



## **Dust Management Plan**

### **Basin Bridge Bungalow**

Hinckley Lane  
Higham on the Hill  
Nuneaton  
Leicestershire  
CV13 6JL

### **Prepared for:**

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|                              |                          |
|------------------------------|--------------------------|
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## 1 INTRODUCTION

In April 2024, Environmental Protection Strategies Ltd (EPS) was commissioned by Brown & Co on behalf of Mr Peter Sheppard to complete a Dust Management Plan for a proposed residential development at Basin Bridge Bungalow, Hinckley Lane, Higham on the Hill, Nuneaton, Leicestershire, CV13 6JL ('the site').

The work was commissioned in order to support planning requirements relating to dust management for the demolition of existing buildings and construction of a new residential property with associated garden, parking and access road under Hinckley & Bosworth Borough Council's Planning Ref: 24/00305/FUL. Specifically, this aspect would fall under Condition 11, whereby the environmental impacts of the demolition/construction phases need to be identified and managed as a part of a wider Construction and Environmental Management Plan (CEMP). Although the proposed development is not particularly substantial, this planning requirement was highlighted in Leicestershire County Council's Ecology Team planning response, where the proximity to Ashby Canal (a Local Wildlife Site (LWS)) immediately adjacent the proposed development site makes it sensitive to construction phase impacts specifically relating to a recorded Otter. This species being protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2017.

The key purpose of this report is to provide an overview of potential impacts associated with dust during the demolition and construction phases of the development and identify recommended mitigation methods to minimise harmful air pollution to nearby sensitive receptors.

### 1.1 Assessment Methodology

Fugitive dust emissions can potentially occur during construction phase activities. These emissions have been assessed in accordance with the methodology outlined within the IAQM's 2024 '*Guidance on the Assessment of Dust from Demolition and Construction*' (1a).

(-) See Appendix A for full references

Activities during this phase have been divided into four types to reflect their different potential impacts. These are:

- Demolition
- Earthworks
- Construction
- Trackout

The potential dust emissions from these activities have been assessed and considered against the following dust impacts:



- Nuisance due to dust soiling
- Risk to health from increase in exposure to PM<sub>10</sub>
- Harm to ecological receptors

The dust assessment steps as detailed within the IAQM guidance are discussed below:

#### 1.1.1 Step 1:

Step 1 of the dust assessment screens the requirement for a more detailed assessment. An assessment will usually be required if there are human receptors present within 250m of the site boundary, or human receptors within 50m of the routes expected to be used by the construction vehicles within a 250m boundary of the site entrance.

An assessment is also required if there is an ecological receptor within 50m of the site boundary or within 50m of the routes expected to be used by the construction vehicles within a 250m boundary of the site entrance.

Further assessment of dust emissions is not required if there are no sensitive receptors present within the abovementioned distances.

#### 1.1.2 Step 2:

Step 2 assesses the risk of dust impacts. This step is split into three additional steps which are detailed below.

**Step 2A** defines the potential dust emission magnitude for each activity using the below criteria:

| Activity          | Magnitude                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | Small                                                                                                                                                                                                                                                                                                  | Medium                                                                                                                                                                                                                           | Large                                                                                                                                                                                                                                                                      |
| <b>Demolition</b> | <ul style="list-style-type: none"> <li>• Total building volume &lt;12,000m<sup>3</sup></li> <li>• Construction material with low potential for dust release (e.g. metal cladding or timber)</li> <li>• Demolition activities &lt;6m above ground</li> <li>• Demolition during wetter months</li> </ul> | <ul style="list-style-type: none"> <li>• Total building volume 12,000m<sup>3</sup> – 75,000m<sup>3</sup></li> <li>• Potentially dusty construction material</li> <li>• Demolition activities 6-12m above ground level</li> </ul> | <ul style="list-style-type: none"> <li>• Total building volume &gt;75,000m<sup>3</sup></li> <li>• Potentially dusty construction material (e.g. concrete)</li> <li>• On-site crushing and screening</li> <li>• Demolition activities &gt;12m above ground level</li> </ul> |
| <b>Earthworks</b> | <ul style="list-style-type: none"> <li>• Total site area &lt;18,000m<sup>2</sup></li> </ul>                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• Total site area 18,000m<sup>2</sup> – 110,000m<sup>2</sup></li> </ul>                                                                                                                   | <ul style="list-style-type: none"> <li>• Total site area &gt;110,000m<sup>2</sup></li> </ul>                                                                                                                                                                               |

