

Item	Comment	Response
Construction Traffic	The paper omits any reference to the many large construction vehicles that will be accessing the site during the construction period. It is possible that work has already started as the contractors sign has been up at the entrance to Park Farm off Church Lane for some weeks.	Construction traffic will be directed to approach the Farm from the South via the A 428/A1303.
Milk Lorries	The paper omits all reference to the regular milk lorries visiting the site daily all of which appear to be large articulated lorries. The Council is fearful about the extra traffic flow through the village due to the expansion at Park Farm.	There will be no increase in milk lorry traffic as a result of this proposed development.
Grain Storage Grain Storage	<p>Grain Storage – the paper correctly describes the period of harvest but to suggest one extra movement per day is clearly incorrect. During the harvest period, which is in fact much shorter than three months and is more likely about three to four weeks, we understand from this application that the new corn store of 2000 tonnes will be filled with corn or oil seed rape. At approximately 8 tonnes per trailer load this is 500 movements over at most 30 days being at least 16 per day, but as the combine will be emptied about 3 times per hour by a tractor and trailer the likely movements on days when the crop is harvestable will be up to and possible more than 9 hours a day or upwards of 54 movements per harvestable day.</p> <p>Added to this disruption will be the grain lorries taking produce to ports such as Felixstowe Liverpool etc. These will be 40 tonne articulated lorries, so we can expect over the selling year, which can be as long as a year, at least 100 movements. This is in addition to other lorries which already pass noisily through the village.</p>	<p>We are anxious to ensure that there will be no increase in overall traffic movements through Madingley village as a result of this proposed development.</p> <p>There will be an increase in tractor grain trailer movements during the harvest season but wherever possible these movements will be directed away from the village using internal farm roads including the 'cinder track' from the Dry Drayton Road.</p> <p>The traffic volumes suggested by the Parish Council are based on inaccurate assumptions about trailer volumes and traffic movements.</p> <p>Grain lorry traffic movements will be directed to and from the farm via the A428 and A 1303.</p> <p>It is not intended that these vehicles will pass through the village.</p>

Appendix 2

<p>Lorry Movements</p>	<p>The Council would like a requirement included in the permission that all lorry movements for Park Farm are required to turn right only out of the main Park Farm access, and all movements in should come from the top Madingley roundabout.</p>	<p>We are anxious to ensure that there will be no increase in overall traffic movements through Madingley village as a result of this proposed development.</p> <p>Lorry traffic wherever possible will be directed to and from the farm via the A428 and A 1303.</p> <p>It would not, however, be practical or reasonable for all existing lorry traffic to be re-routed in this way.</p>
<p>Tractor Movements</p>	<p>Also all tractor movements from beyond the Dry Drayton road should access the farm up the "cinder track" accessed beside New farm on Dry Drayton Road rather than driving through the centre of the village. All lorries that have to access Park farm to or from Dry Drayton village use this same "cinder Track" for access to and from Park Farm.</p>	<p>Where practicable we will use this route so as to avoid farm traffic passing through Madingley village.</p> <p>The track, however, is not suitable to accommodate lorry traffic and we do not consider that it would be appropriate or desirable for any lorry traffic from the Dry Drayton Road to access the farm using this route.</p>
<p>Use of Cambridge Road</p>	<p>All Traffic from the Southern – Cambridge Road end of Madingley should access Park Farm only via the A1303 and the top Madingley Roundabout</p>	<p>We have no wish to increase traffic movements along the Cambridge Road as a result of this development.</p> <p>Wherever possible traffic will be directed to and from the farm via the A428 and A 1303 (which is in any event the shorter route to the farm.)</p>
<p>Feed Deliveries and Light vehicle movements</p>	<p>As Park Farm will be seeing a very sizable increase in new traffic we suggest that the traffic requirements mentioned above should apply to all traffic to and from Park farm.</p>	<p>We are anxious to ensure that there will be no increase in overall traffic movements through Madingley village as a result of this proposed development.</p> <p>It would not, however, be practical or reasonable for all existing farm traffic to be re-routed in this way.</p>

