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BLOOR HOMES

BEREWOOD, WATERLOOVILLE - PHASE 8A



DUST MANAGEMENT PLAN

JUNE 2026



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JUNE 2026

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Bloor Homes
Berewood, Waterlooville - Phase 8A
Dust Management Plan

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1 Introduction

1.1 This Dust Management Plan (DMP) has been commissioned by Bloor Homes, in relation to a Reserved Matters Application (APP/24/00939) for the parcel of the development under Phase 8A of the Grainger PLC Berewood Development in Waterlooville, set out under the Winchester City Council (WCC) and Havant Borough Council (HBC) decision notices (referenced 10/02862/OUT and APP/10/00828 respectively) which granted consent in 2012 for the development of approximately 2,550 dwellings with associated infrastructure and landscape works.

1.2 In total, there are 18 planning conditions attached to the Outline Planning Consent, which are identical for each authority, and a further 17 conditions relating to the detailed Phase 1 application.

1.3 The reserved matters application was submitted to request the discharge of condition 11 of the planning permission Ref. APP/10/00828 , which states the following:

“No development within a reserved matters area shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in Environmental Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority, to include details of:

- i. construction traffic routes in the local area*
- ii. parking and turning of operative, construction and visitor vehicles*
- iii. loading and unloading of plant and materials*
- iv. piling techniques*
- v. storage of plant and materials*
- vi. programme of works (including measures for traffic management)*
- vii. all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays*
- viii. provision of boundary hoarding and lighting including construction lighting*

- ix. *protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.*
- x. *details of proposed means of dust suppression and noise mitigation*
- xi. *Measures to protect the listed building as necessary*
- xii. *details of measure to be taken to prevent mud from vehicles leaving the site during construction*
- xiii. *measures to prevent pollution of the watercourse during construction*
- xiv. *the handling and management of construction waste*
- xv. *details of surface water runoff.*
- Xvi. *Construction lighting.*

Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.”

- 1.4 This DMP has been prepared following a consultee response provided by Environmental Health at Havant, following the review of the Construction Environmental Management Plan (CEMP) submitted with the application. The consultee response states the following in relation to Dust:

“Having reviewed the Bloor Homes document 'Berewood, Waterloooville – Phase 8A Construction Environmental Management Plan (CEMP)' [dated July 2025] and the Bloor Homes Phase 8a Build Plan drawing, I am satisfied that the requirements of the condition have broadly been met, however details regarding measures to control dust are rather brief and lacking in detail.

Due to the scale of the development and proximity to existing residents, Best Practice should be implemented to control dust emissions from construction and related activities.

The applicant is therefore requested to include in the CEMP, a Dust Management Plan [DMP] prepared in accordance with IAQM guidance document 'Assessment of dust from Demolition and Construction, 2024'. The DMP shall be informed by a risk assessment in accordance with the guidance and shall incorporate the highly recommended mitigation

measures relevant to the determined risk categories of construction and associated activities.”

- 1.5 This DMP summarises the potential sources of dust associated with the works and identifies the control and management mechanisms required to mitigate potential effects upon local sensitive receptors in accordance the guidance from the Institute of Air Quality Management¹.
- 1.6 This document has also been provided to set out the responsibilities of the Contractor and should become part of the contract documents.

¹ Institute Of Air Quality Management (IAQM). (2024). 'Assessment of dust from demolition and construction 2024 V2.2. IAQM. London

2 Project Description

- 2.1 The redevelopment site is within the jurisdiction of Havant Borough Council (HBC) The located adjacent to London Road, Waterloooville
- 2.2 Located east of the Town Park of the Berewood MDA, Phase 8 (Park View) is largely triangular in shape. Located south of the Phase 3b (Larkfields) residential development, it gained outline consent in March 2022 (Winchester: 21/02892/REM and Havant: APP/21/01259) and is currently being built out by Bloor Homes. The proposals gained Reserved Matters consent in September 2025 (APP/24/00939).
- 2.3 The existing site boundary is illustrated in **Figure 2.1** below.



Figure 2.1: Existing Site Boundary and Surroundings

- 2.4 The proposals seek Reserved Matters approved for the construction of 185 residential dwellings associated amenity space, garages, parking, internal road, pathways, and associated landscaping. The proposed description of developments is as follows:

“Reserved Matters Applications for development within Berewood Phase 8 Comprising 185 dwellings in total with associated amenity space, access, garages, parking internal road, pathways, and associated landscaping (matters of layout, appearance, access, landscape, and scale) pursuant to application ref: APP/10/00828.”

