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2 August 2006

Mr David Rush  
District Council Development Services Department  
South Cambridgeshire Hall,  
Cambourne Business Park  
Cambourne  
Cambridgeshire  
CB3 6EA

Dear David,

Attached, please find the latest version of our matrix containing the CSL responses to consultee comments.

Following up on my earlier e-mail of 5 June, we would also like to request that a small section of the red line be extended westward on Fen Road for a distance of forty two metres (42m) from its current location on the western edge of the Training Lake. This small extension will run west along Fen Road and will encompass an area within the north and south boundaries of the highway for that same distance. This extension is intended to address several issues raised by the Milton Parish Council comments and provide a safe approach to the railway crossing from the proposed bridge.

Pursuant to my letter of 2 May 2006, I would like to reiterate our request to withdraw all the concept drawings from comprise Appendix F including: the Aqueduct (22941/ES/003A), the railway culvert (2294/ES/004C), Cam Towpath Bridge (22941/ES/002A), the Start Bridge 22941/ES/006A), Typical Cross Section Sheets 1 & 2 (22941/ES/011a and 012a) and the Fen Road bridge (22941/ES/005a) from our planning application. As discussed in our recent meetings with the EA detailed drawings for all these structures would be developed as a consequence of the stage 2 FRA.

Please do not hesitate to contact me with any questions you may have.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Michael Garroway", written in a cursive style.

Michael Garroway  
Director of Resource Development

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Cambridgeshire County Council	Environmental	Construction waste	If your Council is minded to grant planning consent we recommend that you satisfy yourselves that the highway infrastructure and amenity aspects of any importation of material during construction are acceptable and recommend that a condition be imposed that requires the applicant to demonstrate that all imported materials used in the construction of the site are free from contamination and suitable for the purpose, the reasons being; In order to demonstrate that any waste materials used in the construction of the restoration scheme do not cause harm to the environment, human health or other amenities, in accordance with the Cambridgeshire and Peterborough Waste Local Plan (2003) Policy WLP9 and WLP15.	CSL suggest condition modelled on first application condition	<p>No development shall take place until a phased scheme for construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-</p> <p>(a) a method for determining soil moisture content together with criteria to be used to assess the suitability of conditions for the removal of topsoil and subsoil to minimise risk of structural damage and compaction. The soils shall only be moved when in a suitably dry and friable condition;</p> <p>(b) depths of topsoil and subsoils to be stripped from the site;</p> <p>(c) detailed scaled plans showing the direction and phased working and restoration/construction scheme;</p> <p>(d) the method of working and the type of soundproofing of all plant and machinery including dewatering pumps to be used on the site;</p> <p>(e) detailed scaled plans showing levels on the site prior to commencement of development and those following restoration/construction;</p>
Cambridgeshire County Council	Environmental	Importation of Waste Minerals	From Figure 3.9 of the ES it appears that there is a net deficit of suitable material required for site restoration.	CSL takes note of comment but believes that the calculations are sufficient.	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Cambridgeshire County Council	Environmental	Mineral Abstraction	Any proposal to remove the mineral resource from the site would require a separate planning permission from the Mineral Planning Authority and would have to be pursued as a Departure from the aggregates development plan.	CSL suggests that this be conditioned	No excavated material, topsoil or subsoil shall be removed from the site.
Cambridgeshire County Council	Environmental	Mineral Aggregates	Given the lack of detail with the ES we recommend that <u>the applicant provides full details and assessed environmental impacts including a plan, indicating the position of any mineral processing equipment and stockpiles, for further consideration.</u>	CSL will provide this in conjunction with other steps following the construction code.	
Cambridgeshire County Council	Environmental	Mineral Reserve on site	Given the variation in estimates of potential mineral reserves <u>we suggest that the applicant submits the borehole results and supporting information, including a plan highlighting the borehole locations, as referred to in Section 3.9.2 of the ES, for our further consideration.</u>	CSL will be pleased to pass on the date which has been collected.	
Cambridgeshire County Council	Environmental	Mineral Washing Plant	You may wish to seek clarification on these matters from the developer as a mineral washing and grading plant can involve a range of significant impacts.	CSL notes comment	

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Cambridgeshire County Council	Environmental	Minerals and Waste Issues	re: ES Section 3.9.3 - I am however very concerned that this statement is caveated by the phrase " <i>without the prior permission of the Local Planning Authority</i> ". This appears to indicate that a more sustainable utilisation of the mineral resource off-site could be an option.	Delete phrase from application "if necessary". No sales are anticipated.	
Cambridgeshire County Council	Environmental	Sand and Gravel	The site is not a preferred sand and gravel quarry as identified in policy CALP3 and links with policy CALP4 which states "Planning permission will not normally be forthcoming for sand and gravel proposals outside the preferred areas as identified in CALP3 and the proposals map".	No sand and gravel will be removed from site. CSL suggest a condition	No excavated material, topsoil or subsoil shall be removed from the site.
Cambridgeshire County Council	Environmental	Transport of Minerals	The impacts to the highway network and local amenity associated with additional heavy commercial vehicles exporting minerals has not been assessed within the context of this proposal. In accordance with CALP5, CALP6 & CALP14.	no transport of minerals is anticipated. CSL take note of comment.	

