Cambois Data Centre Campus

Reserved Matters Application Phase 1

Dust Management Plan

Condition 48, Rev 00

Phase 1 Works

Dust Management Plan

Version Control

Revision No.	Date Issued	Description	Author	Checker	Approver
00	July 2025	Phase 1 Reserved Matters Application	SP	KP	KP
01	December 2025	Inherited Document	DR	DR	DR

Contents

Tables

Figures

Appendices

Acronyms and Abbreviations

Acronym / Abbreviation	Definition
AURN	Automatic Urban and Rural Network Operated by Defra
BPM	Best Practicable Means
CEMP	Construction Environmental Management Plan
DMP	Dust Management Plan
NCC	Northumberland County Council
NRMM	Non-road mobile machinery
IAQM	Institute of Air Quality Management
PM10	Particulate Matter less than 10 microns
SRN	Strategic road network
TSP	Total Suspended Particulates

1 Introduction

1.1 Introduction and Scope

1.1.1 This Dust Management Plan (DMP) has been prepared to accompany a reserved matters application (RMA) and submission of details to discharge the relevant conditions for **Phase 1** at the Land at the former Power Station Site on the Northern Side of Cambois, Cambois, Northumberland, NE22 7BL (the Site).

1.1.2 The Phase 1 RMA seeks approval *'(for access, layout, scale, appearance and landscaping) pursuant to outline planning permission 24/04112/OUTES, for two data centre buildings including ancillary office space (Use Class B8), security gatehouse and associated landscaping and infrastructure on Phase 1 of the data centre campus'.*

1.1.3 The outline planning permission (OPP) (NCC reference. 24/04112/OUTES) was obtained in May 2025 for *'Outline planning application, with all matters reserved, for the erection of up to ten data centre buildings of Class B8 use totalling up to 540,000 square metres (sqm) gross internal area (GIA) in addition to ancillary structures, substation, emergency generators and other associated works'.*

1.1.4 The DMP details the controls that QTS and its General Contractor will adopt during the Phase 1 works to protect air quality.

1.1.5 This DMP has been prepared to ensure that the environmental protection measures described in the Construction Environmental Management Plan (CEMP) are delivered for Phase 1. This DMP details the measures to be adopted to manage the potential dust generation risks associated with Phase 1.

1.1.6 The DMP for the Phase 1 has been developed to comply with condition 48:

"No development shall commence, until a dust management plan has been submitted and approved in writing by the Local Planning Authority. The agreed plan shall be implemented for the duration of the site demolition/construction works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the agreed plan and shall not be altered without the prior written approval of the local planning authority."

1.1.7 Emissions of air pollution and dust may be generated during the Phase 1 works and has the potential to cause adverse effects on human health or could affect local amenity. The objective of this DMP is to reduce the potential for adverse effects by specifying appropriate control and monitoring techniques.

1.1.8 This DMP for Phase 1 sets out how the commitments to control air pollution and dust defined in the CEMP will be delivered, based on information on the types of work sites and the associated activities that will be undertaken. To control the risk of adverse effects of dust and particulate matter beyond the site boundary, the mitigation measures will be applied during these works.

1.1.9 The DMP defines roles and responsibilities, the methods for mitigation of dust and particulate matter, the proposed techniques and locations for monitoring of dust, details of management procedures

relating to stakeholder communication, and the approach to complaints and investigations.

1.1.10 As part of the Cambois Data Centre Campus Outline Planning Application Environmental Statement, a Construction Dust assessment was undertaken in accordance with the Institute of Air Quality Management (IAQM) construction dust guidance (IAQM, 2024). This assessment indicated that the dust risk potential was High Risk, as a result of earthworks and the total building volume. High Risk mitigation measures are included in the measures that will be required to control dust.

1.1.11 The DMP shall be considered a live document and reviewed on a regular basis e.g. following a major incident, or if construction methods/locations materially change.

2 Description of the Works

2.1 Scope of Phase 1

2.1.1 The scope of the Phase 1 works comprises the following:

- Build site access control, temporary roads, car parking, welfare accommodation.
- Installation of temporary services to serve the above, including below ground infrastructure.
- Trenching and installation of permanent below ground ducts & services, (fibre, high voltage (HV) & medium voltage (MV) power, water, sprinkler, drainage)
- Data Centre (DC) piling and foundations.
- DC ground floor slab.
- Installation of DC steel frame & equipment gantries, staircases, floors 2 & 3.
- DC external envelope, cladding, roof, doors & openings, roller shutters.
- Installation of Mechanical, Electrical, and Plumbing (MEP) containment from equipment gantries, roof, inside DCs.
- Install MEP ducts, cabling, fire detection, fire suppression equipment, battery management system.
- Installation of internal walls & finishes, ceilings, fire stopping, Front of House, Back of House installations.
- Install permanent roads, loading bays, fuel fill points, central fire suppression plant, security guard house.
- Delivery, assembly and connection of MEP equipment on gantries, roof and plant rooms. Includes generator fuel systems.
- Hard & soft landscaping within scope of DC1 & DC2.
- Pre-functional and functional performance testing of MEP equipment and systems.
- Integrated systems testing.

2.1.2 This document forms the basis for air pollution and dust emissions management for the Phase 1 works. The extent of Phase 1 Works is shown in Figure 2-1 within the red shaded area. The OPP boundary is shown by the dotted blue line.

Figure 2-1 Phase 1 Works

3 Sensitive Receptors

3.1.1 Sensitive receptors are located around the Phase 1 works. These can be categorised as High, Medium and Low Sensitivity based on the IAQM Guidance. High sensitive receptors are locations where members of the public are exposed over a period of time relevant to the air quality strategy objectives for PM_{10}, these include residential properties and schools. Medium sensitive receptors are locations where people exposed are workers and are exposed over a period of time relevant to the Air Quality Standard (AQS) Objective for PM_{10} (in this case the 24hr objective, where individuals may be exposed for eight hours or more in a day). This includes offices and shops but does not include workers occupationally exposed to PM_{10}, as the protection to workers occupationally is covered under health and safety at work legislation. Low sensitivity applies to receptors where exposure is transient e.g. public footpaths, playing fields or parks.

3.1.2 The location of the nearest sensitive receptors within 250m bordering the Phase 1 works is presented in Table 3-1 and shown in Appendix B.