2.5 The proposed site layout is illustrated in **Figure 2.2**.



Figure 2.2: Proposed Site Layout

3 Proposed Works and Programme

- 3.1 The project team has confirmed that the proposed works will involve the construction of 185 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping.
- 3.2 Additionally, the project team confirmed the following:
- The proposed development will comprise traditional brick and block construction.
 - Vibro piling, a few plots with traditional piling.
 - Foundations will be block and beam.
- 3.3 Timber hoarding and heras fencing will be used to enclose the development whilst construction works are on-going.
- 3.4 The drawing included in **Appendix C** indicates the location of the heras fencing around the perimeter of the development site, the location of the site compound, with the necessary hoarding fence and the construction routes.
- 3.5 During construction, no external lighting will be used on the site generally with the exception of security lighting to the compound and sales areas. It is company policy that no construction works are undertaken with external floodlighting in place. During winter months dark working will be restricted to the permitted working times on internal plot works only.
- 3.6 The overall duration of the works is currently envisaged to last approximately 3 years.

4 Planning and Control of Construction Works

Organisation and Responsibilities

4.1 In order to enable efficient dust management, the Contractor (Bloor Homes) should identify and provide contact details for team members with responsibilities within the detailed and contractor specific dust method statement. These should be retained and displayed at the site office.

4.2 As confirmed by Bloor Homes the main contact on site will be as follows:

- Name: Tom Willett
- Position: Senior Site Manager
- Company: Bloor Homes
- Waterlooville.parkview@bloorhomes.com
- 07580 973928

-
- Name: Matt Nicklin
 - Position: Contracts Manager
 - Company: Bloor Homes
 - matt.nicklin@bloorhomes.com
 - 07775 021255

-
- Name: Simon Dixon
 - Position: Construction Director
 - Company: Bloor Homes
 - simon.dixon@bloorhomes.com
 - 07918 742742

-
- Southern Regional Office
 - 01635 31555

4.3 For clarity, the general roles and responsibilities are set out below in **Table 4.1:**

Title	Responsibilities
Project Manager	The Project Manager should act with responsibility for managing the works within the agreed dust mitigation constraints and in conjunction with all

	other necessary management processes. The PM should also ensure that dust mitigations are planned in advance of upcoming works.
Site Manager	The Site Manager should ensure that all dust management policies addressed in the DMP are adhered to by operatives and sub-contractors throughout the works. The Site Manager should also receive dust monitor alerts.
Environmental Manager	The environmental manager (EM) should ensure that all operatives are inducted with suitable dust control information and provided with regular and appropriate tool-box talks. The EM should also undertake an inventory of all NRMM and provide regular site inspections, where findings are logged and reported to the site manager. The EM should also receive dust monitor alerts and be required to complete the appropriate exceedance log for issue to the Council.
Dust Warden	The designated 'dust warden' should be responsible for regular logged inspections and should review work in processes on a daily basis, logging any incidences of excessive dust and reporting to the Site Manager.
Community Liaison Manager	The Community Liaison Manager should report to the Project Manager and should be the point of contact for any concerns raised within the local community.
External Specialists	Specialists should be available to undertake monitoring and provide advice as required

Table 4.1: Dust Management Team and Responsibilities

Community Engagement and Contact Details

- 4.4 The Community Liaison Manager is required develop and implement a 'Stake Holder Communications Plan' that includes community engagement before work commences on site.
- 4.5 A representative of the Contractor or Site Manager should regularly liaise with the neighbouring community in the area of the proposed development and advise the community of forthcoming works.
- 4.6 Quarterly newsletters are sent out to residents updating on progress on the development.
- 4.7 A notice board will be provided at the site entrance and will display the above-mentioned contact details, a plan of the site and regular progress updates.

Complaints Procedure

- 4.8 All complaints should be logged and made available to the local authority when asked. Response should be provided to the complainant by the Community Liaison Manager,

whilst the Site and Project Manager may use the circumstances to amend site procedure and inform tool-box talks.

- 4.9 More so, upon receiving a complaint, all operations should cease immediately, and assessments should be conducted thereafter to address the complaint. Operations should not resume until the complaint has been resolved.

Site Inspection

- 4.10 Dust related site inspections should be undertaken on a daily basis by the designated 'Dust Warden' and at no less than a fortnightly basis by the contractors Environmental Manager. These inspections are further described in **Section 6**.

Working Hours

- 4.11 In accordance with the Construction Environmental Management Plan (CEMP), all deliveries and building works will only be carried out between the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours Saturday and no time on Sundays or recognised public holidays.
- 4.12 To avoid network peak hours as well as avoiding potential disturbance to the nearby school, site deliveries will be restricted. There will be no deliveries to the site between the hours of 08:00 – 09:30, 14:45 – 15:30 & 17:00 – 18:00.
- 4.13 In addition, the programme should allow for the site to shut down over the Christmas and New Year period.

Access and Traffic Management

- 4.14 Site Access and Construction traffic management should be in accordance with the measures as set out within the Construction Environmental Management Plan (CEMP).
- 4.15 All construction traffic will access the development via the previously approved route to deliver materials to the Bloor Homes compounds. Deliveries will be unloaded within the compound and escorted out via a banksman.
- 4.16 The construction route is shown within appendix 1 of the CEMP along with the haul roads.
- 4.17 The haul roads are likely to evolve overtime with construction and as such the CEMP shall be updated periodically to show these as the project progresses.