<b>Consultee</b>	<b>Type</b>	<b>Item</b>	<b>Comment</b>	<b>CSL Response</b>	<b>Suggest language for condition</b>
<b>Cambridgeshire County Council</b>	Environmental	Virgin Aggregates	We recommend that the applicant be required to demonstrate that, in accordance with the Environmental Impact Assessment Regulations (1999), The applicant is required to demonstrate that they have considered the export/alternative uses of virgin aggregates as an alternative scheme to their use as restoration fill.	CSL agrees	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<p><b>Cambridgeshire County Council Office of Environment &amp; Community Services</b></p>	Environmental	Traffic	<p>Traffic Impact Assessment - A10 / Car Dyke Road T Junction Impact on highway capacity and journey times needs to be assessed for an average day, an event utilising 750 car parking spaces, and a special event.</p>	<p>Capacity assessments have now been carried out for the average weekday scenario for a development opening year of 2009. These assessments indicate that the junction will continue to operate with substantial reserve capacity in weekday peak hours with minimal delay to journey times. The results are as expected given that the development is predicted to have a minimal impact on traffic conditions through the junction on a typical weekday. Capacity assessments have not been carried out for the remaining scenarios of an event utilising 750 car parking spaces or for a special event. In terms of an event utilising 750 car parking spaces the Trust has confirmed that there is no specific information available at this stage that would enable such activities to be quantified in terms of traffic movement. However, it is not anticipated that these events would have a material impact on traffic conditions in weekday peak periods.</p>	<p>No national or international events shall take place on the property unless the Owners shall have produced to the Council in relation thereto written confirmation from the Local Highway Authority either that no special traffic management measures are considered by the Authority to be necessary or that suitable traffic management measures into and out of the property including car parking are agreed and detailing those measures. The Owners shall ensure that such measures are carried into effect</p>

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
			<p>Traffic Impact Assessment - A10 / Car Dyke Road T Junction (Cont'd)</p> <p>Impact on highway capacity and journey times needs to be assessed for an average day, an event utilising 750 car parking spaces, and a special event.</p>	<p>The Trust would accept that such events could be limited during the first year of operation with the use of no more than 400 car parking spaces per event unless otherwise approved in the Travel Plan framework.</p> <p>In order to avoid the need for any further (speculative) impact assessment work at this stage it is suggested that this scenario together with the special events scenario can be controlled by a Travel Plan Framework and by Special Event measures, both of which can be secured by an appropriate Condition.</p>	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	Highway Safety A safety scheme must be submitted to the County Council as Highway Authority to support this application.	The County Council as local highway authority has a prime responsibility for highway safety. If the junction is displaying a poor accident record it is for the County Council, not the developer, to address this matter in the first instance.. The development is not considered to have a material impact on operation of the A10/Car Dyke Road junction on a typical day. On larger event and special event days specific traffic management measures will be put into place. Furthermore, paragraph 3.4 of the County Council's response document acknowledges that the scheme (if required) could be enforced through a planning Condition.	
Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	Special Events A Travel Plan framework for special events needs to be agreed with the County Council.	Controlled by Condition	
Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	Public Access Access issues should be brought together in an access management plan.	Public access will be subject to the management of the scheme by the Trust, as operators of the site. A commitment to public access is to be found in the draft 3rd Schedule of the draft Section 106 Agreement.	



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Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	A Permissive Path Agreement needs to be submitted by the Trust and agreed by the County Council, forming part of a trilateral S106 Agreement.	See above	
Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	Emergency Access An emergency access strategy (being worked up) should be conditioned as part of the planning application.	Agreed - Condition	
Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	Construction Traffic ...construction traffic needs to be understood, and any significant impacts mitigated where possible. S106 to include a routeing agreement for construction traffic	Controlled by Condition	
Cambridgeshire County Council Office of Environment & Community Services	Environmental	Traffic	Site Access Detailed design of the junction needs to go through Stage 2 safety audit. Enforcement should be through a planning condition.	The site access scheme submitted with the TA as part of the planning application shows the detailed design of the site access junction, which has received independent Stage 1 Safety Audit approval. Further information has also been provided on the tracking of a transit van towing a boat trailer for both the inbound and outbound manoeuvres through the site access junction with Car Dyke Road. It is agreed that the need for Stage 2 Safety Audit can be conditioned.	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Cambs County Council - Archaeology	Archaeology	Artefact Storage	Application to the County Archaeology Office (Historic Environment Record) should be made at an early stage for advice and costs regarding long-term storage of the archive.	CSL agrees. The Trust will explore the options in due course. The Trust has already consulted with English Heritage who wish to be kept informed of progress..	
Cambs County Council - Archaeology	Archaeology	Car Dyke Scheduled Ancient Monument	should be afforded protection by fencing during the construction process - in areas where a new bus shelter and road works are to take place and also along the Access road into the site. English Heritage should be consulted further on this issue.	CSL suggests following condition	Prior to commencement of any development a scheme to safeguard the Car Dyke Scheduled Ancient Monument during construction and thereafter shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented prior to any works being undertaken within a distance of 40 metres of any boundary of the Ancient Monument.
Cambs County Council - Archaeology	Archaeology	Excavation Areas	We require contact with the archaeological team so that we may refine the excavation areas and strategy in the light of the new Sport Lakes design. (done)	CSL through Oxford Archaeology Unit have presented revised drawings and mitigation plans (April 06). Received approval from County Archaeologist June 06.	
Cambs County Council - Archaeology	Archaeology	Impact Assessment Table and Section 7.1.1/2 Archaeology	These should clearly present the production of a combined mitigations strategy - linking areas of preservation in situ of archaeological areas located beneath green swards.	Revised site plan and mitigation strategy were submitted to archaeologist (April 06) and approved in June 06)	
Cambs County Council - Archaeology	Archaeology	In situ	The area for preservation in situ is supported by illustrations (see 5.2.4 and note out of date Figs 1 - 3 drawings). These areas designated for preservation in situ should be agreed with this office and identified clearly on supporting figures.	Revised site plan and mitigation strategy were submitted to archaeologist (April 06) and approved in June 06)	