Table 3-1 Location and Sensitivity of Nearby Receptors

Receptor Number	Receptor Type	Receptor Name	Distance from Boundary	Sensitivity
R1	Residential Properties	Northfield, Sandfield Road, Wilson Avenue and Waterfield Road.	3m	High
R2	Business	Sleekburn Business Centre	90m	Medium
R3	School	Cambois Primary School	105m	High
R4	School Outdoor Area	Cambois Primary School – Playing Fields	1m	Low
R5	Playing Area/Allotmants	Shelbourne Terrace	1m	Low
R6	Residential Properties	Shelbourne Terrace	140m	High

3.1.3 As can be seen from Table 3-1 there are a number of High sensitivity receptors within proximity to the Phase 1 works. The nearest are the residential properties to the south of the works, R1. To the east of the Phase 1 works there are a number of receptors with different sensitivities (R3 to R6), however the High Sensitive receptors R3 and R6 are located at a greater distance from the works. The low sensitive receptors (R4 and R5) boarder the Phase 1 works, these receptors however will not be as sensitive to increased dust levels.

3.1.4 The measures outlined in the DMP have taken into consideration the location of the sensitive receptors particularly in relation to the dust monitoring.

4 Roles and responsibilities

4.1 Project roles

4.1.1 Responsibilities related specifically to dust management and monitoring are provided in Table 3-1.

4.1.2 The General Contractor has the responsibility to undertake construction activities in line with the CEMP and to ensure any additional measures indicated in this DMP are adopted. The site manager also has the responsibility to ensure site personnel are familiarised with the content of this DMP including training where appropriate, complete a daily checklist of activities, which includes a visual site survey, details of any dust generation or soiling and conduct any investigations of and respond to complaints.

4.1.3 The Environmental Manager is responsible for checking that air quality and dust mitigation measures and monitoring are implemented correctly at each construction area through liaison with the Site Supervisor and regular site visits. The Environmental Manager is also responsible for the regular

reporting of findings and overseeing responses to any complaints raised.

4.1.4 The Environmental Manager shall put in place an appropriate management and monitoring regime in collaboration with the Construction Manager for the Phase 1 site. As well as checking that measures are in place and retrospectively reviewing data, it is important that the Environmental Manager is involved early on, both in the planning of the site and the programming of site activity. This will help to avoid, as far as possible, any works being undertaken in a less preferable location or during adverse conditions.

Table 4-1 Project Roles and Responsibilities

Role	Responsibility
Applicant (Client) / Project Manager	• Instruct the Design Team to collate the relevant information the General Contractor at tender stage. • Instruct the General Contractor for the project. • Review and approve targets proposed by the General Contractor. • Sign off of the works once completed in conjunction with the General Contractor.
Phase 1 Works Director (General Contractor)	• Accountable for legal and contractual compliance. Responsible for the provision of adequate resources to maintain legal compliance.
Phase 1 Works Construction Manager (General Contractor)	• Responsible for programming and managing activities, e.g. site layouts, obtaining and maintaining environmental consents, permits and licences. • Responsible for employing Best Practicable Means (BPM) to minimise environmental impacts and for taking corrective action in response to reported incidents and non- conformances arising from the activities within their area of responsibility. • Advising Site Supervisors and Site Operatives on consent and permit conditions, delivering training in the contents of the DMP and what remedial action may be necessary. • Checking mitigation and monitoring at the site is in line with the DMP and site-specific dust risk assessment(s); proactively identifying activities or periods of higher risk and communicating the need for additional mitigation / monitoring to the Construction Manager or Site Supervisor. • Ensuring that appropriate monitoring records are kept, and that monitoring findings including record of actions taken in response to exceedances are reported to the relevant parties. • Raising breaches of the measures in the DMP with QTS, checking any remedial action taken is effective and preparing responses to complaints. • Responsible for mobilising internal resources to address the issue(s) and for formulating and implementing measures to prevent reoccurrence in conjunction with the Environmental Manager.

Role	Responsibility
Phase 1 Works Procurement Manager (General Contractor)	• Responsible for ensuring environmental management performance of products, materials, and services are properly specified and assessed to ensure compliance with the environmental and sustainability requirements.
Community Relations Team (QTS)	• Responsible for managing communication with community stakeholders. • Notification and liaison with local residents and businesses regarding the impact of the site activities. • Coordination of complaints and responses.
Phase 1 Works Site Supervisors (General Contractor)	• Responsible for ensuring the inclusion of site-specific emission controls in work package plans. • Responsible for implementation of and compliance with requirements as set out in site-specific work package plans. • Responsible for ensuring dust suppression measures are employed as necessary and site personnel are trained in the DMP contents. • Responsible for ensuring visual inspections are completed daily and recorded using the template provided in the DMP (Appendix B). • Ensuring investigation of complaints and provision of responses, including any emergency incidents. • Raising breaches of the DMP with Phase 1 Works Manager.
Phase 1 Works Plant Manager (General Contractor)	• Responsible for hiring suitable plant and equipment which is compliant with contract requirements. • Responsible for ensuring all plant and equipment is compliant with legal requirements e.g. consents and permits obtained prior to being used on site. • Responsible for ensuring that all plant and equipment is maintained in accordance with manufacturer's instructions.
All personnel on site (General Contractor)	• Responsible for complying with the DMP and reporting incidents, faulty equipment or damage to equipment to Construction Manager or Site Supervisors. • Responsible for ensuring equipment and materials that may cause dust or other deterioration in air quality are secured when not in use. • Responsible for conducting their work in a way that minimises dust, air pollution, or other airborne nuisance e.g. odour, smoke.
Environmental Manager/Advisor (General Contractor)	• Responsible for ensuring the project complies with all environmental legislation, consents, objectives, targets and other environmental commitments identified throughout the Phase 1 works.

Role	Responsibility
Air Quality Specialist, where required	• Responsible for assisting the Environmental Manager/Advisor in undertaking dust risk assessments, updating the DMP, producing monthly reports on monitoring findings. • In the event of regular exceedance of agreed thresholds, supporting the Environment Manager/Advisor in investigating the likely source, and if necessary, what additional mitigation is required. • Supporting the Environmental Manager/Advisor in developing response to complaints.

4.1.5 Contact details for the Environmental Manager/Advisor is presented in Table 3-2.

Table 4-2 Environmental Manager

Name	Role	Contact details
TBA		

4.2 Training

4.2.1 The General Contractor and all Site Operatives will be briefed using “toolbox talks” by the Environmental Manager or an appropriately trained delegate. These will aid their understanding and appreciation of the importance of the DMP for management of dust and air emissions.

4.3 Stakeholders

4.3.1 The construction boundary is located within Northumberland County Council (NCC).

4.3.2 Consultation has been undertaken with the Local Authority as part of the development of the CEMP during the planning process.

4.3.3 Any information (complaints, investigations) pertinent to the operational management of dust at the site should be submitted in a timely manner to allow an effective response. Section 6 of this DMP covers communication and complaints.