- 4.18 Vehicles entering the development will be controlled by a gateman who will be located at the main entrance. The role of the gateman will be to ensure that vehicle movements are safely controlled and that the safety of pedestrians and passers-by are considered at all times.
- 4.19 Within the compound/storage area all loading and unloading will be undertaken via forklift. All contractors and visitors will be issued instruction to ensure they use the correct routes for access to the correct part of the site.
- 4.20 Contractors and visitors to site will park in the car parking court provided.
- 4.21 Any large vehicles that are required to reverse will be supervised when reversing via a banksman, but within the development boundary. All deliveries or construction traffic will use the dedicated routes as shown in Appendix 1 of the CEMP.
- 4.22 Deliveries to the site will only take place during the hours of site operation, as stated above.
- 4.23 Pedestrian routes will be provided to allow both vehicles and pedestrians safe movement onto and around the site. To prevent pedestrians from using vehicular routes, protective barriers will be installed throughout the site to provide a visible separation. Crossing points will be installed on-site in areas where vehicles and pedestrians can see both ways without being obstructed.

Training, Awareness and Competence

- 4.24 The raising of environmental awareness is viewed as a crucial element in the appreciation and implementation of any DMP. In order to ensure control measures are effective, all staff should be provided with appropriate training prior to starting work on site. This should include:
- a site induction;
 - incident response training;
 - familiarisation with site dust controls; and
 - specific training for relevant employees e.g. cutting and damping.
- 4.25 The Principal Contractor will ensure that the site workers (including contractors) are provided with a suitable site induction, incident response, existing dust control measures and provide specific training where necessary to adequate dust reduction and suppression.

- 4.26 Where possible, the Principal Contractor will also arrange for 'toolbox talks' on dust suppression and management practices.
- 4.27 The principal contractor will employ their reasonable endeavours to ensure that all site operations are carried out in a safe and professional manner, with due consideration to the surrounding environment. All operations will receive careful planning to take into account the likely impact they may have on neighbours to the site, the general public, visitors to the site and site personnel.
- 4.28 The principal contractor will carry out all operations on this development in full compliance with all relevant Health and Safety Regulations, which includes making the statutory notification to the HSE. A construction phase health and safety plan will be drawn up before work commences and will be updated as the development progresses.
- 4.29 Additionally, all relevant health and safety signage will be displayed as necessary.
- 4.30 All contractors and respective subcontractors employed will attend a pre-contract meeting, during which their health and safety documentation will be reviewed and amended as necessary. These meetings will be fully documented.
- 4.31 The Environmental Manager will ensure that all personnel engaged in activities that may have a potential dust impact are competent to carry out their duties or, where necessary, arrange for suitable training to be undertaken.

5 Dust Risk Assessment and Mitigation

- 5.1 A construction dust risk assessment (CDRA) has been completed in accordance with IAQM guidance on the assessment of dust from demolition and construction (2024 v.2.2)². Within the assessment, site specific mitigation measures have been identified which ensure compliance with relevant standards.
- 5.2 The initial screening stage of the CDRA considered the proximity of human and ecological receptors. It was concluded that there are a number of human receptors within 250m of the site boundary but no high sensitivity ecological sites within 50m of the Site boundary or within 50m from possible routes used by construction vehicles on the public highway (up to 250m from the Site entrance). Therefore, impacts upon local ecological receptors will be assessed as negligible.
- 5.3 The findings of the CDRA, including mitigation measures are summarised below. The full CDRA is presented in full in **Appendix A**.

Risk of Dust Impacts

- 5.4 The overall risk of dust impact is calculated by combining the potential dust emissions magnitude of the works and the sensitivity of the area.
- 5.5 The conclusion of the dust emission magnitude assessment of the various works phases is included in **Table 5.1** below:

Construction Activity	Dust Emission Magnitude	Justification
Earthworks	Medium	Total site area between 18,000m ² – 110,000m ²
Construction	Medium	Estimated total building volume between 12,000m ³ – 75,000m ³
Trackout	Small	Estimated <20 HDV (>3.5t) trips in any one day

Table 5.1: Dust Emission Magnitude Assessment

- 5.6 The conclusion of an examination of receptor sensitivity is provided in **Table 5.2** below. This accounts for site-specific factors such as:
- sensitivity of the area to dust soiling;

² IAQM, (2024). 'Assessment of dust from demolition and construction 2024 v2.2', IAQM, London.

- sensitivity of the area to human health impacts;
- sensitivity of the area to ecological impacts;
- any history of dust generating activities in the area;
- the likelihood of concurrent dust generating activity on nearby sites;
- any pre-existing screening between the source and the receptors; and
- the duration of the potential impact, as a receptor may become more sensitive over time.

Receptor Sensitivity	Sensitivity of the Surrounding Area		
	Earthworks	Construction	Trackout
Dust Soiling	High	High	High
Human Health	Low	Low	Low
Ecological	Low	Low	Low

Table 5.2: Sensitivity of the Surrounding Area Assessment

5.7 The completed pre-mitigation dust risk assessment, incorporating the magnitude of the works and the sensitivity of the area for the three main construction activities is shown in **Table 5.3** below.