<p>Traffic calming</p>	<p>From the application the extra annual traffic No's adds up to 16,184 vehicles per annum. This is a very large increase. The application goes on to suggests offer for traffic management which is not included. It is likely that moving the traffic calming at the top of Church Lane about 30 meters uphill, and additional similar traffic calming on the Avenue entrance to the village would help the traffic position in Madingley.</p>	<p>The traffic volumes suggested by the Parish Council are based on inaccurate assumptions about traffic movements.</p> <p>There will be an increase in traffic as set out in the traffic assessment accompanying our application but it is our aim to ensure that there will be no increase in traffic passing through Madingley village.</p> <p>Traffic management arrangements will direct new traffic, generated as a consequence of this development, to access the farm from the south wherever possible. We do not believe that additional or revised the traffic calming measures are necessary as a consequence of the proposed development.</p>
<p>Pollution Issues (Air Soil and Water)</p>	<p>Park Farm occupies a situation from which virtually all effluent drains into the village, including Madingley Hall grounds, the top and bottom lakes, and the neighbourhood of New Farm.</p> <p>A recent DEFRA report states: "The overall objective of this project is to improve our understanding on contrasting cracking clay soils of the interactions that occur between livestock manure multiple pollutant loss processes and pathways to the AIR (i.e. ammonia and nitrous oxide) and WATER (i.e. nitrate-N, ammonium-N, phosphorus, sediment and microbial pathogens) environments. In the region of 90 million tonnes of farm manures, supplying 450,000 tonnes of nitrogen (N) and 119,000 tonnes of phosphorus (P) are applied to agricultural land in the UK each year. These applications are a valuable source of plant available nutrients, however, they also pose a significant risk of diffuse air and water pollution.</p> <p>Indeed, many agencies here and elsewhere highlight the dangers of pollution from farm waste, e.g.: "The collection, storage and handling of wastes from agriculture continues to be a major challenge on many Northern Ireland farms. It is estimated that each year some 20 million cubic metres of farm wastes are produced and require storage. Virtually all of this is disposed of by land spreading.</p>	<p>A large new slurry store was installed at the farm in 2010 and farm effluent is pumped into this storage tank. It is not the case 'virtually all effluent drains into the village'</p> <p style="text-align: center;">Noted</p> <p style="text-align: center;">Noted</p>

	<p>Agricultural wastes, including silage effluent, slurry and dirty yard water have a very high pollution potential. Silage effluent is most polluting at about 200 times the pollution potential of raw domestic sewage. When agricultural wastes get into waterways the consequences for river life can be devastating. In serious pollution cases all river life can be killed for considerable distances downstream. Responsible farm waste management is essential to ensure pollution is prevented.”</p> <p>www.dardni.gov.uk/ruralni/index/.../farm_waste_management.htm</p>	<p>Noted</p>
<p>Ponds and Water courses</p>	<p>The Council is extremely concerned over contamination of our ponds and watercourses, as this has happened in the past. Apart from the carp, which are adapted to muddy water, the lake appears to have far fewer invertebrate fauna than would be expected in such a body of water. we strongly recommend that permission should not be given until there has been a precise assessment, independent of the University, of the present and predicted future state of all ponds and watercourses within Madingley Parish regarding the effect on them of the current and future farming practices. The consultant and or the Environment Agency should be asked to advise how to mitigate any problems identified, and the permanent correction of any issues should be a condition of this planning permission, as well as ongoing future monitoring.</p>	<p>The University are equally concerned to avoid contamination of ponds and water courses and we work with the Environment Agency to ensure that this is the case.</p> <p>All three Lakes in Madingley are actively managed and have been dredged recently – which may have had a temporary effect on aquatic fauna.</p> <p>The University’s Environment Office carries out periodic water quality monitoring of these lakes and will continue to do so. To date nothing has given them cause for concern.</p> <p>It is estimated that there will be less than a 10% increase in the additional slurry that will be generated as a result of the proposed development and that will be catered for in the new slurry storage facility constructed on the farm in 2010.</p>
<p>Slurry spreading</p>	<p>Manure is currently spread onto the surface of the University fields. Already, before any expansion, this has caused a very unpleasant smell for residents, which is clearly not mentioned in the application, although it was reported to the SCDC health department last year. Additionally, the manure may lead to soil and water pollution.</p>	<p>It is estimated that there will be less than a 10% increase in the additional slurry that will be generated as a result of the proposed development and this will be piped to the new slurry storage facility constructed on the farm in 2010. This will result in an extra day spreading above that already taking place.</p> <p>SCDC investigated the complaint reported to them but decided that the complaint was unfounded and no action was necessary.</p>