5 Mitigation

5.1 Legislative Requirements

5.1.1 Under the Control of Pollution Act 1974, the Environmental Protection Act 1990, and in line with the Statement of Statutory Nuisance (Application Document 6.6), the use of BPM is required to minimise airborne emissions and reduce the risk of soiling of property and effects on human health and vegetation from dust emissions. The use of BPM applies site-wide, at all times, to all potentially polluting activities.

5.1.2 In addition, the following requirements apply to the control of emissions from contractors' equipment:

- Mobile plant will be designed, operated and permitted in accordance with DEFRA's Process Guidance Note 3/16(12) for Mobile Crushing and Screening. Where necessary, mobile plant will be regulated under the Environmental Permitting (England and Wales) Regulations 2016 (as amended) via a Part B environmental permit.
- Non-road mobile machinery (NRMM) regulations (2018) apply for the control of exhaust emissions. All NRMM with net power 37 kW to 560 kW shall comply with the engine emission standards.

5.1.3 Table 5-1 provides the list of mitigation measures relevant for the Phase 1 works.

Table 5-1 Mitigation Measures

Source	Requirement
Vehicle and plant emissions	• All on-road heavy vehicles shall comply with the relevant emission standards.
	• No vehicle engines, mobile or fixed plant stationed on site shall be left running or idling unnecessarily.
	• Low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices shall be used where reasonably practicable.
	• Ultra-low sulphur fuels shall be used in plant and vehicles.
	• Vehicles and plant shall be well maintained, with routine servicing completed in accordance with the manufacturer's recommendations and records maintained of work undertaken.
Earthworks	• Earthworks and exposed areas (including soil stockpiles) shall be covered with topsoil and re-vegetated to stabilise surfaces.
	• Hessian, mulches or tackifiers shall be used to cover stockpiles where it is not possible to re-vegetate or cover with topsoil.
	• The seeding mix used to re-vegetate stockpiles shall be such that no undesirable or non-target species are introduced to the seedbank.
Earthworks Construction	• Cover shall be removed systematically during work to reduce exposure of areas that are not being worked on.
	• Scabbling of concrete from structures using compressed air or powered machines, shall be avoided where reasonably practicable.
	• Sand and other aggregates shall be stored in bunded areas and not allowed to dry out, unless required for a particular process, in which case appropriate additional control measures shall be put in place to prevent escape.
	• Bulk cement and other fine powder materials shall be delivered in enclosed tankers and stored with suitable emission control systems to prevent escape.
Construction Trackout	• Small supplies of fine powder materials in bags shall be sealed after use and stored appropriately to prevent dust.

Source	Requirement
	• Water-assisted dust sweepers shall be used on access and local roads to remove any material tracked out of the site. Dry sweeping of large areas shall be avoided.
	• Vehicles entering and leaving worksites shall be securely covered to prevent escape of materials during transport.
	• Haul routes shall be inspected for integrity, with necessary repairs made where necessary and records kept in site logbook.
Trackout **General**	• Access gates shall be constructed, where reasonably practicable.
	• Dust suppressants shall be applied at locations where large volumes of vehicles enter and exit the construction site.
	• Undertake onsite and offsite inspections to monitor dust.
	• Site layout shall be planned so that machinery, stockpiles, mounds and dust causing activities are located away from receptors, as far as reasonably practicable (seek at least 10 metres).
	• Suitable solid screens or barriers shall be erected around dusty activities or the site boundary.
General **PFA** **Other**	• Site runoff of water or mud shall be avoided, where possible.
	• Waste materials with potential to produce dust from site shall be removed from site as soon as reasonably practicable.
	• Stockpiles shall be covered, seeded or fenced to prevent wind whipping.
	• Cutting/grinding/sawing equipment shall use water as dust suppressant or suitable local extract ventilation applied.
	• An adequate supply of water shall be kept on site for effective dust / particulate matter suppression, using recycled water, where practicable.
	• Enclosed chutes, conveyors and covered skips shall be used to reduce escape of dust.
	• Drop heights from conveyors, loading shovels, hoppers and other loading / handling equipment shall be reduced to a practicable minimum and fine water sprays applied to such equipment as appropriate.
	• Equipment shall be readily available on site to clean up spillages as soon as reasonably practicable after the spill is identified.
	• Waste shall be reused and recycled to reduce dust emissions.
	• Low dust potential for the movement of PFA due to high moisture content (average 22% across the site). When movement of PFA is necessary ensure that PFA is located as far away from receptors as possible, onsite bowser to be used as required to reduce any dust.

Source	Requirement
	• Construction compounds and utility logistic hubs shall be fitted with vehicle/wheel washing facilities as appropriate.
	• Dust suppression techniques shall apply misting/atomising systems, and drive-on recirculating systems shall be used for wheel washing.
PFA	• Rainfall runoff from areas of low contamination risk shall be captured and reused where reasonably practicable (e.g. to supply wheel wash facilities or for dust suppression).
Additional BPM	• No burning of any materials with the site.
	• Any plant emitting black smoke during normal operations to be immediately turned off and repaired.
	• Speed limits shall be applied on site.
Additional BPM	• Haul routes shall be kept free of mud, with wet cleaning/mechanical road sweepers used during dry weather.
	• Stockpiles of dusty materials shall be kept on site for the minimum time on site.
	• Vehicles shall be cleaned effectively e.g. jet washing of wheels, before leaving site with a paved area between the wheel wash and public road.
	• All dusty activities shall be regularly damped down, especially during dry periods.

6 Monitoring

6.1 Overview

6.1.1 The objective of the DMP is to ensure levels of airborne particulate and dust deposition at sensitive receptor locations remain such that there is no material increase above background levels that would affect health or amenity. A dust and particulate matter monitoring regime will assist the General Contractor in understanding what the dust generating potential is on the construction site and whether the dust mitigation techniques being applied are effective.

6.1.2 The need for and type of monitoring required during the Phase 1 works has been considered on a risk basis. This has taken into account the activities to be undertaken, the likely dust raising potential of these activities, the duration of these activities and the location and sensitivity of offsite receptors to dust impacts.

6.1.3 The Phase 1 works includes the high risk element of the construction, including the earthworks. As a result it is recommended that the use of automatic particulate analyser is utilised by the General Contractor.

6.1.4 The following sections set out the visual inspections and monitoring required for the Phase 1 works.

6.3 Visual observations

6.3.1 Visual observations of dust emissions is proposed on a (minimum) daily basis with associated reporting in a site log. This simple form of monitoring has the advantages of being easy to implement and regularly performed, and the findings may be obtained and acted upon immediately.