<b>Consultee</b>	<b>Type</b>	<b>Item</b>	<b>Comment</b>	<b>CSL Response</b>	<b>Suggest language for condition</b>
<b>Conservators of the River Cam</b>	Environmental	Canal Bridge		CSL has had several discussions with Cam engineer Geoff Facer and will continue to consult with him on the full specification of the bridge will need to be approved by engineers appointed by the Conservators.	
<b>Conservators of the River Cam</b>	Environmental	River Bank	The applicant to obtain the formal approval of the Conservators before commencing work on the river bank.	CSL agrees	
<b>Conservators of the River Cam</b>	Environmental	River Banks	The developers to enter into the necessary formal agreement in accordance with their statutes prior to doing any work on/to the banks of the river.	CSL agrees	
<b>English Heritage</b>	Environmental	Dewatering	Accordingly, we recommend that appropriate conditions regarding the "dewatering mitigation scheme" are attached to any planning consent.	CSL agree with recommendation for a condition	
<b>English Heritage</b>	Environmental	English Heritage Advice	The mitigation scheme set out in section 5.2.7 of Volume 5 of the Environmental Statement should be implemented in full.	CSL will implement in full	

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English Nature	Ecology	BAP species	<p>The bird survey report includes a number of mitigation and enhancement suggestions relevant to important breeding species found at the site, which we would support. However, there is currently insufficient evidence that BAP species such as nightingale, grasshopper warbler and skylark will not be adversely impacted by the scheme.</p> <p>Landscaping/management plans for the site should be addressed and further measures should be included within the ES. All vegetation should be removed outside the bird breeding season, or following checks by a suitably experienced ornithologist.</p>	<p>Once the hydraulics are completed, detail designs can be made so that CSL landscape and management proposals will be able to consider how BAP species will be protected, wherever possible identifying means to enhance existing habitats etc. It would be possible to do this through development of an Ecological Plan for the proposed development.</p> <p><i>See "Update on Ecological Assessment and Response to Planning" (June 2006)</i></p>	
English Nature	Ecology	Birds	<p>It should be noted that the "Breeding and Wintering Bird Survey" only covers the spring and early summer period (March to July), not the wintering survey period. A wintering bird survey should be undertaken to assess the importance of the area and possible impacts to bird species during that season.</p>	<p>Surveys commenced in early spring and included detection of late wintering birds. Full wintering bird surveys could be completed before constructions commences - this could be done under a planning condition.</p> <p><i>See "Update on Ecological Assessment and Response to Planning" (June 2006)</i></p>	<p>Discussions with Malcolm Busby, Ranger at Milton CP at the time of the scoping opinion stated that the numbers were unlikely to be significant and this was agreed verbally to SCDC.</p>
English Nature	Ecology	Impacts to River and biodiversity	<p>We note that SCDC scoping opinion requested that the Environmental Statement (ES) include specific assessment of the hydrological impacts on biodiversity presented by the proposals.</p>	<p>CSL agrees to conduct assessment following hydraulic studies and FRA Stage 2.</p> <p><i>See "Update on Ecological Assessment and Response to Planning" (June 2006)</i></p>	

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English Nature	Ecology	Mature Trees	We believe that existing mature trees should be retained wherever possible, and that measures are taken to ensure that these are protected during the construction works, such as the implementation of BS5837 for the protection of trees.	CSL agrees to this recommendation as it will arise from detail design step and refinement of the landscape concept plan into a detail landscape plan after hydraulics are completed. <i>Tree survey conducted May 06 . See "Update on Ecological Assessment and Response to Planning" (June 2006)</i>	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
English Nature	Ecology	Other Species Issues	<p>As a general principle it should be recognised that if a development is to be phased or delayed, the situation regarding the protected species should be reviewed periodically, especially in the period immediately before operations are carried out on any potentially suitable parts of the site for protected species. Many protected species are highly mobile, and their occurrence in an area can change rapidly, so the information collected may become out of date in a relatively short space of time. In addition, we would advise a "walk over" survey be carried out prior to the commencement of work to ensure that the status of protected species in the area has not changed. A suitably experienced and licensed ecologist should guide contractors undertaking site works in areas of ecological importance. All contractors should be made aware of the potential presence of protected species, the legislation afforded to them, and the protocol should be found during works. Good practice would be addressed in a CEMP.</p>	<p>An Ecological Plan could be produced for the site that addresses impacts of phased development.</p> <p>Walk-over by ecologist before works commence. Contractor to work under ecologist, protocol for presence of protected species. Species monitoring programme should be implemented to assess success of mitigation measures. This is standard practice for protected species that are translocated. Thus the need for this would be determined by the translocation works carried out on site. It would be detailed in method statements produced as part of licence applications to EN. This depends on the presence or absence of protected species (water voles for example).</p> <p><i>See mitigation/compensation outline in See "Update on Ecological Assessment and Response to Planning" (June 2006)</i></p>	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
English Nature	Ecology	Protected Species	Reference Circular to PPS9 (dated 6/2005) We also have concerns that the applicant has provided insufficient information regarding mitigation for protected species, and enhancement measures for ecological benefit.	PPS 9 is a new policy – any revised ES will need to refer to this and take on board the requirements of the PPS.	
English Nature	Ecology	Reptiles and Amphibians	The report is currently unclear as to the level of survey effort undertaken for these groups, or why only certain areas of the site were surveyed when the Phase 1 had indicated other areas also held potential habitat to hold these species. This issue should be clarified and further mitigation detailed accordingly.	As with water voles - address proposed design footprint and method of working, then resurvey to develop mitigation measures. Pre-construction work to remove reptiles prior to works on site commencing. <i>See mitigation/compensation outline in "Update on Ecological Assessment and Response to Planning" (June 2006)</i>	