|                     |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <ul style="list-style-type: none"> <li>• Soil type with large grain size (e.g. sand)</li> <li>• &lt;5 heavy earth moving vehicles active at any one time</li> <li>• Formation of bunds &lt;3m in height</li> </ul>                     | <ul style="list-style-type: none"> <li>• Moderately dusty soil type (e.g. silt)</li> <li>• 5-10 heavy earth moving vehicles active at any one time</li> <li>• Formation of bunds 3m - 6m in height</li> </ul>               | <ul style="list-style-type: none"> <li>• Potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size)</li> <li>• &gt;10 heavy earth moving vehicles active at any one time</li> <li>• Formation of bunds &gt;6m in height</li> </ul> |
| <b>Construction</b> | <ul style="list-style-type: none"> <li>• Total building volume &lt;12,000m<sup>3</sup></li> <li>• Construction material with low potential for dust release (e.g. metal cladding or timber)</li> </ul>                                 | <ul style="list-style-type: none"> <li>• Total building volume 12,000m<sup>3</sup> – 75,000m<sup>3</sup></li> <li>• Potentially dusty construction material (e.g. concrete)</li> <li>• On-site concrete batching</li> </ul> | <ul style="list-style-type: none"> <li>• Total building volume &gt;75,000m<sup>3</sup></li> <li>• On-site concrete batching</li> <li>• Sandblasting</li> </ul>                                                                                                                         |
| <b>Trackout</b>     | <ul style="list-style-type: none"> <li>• &lt;20 Heavy-duty vehicle (HDV) (&gt;3.5t) outward movements in any one day</li> <li>• Surface material with low potential for dust release</li> <li>• Unpaved road length &lt;50m</li> </ul> | <ul style="list-style-type: none"> <li>• 20-50 HDV (&gt;3.5t) outward movements in any one day</li> <li>• Moderately dusty surface material (e.g. high clay content)</li> <li>• Unpaved road length 50m – 100m</li> </ul>   | <ul style="list-style-type: none"> <li>• &gt;50 HDV (&gt;3.5t) outward movements in any one day</li> <li>• Potentially dusty surface material (e.g. high clay content)</li> <li>• Unpaved road length &gt;100m</li> </ul>                                                              |

**Step 2B** defines the sensitivity of the area by considering the specific sensitivities of receptors in the area, the proximity and number of those receptors, the background concentration and site-specific factors including 'natural shelters' such as trees which could reduce the risk of wind-blown dust. The general principles for assessing this are detailed in the below table:

| Receptor                                                            | Receptor Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                     | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Sensitivities of people and property to dust soiling effects</b> | <ul style="list-style-type: none"> <li>• The enjoyment of amenity would not reasonably be expected</li> <li>• Property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling; or</li> <li>• There is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land.</li> <li>• Examples include playing fields, farmland (unless commercially-sensitive horticultural), footpaths, short term car parks and roads</li> </ul> | <ul style="list-style-type: none"> <li>• Users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home</li> <li>• The appearance, aesthetics or value of their property could be diminished by soiling</li> <li>• The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land</li> <li>• Examples include parks and places of work</li> </ul> | <ul style="list-style-type: none"> <li>• Users can reasonably expect enjoyment of a high level of amenity</li> <li>• The appearance, aesthetics or value of their property would be diminished by soiling</li> <li>• The people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land</li> <li>• Examples include: dwellings, museums, medium and long-term car parks and car showrooms</li> </ul> |

|                                                                                |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Sensitivities of people to the health effects of PM<sub>10</sub></b></p> | <ul style="list-style-type: none"> <li>• Locations where human exposure is transient</li> <li>• Examples include public footpaths, playing fields, parks and shopping streets</li> </ul> | <ul style="list-style-type: none"> <li>• Locations where the people exposed are workers, and exposure is over a time period relevant to the air quality objective for PM<sub>10</sub> (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day)</li> <li>• Examples include office and shop workers, but will generally not include workers occupationally exposed to PM<sub>10</sub>, as protection is covered by Health and Safety at Work legislation</li> </ul> | <ul style="list-style-type: none"> <li>• Locations where members of the public are exposed over a time period relevant to the air quality objective for PM<sub>10</sub> (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day)</li> <li>• Examples include residential properties, hospitals, schools and residential care homes</li> </ul> |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                |                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Sensitivities of receptors to ecological effects</b></p> | <ul style="list-style-type: none"> <li>• Locations with a local designation where the features may be affected by dust deposition</li> <li>• Example is a local Nature Reserve with dust sensitive features.</li> </ul> | <ul style="list-style-type: none"> <li>• Locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or</li> <li>• Locations with a national designation where the features may be affected by dust deposition</li> <li>• Example is a Site of Special Scientific Interest (SSSI) with dust sensitive features</li> </ul> | <ul style="list-style-type: none"> <li>• Locations with an international or national designation and the designated features may be affected by dust soiling; or</li> <li>• Locations where there is a community of a particularly dust sensitive species such as vascular species included in the Red Data List For Great Britain.</li> <li>• Examples include a Special Area of Conservation (SAC) designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings.</li> </ul> |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The criteria for assessing the sensitivity of the area to dust soiling effects is summarised in the below table.

