From: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Sent: 13 June 2025 13:42:44 UTC+01:00
To: "Control, Development (Planning)" <Development.Control@huntingdonshire.gov.uk>; "Hannah Guy" <Hannah.Guy@huntingdonshire.gov.uk>
Subject: Updated CEMP 25/80033/COND

Hi Hannah

Planning Ref: 25/80033/COND
Env Health Ref: 405757

Upwood Hill House And Part Of RAF Upwood, Ramsey Road, Upwood
Discharge of Condition 22 (Construction Environmental Management Plan) of 20/00161/REM

I write with regard to the updated Construction Environmental Management Plan (CEMP) submitted for Phase One - Plots 1-160 in support of Condition 22 of 20/00161/REM (copied below). There is no date on the CEMP but the document was received on 5 June 2025.

"*22. Condition. A metalled surface shall be provided for a minimum distance of 20m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority. 22. Reason. To prevent mud and extraneous material being deposited on the highway.*"

The CEMP fails to provide sufficient evidence to prove the 20m long metalled surface has been deployed. Scaled photographs would be useful.

The condition requires the applicant to submit details of wheel washing facilities. Section 5 of the CEMP identifies that two Taskman jet washers will be located at gates 1 and 3 and the onus will be put on both Gateman to instruct departing vehicles to clean their wheels. The Gatemen will photograph the clean wheels and upload them to WhatsApp where they are stored to produce a daily report. Unfortunately, it would be possible for some vehicles to depart without being cleaned and photographed. A drive-through wheel-wash system would be more reliable.

In general, the CEMP shows some good site-specific detail but there are some areas that appear to be missing, as follows:

1. Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3882:2015 (or its subsequent revision); and a strategy for dealing with known and unexpected contamination.
2. Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites (or its subsequent revision).
3. Confirmation that reports and investigations will be made available to the LPA upon request.

Please don’t hesitate to contact me about the above.

Best regards,
Aaron

Aaron Morley
Environmental Health Officer