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English Nature	Ecology	Water Voles	Note - Standard survey was undertaken. Additional survey recommended in Section 6.1.7 page 11 of MM Ecology Chapter. Note - Standard survey undertaken Mitigation strategy and methods require clarification. Further details of the water vole mitigation strategy should be provided and agreed to include the proposed methodology and timings of any translocation; provision, enhancement and management of suitable water vole habitat at the site; monitoring programs to ensure success of translocation. It would be appropriate to undertake further water vole surveys to guide mitigation.	<i>Updated survey undertaken in May 2006. See "Update on Ecological Assessment and Response to Planning" (June 2006)</i>	
Environment Agency	Environmental	Abstraction	It is the responsibility of the developer to seek and abstraction licence from the environment agency	The lake development will be designed with these constraints in mind.	
Environment Agency	Environmental	Canal	The design of structures that convey the floodwater through the canal are a fundamental part of the flood storage calculations.	It was agreed to propose a condition that Design drawings will arise as a result of hydraulic studies and following the Stage2 FRA. (see culverts and canals)	
Environment Agency	Drainage	Construction	All surface water from roofs will be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.	CSL agrees	



Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<b>Environment Agency</b>	Environmental	Culverts and Canal	The EA met with the Trust and consulting engineers from WSP on several occasions to clarify issues and request additional information on the culvert and canal.	<p>See WSP report, "planning statement: Canal and Lake Operations" submitted to EA on 2/6/06. A plan will be submitted as a result of Stage II FRA process, in support of the proposed railway culverts and canal control structures to assess their impact upon the flood plain regime.</p> <p>Additional information was shared in a 7 July 2006 meeting that led to an agreement to propose conditions on a number of items. Draft language for those items is attached in the column on the right (ref letter to EA 28 July)</p>	<p>No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.</p> <p>No development approved by this permission shall be commenced until a scheme for the maintenance of surface water drainage system, including pump systems has been submitted to and approved in writing by the Local Planning Authority. The satisfactory maintenance scheme shall be carried out in accordance with details and timetable agreed.</p> <p>No development approved by this permission shall be commenced until a Stage 2 Flood Risk Assessment is submitted and approved by the Local Planning Authority. The assessment shall include that recommended within Stage1 Flood Risk Assessment (August 2005).</p>

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<p><b>Environment Agency</b></p>	<p>Environmental</p>	<p>Culverts and Canal</p>		<p>proposed conditions at right (cont'd)</p>	<p>Development approved by this permission shall be constructed in accordance with full details approved in satisfactory Stage1 and Stage 2 Flood Risk Assessments.</p> <p>Before commencement of the development a satisfactory flood contingency plan must be approved in writing by the Local Planning Authority in accordance with the Stage 2 Assessment and held on site for use at all times.</p> <p>The Trust also agrees to work out an agreement to operate the proposed telemetry controlled penstocks and pumping station which we suggest can be covered by the following condition:</p> <p>No development approved by this permission shall be commenced until that operational strategy and details of the telemetry system have been approved by the EA. The Stage2 Flood Risk Assessment (FRA) shall set out the proposed operation of the penstocks and pumping systems associated with the perimeter drains. The Stage 2 FRA should also provide details on the proposed telemetry</p>

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Environment Agency	Environmental	Dewatering	Where <u>dewatering is required</u> then the water should not be disposed of via any ground surface, drain or watercourse without an <u>appropriate consent</u> to discharge from the appropriate regulatory body (Environment Agency or water company) being in place.	CSL agrees	
Environment Agency	Drainage	Discharge	Only clean, uncontaminated surface water may be discharged to any soakaway, watercourse or surface water sewer.	CSL agrees	
Environment Agency	Drainage	Discharge	Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.	CSL agrees	
Environment Agency	Drainage	Discharge	<u>All surface water drainage</u> from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.	CSL agrees	
Environment Agency	Drainage	Foul drainage/trade affluent	Dewatering the proposed excavation may lower groundwater levels locally and may derogate nearby domestic and licensed groundwater sources and other water features. The applicant should locate all these and agreement should be reached with all users of these supplies for their protection during dewatering.	CSL will undertake this step in conjunction with overall hydraulic work.	

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Environment Agency	Environmental	Fuel Storage on site	The site developer should ensure that adequate protection is afforded to bulk storage of fuel on site to prevent damage from demolition activities or vehicle movements, and to guard against vandalism. Where relevant, oil storage should comply with The Control of Pollution (Oil Storage) (England) Regulations 2001.	CSL agrees to follow guideline	
Environment Agency	Environmental	hydrology	The Agency following previous consultation on this development required to collect groundwater and rainfall data in the area. Piezometers and a rain gauge were installed by Datolite Enterprises in 1996. Any Environmental Statement in support of this development should contain a full hydrological assessment, based on the monitored groundwater level data and rainfall data collected since that time. The assessment should include interpretation of the data, details of ameliorative actions if required by the consequences of the development and measures to be taken to protect water resources in the area and safeguard existing protected rights.	This will follow as a condition proposed in EA memo dated 17 October 2005	