| Receptor sensitivity | Number of receptors | Distance from the source |        |        |       |
|----------------------|---------------------|--------------------------|--------|--------|-------|
|                      |                     | <20m                     | <50m   | <100m  | <250m |
| High                 | >100                | High                     | High   | Medium | Low   |
|                      | 10-100              | High                     | Medium | Low    | Low   |
|                      | 1-10                | Medium                   | Low    | Low    | Low   |
| Medium               | >1                  | Medium                   | Low    | Low    | Low   |
| Low                  | >1                  | Low                      | Low    | Low    | Low   |

The criteria for assessing the sensitivity of the area to human health impacts is summarised in the below table.

| Receptor Sensitivity | Annual mean PM <sub>10</sub> concentration | Number of Receptors | Distance from the source |        |        |        |
|----------------------|--------------------------------------------|---------------------|--------------------------|--------|--------|--------|
|                      |                                            |                     | <20m                     | <50m   | <100m  | <250m  |
| High                 | >32 µg/m <sup>3</sup>                      | >100                | High                     | High   | High   | Medium |
|                      |                                            | 10-100              | High                     | High   | Medium | Low    |
|                      |                                            | 1-10                | High                     | Medium | Low    | Low    |
|                      | 28-32 µg/m <sup>3</sup>                    | >100                | High                     | High   | Medium | Low    |
|                      |                                            | 10-100              | High                     | Medium | Low    | Low    |
|                      |                                            | 1-10                | High                     | Medium | Low    | Low    |
|                      | 24-28 µg/m <sup>3</sup>                    | >100                | High                     | Medium | Low    | Low    |
|                      |                                            | 10-100              | High                     | Medium | Low    | Low    |
|                      |                                            | 1-10                | Medium                   | Low    | Low    | Low    |
|                      | <24 µg/m <sup>3</sup>                      | >100                | Medium                   | Low    | Low    | Low    |
|                      |                                            | 10-100              | Low                      | Low    | Low    | Low    |
|                      |                                            | 1-10                | Low                      | Low    | Low    | Low    |
| Medium               | >32 µg/m <sup>3</sup>                      | >10                 | High                     | Medium | Low    | Low    |
|                      |                                            | 1-10                | Medium                   | Low    | Low    | Low    |
|                      | 28-32 µg/m <sup>3</sup>                    | >10                 | Medium                   | Low    | Low    | Low    |
|                      |                                            | 1-10                | Low                      | Low    | Low    | Low    |
|                      | 24-28 µg/m <sup>3</sup>                    | >10                 | Low                      | Low    | Low    | Low    |
|                      |                                            | 1-10                | Low                      | Low    | Low    | Low    |
|                      | <24 µg/m <sup>3</sup>                      | >10                 | Low                      | Low    | Low    | Low    |
|                      |                                            | 1-10                | Low                      | Low    | Low    | Low    |
| Low                  | -                                          | ≥1                  | Low                      | Low    | Low    | Low    |

The criteria for assessing the sensitivity of the area to ecological impacts is summarised in the below table.

| Receptor sensitivity | Distance from the source |        |
|----------------------|--------------------------|--------|
|                      | <20m                     | <50m   |
| High                 | High                     | Medium |
| Medium               | Medium                   | Low    |
| Low                  | Low                      | Low    |

A number of additional factors should be considered when determining the sensitivity of an area, these are listed below:

- Any history of dust generating activities in the area
- Likelihood of concurrent dust generating activity on nearby sites
- Any pre-existing screening between the source and the receptors
- Any conclusions drawn from analysing local meteorological data which accurately represent the area and if relevant the season during which the works will take place
- Any conclusions drawn from local topography
- Duration of the potential impact, as a receptor may become more sensitive over time
- Any known specific receptor sensitivities which go beyond the classifications given in this document

**Step 2C** involves defining the risk of impacts by combining the sensitivity of the area determined in Step 2B with the dust emission magnitude which was determined in Step 2A.