6.3.2 The observer shall assess the potential for dust generated by site activities, such as excavation, stockpiling and vehicle movements, to be carried offsite either via a plume or trackout onto the local road network. They shall evaluate the effectiveness of on-site dust management by inspecting surfaces on and off site and consider the need for improvement measures or remedial action.

6.3.3 Visual observations of dust emissions should be made by a trained observer (e.g. by the General Contractor Site Supervisor, Environmental Manager or delegate) following a standardised proforma for consistency of reporting.

6.3.4 Inspections should be carried out as a minimum on a daily basis, during a relevant period of site activity (i.e. avoiding breaks or at the start / end of the day).

6.3.5 The locations of visual inspections need to be flexible and safely accessible; they may be varied according to the location of the dust source, the location of sensitive receptors (both human health and ecological) and the prevailing wind direction on the day. Some consistent locations e.g. site access, car park, nearest residential boundary, should be included.

6.3.6 A daily inspection checklist will be followed (template provided in Appendix B), which includes a section for notes on observable dust generation, deposition and soiling. Any instances of visible dust arisings should be recorded in detail together with supporting information in the site log for each assessment:

- Time and location of observation;
- Indication of weather conditions (wind speed, direction, rainfall);
- Activities being undertaken on-site;
- Visible emissions of dust arising from the activities;
- Evidence of deposition of dust beyond the working area;
- Details of whether the control measures are effective;
- Recommendation for corrective action (if required); and
- Remedial action applied and the outcome (if required).

6.3.7 Proposed assessment criteria for visual dust inspections are:

- Visual dust plume extending beyond site boundary; and
- Visual dust deposited on private property and/or local road network.

6.3.8 Where, in the opinion of the person undertaking the visual inspection, there is evidence of unacceptable dust beyond the site boundary, corrective action should be taken without delay (see Section 6) and recorded in the form. If the source of the emission is uncertain or disputed, the Site Supervisor, Environmental Manager or delegate should investigate and, where necessary, propose further monitoring to identify the site operations giving rise to the dust.

6.3.9 The frequency of visual inspections can be increased to at least twice daily if off site impacts (substantial visual plumes or visible deposition of dust offsite) are regularly observed by a member of the site team, reported by the public or a council representative, and / or if activities are regularly found to be creating dust on site and require more regular observations to agree appropriate controls and monitoring.

6.4 Continuous monitoring

6.4.1 It is recommended that a continuous monitor which provides real-time airborne concentrations of total airborne (suspended) particulate (TSP) and fine particulate matter (PM_{10}) should be installed for the Phase 1 works.

6.4.2 The wind rose for Boulmer 2023 the nearest representative site approximately 3km north of the site is presented on Figure 6-1. It highlights that the predominant wind direction is from the south-west and south.

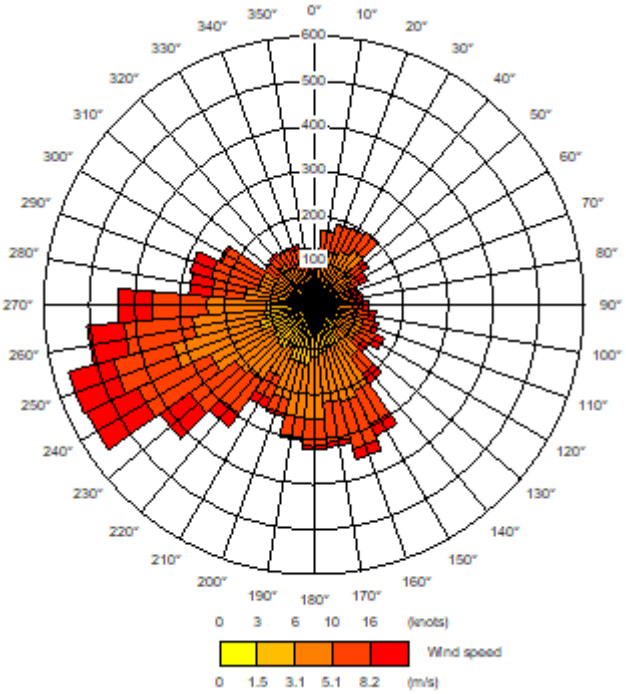


Figure 6-1 Boulmer 2023 Wind Rose

6.4.3 Based on the predominate wind direction and the location of nearby sensitive receptors, three monitors shall be installed at the approximate locations (dependent on security, access etc) presented in Appendix A.

6.4.4 The location of the continuous monitors shall be agreed in advance with the NCC. It is not anticipated that any permissions will be required in terms of siting of equipment.

6.4.5 The selected instruments shall be MCERTS accredited (or equivalent) and provide information on both total suspended particulates (TSP) and particulate matter less than 10 microns (PM_{10}) size fractions, at a frequency of at least every 5 minutes. The monitoring equipment provider shall maintain a website for access to real-time information by approved users (e.g. Site Supervisor, Environmental

Manager, Key Stakeholders) and enable automated exceedences of alert thresholds.

6.4.6 Monitoring equipment shall be mounted on suitable site fencing or equivalent structure. The instruments' air intakes shall be positioned above any site hoarding and away from large structures, to allow adequate airflow around the intakes whilst keeping them away as far as practicable from external interference (e.g. diesel generators). The equipment shall be inspected by the Site Supervisor at monthly intervals for signs of damage.

6.4.7 The equipment shall be set up to issue SMS and email messages at two stages:

- Alert Threshold – 250 µg/m^3 as a 15 minute average PM_{10} concentration
- Action Threshold – 190 µg/m^3 as an hourly average PM_{10} concentration

6.4.8 A competent expert shall undertake a weekly download and review of continuous monitoring data, and produce a weekly log of exceedences of action levels and mitigating action; conduct regular quality checks (including data capture rates, zero drift and investigation of anomalous data); produce a monthly summary report and an annual report with recommendations, updates, etc.

6.4.9 Annual maintenance and calibration of the equipment shall be undertaken in accordance with manufacturer's recommendations.

6.4.10 If a measured trigger level for PM_{10} is exceeded an investigation will be undertaken promptly to determine the likely source and if additional measures are required to be put in place.

6.4.11 If the 15-minute alert is triggered for continuous monitoring of PM_{10}, the contractor, or a delegated representative, shall immediately investigate site activities.

6.4.12 If an onsite emission source is identified, check BPM is being applied correctly, damping down of stockpiles, jet washing etc.

6.4.13 If, following the investigation, no source is identified on site, monitoring data from other sites, local authority and / or Defra Automatic Urban and Rural Monitoring network (AURN) sites will be reviewed. The aim of this is to establish whether there are increases in PM_{10} in the wider area i.e. if this relates to a regional pollution episode.

