From: Hannah Guy
Sent: 27 May 2025 09:15:08 UTC+01:00
To: "Aaron Morley" <Aaron.Morley@huntingdonshire.gov.uk>
Subject: RE: 24/02095/NMA - RAF UPWOOD PHASE 1 DEVELOPMENT

Morning Aaron,

Many many thanks for looking at this so swiftly for me - much appreciated and I can get on a and discharge now…. □□.

Thank for the note on the coloured area – the phase 2 will have a separate requirement and we can control that area too….

Cheers,

Hannah

From: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Sent: 27 May 2025 09:10
To: DMAdmin <Development.ManagementAdmin@huntingdonshire.gov.uk>; Hannah Guy <Hannah.Guy@huntingdonshire.gov.uk>
Subject: RE: 24/02095/NMA - RAF UPWOOD PHASE 1 DEVELOPMENT

Hi Hannah

Planning Ref: 24/02095/NMA
Env Health Ref: 402034

RAF Upwood Ramsey Road Bury Huntingdon PE26 2RA
Non-material amendment of 21/01420/S73 to reword Condition 6 to refer to revised Written Scheme of Investigation and rewording of Condition 17 to remove reference to BWB Remediation Report to include reference to new report prepared by Georisk Management.

The additional issues I highlighted in my original comment from 17 December 2024 in relation to the "*Remediation Method Statement and Validation Plan*" written by Georisk Management (report reference 23206/2, Rev 1, dated November 2023) have been addressed within the following additional submissions:

1. Buried Tank Locations relative to layout
2. BAE Plan 1 and 2
3. Updated Soil Gas Risk Assessment
4. BWB constraints drawing

It is now clear that the buried tanks and potential military contamination are outside the plan area, and the updated soil gas risk assessment confirms Characteristic Situation 1 (CS1).

Therefore, the Remediation Method Statement and Validation Plan is acceptable.

We should note that the Plan only relates to the area coloured green in the attached plan due to the close proximity of potential contaminative sources.

Best regards,
Aaron

Aaron Morley
Environmental Health Officer



From: Hannah Guy <Hannah.Guy@huntingdonshire.gov.uk>
Sent: 23 May 2025 13:37
To: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Subject: Ref: 24/02095/NMA - RAF UPWOOD PHASE 1 DEVELOPMENT

Good afternoon Aaron,

Planning Ref: 24/02095/NMA
Env Health Ref: 402034

RAF Upwood Ramsey Road Bury Huntingdon PE26 2RA
Non-material amendment of 21/01420/S73 to reword Condition 6 to refer to revised Written Scheme of Investigation and rewording of Condition 17 to remove reference to BWB Remediation Report to include reference to new report prepared by Georisk Management.

So I've forwarded you the email to complete the additional info request you asked for ages ago for this NMA….

I'll do a formal consult to you also via Admin but just wanted to make sure you have the info too….

Thanks in advance.

Kind regards,

Hannah

From: Shaun Stuart <Shaun.Stuart@vistry.co.uk>
Sent: 23 May 2025 13:05
To: Hannah Guy <Hannah.Guy@huntingdonshire.gov.uk>
Subject: FW: RAF UPWOOD PHASE 1 DEVELOPMENT

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good Afternoon Hannah,

Please see attached BWB's response to the EHO's comments from your below e-mail. I trust this is sufficient to approve the NMA for the rewording of the condition.

Please let me know.

Kind Regards

Shaun Stuart
Senior Technical Co-Ordinator

Mobile: 07874874078

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From: Andy Bonner <andy.bonner@georisk-uk.com>
Sent: 23 May 2025 12:24
To: Shaun Stuart <Shaun.Stuart@vistry.co.uk>
Cc: Phillip Goodwin <phillip.goodwin@vistry.co.uk>; Mark H Jones <MarkH.Jones@vistry.co.uk>
Subject: RAF UPWOOD PHASE 1 DEVELOPMENT

NOTE: Email originated outside of Vistry Group.

Shaun

As previously discussed with Phill, please see below and attached our responses to the EHO comments below.

Should you need any further assistance, please get in touch.

Regards

Andy

.gov.uk>; Hannah Guy <Hannah.Guy@huntingdonshire.gov.uk>
Subject: Bury_RamseyRd_RAFUpwood_2402095NMA_402034

Hi Hannah

Planning Ref: 24/02095/NMA
Env Health Ref: 402034

RAF Upwood Ramsey Road Bury Huntingdon PE26 2RA
Non-material amendment of 21/01420/S73 to reword Condition 6 to refer to revised Written Scheme of Investigation and rewording of Condition 17 to remove reference to BWB Remediation Report to include reference to new report prepared by Georisk Management.

I write with regard to the "*Remediation Method Statement and Validation Plan*" written by Georisk Management (report reference 23206/2, Rev 1, dated November 2023).

The report is broadly acceptable, however, there are a few additional issues to consider, as outlined below.

Section 3.10 Buried Tanks:
Potential buried fuel tanks had been identified in the central western area which required remediation, however, this new report identifies these as being outside of the development area so no longer need any remediation. Reference is made to BWB constraints plan Appendix A, however, I was unable to find the constraints plan in the Public Access collection of submitted documents. Could this be clearly identified? The BWB plan is attached. We have also shown the location of the suspected underground tanks on another plan attached that shows the relationship of the Phase 1 development - the tanks are outside this development phase.

Section 3.12 – Soil-Gas:
Gas risk has been downgraded from Character Situation (CS) CS2 to CS1. Could this change be more clearly explained and justified? Furthermore, the potential for volatile contaminants have not been considered in this section. To provide further support we have prepared an Updated Gas Risk Assessment in line with current guidance; see attached. This documnet also reviews the vapour risk.

Section 3.9 – Unexploded Ordnance:
The Desk Study for Defence Related Contamination written by BAE recommends a geophysical survey be carried out in the northern part of the site (around the former ranges, etc) where the ammunition dump is located. This appears to have been overlooked. If this lies outside of the development site, this would need clarifying. The BAE plans are attached and show that the former ranges are to the north and possible ammunition dumps are to the south west, both well outside the Phase 1development area.

Section 4.4 – Provision of Clean Cover:
Lead, zinc and various PAHs had been detected and a good cover system and validation method has been identified. This is acceptable. Noted thanks.

I can not recommend approval at this stage.

Best regards,
Aaron
>>>

Director

Mobile: 07966 933507



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