| Demolition          |                         |             |             |
|---------------------|-------------------------|-------------|-------------|
| Sensitivity of area | Dust Emission Magnitude |             |             |
|                     | Large                   | Medium      | Small       |
| High                | High Risk               | Medium Risk | Medium Risk |
| Medium              | High Risk               | Medium Risk | Low Risk    |
| Low                 | Medium Risk             | Low Risk    | Negligible  |

| Earthworks          |                         |             |            |
|---------------------|-------------------------|-------------|------------|
| Sensitivity of area | Dust Emission Magnitude |             |            |
|                     | Large                   | Medium      | Small      |
| High                | High Risk               | Medium Risk | Low Risk   |
| Medium              | Medium Risk             | Medium Risk | Low Risk   |
| Low                 | Low Risk                | Low Risk    | Negligible |
| Construction        |                         |             |            |
| Sensitivity of area | Dust Emission Magnitude |             |            |
|                     | Large                   | Medium      | Small      |
| High                | High Risk               | Medium Risk | Low Risk   |
| Medium              | Medium Risk             | Medium Risk | Low Risk   |
| Low                 | Low Risk                | Low Risk    | Negligible |
| Trackout            |                         |             |            |
| Sensitivity of area | Dust Emission Magnitude |             |            |
|                     | Large                   | Medium      | Small      |
| High                | High Risk               | Medium Risk | Low Risk   |
| Medium              | Medium Risk             | Low Risk    | Negligible |
| Low                 | Low Risk                | Low Risk    | Negligible |

### 1.1.3 Step 3

Step 3 involves identifying the appropriate site-specific mitigation measures. These measures are detailed within the IAQM guidance and are utilised to reduce potential dust emissions during demolition, earthworks, construction, and trackout along with additional measures for good dust management.

For proposed sites which result in a 'negligible' risk, no mitigation measures beyond those required by legislation are required. Through good construction practises though, mitigation measures may still be applied.

### 1.1.4 Step 4

When the risk of dust impacts has been identified following Step 2C, and the appropriate mitigation measures have been determined in Step 3, the final step in the dust assessment is to determine the significance of the remaining effects from the Construction Phase of the project. The aim should be to prevent significant effects on receptors through adoption of mitigation measures, so in the majority of cases, the residual effect will be 'not significant'.

## 1.2 Definitions & Abbreviations

|                            |                                                                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AQAL</b>                | Air Quality Assessment Level – Typically the Air Quality Objective, EU Limit/Target, or Environment Agency ‘Environmental Assessment Level’ |
| <b>AQMA</b>                | Air Quality Management Area                                                                                                                 |
| <b>ASR</b>                 | Annual Status Report                                                                                                                        |
| <b>DEFRA</b>               | Department for Environment, Food & Rural Affairs                                                                                            |
| <b>DMP</b>                 | Dust Management Plan                                                                                                                        |
| <b>EPS</b>                 | Environmental Protection Strategies Limited                                                                                                 |
| <b>EPUK</b>                | Environmental Protection UK                                                                                                                 |
| <b>HDV</b>                 | Heavy-Duty Vehicle                                                                                                                          |
| <b>IAQM</b>                | Institute of Air Quality Management                                                                                                         |
| <b>LAQM</b>                | Local Air Quality Management                                                                                                                |
| <b>NGR</b>                 | National Grid Reference                                                                                                                     |
| <b>PM<sub>10/2.5</sub></b> | Particulate matter (less than 10 or 2.5 micrometres in diameter)                                                                            |

## 2 SITE SUMMARY

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Current Land Use</b>  | <p>The site is located north of Hinckley Lane to the west of Wykin, a hamlet in the county of Leicestershire which is approximately 2km north east of Nuneaton, occupying roughly 0.72ha in area. EPS visited the site on the 14<sup>th</sup> February 2025 and the property was found to comprise an approximately rectangular plot of land, comprised of concrete hardstanding opening into a turning area which is rough ground, and located adjacent to a small bungalow that is clad with wood and has both flat and pitched sections of roofing. The structure was noted to be slightly dilapidated, but did benefit from a new roof felt.</p> <p>Around the building was an uncoupled trailer alongside various stockpiles of discarded materials; the largest of which was located towards the east, and included items such as tyres, metal drain piping, barbed wire, disused appliances, and some empty oil containers. Beyond these features were four shipping containers placed alongside a large water bowser. Former building footprints (in the form of weathered/ broken up hardstanding) were noted near the south east corner, along with other evidence of demolition waste including bricks and wood. This hardstanding was set within a small parcel of established woodland which lies inside the southern limit and features a mixture of mature Oak and Poplar trees (amongst other species).</p> |
| <b>Adjacent Land Use</b> | <p>Surrounding land use is largely agricultural with some commercial activity, with the site itself being part of a wider active farmyard, consisting of warehouse - style units which border to the northwest. These include a large hay store immediately beyond an open yard area; which is an extension of the aforementioned access route which wraps around the northern face of the bungalow. This store is set alongside some old cattle sheds running along the western boundary of the holding, with the buildings further north being used to store farm equipment/ machinery. Along the eastern border of the site is the Ashby de la Zouch Canal which leads to a barge mooring just beyond the southeast corner of the site. A further farm with house is present north east of the plot, beyond the canal and over Basin Bridge Lane; with the majority of remaining land in the local area being used for agricultural purposes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposed Land Use</b> | <p>Current development proposals indicate Demolition of existing bungalow and erection of a replacement dwelling including revised access. The proposed layout is shown below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Site Location</b>     | <p>National Grid Reference 439620, 295440</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**Current Layout**



**Proposed Layout**

(Brown & Co drawing  
 ref 22-106-K0001-P2)



### 3 CONSTRUCTION DUST ASSESSMENT

The regulatory context and guidance upon which this dust assessment is based is outlined in Appendix A.