Injection of slurry	The Council would like to see all future manure applications applied by injecting into the ground only. The smell last year when it was spread on the fields for the first time was appalling.	Unfortunately, the cost of injecting slurry means that it is not a viable option particularly given the relatively few days when spreading takes place throughout the year.
Cyclists	It is very likely that some of the veterinary students visiting Park Farm will be unable to afford a vehicle and will travel by bicycle. It is also likely that some of these will travel from the Huntingdon Road area of Cambridge, and or may live at the future Cambridge North West site. We suggest that this permission is also made conditional on the University delivering, building, and maintaining, a safe cycle path on the route shown on the attached plan by letters I, H, F, E, D, C. and F, D. This cycle path proposal is also known in detail over discussions with the University of Cambridge and others over the proposed North West Cambridge scheme.	<p>Veterinary students will continue to access the farm as they do at present, principally by minibus and car. Students do not normally cycle to the farm. It would, therefore, be a wholly unreasonable to require the provision of this cycle path to serve this development.</p> <p>Discussions will however continue with the Parish Council in relation to the North West Cambridge development and the possibility of cycle path provision as part of that development.</p>
Noise	It is certain that the new grain drier will require a large fan and motor. We were advised that this is to be gas powered, but the Council would like re assurance about how much noise this will create and what steps are to be taken with the sighting of the fan house and any noise baffles to mitigate the noise. ? John Clark has suggested this is to be powered by gas but no provision of a bulk gas tank is mentioned	<p>We are awaiting a detailed specification of the proposed grain dryer but are happy that a condition be imposed requiring full details to be submitted and approved before installation.</p> <p>If necessary we would be happy to install noise attenuation measures if noise were considered to be an issue.</p>
Silage	It would be helpful to know which arable fields are to be put down to grass as this will effect silage making traffic flow and stock management vehicle movements.	<p>It is likely that a rotational system will be introduced and the fields put down to grass will change from year to year so it is not possible to provide these details.</p> <p>There will however be no increase in traffic through Madingley village as a result of the increase in the storage of silage, as silage will be transported to the farm along internal farm roads/tracks.</p>

Bunds & Trees	There is reference to bunds and trees and it maybe the case that these bunds are to be planted with shrubs and trees. This may not be the best place to plant these as the banks will be unstable, and there is plenty of room beyond for planting "if required atall"	Noted – but the landscaping of these areas is part of our application and can in our view be implemented satisfactorily
Water Storage	Is it the case that water is only be stored in a lagoon off the grain store? Will this be the sole source of extra yard washing water? How will the lagoon be waterproofed being at the top of a hill?	<p>The 'lagoon' is a balancing pond for the collection of rain water from the grain store roof and subsequent discharge into the adjoining water course.</p> <p>At the suggestion of SCDC, we are also looking at other rainwater harvesting schemes including collecting rainwater from the existing dairy unit for use as flushing water to existing toilet facilities and in collecting roof water from other parts of the site for filtering and pumping into existing storage tanks.</p>
Electricity Transformers	Is the replacement of new electric transformers close to the village hall last week connected to Park Farm, or the University in any way?	No
Diesel Fuel Tank	No details are included about this very large diesel tank and it's bunding , again there is concern about any possible leakage as this is at the top of a hill.	It is intended to install a self bunded fuel tank which will sit on a concrete plinth. The design of the tank is such as to ensure that no spillage could contaminate adjoining water courses.
Environmental Statement	Appears to have an error with the capacity of the new slurry store, and should be $17 * 17 * 3.7 * 3.14159 = 3359$, not 3184!	The capacity of the slurry store constructed in 2010 is 3,359 m3 not the 3,184 m3 as stated in the application. Our apologies for this arithmetical error.