6.5 Depositional Monitoring

6.5.1 In addition to the automatic station a monitoring of dust deposition will be undertaken in the same locations.

6.5.2 Measuring dust deposition provides useful supporting information as to the performance of on-site mitigation measures and the potential for loss of amenity. This will support an understanding of whether levels of dust deposition are below those which could indicate "annoyance" or loss of amenity to nearby properties.

6.5.3 Dust deposition gauges and supporting techniques (as described in the Environment Agency's online guidance) shall be used. The relevant methods are outlined below together with appropriate assessment criteria.

6.5.4 Total mass deposition rates for dust will be measured using Frisbee gauges to determine potential annoyance due to larger dust particles. The gauge consists of an inverted anodized aluminium collector (shaped like a Frisbee) mounted on a hollow pole at approximately 1.75 metres above the ground. The dust deposition gauge can be either the rainwater collection type or equivalent non-rainwater collection type equivalent. Both measure the amount of dust deposition onto a horizontal surface in mg/m2/day over the sampling period. Change overs of sampling will be undertaken on a fortnightly basis. Samples are analysed by a specialist laboratory and results are typically returned within two weeks. The monitoring locations are installed on the site boundary to provide a conservative representation of what could happen off site and at receptor locations.

6.5.5 No statutory or official air quality criterion for dust annoyance has been set at a UK, European or international level. However, in England and Wales, a threshold of 200 mg/m2/day (mass per unit area per unit time) is recommended in the IAQM Dust Monitoring Guidance (2018) for measurements made with dust deposition gauges.

6.5.6 Changeovers of sample media shall be carried out fortnightly.

6.6 Exceedance response

6.6.1 For visual dust monitoring, the investigation of unacceptable plumes or deposition shall include:

- Identification of the source of the observed dust plume or soiling;
- Evaluation of the potential impacts beyond the site boundary and at receptors;
- Examining the effectiveness of the existing control measure(s), if applied;
- Adjusting the dust generating activity or re-establishing mitigation control;
- Implementation of additional controls, if required; and
- Re-visiting the activity after implementation of revised control measures to ensure they are effective.

6.6.2 Monitoring shall continue until that part of the construction works has been completed, or earlier if the source is deemed to be low risk in consultation with NCC.

6.6.3 It is important to note that visible dust at a boundary location is an indication of potential elevated dust emissions from site activities but does not confirm that an impact has occurred at a receptor location. Therefore, offsite inspections should be undertaken as part of the investigation.

If an onsite emission source is identified, checks shall be undertaken by the Site Supervisor to ensure BPM is being applied correctly, such as damping down of stockpiles, jet washing etc., as required in

6.6.4 Table 6-1.

6.6.5 If the cause of the visual dust is not due to site operations, the outcome of any investigation will be recorded in the site logbook and made available to local authorities on request.

Table 6-1 Monitoring Activity and Required Frequency

Monitoring Activity	Frequency	Detail	Evidence
Management Review	Weekly	The Site Supervisor will hold weekly meetings to discuss current and planned site operations, meteorological forecast, planned mitigation, any required community engagement and feedback raised, and potential or ongoing air quality issues.	Minutes of meetings documenting actions and outcomes.
Site Inspections	Daily	A daily site inspection by the Site Supervisor will be undertaken to make sure that the site works are undertaken in line with the mitigation and monitoring measures set out in this plan.	Daily site log
Visual dust inspection	Daily (minimum)	A daily inspection around the full external perimeter of the site and neighbouring roads by a trained observer for visual signs of dust deposition (e.g. on general surfaces, cars, railings, street furniture and windowsills). Increase frequency to twice daily during works with higher potential for dust generation, or in the event of multiple complaints.	Daily site logs to include completed visual inspection form. Any actions proposed to reduce any dust generation will also be recorded in the inspection form presented in Appendix C.

7 Communication

7.1 Communication plan

7.1.1 Stakeholder communication shall include:

- Responding to breaches of measured trigger levels;
- Reporting of site monitoring results;
- Communicating in advance of potentially dusty works; and
- Handling feedback and complaints.

7.2 Consultation

7.2.1 Open communications shall be maintained with the local community in line with the Communications and Engagement Strategy. Communications will be managed by the QTS Community Relations Team to enable a seamless approach to the Project in this Phase and subsequent phases of work on site.

7.2.2 The Community Relations Team together with the Phase 1 Works General Contractor will notify NCC, occupiers of nearby or affected properties, businesses and adjacent or affected parish councils a minimum of two weeks in advance of planned construction works that may affect them. Information included in the notifications will include, as appropriate:

- The location of the planned works.
- The activities to be carried out.

- The duration of the planned works and the periods within which works will be undertaken (i.e., whether during normal working hours, during the evening or overnight).
- The anticipated effects of the planned works.
- The measures to be implemented in line with the detailed CEMP to mitigate the impact of the planned works.
- Enquiries and complaints procedure.

7.2.3 If dust annoyance or any other related concerns are raised, these will be considered and reviewed against daily site activity logs and monitoring data, to understand if observations relate to site activities and if so, any modifications to working methodology can be taken where practicable.

7.3 Feedback

7.3.1 Monitoring of feedback (for complaints, see section 6.4) is a useful tool to support in the overall stakeholder engagement process and site management. By sharing a standardised feedback form this will prompt the stakeholder to provide a more detailed description of the dust emission observed / experienced. An example stakeholder feedback/complaint form is provided in Appendix B.

7.3.2 The date(s) and time(s) emissions were observed is requested within the form. Understanding when the emissions were observed or experienced will allow the cross-referencing of the observation with records of on-site activities. If emissions occurred at a time when activity at the site was minimal, and the mitigation being applied, it is possible that the cause of the observation could be traced to other commercial or ambient sources. Information on weather conditions (e.g. wet/dry, windy or calm) will provide context on the likely risk of emissions and settlement occurring.

Emission source

7.3.3 There may be multiple potential sources of dust emissions in the area, including demolition, remediation, construction activities, commercial operations / materials handling or other neighbourhood activities. The observer is invited to identify the perceived source which together with other information submitted will be used to investigate the potential cause the observed dust emission.

Description of the dust

7.3.4 The description of the dust is potentially the most important section of the form and is therefore the largest section on the page, prompting the Stakeholder to give a good level of detail. The questions prompt the Stakeholder to provide an objective and subjective description of the conditions experienced which have resulted in the complaint, the characteristics of the dust, (e.g. particle colour, size and texture) and where it was experienced.