The worst-case scenario impacts from dust caused by earthworks, construction and trackout on sensitive human and ecological receptors have been considered and the significance of any impacts have been analysed following the steps outlined in Section 1.1.

A sensitive receptor is defined as any location which may be affected by changes in air quality as a result of the development. Sensitive receptors have been defined for dust and road vehicle emissions in the following tables. For demolition, earthworks and construction dust, sensitive receptors were identified in the area up to 250m from the development boundary, while sensitive receptors to potential impacts from trackout dust were identified in an area of up to 50m from the road network within 500m of the site. Earthworks & Construction Distance Boundaries are shown on Figure 1a. Trackout Distance Boundaries are shown on Figure 1b.

|        |                                                                                                                                                                                                                              |                                                                                         |                                                   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------|
| Step 1 | <b>Demolition Dust Sensitive Receptors</b>                                                                                                                                                                                   |                                                                                         |                                                   |
|        | <b>Distance from Site Boundary</b>                                                                                                                                                                                           | <b>Approximate Number of Human Receptors</b>                                            | <b>Approximate Number of Ecological Receptors</b> |
|        | Up to 20m                                                                                                                                                                                                                    | 0                                                                                       | 1 (Canal)                                         |
|        | Up to 50m                                                                                                                                                                                                                    | <10 (farmhouse beyond the canal off Basin Bridge Lane to NE & moored canal boats to SE) | -                                                 |
|        | Up to 100m                                                                                                                                                                                                                   | -                                                                                       | -                                                 |
|        | Up to 250m                                                                                                                                                                                                                   | -                                                                                       | -                                                 |
|        | <b>Earthworks and Construction Dust Sensitive Receptors</b>                                                                                                                                                                  |                                                                                         |                                                   |
|        | <b>Distance from Site Boundary</b>                                                                                                                                                                                           | <b>Approximate Number of Human Receptors</b>                                            | <b>Approximate Number of Ecological Receptors</b> |
|        | Up to 20m                                                                                                                                                                                                                    | 0                                                                                       | 1 (Canal)                                         |
|        | Up to 50m                                                                                                                                                                                                                    | <10 (farmhouse beyond the canal off Basin Bridge Lane to NE & moored canal boats to SE) | -                                                 |
|        | Up to 100m                                                                                                                                                                                                                   | -                                                                                       | -                                                 |
|        | Up to 250m                                                                                                                                                                                                                   | -                                                                                       | -                                                 |
|        | <b>Trackout Dust Sensitive Receptors</b>                                                                                                                                                                                     |                                                                                         |                                                   |
|        | <b>Distance from Site Boundary</b>                                                                                                                                                                                           | <b>Approximate Number of Human Receptors</b>                                            | <b>Approximate Number of Ecological Receptors</b> |
|        | Up to 20m                                                                                                                                                                                                                    | 0                                                                                       | 1 (Canal)                                         |
|        | Up to 50m                                                                                                                                                                                                                    | <10 (farmhouse beyond the canal off Basin Bridge Lane to NE & moored canal boats to SE) | -                                                 |
|        | A small number of sensitive receptors have been identified within 250m, including the LWS canal within 20m although only limited housing exists in the area, so a detailed assessment of potential dust impacts is required. |                                                                                         |                                                   |

| Step 2A | Activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Dust Emission Magnitude |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|         | Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Small                   |
|         | Earthworks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Small                   |
|         | Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Small                   |
|         | Trackout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Medium                  |
|         | <p>The current total building volume at the proposed site is less than 12,000m<sup>3</sup> so in accordance with the IAQM guidance, the magnitude of potential dust emissions from demolition is therefore small.</p> <p>Earthworks will be limited and primarily involve excavating material such as foundation arisings, haulage, tipping and stockpiling, as well as site levelling and landscaping but its only for one dwelling so will be relatively minor. The area of the proposed site is smaller than 18,000m<sup>2</sup> so in accordance with the IAQM guidance, the magnitude of potential dust emissions from earthworks is therefore small.</p> <p>The proposed development comprises the construction of buildings with a total building volume of less than 12,000m<sup>3</sup> so in accordance with IAQM guidance, the magnitude of potential dust emissions from construction is therefore small.</p> <p>It is anticipated that the unpaved road length will be 50-100m throughout construction so in accordance with IAQM guidance the magnitude of potential dust emissions from trackout is therefore medium.</p> |                         |