Potential Impact	Risk		
	Earthworks	Construction	Trackout
Dust Soiling	Medium Risk	Medium Risk	Low Risk
Human Health	Low Risk	Low Risk	Negligible Risk
Ecological	Negligible Risk	Negligible Risk	Negligible Risk

Table 5.3: Summary of Dust Risk (pre-mitigation)

5.8 The risk of dust soiling, pre-mitigation, has been considered **Medium/Low** risk based on the number of receptors (human and property) and their location in relation to the proposed site. The human health risk was considered **Low/Negligible** due to the low PM₁₀ background concentrations in the local area for 2025 (12.02µg/m³). There are no high sensitivity ecological sites within 50m of the Site boundary or within 50m from possible routes used by construction vehicles on the public highway (up to 250m from the Site entrance), therefore ecological risk has been assessed as **Negligible**.

Site Specific Mitigation

- 5.9 From the identification of the risk of impacts with no mitigation applied, it is possible to determine the specific mitigation measures that can be applied in relation to the level of risk associated with the construction activity.
- 5.10 During the construction phase, best practice measures will be employed to control dust and debris to reduce the impacts of construction works.
- 5.11 The release of particulate matter (i.e. dust) as a result of construction activities will be minimised by water spray when required and where possible avoiding activity likely to give rise to dust in excessively windy conditions.
- 5.12 Additional measures include:
- Road surfaces to be frequently swept clean;
 - All loads delivered to or collected from the site will be covered where appropriate;
 - All road vehicles required to comply with set emissions standards;
 - Skips will be securely covered;
 - No runoff of site water or mud;
 - Wheel washing will be employed where required when vehicles leave the site;
 - Air quality within the site to be continually monitored;
 - Frequent dust monitoring to be carried out by visual observation and record keeping.
- 5.13 If any concentrations of dust soiling are noted on adjacent properties, corrective action will be carried out to control dust emissions at the site.
- 5.14 Wherever possible, all site roads should be kept clear and measures put into place to minimise any tracking of demolition materials onto the public highway.
- 5.15 The mitigation measures described in **Appendix A** are suggested as measures that should be followed and included in the site-specific Construction Environmental Management Plan (CEMP) to minimise the potential adverse construction dust impacts throughout all the relevant construction stages.
- 5.16 The implementation of the specific mitigation measures which are designed to mitigate potential dust impact (specified in **Appendix A**) within the CEMP will ensure that any potential adverse impacts from construction dust during all construction stages are

avoided. It is noted by the IAQM that, through the use of effective mitigation, the effects of dust from construction activity should normally be considered 'not significant'.

Construction Traffic and Plant

5.17 As previously stated, there is potential for air pollutant impacts to arise from construction plant and vehicles associated with the scheme. The following BAT should still be implemented during the construction phase.

- All vehicles should switch off engines when stationary, no idling vehicles;
- Minimise the movement of construction traffic around the site;
- Maximising efficiency (this may include alternative modes of transport, maximising vehicle utilisation by ensuring full loading and efficient routing);
- Vehicles should be well maintained and kept in a high standard of working order;
- Avoid the use of diesel or petrol powered generators by using mains electricity or battery powered equipment where possible; and
- Locate plant away from boundaries close to residential areas.

6 Dust Monitoring and Recording

Dust Warden

- 6.1 Site management which should consist of the Dust Warden, a technically competent manager or the Environmental Manager undertaking a visual inspection of dust emissions around the entire site perimeter at least once a day.
- 6.2 The dust warden should be suitably trained by the Environmental Manager to carry out these duties.
- 6.3 The dust warden should maintain a daily walkover and complete a checklist to ensure that all required mitigations are in place and that the works are not resulting in fugitive dusts. An example of a daily monitoring form/checklist is included in **Appendix B**. This can be amended to fit requirements.
- 6.4 Additional visual assessments may be carried out during times of severe dry/windy weather conditions or should the Dust Warden or Environmental Manager observe significant levels of dust being emitted from the site.
- 6.5 The Dust Warden should also be required to make a note of any unavoidable events such as bad weather in the site diary, rather than just actual complaints received. This should ensure that if complaints are received retrospectively from HBC or directly, any circumstances which led to that complaint as a result of elements outside of the operator's control would be able to be attributed (or, at least, in part) to the cause of the complaint.
- 6.6 The name of the site management should be stated in the site's diary/inspection form for each day of operation.
- 6.7 Should the monitoring conclude that a certain activity is giving rise to dust which is migrating offsite, then the contingencies shown in **Section 7** below should take place to reduce the impact.

Environmental Manager

- 6.8 The Contractor's Environmental Manager should carry out regular inspections of the construction area, to verify that housekeeping and supporting controls are being implemented effectively.

