 'Useful Contacts' section.

If you have any questions regarding this report or require more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.



Section 4c: Predicted Air Quality Issues - 2030

As it is not possible to measure air quality throughout the entire UK, predicted (modelled data) air quality levels and current and predicted legislated limits are used to help inform decisions and policies by Local and Central Government and the European Commission. The map below details any area that is predicted to be over or near the legislated limits for specific pollutants in 2030.




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 Site Boundary

Predicted Air Quality Result

 Issue

 Potential Issue

 No Issue

 No Data Available



Section 4c: Predicted Air Quality Issues - 2030

As it is not possible to measure air quality in every square kilometre of the UK, predicted (modelled) data is used to calculate the current and future air quality levels. This information is used to assist with policy and decision making and provides an indication as to whether poor air quality may become an important consideration for the site in future years.

In the table below, we provide the predicted pollutant 'Annual Mean' value and the legislated limit within 500 metres of the site. These are the measured concentrations averaged over a year and are shown in units of milligrams per cubic metre (mg/m³), micrograms per cubic metre (µg/m³) or nanograms per cubic metre (ng/m³). Where applicable, we also detail the predicted legislative pollutant 'Exceedances' (Exc) limit. Air Quality exceedances are based on more frequent measurements for certain pollutants. These more detailed measurements are allowed to exceed the legislated limits a set number of times per year.

In the Issues column we state Yes, Potential or No, based on whether the air quality is likely to exceed legislative targets and limits. Air Quality Annual Mean and Exceedance targets and values are set out in the National Air Quality Objectives - please see the 'Useful Information' section.

Enquiry	Result
Is there a potential for exceedances of predicted legislated limits for the year 2030?	Yes

Map ID	Pollutant	Predicted Value	Predicted Limit	Issues?
Predicted Air Quality - 2030				
4	Nitrogen Dioxide: Annual Mean	23.24 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	34.89 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.2 µg/m ³	12 µg/m ³	Potential
	Particulate Matter <10µm: Annual Mean	16.82 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No
5	Nitrogen Dioxide: Annual Mean	22.65 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	33.88 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.12 µg/m ³	12 µg/m ³	Potential
	Particulate Matter <10µm: Annual Mean	16.75 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No

Map ID	Pollutant	Predicted Value	Predicted Limit	Issues?
6	Nitrogen Dioxide: Annual Mean	27.68 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	43.38 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.91 µg/m ³	12 µg/m ³	Potential
	Particulate Matter <10µm: Annual Mean	17.97 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No
7	Nitrogen Dioxide: Annual Mean	30.18 µg/m ³	40 µg/m ³	No
	Nitrogen Dioxide: Exceedances (hourly mean)	-	18	No
	Nitrogen Oxides: Annual Mean	48.46 µg/m ³	30 µg/m ³	Yes
	Particulate Matter <2.5µm: Annual Mean	11.89 µg/m ³	12 µg/m ³	Potential
	Particulate Matter <10µm: Annual Mean	17.99 µg/m ³	40 µg/m ³	No
	Particulate Matter <10µm: Exceedances (daily mean)	-	35	No

Next Steps

If we have identified that one or more pollutant is exceeding legislated limits, you may wish to contact the Local Authority. Alternatively, please contact Air Quality Specialists, AERIS, for further information. Please see the 'Useful Contacts' section.

If you have any questions regarding this report or require more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Useful Contacts

Please see below the contact details of all those referred to within this report.
For all other queries please contact:

Landmark Information Group

Imperium
Imperium Way
Reading
RG2 0TD

If you require assistance please
contact our customer services
team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Contact	Name	Address	Contact details
1	Leeds City Council	Civic Hall Leeds West Yorkshire LS1 1UR	T: 0113 234 8080 F: 0113 242 1321 W: www.leeds.gov.uk
	Aeris Europe Ltd.	Strouds Church Lane West Sussex RH17 7AY	T: 01825 791696 E: info@aeriseurope.com W: www.aeriseurope.com

Useful Information

The following explanatory notes may be of assistance to users of the Air Quality report.

UK and EU Air Quality Policy Context

The improvement of air quality in the UK is predominantly driven by EU legislation. Legally binding limits for the outdoor air concentrations of major pollutants are set out in the 2008 Ambient Air Quality Directive. This directive was made into English law through the Air Quality Standards Regulations 2010. Air quality is a devolved matter and, as such, Scotland, Wales and Northern Ireland all have equivalent regulations.