| Step 2B                                                                                                                                                                                                                                                                                                                                                                           | Additional factors for consideration when determining area sensitivity                                                                        |                                     | Comment                                                                                                                                                                                                                              |              |          |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|--|
|                                                                                                                                                                                                                                                                                                                                                                                   | History of dust generating activities in the area                                                                                             |                                     | No indication of any dust generating activities in the local area.                                                                                                                                                                   |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Likelihood of concurrent dust generating activity nearby                                                                                      |                                     | A review of the planning portal did not indicate any additional significant development proposals likely to result in concurrent dust generation in the vicinity of the site.                                                        |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Pre-existing screening between the source and sensitive receptors                                                                             |                                     | There are some large shrubs along the site boundaries to the west, south and east. Provided these are retained during construction, they may provide a limited barrier between emission sources and receptors.                       |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Conclusions drawn from analysing representative local meteorological data, and if relevant, the season during which the works will take place |                                     | The predominant wind direction is from the southwest. As such, receptors to the northeast of the site are most likely to be affected by any dust releases. The canal is therefore located quite unfavourably.                        |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Conclusions drawn from local topography                                                                                                       |                                     | There are no significant topographical constraints to dust dispersion.                                                                                                                                                               |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Duration of potential impact                                                                                                                  |                                     | It is currently unclear as to the duration of the construction phase, although it is unlikely to extend beyond one year given it is only one dwelling. The sensitivity of nearby receptors is unlikely to change during this period. |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Known specific receptor sensitivities which go beyond IAQM guidance classifications                                                           |                                     | The LWS canal within 20m is specific receptor sensitive to any dust deposition, as it is known to be the habitat of an otter.                                                                                                        |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Potential Impact                                                                                                                              | Sensitivity of the Surrounding Area |                                                                                                                                                                                                                                      |              |          |  |
|                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                               | Demolition                          | Earthworks                                                                                                                                                                                                                           | Construction | Trackout |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Dust soiling                                                                                                                                  | High                                | High                                                                                                                                                                                                                                 | High         | High     |  |
|                                                                                                                                                                                                                                                                                                                                                                                   | Human Health                                                                                                                                  | Low                                 | Low                                                                                                                                                                                                                                  | Low          | Low      |  |
| Dust receptors within 20m of the development site include the canal, with a small number of dwellings within 50m. These are considered to be of high and medium sensitivity, respectively in accordance with IAQM guidance. The background concentration of PM <sub>10</sub> , as published by DEFRA, for national grid reference 439500,295500 (2021) is 12.1µg/m <sup>3</sup> . |                                                                                                                                               |                                     |                                                                                                                                                                                                                                      |              |          |  |

| Step 2C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Potential Impact | Risk       |            |              |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------|--------------|------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  | Demolition | Earthworks | Construction | Trackout   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Dust Soiling     | Low        | Low        | Low          | Medium     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Human Health     | Negligible | Negligible | Negligible   | Negligible |
| <p>As indicated in the above table, the potential risk of dust soiling effect is low for demolition, earthworks, construction and medium for trackout. The potential risk of human health impacts is negligible for all stages of the construction phase, the primary risk is to the local canal, a valuable ecological feature.</p> <p>The potential for impacts on human health and dust soiling depends significantly on the distance between the dust generating activity and sensitive receptor location. The above risks have been predicted based on a worst-case scenario of works being undertaken at the site boundary closest to each sensitive receptor. Considering this, the actual risks are likely to be lower than those predicted.</p> |                  |            |            |              |            |

#### 4 DUST MANAGEMENT PLAN (DMP)

| Step 3 | The following dust mitigation measures are site-specific and highly recommended, although not compulsory. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | Category                                                                                                  | Dust Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|        | Communications                                                                                            | <ul style="list-style-type: none"> <li>• Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.</li> <li>• Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.</li> <li>• Display the head or regional office contact information</li> <li>• Implement this Dust Management Plan (DMP), which should be approved by the Local Authority. The level of detail depends on the risk and should include as a minimum the highly recommended measures in this report.</li> </ul>                                                                                                                                                              |
|        | Site management                                                                                           | <ul style="list-style-type: none"> <li>• Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.</li> <li>• Make the complaints log available to the local authority when asked.</li> <li>• Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |
|        | Monitoring                                                                                                | <ul style="list-style-type: none"> <li>• Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.</li> <li>• Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.</li> <li>• If required, agree dust deposition, dust flux, or real-time PM<sub>10</sub> continuous monitoring locations with the Local Authority. In certain circumstances, baseline monitoring will be needed. In this instance, air quality monitoring using instruments is unlikely to be necessary and site inspections as described above should suffice.</li> </ul> |