- 6.9 These inspections should be used to confirm that:
- agreed protection or mitigation measures are in place, prior to or during the implementation of construction activities;
 - construction works are progressing in accordance with the agreed dust protections; and,
 - all mitigation measures in place are appropriately maintained.
- 6.10 Inspections should be carried out at a frequency of no greater than fortnightly intervals but could be held more regularly depending on the nature of the construction activity.
- 6.11 The Environmental Manager will be required to raise any issues or necessary actions at progress meetings and to ensure that all operatives are provided with suitable information during induction and regular toolbox talks.

General Monitoring Requirements

- 6.12 The Construction Dust Risk Assessment presented in **Appendix A** concludes that the site is likely to have a medium/low risk of dust soiling pre-mitigation.
- 6.13 The dust monitoring requirements are usually split in three categories as follows:
- **Negligible/Low risk** category sites - should not normally be necessary to undertake any quantitative air quality monitoring, although in some circumstances it may be applicable to undertake occasional surveys in the vicinity of the site boundary at least once on each working day.
 - **Medium risk** category sites - should normally be adequate to undertake surveys of dust flux over the site boundary, and/or dust deposition/soiling rates around the site at nearby receptors, although this may have resource implications, and an approach based on continuous particulate matter monitoring may be preferred.
 - **High risk** category sites - normally be necessary to supplement the monitoring for medium risk sites with monitoring of ambient PM concentrations. It is recommended that priority be assigned to the measurement of PM₁₀, as emissions of dust from construction sites are predominantly in the coarser fractions.

- 6.14 However, bearing in mind the advised mitigation for medium risk, the Dust Warden and Environmental Manager's responsibilities stated above and the emergency and contingency procedures in **Section 7**, it is deemed that additional PM₁₀ monitoring equipment should not be required at the proposed development site.
- 6.15 It is noted by the IAQM that, through the use of effective mitigation, implemented rigorously within the site's specific CEMP, that the effects of dust from construction activity should normally be considered 'not significant'.
- 6.16 All operational staff should continuously visually monitor dust emissions whilst the site is in operation and should aim to prevent dust emissions using the procedures listed above and within **Appendix A**, asking the Environmental Manager for advice as required. Work procedures should be stopped/adjusted should it be evident significant dust is being emitted which has the potential to migrate offsite.

7 Emergency & Contingency Procedures

7.1 In the event of unforeseen staff shortages arising from illness, suspension or no shows, the contractor should make a judgement whether to reduce the number of incoming loads, thus reducing processing frequency and divert material to an alternative site.

7.2 The Contractor should then seek further employment within a timely manner to ensure the site can continue to operate at its required capacity.

Weather Conditions

7.3 The site should receive regular updates from the Met Office in terms of weather alerts for the following weather conditions which could cause a potential on or off-site dust complaint:

- High winds >30mph
- Droughts or periods of hot weather exceeding 3 major dry days which could lead to water shortages, hosepipe bans and excessive dust.

7.4 The site should install the following preventative measures to avoid serious dust pollution:

High Winds

7.5 There should be no sorting, processing or treatment of any wastes which are likely to be blown around during conditions of high winds; high winds would be where it is evident where dust is escaping beyond the site.

7.6 Vehicles leaving the site should be sheeted to comply with the requirements of the Duty of Care legislation.

7.7 Storage of loose waste/material should be reduced to a suitable height to prevent the material escaping beyond the site boundary i.e. below the heights of boundary walls.

7.8 Stockpiles may be covered with tarpaulin in the event the above procedures are not considered effective.

7.9 In the event of extreme winds, the site should deploy the above measures and may be forced to close operations until conditions have improved.

Droughts/Warm, Dry Weather

- 7.10 In extreme cases such as a hosepipe ban or water shortage, the site should ensure there is additional water available i.e. tanks/containers prior to the ban.
- 7.11 The site should contact the water company in the event of an emergency to see if the water pressure can be increased.
- 7.12 If the above measures are not suitable, the site should look at further measures such as additional fencing or dust netting in agreement with HBC.
- 7.13 Where dust is becoming a major concern then the operator should stop processing the material and cover the piles using tarpaulin until conditions or dust suppression techniques are considered effective.

Operational Failure

- 7.14 The Environmental Manager should be contacted by staff in the event of any operational failure such as the breakdown of plant, systems or equipment and should decide whether operations are to continue or be suspended prior to corrective action being taken. Serious operational failures, which result in the closure of the site, should be recorded in the site diary.
- 7.15 In an emergency or upon receiving a complaint, all operations should cease immediately, and assessments should be conducted thereafter to address the complaint. Operations should not resume until the complaint has been resolved.



APPENDIX A: Construction Dust Risk Assessment

CONSTRUCTION DUST RISK ASSESSMENT

- A.1 This construction dust risk assessment has been completed in accordance with 2024 IAQM guidance.