How often dust emissions/settlement is observed

7.3.5 Information on the frequency and duration of emissions may assist in identifying if the source is associated with regular day to day activities within the site (or other local premises) or is an isolated incident.

Where the effects of dust emissions / settlement are observed

7.3.6 Information on where dust settlement is experienced and any requirement for increased frequency of cleaning of surfaces may assist in identifying the direction of the emission source relative to the receptor and the frequency of emissions.

Additional factors and other thoughts

7.3.7 Understanding the impact of the dust emission / settlement on the level of amenity enjoyed or a requirement for increased mitigation can inform an appraisal of the magnitude of the emission. Additional contextual factors which may have contributed to the observation, such as windows open due to hot weather, will assist in investigating the complaint as part of the overall stakeholder engagement processes.

7.4 Responding to Complaints

7.4.1 A complaints procedure will be implemented and associated records kept in a consistent format in accordance with the stakeholder feedback / complaints form template provided in Appendix B.

7.4.2 If a complaint or concern is raised by a member of the public or other stakeholder, an immediate review of the issue will be completed to determine what has caused the problem, in liaison with the Community Relations Team. This will involve the Phase 1 Works Construction Manager or nominated Site Supervisor investigating whether it could be related to site activities or other - including offsite - causes. The Phase 1 Works Construction Manager, or nominated specialist, will check what the visual and the PM_{10} levels are at nearby monitoring points and, if appropriate, request that the Site Supervisor takes action to rectify the issue (e.g. apply additional mitigation, such as haul route cleaning).

7.4.3 If trigger levels are found to have been exceeded, the construction activities will be modified wherever possible, and the dust levels rechecked from that activity to verify that the corrective action has been effective. The corrective actions may include, but are not limited to, re-siting equipment, changing the method of working or further damping down/covering dust sources. If a permanent change is required to working methods this shall be recorded in an update to the DMP.

7.4.4 Regardless of whether trigger levels have or have not been exceeded, a response will be provided to the third party to explain the investigation that has been undertaken. Where the cause of the activity was an onsite source (or other activity under the control of the General Contractor), the response should include information on actions taken to rectify or at least improve the situation and the likely duration of the issue.

7.4.5 It may in some cases be appropriate for cleaning of the affected offsite property to be undertaken.

7.5 HGV Movements

Site Access

7.5.1 Construction vehicle and pedestrian access to the Site will be from the existing roundabout on Brock Lane, connecting to the A189 which then joins the A19 via Moor Farm Roundabout which forms part

of the strategic road network (SRN). All site traffic including HGV traffic will enter and exit through this site entrance.

Construction Traffic

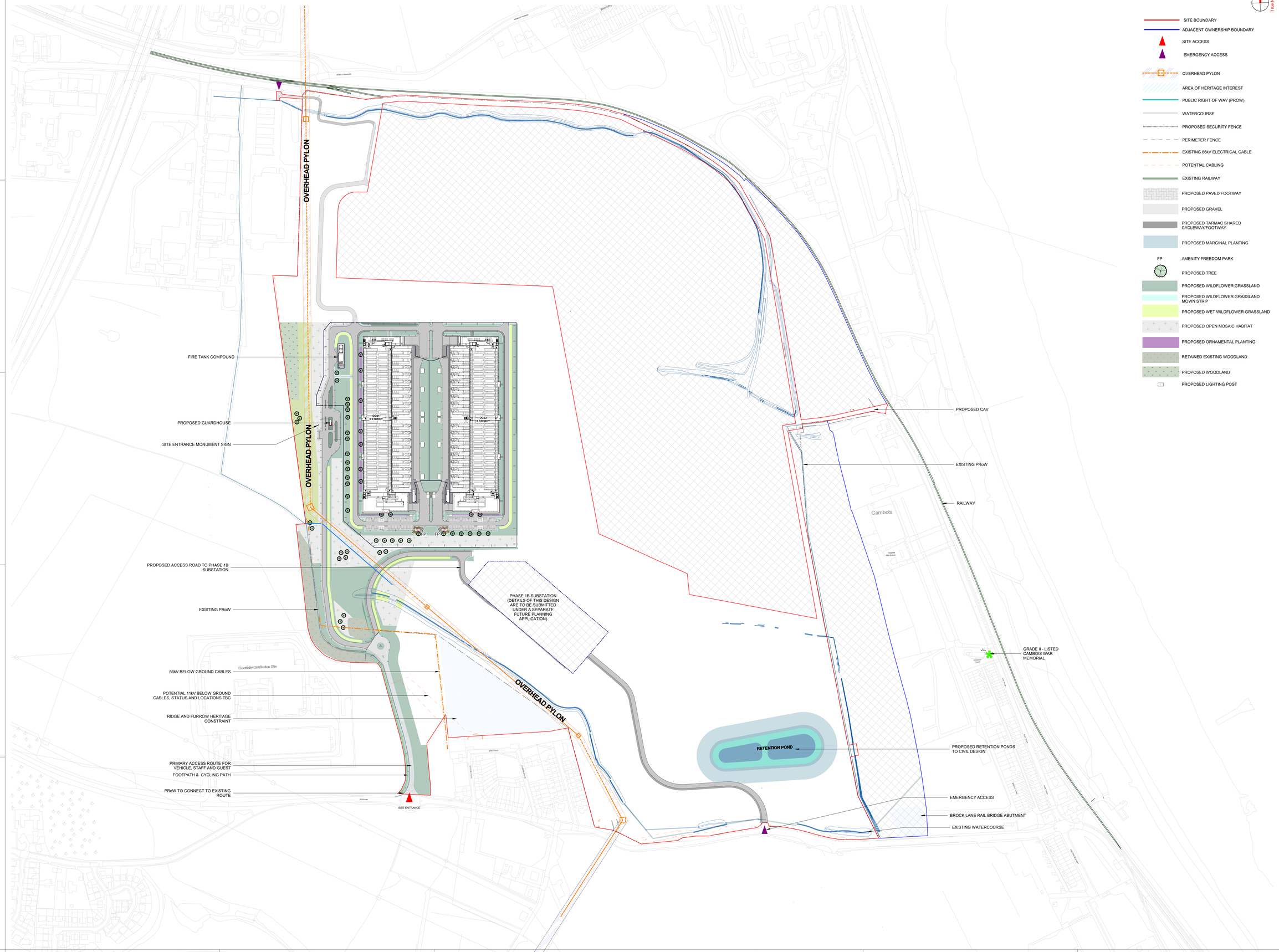
7.5.2 Construction activity is expected to occur between 08:00 and 18:00 Monday to Friday and between 08:00 and 13:00 Saturday. The import and export of plants and materials at the construction peak is expected to require approximately 50 HGV/LGV daily.