|                     |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step 3 Cont.</b> | <b>Preparing and maintaining the site</b>                   | <ul style="list-style-type: none"> <li>• Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.</li> <li>• Ensure trackout distance and frequency of vehicles is kept to a minimum.</li> <li>• Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.</li> <li>• Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period</li> <li>• Avoid site runoff of water or mud.</li> <li>• Keep site fencing, barriers and scaffolding clean using wet methods.</li> <li>• Remove materials that have potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.</li> <li>• Cover, seed or fence stockpiles to prevent wind whipping.</li> </ul> |
|                     | <b>Operating vehicle / machinery and sustainable travel</b> | <ul style="list-style-type: none"> <li>• Ensure all vehicles switch off engines when stationary – no idling vehicles.</li> <li>• Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                     | <b>Operations</b>                                           | <ul style="list-style-type: none"> <li>• Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.</li> <li>• Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.</li> <li>• Use enclosed chutes and conveyors and covered skips.</li> <li>• Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.</li> <li>• Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.</li> </ul>                                                                     |
|                     | <b>Waste management</b>                                     | <ul style="list-style-type: none"> <li>• Avoid bonfires and burning of waste materials.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                     |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step 3 Cont.</b> | <b>Demolition</b>   | <ul style="list-style-type: none"> <li>• Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).</li> <li>• Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.</li> <li>• Avoid explosive blasting, using appropriate manual or mechanical alternatives.</li> <li>• Bag and remove any biological debris or damp down such material before demolition.</li> </ul> |
|                     | <b>Earthworks</b>   | <ul style="list-style-type: none"> <li>• Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.</li> <li>• Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.</li> <li>• Only remove the cover in small areas during work and not all at once</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
|                     | <b>Construction</b> | <ul style="list-style-type: none"> <li>• Avoid scabbling (roughening of concrete surfaces) if possible.</li> <li>• Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.</li> <li>• For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.</li> </ul>                                                                                                                                                                                                                                                                                       |

|  |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Trackout</b> | <ul style="list-style-type: none"> <li>• Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site.</li> <li>• Avoid dry sweeping of large areas.</li> <li>• Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.</li> <li>• Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.</li> <li>• Record all inspections of haul routes and any subsequent action in a site log book.</li> <li>• Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).</li> <li>• Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.</li> <li>• Access gates to be located at least 10m from receptors where possible.</li> </ul> |
|--|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**END**

