

5.1 For all sites, developers should implement the appropriate dust and pollution control measures set out below to ensure the air quality impacts of construction and demolition are minimised and any mitigation measures employed are effective. The proposed measures should be set out in draft form in the developer's AQDRA with a final version in the AQDMP.

5.2 Boroughs should secure the appropriate dust and emission control measures by condition or s106 agreement, as appropriate.

5.3 Developers will need to ensure that all contractors follow best practice at all times to control and limit emissions of gaseous and particulate pollutants into the atmosphere from construction and demolition activities, including from vehicles and plant. The following sections identify the activities that are most likely to produce dust, particulate matter and gaseous pollutant emissions and outlines best practice to prevent or minimise emissions. These measures are summarised in Appendix 7, and they are divided according to key construction and demolition stages, site risk and whether they are compulsory or discretionary. These measures are intended to be effective and deliverable and in-line with best practice to deal with the specific air quality problems facing London. All measures to be implemented should be identified in the Air Quality Statement (Chapter 3). This may form part of a wider environmental management plan or a plan to protect the amenity of nearby receptors.

5.4 The focus of the dust and pollution control measures to be outlined in the AQDRA and AQDMP should be to reduce health and

dust annoyance impacts on existing local receptors. Potential health impacts from dust emissions to site personnel should be addressed (e.g. through the use of face masks where appropriate) in the sites health and safety documentation.

SITE MANAGEMENT

5.5 Developers should follow the site management practices set out below, to ensure that the site is responsibly managed during the demolition and construction phases of the development.

Stakeholder engagement

5.6 It is important to ensure that those sensitive to the impacts (based on guidance from COMEAP¹²) are notified and consulted before work commences and that they have an easy and effective mechanism for informing the developer of their concerns and issues. For particularly large schemes boroughs may request that a working group, with representatives of the local authority, the local community and the developer, is set up to monitor and discuss any issues arising from the demolition and construction phase of a development. To support the working group, or as an independent control measure, a hotline can be set up to take complaints from the demolition / construction site.

5.7 Contact details for the person responsible for dust and emissions generated from the site should be displayed on the site boundary so that local residents and businesses are able to contact the developer and/or contractor to raise any issues that they may have and report complaints. For major developments a

person should be responsible for the monitoring and implementation of dust and emissions control measures. Developers and contractors should keep a record of all such complaints and respond to them as soon as possible (timescales to be stipulated by the Local Authority through a planning condition or s106 agreement). The log of complaints and action taken should be made available to the local authority on request.

- 5.8 The potential cumulative effects of emissions from several development sites should be considered and managed between the sites. For high risk sites, liaison meetings should be held with site managers of other high risk construction sites within 200 m of the site boundary to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.

Site inspections

- 5.9 The developer and contractor are to actively monitor the site to ensure the control of dust and emissions. Dry and windy conditions increase the likelihood of dust and emissions being produced and dispersed, so extra site monitoring should take place during these times.

PREPARING AND MAINTAINING THE SITE

- 5.10 The way in which a site is prepared and maintained can have a significant impact on the control of dust and emissions. Below are some measures that can be used to minimise emissions from a development site.

Site layout

- 5.11 When planning their construction works developers should aim to:
- Locate machinery and dust generating activities away from receptors;
 - Create a physical distance and/or barrier between dust/emission generating activities and receptors;
 - Install solid screens or barriers around dust generating activities. These should be at least as high as any stockpiles on-site;
 - Cover or seed stockpiles to prevent wind whipping; and
 - Remove loose materials as soon as possible.

Green infrastructure

- 5.12 The benefit of vegetation in reducing the impacts of air pollutants is still being researched. However, several studies show a positive impact¹³. Site operators are encouraged to install green walls, screens and other vegetation to minimise the impact of dust and pollution and also to improve the local environment during construction. See the case study set out in Box 2, below.

Site maintenance

- 5.13 Developers should keep their construction sites in good order. Measures to consider include:
- The site or construction area should be bunded to prevent runoff. Runoff and mud should be avoided as it can lead to dust once dry as well as polluting local waterways and sewers¹⁴
 - Hoardings, fencing, barriers and scaffolding should be regularly cleaned using wet methods, where possible to prevent re-suspension of particulate

matter. Developers should collect used water and maximise the use of recycled and non-potable water;

- Regular checks of buildings within 100 m of the site boundary should be carried out to check for soiling due to dust with cleaning carried out where necessary; and
- Require a change of shoes and clothes by staff and visitors before going off-site to reduce the transport of dust or provide cleaning facilities such as showers or boot cleaners.

Dealing with spillages

5.14 Spillages can occur with a wide range of liquid and materials, including those which are hazardous. For all sites the following measures will address this issue:

- Use bunded areas wherever practicable;
- Regularly inspect the site area for spillages;
- Have spillage kits readily available;
- Clean spillages using agreed wet handling methods;
- Vacuum or sweep regularly to prevent the build up of fine waste dust material, which has spilled on the site and is designated as waste that is no longer fit for use - this should be dealt with in accordance with the Waste Management Licensing Regulations (WMLR), 1994. See Appendix 2 for more information; and
- Inform the Environment Agency, London Fire and Emergency Planning Authority (LFEPA) or the Health Protection Agency (HPA) if harmful substances are spilled.

5.15 More information is provided by the Environment Agency in Pollution Prevention Guideline 6. (<https://www.gov.uk/government/organisations/environment-agency>)

REDUCING EMISSIONS FROM VEHICLES

5.16 Emissions from vehicles associated with construction sites can significantly add to levels of local air pollution, so it is important that best practice is employed to reduce these.

London Low Emission Zone

5.17 All mobile vehicles associated with the demolition / construction should comply with the standards of the London Low Emission Zone. For HGVs, the standard is Euro IV for PM and for heavier vans and mini buses it is Euro 3. Local authorities may introduce tighter emission standards for particular sites should local circumstances require these. More information can be found at www.tfl.gov.uk/lez.

Reducing vehicle idling

5.18 The site should be managed so that vehicles do not have to wait to park safely. However, should vehicles have to wait they should not idle. Generally, if a vehicle is stationary for more than a minute, turning off the engine will reduce emissions and fuel costs.

Construction Logistics Plans

5.19 Deliveries to construction sites can contribute greatly to congestion and emissions at and around sites. Larger sites should develop and implement Construction Logistics Plans (CLPs) / Construction Traffic Management Plans as part of wider transport assessments. A CLP is a framework that allows deliveries and removals to be managed so that they are made when they are most needed, at times when they will contribute less to