7.5.3 A temporary site compound, welfare facilities and wheel wash will be established within the site. Vehicles leaving the site will be subject to inspection and wheel cleaning before they exit onto the public highway.

7.5.4 When required a road sweeper will be in attendance during the movement of materials onto or off the Site to ensure a clean road.

Appendix A

Site Plan



True North

- SITE BOUNDARY
- ADJACENT OWNERSHIP BOUNDARY
- SITE ACCESS
- EMERGENCY ACCESS
- OVERHEAD PYLON
- AREA OF HERITAGE INTEREST
- PUBLIC RIGHT OF WAY (PROW)
- WATERCOURSE
- PROPOSED SECURITY FENCE
- PERIMETER FENCE
- EXISTING 66kV ELECTRICAL CABLE
- POTENTIAL CABLING
- EXISTING RAILWAY
- PROPOSED PAVED FOOTWAY
- PROPOSED GRAVEL
- PROPOSED TARMAC SHARED CYCLEWAY/FOOTWAY
- PROPOSED MARGINAL PLANTING
- FP AMENITY FREEDOM PARK
- PROPOSED TREE
- PROPOSED WILDFLOWER GRASSLAND
- PROPOSED WILDFLOWER GRASSLAND MOWN STRIP
- PROPOSED WET WILDFLOWER GRASSLAND
- PROPOSED OPEN MOSAIC HABITAT
- PROPOSED ORNAMENTAL PLANTING
- RETAINED EXISTING WOODLAND
- PROPOSED WOODLAND
- PROPOSED LIGHTING POST

Phase 1 - Proposed GIA

	Floor	Area (m²)
DC01	Ground Floor	14,838
	First Floor	15,000
	Second Floor	15,000
	Roof Level	193
	Gantry Level	136
	TOTAL	**45,167**
DC02	Ground Floor	14,838
	First Floor	15,000
	Second Floor	15,000
	Roof Level	193
	Gantry Level	136
	TOTAL	**45,167**
Guard House	Ground Floor	26
	Roof Level	0
	TOTAL	**26**
Fire Tank Compound	Ground Floor	120
	Roof Level	0
	TOTAL	**120**
PHASE 1	TOTAL	90,480

A0

OWNER

QTS

MEP, STRUCTURAL, CIVIL, SECURITY, TECHNOLOGY, CONTROLS, FIRE & GEOTECHNICAL

CUNDALL
One Carter Lane
London
EC4V 5ER
United Kingdom
www.cundall.com

ARCHITECT

CORGAN
165 Park St
Triptych Bankside
London
SE1 9DZ
United Kingdom
www.corgan.com

LANDSCAPE

ARCADIS
Black Bull Yard 16 - 22,
Hatton Wall,
EC1N 8JH
London
United Kingdom
www.arcadis.com

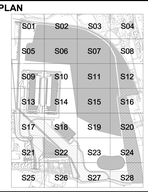
SHEET NOTES

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND OTHER CONSULTANTS DOCUMENTATION.
2. SOME DRAWINGS MAY NEED TO BE PRINTED IN COLOUR TO PRESERVE INFORMATION INDICATED IN COLOUR ON THE DRAWINGS.
3. DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.
4. ALL DIMENSIONS STATED IN mm UNLESS OTHERWISE NOTED

Rev	Description	Date	Chk'd	Apr'd
P01	ISSUE FOR RMA SUBMISSION	14/08/2025	HM	DB

DRAWING ISSUES

KEY PLAN



PROJECT

Cambois Data Centre Campus

Land at the Former Power Station Site on the Northern Side of Cambois, Cambois, Northumberland

DWG. TITLE

Proposed Site Plan

PROJECT NO:

1043152

DWG. NO:

GBR1-RMAP1-COR-STE-XX-DR-A-1103

STATUS:

