

ICKLEFORD MILL DUST MANAGEMENT PLAN

Project: Demolition, On-Site Crushing & New Build Residential Development (55 Dwellings)

Site: Ickleford Mill, Hitchin, Hertfordshire

Client: Hill Residential

Principal Contractor: Hill Partnerships

Local Authority: Hertfordshire County Council / North Hertfordshire District Council

Date: 27/02/2026

1. Introduction

This Dust Management Plan (DMP) has been prepared in accordance with the requirements of Hertfordshire County Council, North Hertfordshire District Council, and the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (2014). The plan outlines the measures to be implemented to control dust emissions during demolition, on-site crushing, and the construction of 55 residential dwellings.

2. Site Description and Sensitive Receptors

The site at Ickleford Mill, Hitchin is located close to existing residential properties, public highways, pedestrian routes, and commercial premises. Due to the scale and duration of the works, dust generation is considered a medium to high risk without appropriate mitigation.



Existing Ickleford Mill Site.



Proposed site plan

3. Scope of Works

Works include:

- Soft strip and full structural demolition
- Mechanical breaking of concrete and masonry
- On-site crushing and screening of demolition arisings
- Stockpiling and reuse of crushed materials
- Earthworks and ground preparation
- Construction of 55 residential dwellings including foundations, superstructure, and external works

4. Dust Risk Assessment

Risks include respirable crystalline silica (RCS), PM10 and PM2.5 particulate matter, nuisance dust, and vehicle-generated dust from site traffic.

5. Control Measures

5.1 Management and Supervision

A named Site Manager will be responsible for implementing this plan. All operatives will receive site induction and toolbox talks covering dust control. Daily site inspections will be undertaken.

5.2 Communication

Local community and stakeholders will be engaged with and written to before works commence. This will include details of complaints procedure and dedicated social values manager for the scheme. The site will display outside the boundary the head office contact information.

All workers will be briefed upon induction on the risks and control procedures related to dust.

Site will display dust control signage on site.

5.3 Demolition Phase Controls

Controlled demolition techniques will be used. Water suppression will be applied during breaking and material handling. Drop heights will be minimised and works suspended during high winds.

Daily inspection of areas adjacent to the construction site shall be carried out to monitor any dust and air pollution which may be generated despite the use of best practicable means to prevent dust and air quality emissions.

Daily inspection of construction vehicles, plant and machinery.

Daily inspection of the level of trafficking, use and condition of access routes to site.

5.4 On-Site Crushing and Screening

Crushing plant will be positioned away from sensitive receptors where practicable. Equipment will be fitted with water suppression systems. Stockpiles will be dampened and crushing suspended during adverse weather.

Hoarding to be installed at 2.4m high at site entrances. Heras fencing will be installed on posts to all other areas.

The Heras panels to the Northern & Western boundary will have debris netting installed to control dust.

5.5 Construction Phase Controls

Exposed ground will be dampened during earthworks. Cutting and grinding will be carried out using water suppressed or vacuum extracted. Materials will be stored appropriately and covered where required.

5.6 Waste Handling and Storage

Materials will be handled to minimise dust. Skips and vehicles will be sheeted before leaving site. Reuse of crushed material will reduce vehicle movements.

Stockpiles where practical, will be covered with tarpaulin or geotextile membranes. Stockpile heights of topsoil to be retained for future use will be limited by boundary fencing height and in a dry, non-plastic state. Stockpiles of excess topsoil, vegetation & waste material will be stored separately and removed from site.

Bonfire policy - Strictly prohibited.

5.7 Vehicle and Highway Controls

Wheel washing facilities will be provided where necessary. Site access routes will be kept clean, with road sweeping undertaken if required.

A towable water bowser fitted with a dust control spray will be utilised as required to suppress the ground level dust negating dust from construction traffic on site.

Routes within the site which are affected by the execution and completion of the works will be regularly cleaned and maintained as appropriate. The Site Manager will undertake inspection of vehicle movement area site conditions.

Routes on site will be dampened down during dry weather to prevent air borne dust nuisance.

Delivery drivers will be made aware of site restrictions.

Vehicle speeds will be restricted to 5mph to prevent high levels of dust being released

Vehicles either delivering or removing material from Site, which have a dust potential, will be covered with tarpaulin or the like to minimise the release of dust.

No vehicles will leave site without being told they can leave prior to having wheels washed.

We will also have a dedicated car parking area on site to keep all cars and vans away from construction.

5.8 Monitoring and Weather Conditions

Weather forecasts will be reviewed daily. Visual dust monitoring will be carried out and works adjusted if excessive dust is observed. Drop heights will be minimised and works suspended during high winds.

Visual inspections to include weekly site walks with the wider site team not just limited to site manager. Findings will be logged and stored in site office.

6. Personal Protective Equipment

FFP3 RPE will be provided where required and face-fit tested in accordance with HSE guidance.

7. Complaints Procedure

Complaints will be logged, investigated immediately, and corrective actions implemented. Records will be maintained on site. Details of Nominated Resident Liaison Representative will be circulated to local stakeholders. This person will act as first point of contact for residents who have any problems or questions related to ongoing development.

Resident Liaison Manager – Kelly Player

24/7 Resident contact number: 08000326760

Email: residents@hill.co.uk

Address: The Powerhouse

Gunpowder Mill

Powdermill Lane

Waltham Abbey

Essex

EN9 1BN

8. Review and Compliance

This plan will be reviewed at key stages, if site conditions change, or following any complaints or incidents.