Screen the Need for a Detailed Assessment

- A.2 The following screening criterion has been applied to the assessment:

“An assessment will normally be required where there is:

- *a ‘human receptor’ within:*
 - *250m of the boundary of the site; or*
 - *50m of the route(s) used by construction vehicles on the public highway, up to 250m from the site entrance(s).*
- *an ‘ecological receptor’ within:*
 - *50m of the boundary of the site; or*
 - *50m of the route(s) used by construction vehicles on the public highway, up to 250m from the site entrance(s).”*

- A.3 There are a number of human receptors within 250m of the site boundary. Therefore, a dust assessment is required due to the proposed development location meeting some of the above criteria.

Assess the Risk of Dust Impacts

- A.4 The site is a greenfield site and as such does not require any demolition. Subsequently, the construction activities associated with the proposed development have been separated into three stages:

- Earthworks;
- Construction; and
- Trackout.

- A.5 The assessment of the risk of dust impacts has been completed in two stages:

- Determine the potential dust emission magnitude; and
- Determine the sensitivity of the area to dust impacts.

A.6 The potential dust emission magnitude for all three of the construction stages have been determined to be either Small, Medium or Large according to the criteria presented in **Table A.1** below.

Construction Activity	Dust Emission Magnitude Scale		
	Small	Medium	Large
Earthworks	Total site area <18,000m ² , soil type with large grain size, <5 heavy earth moving vehicles active at any one time, formation of bunds <3m in height.	Total site area 18,000m ² – 110,000m ² , moderately dusty soil type, 5-10 heavy earth moving vehicles active at any one time, formation of bunds 3m - 6m in height.	Total site area >110,000m ² , potentially dusty soil type, >10 heavy earth moving vehicles active at any one time, formation of bunds >6m in height.
Construction	Total building volume <12,000m ³ , construction material with low potential for dust release.	Total building volume 12,000m ³ – 75,000m ³ , potentially dusty construction material, on site concrete batching.	Total building volume >75,000m ³ , on site concrete batching, sandblasting.
Trackout	<20 HDV* outward movements in any one day, surface material with low potential for dust release, unpaved road length <50m.	20-50 HDV outward movements in any one day, moderately dusty surface material, unpaved road length 50m – 100m	>50 HDV outward movements in any one day, potentially dusty surface material, unpaved road length >100m.
* HDV – Heavy Duty Vehicle (>3.5t), Note – In each case, not all the criteria need to be met, and that other criteria may be used if justified.			

Table A.1: Dust Emission Magnitude Criteria

A.7 The completed assessment of Dust Emission Magnitude is shown in **Table A.2** below.

Construction Activity	Dust Emission Magnitude	Justification
Earthworks	Medium	Total site area between 18,000m ² – 110,000m ²
Construction	Medium	Estimated total building volume between 12,000m ³ – 75,000m ³
Trackout	Small	Estimated <20 HDV (>3.5t) trips in any one day

Table A.2: Dust Emission Magnitude Assessment

A.8 Due to the scale of the proposed development the magnitude of dust emissions has been assessed as **Medium** for earthworks and construction and **Small** for trackout.

A.9 The sensitivity of the area has been assessed in relation to a number of factors such as; the specific sensitivities of receptors in the area, the proximity and number of those receptors and in the case of PM₁₀, the local background concentration and by following the significance criteria in **Tables A.3, A.4** and **A.5** below.

Receptor Sensitivity	Number of Receptors	Distance from the source (m)			
		<20	<50	<100	<250
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

Table A.3: Sensitivity of the Area to Dust Soiling Effects of People and Property

Receptor Sensitivity	Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from the source (m)			
			<20	<50	<100	<250
High	>32 µg/m ³	>100	High	High	High	Medium
		10-100	High	High	Medium	Low
		1-10	High	Medium	Low	Low
	28-32 µg/m ³	>100	High	High	Medium	Low
		10-100	High	Medium	Low	Low
		1-10	High	Medium	Low	Low
	24-28 µg/m ³	>100	High	Medium	Low	Low
		10-100	High	Medium	Low	Low
		1-10	Medium	Low	Low	Low
	<24 µg/m ³	>100	Medium	Low	Low	Low
		10-100	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
Medium	>32 µg/m ³	>10	High	Medium	Low	Low
		1-10	Medium	Low	Low	Low
	28-32 µg/m ³	>10	Medium	Low	Low	Low
		1-10	Low	Low	Low	Low
	24-28 µg/m ³	>10	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
	<24 µg/m ³	>10	Low	Low	Low	Low
		1-10	Low	Low	Low	Low
Low	-	≥1	Low	Low	Low	Low

Table A.4: Sensitivity of the Area to Human Health Impacts

Receptor Sensitivity	Distance from the source (m)	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

Table A.5: Sensitivity of the Area to Ecological Impacts

A.10 In addition to **Tables A.3, A.4** and **A.5** any site-specific factors have been taken into account when defining the sensitivity of the area:

- any history of dust generating activities in the area;
- the likelihood of concurrent dust generating activity on nearby sites;
- any pre-existing screening between the source and the receptors; and
- the duration of the potential impact, as a receptor may become more sensitive over time.

A.11 The completed assessment of Sensitivity of the Area in **Table A.6** below.