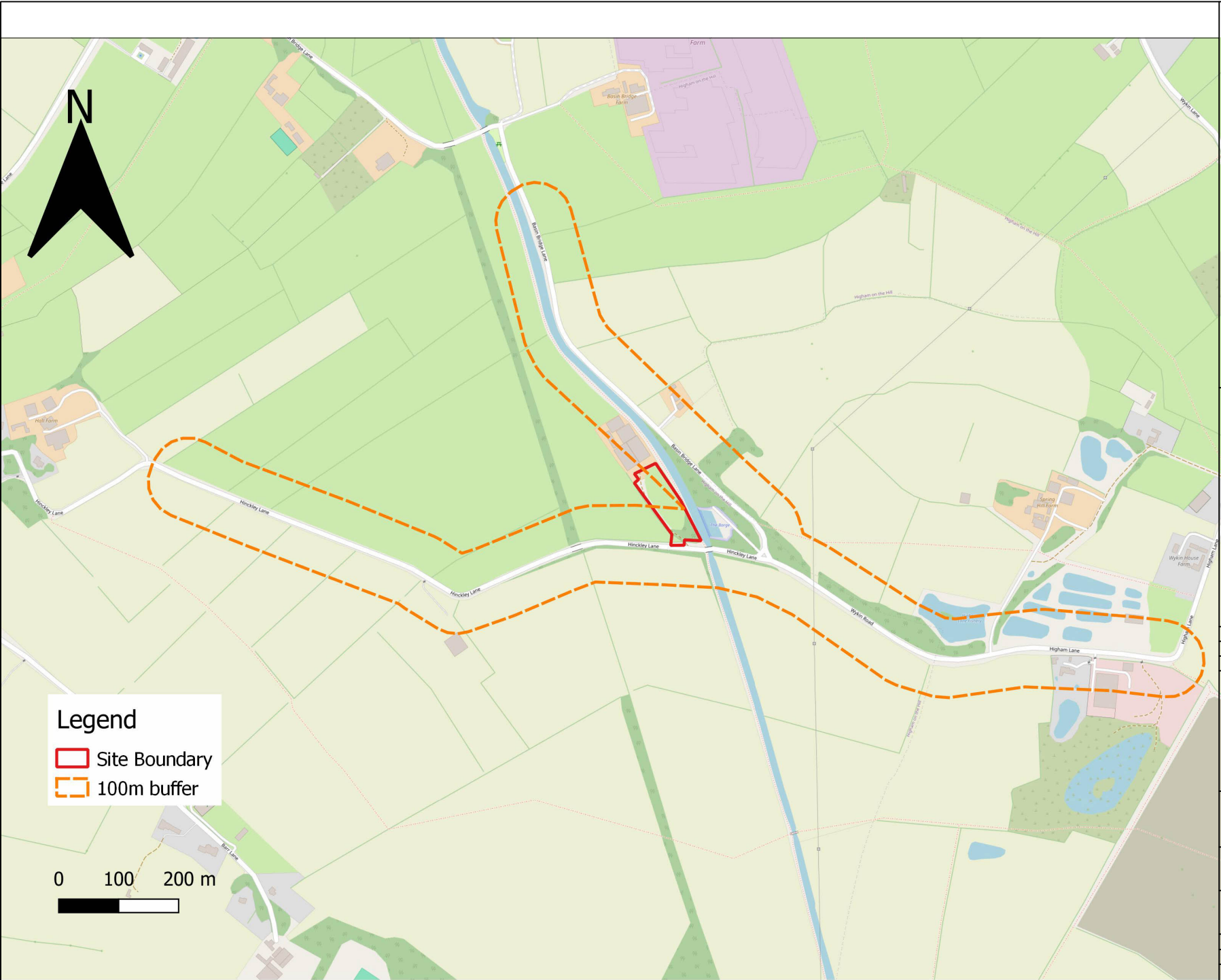
## FIGURES



### Legend

- Site Boundary
- 20m
- 50m
- 100m
- 250m

|                                                                                                                                                                                     |      |                   |             |          |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------|-------------|----------|-------|
|                                                                                                                                                                                     |      |                   |             |          |       |
|                                                                                                                                                                                     |      |                   |             |          |       |
| Rev                                                                                                                                                                                 | Date | Drawn             | Description |          | CHK'd |
| <div></div> <div>The Geotechnical and Environmental Engineers<br/>www.epstrategies.co.uk</div> |      |                   |             |          |       |
| Site                                                                                                                                                                                |      |                   |             |          |       |
| Basin Bridge Bungalow, Higham on the Hill, Leicestershire, CV13 6JL                                                                                                                 |      |                   |             |          |       |
| Client                                                                                                                                                                              |      |                   |             |          |       |
| Brown & Co                                                                                                                                                                          |      |                   |             |          |       |
| Title                                                                                                                                                                               |      |                   |             |          |       |
| Figure 1a - Earthworks and Construction Distance Boundaries                                                                                                                         |      |                   |             |          |       |
| Surveyed:                                                                                                                                                                           |      | Drawn by:         |             | BP       |       |
| Checked by:                                                                                                                                                                         |      | Date:             |             | May 2025 |       |
| Scale                                                                                                                                                                               |      | Drawing Reference |             |          |       |
| NTS                                                                                                                                                                                 |      | UK23.6353b/1a     |             |          |       |
| Job No                                                                                                                                                                              |      |                   |             | Rev      |       |
| UK23.6353b                                                                                                                                                                          |      |                   |             | 00       |       |



| Rev | Date | Drawn | Description | CHK'd |
|-----|------|-------|-------------|-------|
|     |      |       |             |       |



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Site  
**Basin Bridge Bungalow, Higham on the Hill, Leicestershire, CV13 6JL**

Client  
**Brown & Co**

Title  
**Figure 1b - Trackout Distance Boundaries**

|             |    |           |          |
|-------------|----|-----------|----------|
| Surveyed:   |    | Drawn by: | BP       |
| Checked by: | MB | Date:     | May 2025 |

|       |            |                   |               |
|-------|------------|-------------------|---------------|
| Scale | (A4 Sheet) | Drawing Reference | UK23.6353b/1b |
|-------|------------|-------------------|---------------|

|        |            |     |    |
|--------|------------|-----|----|
| Job No | UK23.6353b | Rev | 00 |
|--------|------------|-----|----|

## APPENDICES



## **APPENDIX A**

### **Regulatory Context**



**REGULATORY CONTEXT OF DUST MANAGEMENT PLAN –**  
**Basin Bridge Bungalow, Higham on the Hill**

The following sources of information have formed the basis for the Dust Management Plan:

**1. INDUSTRY GUIDANCE & BEST PRACTICE**

- (a) IAQM – Guidance on the assessment of dust from demolition and construction – Version 2.2 (2024)
- (b) EPUK & IAQM – Land-Use Planning & Development Control: Planning for Air Quality (2017)



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