The key to understanding air quality is compliance. The EU has put objectives for air quality in place which it believes are essential for human health and the environment.

National Air Quality Objectives

The Environment Act 1995 requires the UK Government and the devolved administrations for Scotland and Wales to produce a national air quality strategy containing standards, objectives and measures for improving ambient air quality and to keep these policies under review. There is equivalent legislation in Northern Ireland.

Please see a full list of Air Quality Objectives at http://uk-air.defra.gov.uk/assets/documents/National_air_quality_objectives.pdf

Air Quality Management Areas

Under the Environment Act 1995 Part IV Section 82, every Local Authority has to review whether the air quality in their area complies with the national air quality objectives as set out in Air Quality (Standards) Regulations 2010 and Air Quality (England) Regulations 2000. If these objectives are not being or are not likely to be met within the given time period, the Local Authority is obligated to designate an 'Air Quality Management Area' (AQMA). This area may be as small as one street or could in some cases - as in some London Boroughs - encompass the whole borough. They are also obligated to produce a 'Local Air Quality Action Plan' (LAQP) to implement appropriate measures to bring the AQMA into compliance with the objectives. These objectives have been put in place to protect people's health and the environment. The four pollutants that have been identified as being of particular concern in the UK are Nitrogen Dioxide (NO₂), Particulate Matter <10µm (PM10), Sulphur Dioxide (SO₂) and Benzene. The management area can be implemented for any combination of these pollutants.

Air Quality Monitoring Stations

Air Quality Monitoring Stations periodically record the concentrations of specific atmospheric pollutants. Whilst there are many pollutants that can be measured; most stations only measure a small number of these. Concentrations above legislated EU or national limit values indicate that air quality in that area is potentially harmful to health or the environment and consequently may impact planning and development in the area. This is frequently monitored in two ways. Firstly, 'Annual Mean' or average which refers to the measured concentration averaged over a given year. Secondly, and where applicable, we also detail recorded 'Exceedances' (Exc). Air Quality 'Exceedance' Levels are measurements taken over frequent periods for certain pollutants. These, more detailed, measurements are allowed to exceed the legislated limits a set number of times per year, e.g. the annual mean limit for PM10 is 40µg/m³. However, a daily mean of 50µg/m³ can be exceeded up to 35 times each year. In the table, we detail the number of exceedances and the corresponding legislated limit. We detail only the air pollutants which are set out in the National Air Quality Objectives.

There are three types of monitoring station, as shown below. Each monitoring station has a different radius or area of influence:

Type	Area	Radius
Industrial	All	125m
Traffic	All	250m
Background	Urban	1000m
Background	Suburban	5000m
Background	Rural	10000m

Useful Information

In this report, we focus on Air Quality Monitoring Stations which form part of the Automatic Urban and Rural Network (AURN). The AURN is the most important and comprehensive automatic national monitoring network in the country, which is made up of 127 sites, across the UK.

Local Emission Sources

The National Atmospheric Emissions Inventory (NAEI) is funded by the Department for Energy and Climate Change (DECC), Department for Environment, Food and Rural Affairs (DEFRA), the Scottish Government, the Welsh Government, and the Department of Environment, Northern Ireland. The NAEI compiles estimates of emissions to the atmosphere from UK sources such as power stations, traffic, household heating, agriculture and industrial processes.

This section focuses on emissions of any pollutants listed in the National Air Quality Objectives. Where there are emissions in the vicinity of the site and where one or more pollutant featuring in the National Air Quality Objectives is at or above the national average for each pollutant, we identify this as an issue.