Receptor Sensitivity	Sensitivity of the Surrounding Area		
	Earthworks	Construction	Trackout
Dust Soiling	High	High	High
Human Health	Low	Low	Low
Ecological	Low	Low	Low

Table A.6: Sensitivity of the Surrounding Area Assessment

A.12 The completed pre-mitigation impact risk assessment incorporating the sensitivity of the area and the dust emissions magnitude for the three construction activities is shown in **Table A.7** below.

Potential Impact	Risk		
	Earthworks	Construction	Trackout
Dust Soiling	Medium Risk	Medium Risk	Low Risk
Human Health	Low Risk	Low Risk	Negligible Risk
Ecological	Negligible Risk	Negligible Risk	Negligible Risk

Table A.7: Summary of Dust Risk (pre-mitigation)

A.13 The risk of dust soiling, pre-mitigation, has been considered **Medium/Low** risk based on the number of receptors (human and property) and their location in relation to the proposed site. The human health risk was considered **Low/Negligible** due to the low PM₁₀ background concentrations in the local area for 2025 (12.02µg/m³). There are no high sensitivity ecological sites within 50m of the Site boundary or within 50m from possible routes used by construction vehicles

on the public highway (up to 250m from the Site entrance), therefore ecological risk has been assessed as **Negligible**.

- A.14 Additionally, the dust emissions magnitude, pre-mitigation, based on the scale of the development, is considered to be **Medium** for earthworks and construction and **Small** for trackout.

Site-specific Mitigation

- A.15 From the identification of the risk of impacts with no mitigation applied in **Table A.7** it is possible to determine the specific mitigation measures that can be applied in relation to the level of risk associated with the construction activity. The mitigation measures described below are suggested as measures that should be included in a site-specific Construction Environmental Management Plan (CEMP). Due to the site being considered Medium/Low risk for earthworks and construction and Low/Negligible risk for trackout, the following mitigation measures are either D=Desirable, H=Highly Recommended or N=Not Required in **Tables A.8, A.9, A.10** and **A.11** below.

Earthworks:

Mitigation Measures	Low Risk	Medium Risk	High Risk
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.	N	D	H
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.	N	D	H
Only remove the cover in small areas during work and not all at once.	N	D	H

Table A.8: Site Specific Mitigation Measures for Earthwork Activities

Construction:

Mitigation Measures	Low Risk	Medium Risk	High Risk
Avoid scabbling (roughening of concrete surfaces) if possible.	D	D	H
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.	D	H	H
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	N	D	H

For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.	N	D	D
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Table A.9: Site Specific Mitigation Measures for Construction Activities

Trackout:

Mitigation Measures	Low Risk	Medium Risk	High Risk
Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	D	H	H
Avoid dry sweeping of large areas.	D	H	H
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	D	H	H
Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	N	H	H
Record all inspections of haul routes and any subsequent action in a site log book.	D	H	H
Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowzers and regularly cleaned.	N	H	H
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	D	H	H
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.	N	H	H
Access gates to be located at least 10m from receptors where possible.	N	H	H

Table A.10: Site Specific Mitigation Measures for Trackout Activities

General Mitigation Measures:

Mitigation Measures	Low Risk	Medium Risk	High Risk
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.	N	H	H
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.	H	H	H
Display the head or regional office contact information.	H	H	H
Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of	D	H	H

Mitigation Measures	Low Risk	Medium Risk	High Risk
detail will depend on the risk, and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site. In London additional measures may be required to ensure compliance with the Mayor of London's guidance. The DMP may include monitoring of dust deposition, dust flux, realtime PM ₁₀ continuous monitoring and/or visual inspections.			
Site Management			
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.	H	H	H
Make the complaints log available to the local authority when asked.	H	H	H
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.	H	H	H
Hold regular liaison meetings with other high risk construction sites within 250 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.	N	N	H
Monitoring			
Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, with cleaning to be provided if necessary.	D	D	H
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.	H	H	H
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.	H	H	H
Agree dust deposition, dust flux, or real-time PM ₁₀ continuous monitoring locations with the Local Authority. Where possible commence baseline	H	H	H

Mitigation Measures	Low Risk	Medium Risk	High Risk
monitoring at least three months before work commences on site or, if it a large site, before work on a phase commences. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction.			
Preparing and Maintaining the Site			
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	H	H	H
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	H	H	H
Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	D	H	H
Avoid site runoff of water or mud.	H	H	H
Keep site fencing, barriers and scaffolding clean using wet methods.	D	H	H
Remove materials that have a 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.	D	H	H
Cover, seed or fence stockpiles to prevent wind whipping.	D	H	H
Operating Vehicle/Machinery and Sustainable Travel			
Ensure all vehicles switch off engines when stationary - no idling vehicles.	H	H	H
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	H	H	H
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).	D	D	H
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.	N	N	H
Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing)	N	D	H
Operations			
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.	H	H	H

Mitigation Measures	Low Risk	Medium Risk	High Risk
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	H	H	H
Use enclosed chutes and conveyors and covered skips.	H	H	H
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	H	H	H
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.	D	H	H
Waste Management			
Avoid bonfires and burning of waste materials.	H	H	H

Table A.11: Site Specific Mitigation Measures for General Activities

- A.16 It is important that attention is paid to any construction activity that takes place in close proximity to the site boundary, potentially at the closest location to sensitive receptors.

