**DUST MANAGEMENT PLAN AS REQUIRED UNDER CONDITION 8 OF PLANNING PERMISSION REFERENCE DC/20/2126**

**CHANGE OF USE OF THE LAND AND BUILDINGS FOR THE BLENDING, SCREENING, STORAGE AND DISTRIBUTION OF LANDSCAPE MATERIALS (CLASS SUI GENERIS). EXTENSION OF AN EARTH BUND ALONG THE NORTHERN BOUNDARY AND ERECTION OF A 2.2M HIGH WALL TO THE WESTERN BOUNDARY**

**AT**

**LOWER BROADBRIDGE FARM, BILLINGSHURST ROAD, BROADBRIDGE HEATH, HORSHAM RH12 3LR**

**PREPARED BY:**

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**ON BEHALF OF BURYHILL LANDSCAPE SUPPLIES LTD**

**AUGUST 2021**

**PLANNING STATEMENT**

## 1.0. Introduction

1.1. Planning Permission (reference DC/20/2126) subject to conditions was permitted on the 21st May 2021 for the following proposed development:

*'Change of Use of the land and buildings for the blending, screening, storage and distribution of landscape materials (Class Sui Generis). Extension of an earth bund along the northern boundary and erection of a 2.2m high wall to the western boundary.'*

1.2. Although there is no planning history of nuisance complaints regarding air quality Condition 8 of the consent nevertheless requires within 3 months of the date of the permission a scheme to control dust to be submitted to the Local Planning Authority for their approval. The planning reason provided in the decision notice states:

*'In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Framework (2015).'*

## 2.0. Dust Management Plan

2.1. A Dust Management Plan is effectively a living scheme that formalises and describes how dust issues will be managed on a site. It sets out how dust will be managed and controlled to prevent or minimise impacts. As well as covering normal operations, it should anticipate and plan for abnormal events and foreseeable accidents and incidents.

2.2. This document is not an impact assessment. It is a mitigation/control measure.

2.3. The plan will be incorporated into the sites procedures and will be continually revised as necessary to ensure that it remains appropriate to the activities occurring on site.

2.4. All personnel will receive training, guidance and instruction to enable them to conduct particulate observations.

2.5. The Site Manager (or deputy in his absence) will be responsible for ensuring effective dust control and this will be achieved by good management which will include:

- Identifying and monitoring the intensity of potential dust generating activities
- Monitoring weather conditions, especially during dust sensitive periods
- Planning contingency measures
- Responding to potential and actual dust problems
- Ceasing operations when major impacts cannot be avoided

## 3.0. Potential Magnitude of Dust Effects

3.1. The risk of dust emissions occurring during site activities have been based on the following scenarios:

- The nature and scale of the activities being undertaken
- The duration of each activity
- The meteorological conditions
- The sensitivity and proximity of receptors

3.2. Once released into the atmosphere, dust can be transported through the air to nearby receptors. Sensitive receptors include humans living in close proximity to the site. The nearest residential properties lie to the east in Charrington Way on the other side of the A281. Mature landscaping exists on the boundary of the site with the A road.

## 4.0. Dust Management Measures

4.1. The following measures are proposed:

*Site Management*

- The Dust Management Plan will be incorporated into the site procedures and working plan
- The Site Manager will be responsible for effective control of potential dust emissions
- Training will be received by all employees

- In response to any problems/complaints the Site Manager will undertake an immediate review

*Dust Monitoring*

- Visual Monitoring observations will be made and recorded on a daily basis in a site diary which will be kept on site and be available for inspection
- Weather observations will also be recorded on a daily basis
- All site operatives to undertake visual monitoring and report viable dust instances to the Site Manager

*Complaint/Incident Procedures*

- A register of complaints will be kept on site to record all concerns made either directly to the site or to the regulatory authorities
- Any problem observed will be reported to the Site Manager who will be responsible for investigating the cause and implementing any necessary remedial actions.

*Dust Prevention during the construction of the earth bund permitted as part of the proposed development and subsequent operational periods*

- Activities involving the loading of soil materials will be restricted to low-risk meteorological periods when wind speeds are below 5ms -1 (an anemometer will be used).
- Vehicle speeds will be restricted
- The duration of the activity will be minimised or even suspended
- The new earth bund, which in-itself will provide protection from winds, will be seeded as soon as practicable
- A mobile bowser will be available to dampen down the site when required
- Stockpiles will be sprayed with water when required during dry and windy periods
- Loading and unloading of materials will take place in areas protected from the wind
- Drop heights will be kept to a minimum where practicable

- All vehicle loads from the site will be contained via sheeting or bagging
- The wheel cleaning facility installed under Condition 2 of the planning consent will be maintained to ensure that earth and mud does not accumulate on the access road
- A road sweeper will be available for use
- Stock bays will be maintained in a good condition

## 5.0. Conclusions

5.1. With the adoption of the all the measures contained in this document it is predicted that there will be no significant effects arising from dust on local sensitive during the development and operational stages of the project.

**BHL August 2021**