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Date 27 February 2025

Dear Paul

RE: 24/01807/DOC - Details reserved by condition 6 (Construction Environmental Management Plan) of planning permission reference no 21/03380/FP granted 11 March 2024 - Land to The North and East of Great Wymondley Arch Road Great Wymondley

Thank you for your consultation regarding the above application (received 15 January 2025).

The LLFA have no comments on details reserved by condition 6 (Construction Environmental Management Plan) of planning permission reference no 21/03380/FP.

The LLFA acknowledges that the site would be within flood zone 3 and the applicant has signed up to Environment Agency flood warning system. However, condition 6 is outside the remit of the LLFA and we advise the EA is consulted for the discharge of condition 6.

If further information is required, we suggest you contact the Environment Agency for clarification.

The LLFA awaits information on condition 18 of decision notice (dated 11 March 2024) of planning permission reference no 21/03380/FP relating to the interim and temporary surface water drainage measures during the construction period.

Yours sincerely

Flood Risk Management Team
Growth and Environment

Appendix

Condition 6 is worded as follows:

“No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The CEMP shall include details of the following:

- i) A timetable for the construction works.*
- ii) The control and management of noise and dust during the construction phase.*
- iii) On-site waste management.*
- iv) A risk assessment of potentially damaging construction activities.*
- v) Identification of biodiversity protection zones.*
- vi) Physical measures and sensitive working practices to avoid or reduce impacts during construction (which may be provided as a set of method statements).*
- vii) The location and timing of sensitive works to avoid harm to biodiversity features.*
- viii) The times during the construction period when specialist ecologists need to be present on site to oversee works.*
- ix) Responsible persons and lines of communication.*
- x) The role and responsibilities on site of an ecological clerk of works or similar competent person.*
- xi) The use of protective fences, exclusion barriers and warning signs.*
- xii) Soil management across the site.*
- xiii) A flood management plan, which shall include a requirement for the contractor to sign up to the Environment Agency flood warning service, and which shall set out the actions to be taken in the event that a flood alert and/or flood warning is received from the Environment Agency (including a requirement that no new trenches are excavated until the Environment Agency has issued an All Clear).*
- xiv) Construction and storage compounds, and post-construction reinstatement of these areas.*

The development shall be implemented in accordance with the approved CEMP throughout the construction period.

Reason – To safeguard the living conditions of nearby residents, to ensure that construction works do not have a harmful environmental effect, and to ensure that there is no obstruction to flood water flows and no increase in flood risk elsewhere during construction of the development.”