Determine Significant Effects

- A.17 Prior to the implementation of any mitigation measures the highest significance of adverse effects was **medium/low** risk for dust soiling, **low/negligible** risk for human health and **negligible** risk for ecology, with dust emissions magnitude considered to be **medium** for earthworks and construction and **small** for trackout.
- A.18 The mitigation measures listed above are chosen based on their suitability to the site and to reduce the risk of adverse effects from the three stages of construction.
- A.19 Through the implementation of site-specific mitigation measures (secured by planning condition), which are designed to mitigate potential dust impact, will ensure that potential significant adverse dust effects will not occur, and the residual effect will normally be 'not significant'.

Dust Monitoring:

- A.20 The dust monitoring requirements are usually split in three categories as follows:
- **Negligible/Low risk** category sites - should not normally be necessary to undertake any quantitative air quality monitoring, although in some circumstances it may be applicable to undertake occasional surveys in the vicinity of the site boundary at least once on each working day.

- **Medium risk** category sites - should normally be adequate to undertake surveys of dust flux over the site boundary, and/or dust deposition/soiling rates around the site at nearby receptors, although this may have resource implications, and an approach based on continuous particulate matter monitoring may be preferred.
- **High risk** category sites - normally be necessary to supplement the monitoring for medium risk sites with monitoring of ambient PM concentrations. It is recommended that priority be assigned to the measurement of PM₁₀, as emissions of dust from construction sites are predominantly in the coarser fractions.

- A.21 The proposed development site has been classified as having a **medium** risk of dust soiling during earthworks and construction and **low** risk for trackout.
- A.22 However, bearing in mind the advised mitigation for medium risk, the Dust Warden and Environmental Manager's responsibilities specified in **Section 6** and the emergency and contingency procedures in **Section 7**, it is deemed that additional PM₁₀ monitoring equipment should not be required at the proposed development site.
- A.23 The implementation of the specific mitigation measures given above within the CEMP will ensure that any potential adverse impacts from construction dust during all construction stages are avoided. It is noted by the IAQM that, through the use of effective mitigation, the effects of dust from construction activity will normally not be considered significant.
- A.24 Compliance should be secured through planning conditions, where necessary.

Conclusions of Construction Dust Risk Assessment

- A.25 The completion of the construction dust risk assessment has shown that the residual effect of the proposed development in the context of construction dust emissions will be 'not significant' after mitigation. This conclusion has been made based on the **medium** dust emissions magnitude for earthworks, construction and **low** dust emissions magnitude for trackout related to the scale of development and the assumption that the suggested mitigation measures will be implemented and is relevant for all sensitive receptors within 250m of the site.
- A.26 It should be noted that even with a rigorous CEMP in place, it is not possible to guarantee that all mitigation measures will be effective at all times. If there is an interruption in the water supply used for dust suppression or adverse weather

conditions are experienced that exacerbate dust emissions, the receptors may experience occasional, short term dust annoyance.

- A.27 However, the likely scale of this would not normally be considered sufficient to change the conclusion of this assessment. It is therefore important to consider all mitigation measures and provide a frequent review and assessment procedure at each stage, to ensure that mitigation measures continue to provide the maximum attenuation level possible.

APPENDIX B: Daily Monitoring Form/Checklist

DAILY DUST MONITORING RECORD

SITE:	Berewood Waterloooville – Phase 8A
CONTRACTOR:	Bloor Homes
PHASE OF WORKS:	
MAIN DUST PRODUCING ACTIVITY:	
PROJECT MANAGER: SITE MANAGER: ENVIRONMENTAL MANAGER:	NAME / MOBILE / EMAIL
DUST WARDEN (if appropriate):	
DATE:	
WEATHER CONDITIONS:	

CHECK LIST:	REVIEWED YES / NO	MITIGATION NOTES	ACTIONED BY
DUST DEPOSITION AT SITE BOUNDARIES			
DUST PLUMES VIBLE ON DEMOLITION ACTIVITY			
DUST PLUMES ON VEHICLE MOVEMENT			
DUST PLUMES ON EARTH WORKS			
DUST PLUMES ON STOCKPILES			
DUST PLUMES ON CUTTING/ SCABBLING ACTIVITIES			
OTHER			



APPENDIX C: Drawings

Revision.		
A	Heras fence and Hoarding fence added	22.05.26
		DY

Phase 8A
Berewood
Hampshire

**Build Route and
Compound CEMP**

DATE: **June 2025**
SCALE: **1:500 @ A0**
DRAWN: **SD**
CHECKED: **CD**

BLOOR HOMES[®]

Drawing No: **SO155-BR001A**