<b>Consultee</b>	<b>Type</b>	<b>Item</b>	<b>Comment</b>	<b>CSL Response</b>	<b>Suggest language for condition</b>
<b>Environment Agency</b>	Environmental	Pollution prevention	The bunded areas shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein.	CSL suggest that this be a condition	The installation will where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997.
<b>Environment Agency</b>	Environmental	Riparian Rights Downstream	riparian owners still have a duty to allow the watercourse to continue on downstream. Therefore we suggest that formal written confirmation be sought from the downstream riparian owners as any diversion of channel regardless of whether it is dry most of the time is taking away the downstream owners right to the water available from the watercourse at certain times of year. Network Rail may be the riparian owner of watercourses that flow in culvert under the railway.	CSL takes note of comment and will comply with existing requirements.	
<b>Environment Agency</b>	Environmental	Surface water discharge	There shall be no discharge of surface water contaminated with sediment to any watercourse (particularly with reference to the construction phase of the development). If such a discharge is envisaged, the applicant should contact the Environment Agency beforehand.	CSL suggest that this be a condition	

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Environment Agency	Environmental	Water abstraction from Cam	The proposal does not explain how the lake will be initially filled, presumably this will be from the River Cam. If this is the case under the terms of the Water Resources Act 1991 as amended by the Water Act 2003 a licence to abstract water will be necessary.	CSL agrees	
Environment Agency	Environmental	Water Features	It is advised that before the site is developed a water features survey is undertaken to identify all wells and boreholes. Within the site there may be a number of wells and boreholes that will need to be properly sealed and abandoned to avoid future risks of groundwater pollution. Advice on how to seal boreholes is available from the Agency, and a publication titled "Decommissioning Redundant Boreholes and Wells" is available on request. It is likely that <u>a</u> more detailed analysis of the impacts on the River Cam will need to be made in the environmental statement to support such an abstraction, please contact the Water Resources Department of the Environment Agency for further details.	CSL suggests that this be conditioned	
Environment Agency	Environmental	Water Resources	The applicant must ensure that this is the case as it is their responsibility to ensure that the development will not affect any water features including boreholes, wells, springs streams and ponds, in the area.	CSL will address this during the hydraulic study. Suggest it be part of a condition	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Environmental Agency	Drainage	Drainage Works		CSL suggest new condition language	No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
Environmental Agency	Environmental	Flood Contingency	Before commencement of the development a satisfactory flood contingency plan must be submitted and approved in writing by the Local Planning Authority in accordance with the Stage 2 Flood Risk Assessment and held on site of use at all times.	This will follow as a condition proposed in EA memo of 17 October 2005	
Environmental Agency	Drainage	Maintenance of drainage works	No development approved by this permission shall be commenced until a scheme for the maintenance of surface water drainage system, including pump systems has been submitted to and approved in writing by the Local Planning Authority. The satisfactory maintenance scheme shall be carried out in accordance with the details and timetable agreed.	<i>see WSP planning statement 1: site drainage 31 May 2006 submitted to SCDC Drainage Manager. CSL Awaiting Comment.</i>	
Environmental Agency	Flood Risk	STAGE 2 FRA	Development approved by this permission shall be constructed in accordance with full details approved in satisfactory Stage 1 and Stage 2 Flood Risk Assessments.	No development approved by this permission shall be commenced until a stage 2 Flood Risk Assessment is submitted and approved in writing by the Local Planning Authority. The assessment shall include recommended within Stage 1 Flood Risk Assessment (August 2005).	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<b>Environmental Health</b>	Environmental	Noise		CSL suggests that this be conditioned	<p>Following the commencement of the use of the lake, noise emitted from the use of plant and machinery on the site shall not exceed 41 dB (A) L<sub>max</sub> (slow) or L<sub>Aeq</sub> (fast) (one minute) between 07.30 hours and 18.00 hours Monday to Friday and 41 dB (A) L<sub>max</sub> (slow) or L<sub>Aeq</sub> (fast) (one minute) between 07.30 hours and 13.00 hours on Saturdays as measured 1 metre from the façade of the nearest houses to the site.</p> <p>Following the commencement of the use of the lake, no power operated machinery shall be operated on the site before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor any time on Sundays, Bank or public Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.</p>
<b>Environmental Health</b>	Environmental	Pollution	Ground Pollution/contamination issues - should be looked at in accordance with PPS23 Annex 2.	As a condition, An assessment of fugitive dust emissions during excavation and soil movement could be undertaken.	
<b>Milton Parish Council Notes</b>	Archaeology	Archaeology	Artefacts	Willing to periodically display Artefacts but not to house them. CSL can not serve as a depositary or museum.	
<b>Milton Parish Council Notes</b>	General	Business Plan	Questions were asked about the business plan for the Project.	It is the responsibility of CSL Board of Trustees to assure that organisation pursue its mission in an appropriate and sustainable manner.	



Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Milton Parish Council Notes	Environmental	Construction	Access via Fen Road	It will be necessary to use Fen Road for the construction of the Canal only.. Steps will follow best practice of construction code guidelines	
Milton Parish Council Notes	Environmental	Construction	Work Days and times	recommend it be a condition	<p>Following the commencement of the use of the lake, noise emitted from use of plant and machinery on the site shall not exceed 41 dB (A) Lmax (slow) or LAeq (fast) (one minute) between 07.30 hours and 18.00 hours Monday to Friday and 41 dB (A) Lmax (slow) or LAeq (fast) (one minute) between 07.30 hours and 13.00 hours on Saturdays as measured 1 metre from the façade of the nearest houses to the site.</p> <p>Following the commencement of the use of the lake, no power operated machinery shall be operated on the site before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor any time on Sundays, Bank or public Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.</p>
Milton Parish Council Notes	Environmental	Construction access	We are concerned as to how the "construction traffic" will access the cut between the railway and the river without using Fen Road.	Construction vehicles will need to use Fen road for a limited period to construct canal on eastern side of railway. All other vehicles will enter site through Car Dyke Entrance.	
Milton Parish Council Notes	Drainage	Drainage	System details, watercourses and pump maintenance	CSL will adopt EA and the appropriate drainage board recommendations. Maintenance will be outsourced to an approved resource.	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Milton Parish Council Notes	Flood Risk	Drainage	We wish to see a detailed drainage plan. Landowners and farmers in the village need to know how the drainage will work.	CSL has submitted detailed plans for existing and proposed system to SCDC Drainage manager and the EA.	
Milton Parish Council Notes	Environmental	Drove Road	Either another 30m length of the Drove Road should possibly be within the red line area, or a parallel flat access to the field and the Drove Road needs to be within the red line area. (This will also mean altering drainage ditches and channels under the road.)	CSL will look into this issue in greater detail.	
Milton Parish Council Notes	Environmental	Ecology	Badgers	Further surveys will be undertaken as part of a Ecological Plan and as part of the Construction Environmental plan to be a planning condition <i>See mitigation/compensation outline in "Update on Ecological Assessment and Response to Planning" (June 2006)</i>	
Milton Parish Council Notes	Environmental	Ecology	Badgers	Further surveys will be undertaken as part of a Ecological Plan and as part of the Construction Environmental plan to be a planning condition <i>See mitigation/compensation outline in "Update on Ecological Assessment and Response to Planning" (June 2006)</i>	
Milton Parish Council Notes	Environmental	Fen Road Bridge	This should be shown in the red line area.	CSL will consider whether the red line should be extended to ensure that ramps wither side of the Fen Road Bridge do not obstruct visibility for vehicles crossing the railway.	
Milton Parish Council Notes	Environmental	Fen Road Milton	Slope and levels	Final figures subject to detailed design phase as a condition prior to construction	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<b>Milton Parish Council Notes</b>	Environmental	Fen Road Milton	Access to field and Drove Road	Subject to detailed design phase	
<b>Milton Parish Council Notes</b>	Environmental	Fen Road Milton	Access to gate keeper's cottage	CSL will meet requirement of Network Rail on matter.	
<b>Milton Parish Council Notes</b>	Environmental	Fen Road Milton	Pedestrian Access for Milton only residents	Access for pedestrians and cyclists open to all visitors.	
<b>Milton Parish Council Notes</b>	Environmental	Fen Road Milton	The Road will apparently slope a 1:20 (max) on the approach to the bridge, so 30m of road approaching the bridge will form a slope.	Final details subject detail design phase following hydraulics study.	
<b>Milton Parish Council Notes</b>	Environmental	Fen Road Milton	The access to the last field on the left before the lake must be maintained. We are concerned about the level of slope from the road into the field.	Subject to detailed design phase	
<b>Milton Parish Council Notes</b>	Flood Risk	Flood Contingency	If the gradients of banks are greater than 1:3 we are concerned that there may be a slip as has happened on more than one occasion at A10/A14 interchange embankments.	CSL notes comment	
<b>Milton Parish Council Notes</b>	Environmental	Noise	"noise Levels" must be kept to a minimum early and late in the day.	CSL suggests that this be conditioned	Following the commencement of the use of the lake, noise emitted from use of plant and machinery on the site shall not exceed 41 dB (A) L <sub>max</sub> (slow) or L <sub>Aeq</sub> (fast) (one minute) between 07.30 hours and 18.00 hours Monday to Friday and 41 dB (A) L <sub>max</sub> (slow) or L <sub>Aeq</sub> (fast) (one minute) between 07.30 hours and 13.00 hours on Saturdays as measured 1 metre from the façade of the nearest houses to the site.
<b>Milton Parish Council Notes</b>	Environmental	occupational drove	Access to the land opposite will be affected (Drove Road?)	CSL takes note of comment	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<b>Milton Parish Council Notes</b>	Flood Risk	Perimeter Drains	We wish to know the capacities of the perimeter drains. We have not seen cross sections for the lake. In particular we would like to see a cross sections showing the storage lake, railway line and the River Cam.	CSL will follow guidelines of the EA as a consequence of hydraulic study.  <i>see Report submitted to EA and Drainage Manager June 2006</i>	
<b>Milton Parish Council Notes</b>	Environmental	Planning Policies	Safeguard of policies	CSL will work with planning officers to assure compliance with all policies	
<b>Milton Parish Council Notes</b>	General	Section 106	Governance	Governance is not a planning issue.	
<b>Milton Parish Council Notes</b>	General	Section 106	Public Access	Set forth in Third Schedule of proposed Section 106 draft bilateral agreement.	
<b>Milton Parish Council Notes</b>	General	Section 106	Operational Year	CSL will keep the park open a minimum of 300 days per year to access.	
<b>Milton Parish Council Notes</b>	General	Section 106	Consultation	Trustees will seriously consider input from any reasonable form of consultation. An Advisory group is proposed.	
<b>Milton Parish Council Notes</b>	General	Section 106	Site Operations	CSL will work with planning officers to assure compliance with all policies	
<b>Milton Parish Council Notes</b>	Environmental	Work Days	Work should be restricted to half day on Saturdays and none of the Sundays/Bank Holidays.	CSL suggests that this be conditioned	Following the commencement of the use of the lake, no power operated machinery shall be operated on the site before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor any time on Sundays, Bank or public Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
<b>Network Rail</b>	Archaeology	Engineering	We would appreciate detailed engineering information on: * The phasing of the extraction,	CSL refers to research design and mitigation outline	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Network Rail		Railway	* the depth of the excavation	CSL will flow Netrail process	
Network Rail		Railway	* excavated slope angles and restored slope angles	CSL will follow Netrail process	
Network Rail		Railway	* proposed stand-off to the railway boundary,	CSL will follow Netrail process	