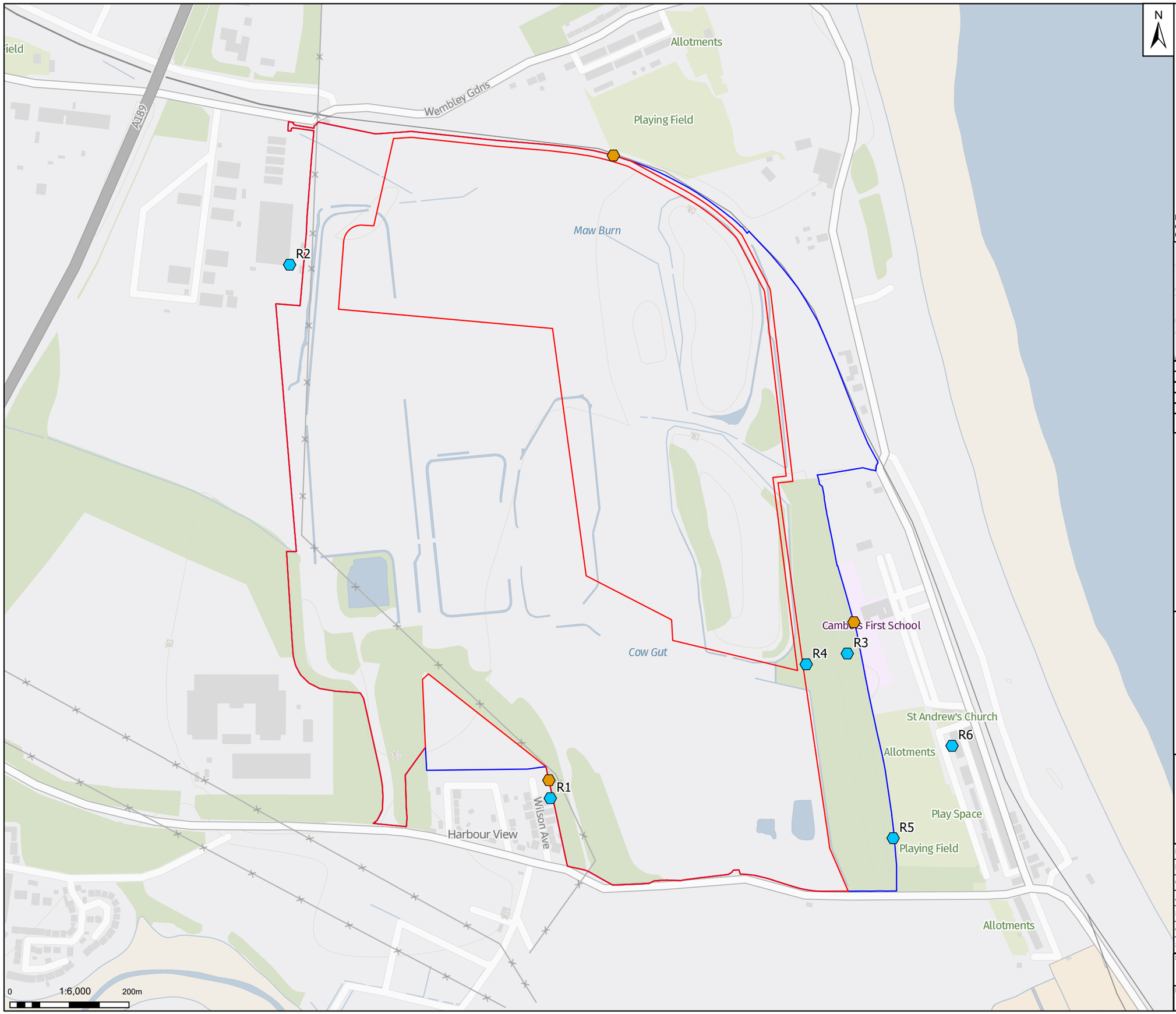
Issued for Approval

SCALE @ A0:

1:2000

Appendix B

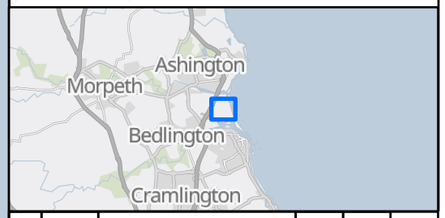
Monitoring and Receptor Locations



Legend

- Site Boundary
- Survey Boundary
- Approximate Air Quality Monitoring Location
- Dust Sensitive Receptor

Notes GB Background: Contains OS data © Crown Copyright and database right 2025
Contains data from OS Zoomstack



Rev	Date	Description	Drawn	Check	Approv
01	25/07/25	INITIAL ISSUE	RM	SP	KP

PROJECT:
CAMBOIS DATA CENTRE CAMPUS

Site
Former Coal Stocking Yard, Cambois

Client
14-15 Conduit Street W1S 2XJ

ARCADIS

Registered office: Cymru House St Mellons Business Park Cardiff AUK CF3 0EY

Coordinating Office: Cymru House St Mellons Business Park Cardiff AUK CF3 0EY

www.arcadis.com

Title:

Air Quality Monitoring and Dust Sensitive Receptor Locations

Designed	S. Pyatt	Date: 25 JUL 25	Signed
Drawn	R. Millman	Date: 25 JUL 25	Signed
Checked	S. Pyatt	Date: 25 JUL 25	Signed
Approved	K. Prebble	Date: 25 JUL 25	Signed
Scale:	1:6,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	30226946

Suitability Description: For Information

Drawing Number: 30226946-ARC-EGN-ZZ-DR-ZZ-00086-S2

Revision: P01

Print Date: 08-12-25 12:19:32

C:\Users\cunningr8569\ARCADIS\30226946 - Project Wind - 01 GDV Team\01 Aprx\07 RMA Phase 1\30226946-ARC-EGN-ZZ-DR-ZZ-00086-S2-P01-RMA Phase 1 - Air Quality Monitoring and Dust Sensitive Receptor Locations.aprx

Appendix C

Dust Reporting Forms

The visual dust inspection form in Table 1 is an example template for site personnel to record their findings. The checklist can be adapted to make it suited for the activity underway, and can be applied to individual locations or site-wide, depending on the level of activity. It is mostly a Y/N response, with detailed comments and supporting information in free text fields at the end.

The stakeholder response form in Table 2 is an example template for the communications team to use when discussing observations made by local residents to ensure all relevant details are gathered to enable a meaningful investigation to be undertaken.

Table 1 – Visual dust inspection record form

	Week commencing dd/mm/yyyy						
Checklist items	**Mon**	**Tue**	**Wed**	**Thu**	**Fri**	**Sat**	**Sun**
Surveyor initials							
Time of day							
Location(s) of inspection							
Weather conditions *Wind speed, direction, rainfall*							
Dust controls (including BPM) correctly implemented? [Y/N]							
Visual inspection of dust from excavations and stockpiles? [Y/N]							
Visual inspection of plant operating to reduce dust creation [Y/N]							
Visual inspection of stockpile cover systems? [Y/N]							
Visual inspection or waste storage? [Y/N]							
Visual inspection of mud or debris on haul routes? [Y/N]							
Visual inspection of dust soiling on neighbouring streets, street furniture, cars and window sills? [Y/N]							
Wheel wash used and operated satisfactorily? [Y/N]							
Dust mitigation equipment operating satisfactorily? [Y/N]							
Weather vane operational? [Y/N]							
Comments and observations	*e.g. If dust soiling was observed, where (haul route, property, cars), what type was it (soil, aggregate, soot), what activities were underway, what mitigation being applied. Attach a short video clip of visible dust plumes and / or photographs of dust settlement where appropriate*						
Actions proposed	*e.g. cover stockpiles, increase jet washing, undertake road cleaning, move activity*						

	Week commencing dd/mm/yyyy
Effectiveness of actions	*e.g. source under control, no further plumes observed*

Table 2 – Stakeholder feedback / complaints form

Item	Description
Name	
Address	
Time & date of observation	*day/month/year*
Date(s) and time(s) dust emission / settlement was observed	
Weather conditions at time of observation	*e.g. sunny / raining / dry, calm / light winds / gusting;*
Wind direction (e.g. blowing from east)	
Identify or describe the perceived source of dust emission / activity causing dust plume	*e.g. plume arising from location, observed activity, from vehicles*
Describe the dust emission • What colour is the dust? • Is the dust light or dark in tone? • Is the dust fine / coarse grained? • Is it granular or fibrous in texture? • Other features, please describe	*NB. It may help to record a short video clip of visible dust plumes and / or photographs of dust settlement*
Where has the dust settled • Visible plume only • Windowsill (external / internal) • Private vehicle • Local highway • Garden plants or furniture • Other, please describe	
How often does the observed dust emission / settlement occur?	Rarely / Sometimes / Weekly / Daily *(delete as applicable)* Constant / intermittent
How often do the surfaces upon which the dust settles require cleaning	Rarely / Sometimes / Weekly / Daily *(delete as applicable)*

Item	Description
Could the dust emission / settlement affect private property/commercial activity?	
Additional factors that may have contributed to the issue?	
Other action taken to address the issue	*e.g. communicated to local authority*

Arcadis (UK) Limited

5th Floor
401 Faraday Street
Birchwood
Warrington
WA3 6GA
United Kingdom

T: +44 (0)1925 800 700

arcadis.com