Future Air Quality Issues - Modelled Concentrations

This report uses currently available modelled data, combined with legislated limits for each pollutant, to inform a decision on air quality in the 1km² grid in which it is situated. It also takes into account future compliance in the light of impending changes to legislation. The maps have been modelled with three time horizons. The first is a current year snapshot, the second and third look at 2020 and 2030 respectively, predicting not only likely concentrations of pollutants across the UK but also taking into account likely changes to legislated limits which may have an impact on compliance, especially in urban areas. For the purpose of this report, modelled concentrations are presented for the site and the surrounding 500 metres. Modelled (Predicted) data is sourced from DEFRA. Models provide a wider assessment of the state of air quality across the UK both in terms of airborne concentrations and potential human exposure and the deposition of acidifying and eutrophying pollutants. This data is used by the Local Authorities to help with policy and decision making. More details regarding the models used by DEFRA can be found at <http://uk-air.defra.gov.uk/research/air-quality-modelling?view=modelling>

Limitations of this Report

The information in this SITESOLUTIONS Air Quality Report is derived from a number of statutory and non-statutory sources. Whilst every effort is made to ensure accuracy, Landmark Information Group and Aeris Europe Limited cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this SITESOLUTIONS Air Quality Report Landmark recommend that you discuss its contents in full with your professional advisor.

The SITESOLUTIONS Air Quality Report is a 'remote' assessment and reviews only information provided by the client and from the databases of publicly available information that have been selected to enable a desk based assessment of the site. The assessment does not include a site visit, nor does Landmark Information Group or Aeris Europe make specific information requests of the regulatory authorities for any relevant information they may hold. No actual air quality data measurements have been taken or recorded at the site by Landmark Information Group or Aeris Europe and/or used in the screen. Therefore, neither Landmark Information Group or Aeris Europe can guarantee that all factors of concern have been identified by the assessment. This report is provided under the terms and conditions of Landmark Information Group.

Useful Information

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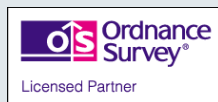
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Useful Information

Main Pollutant List and Key Health Effects

1,3-Butadiene (C₄H₆)

Long-term exposure has been associated with cardiovascular disease; there is a consistent association with leukaemia and suspected associations with other cancers.

Benzene (C₆H₆)

Human exposure to benzene has been associated with a range of acute and long term adverse health effects and diseases including cancer and aplastic anaemia. Benzene targets the liver, kidneys, lungs, heart and brain and can cause DNA strand breaks, and chromosomal damage. Benzene exposure has been linked directly to the neural birth defects spina-bifida and anencephaly.

Carbon Monoxide (CO)

Carbon monoxide is colourless, odourless and tasteless, but highly toxic. It combines with haemoglobin in the blood and is the most common form of fatal air poisoning in many countries. Neurological signs of exposure include confusion, disorientation, visual disturbance, syncope and seizures followed by coma and death.

Lead (Pb)

Lead is highly poisonous and affects almost every organ and system in the body. The main target for lead toxicity is the nervous system, both in adults and children. Lead has been shown many times to permanently reduce the cognitive capacity of children at extremely low levels of exposure and has been linked to learning disabilities.

Nitrogen Dioxide (NO₂)

Nitrogen dioxide is toxic by inhalation and there is some evidence that long-term exposure to NO₂ at concentrations above 40-100µg/m³ may decrease lung function and increase the risk of respiratory symptoms.

Oxides of Nitrogen (NO_x)

In addition to acting as the main precursor for tropospheric ozone, NO_x is also harmful to human health as it contains Nitrogen Dioxide.

Ozone (O₃)

Ozone is a powerful oxidant that damages mucus and respiratory tissues in animals, and also tissues in plants. This makes ozone a potent respiratory hazard and pollutant near ground level.

PM10 (Particulate Matter <10µm)

Fine particles in the air are related to serious health effects including lung cancer and cardiopulmonary diseases, particulates smaller than 10µm in diameter can settle in the bronchi causing respiratory problems.

PM2.5 (Particulate Matter <2.5µm)

Particles smaller than 2.5µm tend to penetrate into the gas exchange regions of the lung and can cause more serious health effects than larger particles including lung cancer and other cardiopulmonary diseases.

Sulphur Dioxide (SO₂)

Sulphur dioxide is a major air pollutant and has a significant impact upon human health. Additionally the concentration of sulphur dioxide in the atmosphere can influence the habitat suitability for plant and animal life. Sulphur dioxide emissions are a precursor to acid rain and atmospheric particulates.

Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, Lees House 21-23 Dyke Road, Brighton, BN1 3FE.

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The Search Code:

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- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.
PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Argyll Environmental Ltd
Lees House
21-23 Dyke Road
Brighton
BN1 3FE
Tel: 0845 458 5250
Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.