Network Rail		Railway	* location and height of soil and overburden storage mounds,	CSL will follow Netrail process	
Network Rail		Railway	* details of any site dewatering,	CSL will follow Netrail process	
Network Rail		Railway	* location of internal haulage routes,	CSL will follow Netrail process	
Network Rail		Railway	* details of any imported fill material	CSL will follow Netrail process	
S.C.D.C.	Ecology	Bat Report	Identifies trees with potential to support bats but not clear if these are to be lost. Trees must be checked in advance of the application	Usually dealt with as a planning condition – CSL will ensure compliance with the W&CA and Habitats Regulations and repeat any survey before trees were felled. This would be done as preconstruction works.	
S.C.D.C.	Ecology	Biodiversity mitigation		Please see mitigation and compensation outline in Update on Ecological Assessment and Response to Panning (June 2006)	
S.C.D.C.	Ecology	Endangered Species	I am not satisfied that enough consideration has been given to the mitigation required to protect the nightingale site, the grasshopper warbler site and the usage of the general area for skylarks.	Please see mitigation and compensation outline in Update on Ecological Assessment and Response to Panning (June 2006) However, to do this in sufficient detail, then the engineering design needs to be progressed and the hydrological modelling of the system that would result needs to be undertaken. Then detailed impact assessment would be carried out and the table produced. Detail proposals must interface with landscape proposals and drafting a long term management plan.	
S.C.D.C.	Ecology	Great crested newts (GCN)	Clarify survey work near to identified pond	Please see survey work in Update on Ecological Assessment and Response to Panning (June 2006)	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
S.C.D.C.	Ecology	Habit Gains	What will be the actual areas of habitat gain regarding hedges, scrub, ditches, grassland and open water?	Please see mitigation and compensation outline in Update on Ecological Assessment and Response to Panning (June 2006). Map of habitat gains.	
S.C.D.C.	Ecology	habitats	Set out detailed mitigation areas of habitat gain etc. Clear table to show losses and gains (of habitat/species)	To do this in sufficient detail, then the engineering design needs to be progressed and the hydrological modelling of the system that would result needs to be undertaken. Then detailed impact assessment would be carried out and the table produced. Detail proposals must interface with landscape proposals and drafting a long term management plan	
S.C.D.C.	Ecology	Nest Boxes etc	Other simple measures for biodiversity gain such as provision of specialist nest boxes and otter holts have not been explored.	Specific measures not explored to date – but would be part of an Ecological Plan.	
S.C.D.C.	Ecology	Reptiles	Clarify survey work in relation to refuges – mark on maps	Discussed this with SCDC – it should be included in an Ecological Plan. Please see mitigation and compensation outline in Update on Ecological Assessment and Response to Panning (June 2006)	
S.C.D.C.	Ecology	Water Voles	The creation of new ditches will be important for the biodiversity, and especially water voles, in the long term yet no typical cross sections are shown of the new ditch and no further details are provided on the means of translocation vegetation or seeding their banks.	Survey redone in May 2006. Please see mitigation and compensation outline in Update on Ecological Assessment and Response to Panning (June 2006)	
S.C.D.C.	Ecology	Water Voles	There is no clear "Water Voles" mitigation strategy.	See comment to EN Response in Table 1.	
SCDC Drainage Mgr	Environmental	Drainage	Detailed drawings of the proposed aqueduct at award drain No 291 will be required	CSL suggest that this be a condition	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<b>SCDC Drainage Mgr</b>	Environmental	Award Drains	Prior consent will be required for the proposed diversion of the award drains.	CSL suggest that this be a condition	
<b>SCDC Drainage Mgr</b>	Environmental	Perimeter Drains	Responsibility for the upkeep and maintenance of the new perimeter drains on the site must be clearly defined	CSL will outsource upkeep and agrees to a condition on the matter. See proposed condition language in draft 10 of Section 106 entitled Awarded Water Courses.	
<b>SCDC Drainage Mgr</b>	Environmental	Riparian Rights Downstream	All riparian field drains affected by the development must be identified and diverted as appropriate	CSL suggests that this be a condition	
<b>SCDC Drainage Mgr</b>	Environmental	Drainage maintenance	The future maintenance and replacement of all structures, pumping systems and other features on the award drain that are associated with the development shall be clearly outlined within a S106	Refer to document, Planning Statement 1 :Site Drainage.(2 June 2006)  CSL suggests that this be conditioned	
<b>SCDC Landscape</b>	Environmental	Landscape	landscape character would significantly change over a large area	CSL agrees that character will change as the park is being created for specific activities and that it will not longer be farmland.	
<b>SCDC Landscape</b>	Environmental	Landscape	lack of detail on heights	From bunding to address wind attenuation, heights will range from 7 - 10 m AOD.	
<b>SCDC Landscape</b>	Environmental	Landscape	How much planting can be done in early stages if project is done in phases?	It is anticipated that landscaping can be addressed in the majority of the areas outlined in the Phase I site plan except in the vicinity around the Competition Lake.	
<b>SCDC Landscape</b>	Environmental	Landscape	Appropriateness of some of the species proposed	CSL is open to discussion of plant species that would become part of detail landscape plan subsequent to hydraulics studies	
<b>SCDC Landscape</b>	Environmental	Landscape	Photomontage points selected do not realistically show the impact and other sites should be included	CSL disagrees with observation. The sites chosen reflect common vantage points from public pathways that are representative of the vistas impacted.	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
SCDC Landscape	Environmental	Landscape	There are conflicting statements about the types of planting between the different sections.	CSL will be pleased to review types of planting to be included in the preparation of detail landscape plan.	
SCDC Landscape	Environmental	Landscape	Concern about the height and massing of the mounding proposed	As all the fill will remain on site, the plan consider what will be required to develop and protect the interior of the park that promotes both enjoyment and sustained usage of the sport facilities within.	
SCDC Landscape	Environmental	Landscape	Loss of all existing features on the site, and the potential impact to adjoining ones.	the site will contain features that support the proposed activities and purposes of the park. Landscape design seeks to integrate external views with the character of the local area.	
Sport England	Planning	Access	Sport England supports the general principle of developing a multi-sport facility that will serve not only "elite" users, but people new to sport and those seeking to improve and develop their skills within a structured environment.	Refer to CSL Public Access in draft Section 106	
Sport England	Planning	Canoe	Canoeing (1999-2004) identifies a need for a regional performance centre and development centres for spring racing.	CSL agrees	
Sport England	Planning	Maximising Benefit to Sport	Adoption of a community use agreement that maximises the benefit to sport in terms of making provision for community access to the facilities.	no comment	



Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
Sport England	Planning	public access	We also support the aim of encouraging informal recreation and public access to the site, through the draft 106 obligation, as it is important that the site and facilities are seen as genuinely accessible to all members of the community.	Done.	
Sport England	Planning	Standards	meet adopted international, national and sport-specific technical standards.	site plans comply with these standards	
Sport England	Planning	Summary	In general terms, Sport England is supportive of this proposal, which would appear to meet an identified strategic/sub-regional need for additional rowing facilities in the Cambridge Area.	CSL agrees	
Sport England	Planning	Triathlon & Cycling	triathlon and cycling to ascertain the status of the proposed facilities within the national/regional hierarchy of facilities for those sports, though I note the general letters of supports from the British Triathlon Association (dated 22 September 2003), British Canoe Union (dated 5 December 2005) and British Cycling (dated 17 October 2005).	CSL takes note of comment	

Consultee	Type	Item	Comment	CSL Response	Suggest language for condition
<b>The Wildlife Trusts</b>	Ecology	Ditch Habitat	Note – the MM letter to SCDC dated 13 May 2003 stated that a wintering bird survey was not envisaged to be undertaken as numbers are unlikely to be significant. Note - Discussions with Malcolm Busby, Ranger at Milton CP at the time of the scoping opinion stated that the numbers were unlikely to be significant and this was agreed verbally to SCDC.	CSL will utilize a wider margin on either side of the ditch in designated areas to create a more desirable vole habitat; This normally be dealt with by specific mention in tender documents, requiring specific issues to be included in the Construction Environmental Management Plan (CEMP) and possibly through planning conditions. Include requirement in the tender for the construction works for contractor to produce detailed CEMP showing how phased development will take into account ecological plan.	
<b>The Wildlife Trusts</b>	Ecology	Grasslands	provision should be made for creating areas of wildflower species rich grassland. In addition rides in the newly created woodland could instead be created using an appropriate woodland seed mix that would encourage a more varied and interesting mix of flora.	CSL agrees to follow guideline. Please see mitigation/compensation in Update on Ecological Assessment and Response to Planning" June 2006	
<b>The Wildlife Trusts</b>	Ecology	Trees	We suggest these should instead be native local species such as Oak, Ash and Willow species.	A detailed landscape design plan will be developed following decision phase.	
<b>The Wildlife Trusts</b>	Ecology	Water Voles	We also have concerns over the proposed translocation of water voles from the existing ditches.	see Update Ecological Assessment and Response to Planning submitted in June 2006 to SCDC for strategy	
<b>Waterbeach comments</b>	Environmental	Bicycle pathway	A footpath/cycleway for the south side of Car Dyke Road from the site entrance.	CSL disagrees due to safety issues on Car Dyke Road and to and from A10 for cyclists. We understand the Car Dyke Road is not recommended by Sustrans.	

<b>Consultee</b>	<b>Type</b>	<b>Item</b>	<b>Comment</b>	<b>CSL Response</b>	<b>Suggest language for condition</b>
<b>Waterbeach Internal Drainage Board</b>	Environmental	Groundwater Protection	We require your written confirmation that there will be no detrimental effect on groundwater level in this area due to the rowing lake both during the construction phase and when in operation.	CSL will undertake this step in conjunction with overall hydraulic work. CSL will follow recommendations from EA and SCDC Drainage Manager. See <i>Planning Statement1: Site Drainage (JUNE 2006)</i>	
<b>Waterbeach Internal Drainage Board</b>	Environmental	Water Resources	We require your written confirmation that there will be no detriment to abstractors within the District due to the operation of the rowing lake.	CSL agrees to furnish such documentation	
<b>Waterbeach Parish Council</b>	Transportation	traffic	concern on the impact of traffic on Car Dyke Road on the intersection of the A10 and into the village	CSL will take guidance from the local Highway authority.	