

Appendix 4

Cambridgeshire Flood and Water Supplementary Planning Document (SPD)

Consultation Statement

1. Introduction

- 1.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 require a local planning authority to consult the public and stakeholders before adopting a SPD. Regulation 12(a) requires a statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the SPD.
- 1.2. This statement sets out details of the consultation that has taken place to-date which has informed the development and refinement of the Supplementary Planning Document (SPD). It provides details of the 6 week public consultation between 4th September 2015 and 16th October 2015.
- 1.3. The Cambridgeshire Flood and Water SPD has been prepared to provide guidance on the implementation of flood and water related planning policies contained within the draft or adopted Local Plans of Cambridge City Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council, South Cambridgeshire District Council and Cambridgeshire County Council. Such policies address matters of flood risk, including use of Sustainable Drainage Systems (SuDS), water quality and water resources. The Local Plans set out the overarching policy approach to planning within Cambridgeshire. The SPD will therefore help developers, householders and landowners in preparing planning applications for submission to the relevant Local Planning Authority within Cambridgeshire and will also aid those Councils in making informed decisions on relevant applications.
- 1.4. When adopted, the SPD will be a material consideration when considering planning applications and will form part of the development plan for each local planning authority within Cambridgeshire.

2. Consultation Undertaken

- 2.1. The Cambridgeshire Flood and Water SPD has been prepared by Cambridgeshire County Council in conjunction with the Local Planning Authorities within Cambridgeshire, Environment Agency, Anglian Water and Internal Drainage Boards.

- 2.2. A steering group was set up with representatives from each of these organisations and meetings were held between June 2014 and May 2016. The steering group provided comments on behalf of their organisations on the SPD as it was drafted and after the public consultation. Once sections were completed, either the whole document or particular sections were emailed to the relevant bodies that formed the steering group. Any issues or comments that were raised following this informal exercise were either discussed over the phone, provided within an email, or discussed more widely within one of the steering group meetings. Any amendments following the public consultation are reflected in annex 2.

3. Issues raised during the production stage of the draft SPD (prior to public consultation)

- 3.1. In house consultation with specific teams led to a number of revisions to the SPD before it was made available informally to members of the steering group.
- 3.2. Comments made by members of the steering group were generally supportive, with more focused comments being given on particular sections of the draft SPD.
- 3.3. The Internal Drainage Boards (IDBs), in particular the Middle Level Commissioners, made detailed comments in respect of Chapter 6 (Surface Water and SuDS chapter), focusing on the management of surface water into the IDBS drains.
- 3.4. The Environment Agency also made substantial comments regarding the challenges presented within chapter 6, but were mainly focused on ensuring that the level of guidance given within chapter 4 regarding the Sequential and Exception tests were precise, and provide the right level of guidance for both applicants and the relevant Local Authority.
- 3.5. Chapter 4, and the guidance for the Sequential and Exception tests, were also of particular focus for the Local Authorities within the steering group. Discussions between all members of the steering group agreed to the final suggested wording given within the draft SPD, though ensuring there were sufficient links to national guidance and planning policy on this particular subject.
- 3.6. Substantial changes were made to the level of detail given within chapter 7, as it was considered too lengthy. The revised chapter is shorter in length and is considered more concise by the steering group members.

- 3.7. Following further steering group and informal discussions, it was agreed to revise the length and number of appendices forming the SPD. Some of the detail was considered irrelevant and unnecessary, and did not add to the purpose of the document.

4. Issues raised during the production stage of the final SPD (after public consultation)

- A better understanding of the Fen areas and IDB requirements;
- Managing the conflicts between what works in City and what works in the Fens;
- Ensuring the policy document is as user friendly as possible;
- A better quality document in terms of design and clarity of images and graphs.

The public consultation was held through Huntingdonshire District Council's website consultation page: <http://consult.huntingdonshire.gov.uk/portal/pp/spd/fw>

This consultation statement updates the draft consultation statement to include additional background materials and full details of the formal public consultation on the SPD undertaken between **4th September 2015 and 16th October 2015**.

Formal consultation on the draft SPD

Formal public consultation on the SPD was undertaken from **4th September 2015 until the 16th October 2015**. The draft Flood and Water SPD and supporting documents (Equalities Impact Assessment, Strategic Environmental Assessment (SEA) Screening Statement, Consultation Statement) were made available at

<http://consult.huntingdonshire.gov.uk/portal/pp/spd/fw>

and in hard copy at

- Cambridgeshire County Council's office at Shire Hall, Castle Hill, Cambridge, CB3 0AP, from 9am to 5pm Monday to Thursday, 9am to 4.30pm Friday.
- Cambridge City Council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY, from 8am to 5.15pm Monday, 9am to 5.15pm Tuesday to Friday
- East Cambridgeshire District Council's office at The Grange, Nutholt Lane, Ely, CB7 4EE, from Monday to Thursday 8.45am to 5pm and Friday 8.45am to 4.30pm.

- Fenland Hall Business Reception at County Road, March, PE15 8NQ, from Monday to Thursday 9am to 5pm and Friday 9am to 4.45pm.
- Huntingdonshire District Council's office at Pathfinder House, St Marys Street, Huntingdon, PE29 3TN, from Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm.
- South Cambridgeshire District Council's office at South Cambridgeshire Hall, Cambourne Business Park, Cambourne CB23 6EA, from Monday to Friday 8am to 5.30pm.
- Chatteris Community Hub, 2 Furrowfields, Chatteris, PE16 6DY (Mon, Wed and Fri - 10am to 5pm, Tues - 2pm to 5pm, and Sat - 10am to 1pm)
- March @ Your Service Shop, 8 Broad Street, March, PE15 8TP (Mon, Tues, Wed and Fri - 9am to 4pm, and Sat - 9am to 12.00 noon)
- March Library, City Road, March, PE15 9LT (Mon, Tues, Wed and Fri – 9.30am to 5.00pm, Thurs - 9.30am to 7.00pm, Sat – 9.30am to 4.00pm)
- Whittlesey Community Hub, 31-35 Market Street, Whittlesey, PE7 1BA (Mon and Fri - 9.00am to 5.00pm, Tues and Sat – 9.00am to 1.00pm, Wed - 9.00am to 12.00 noon)
- Wisbech @ Your Service Shop, 2-3 Bridge Street, Wisbech, PE13 1AF (Mon to Fri - 9am to 4pm, and Sat - 9am to 12.00 noon)
- Wisbech Library, Ely Place, Wisbech, PE13 1EU (Mon, Wed, Thurs, Fri – 9.30am to 5.00pm, Tues – 9.30am to 7.00pm, Sat - 9.30am to 4.00pm)
- Fenland Mobile Libraries

Publicity:

The SPD Consultation was publicised on the different Cambridgeshire local newspapers after a press released sent by the County Council prior the consultation.

Results of the formal consultation

The table in annex b (see separate document) provides a summary of the responses received during the public consultation and how they were taken into account.

Annex A

List of the organisations that have been notified of the Draft Flood and Water SPD public consultation.

2 The Drawing Board
A2 Dominion Housing Group
Abbey Properties (Cambs) Ltd
Abbeygate Properties
Abel Energy
Abbots Ripton Parish Council
Abbotsley Parish Council
Accent Nene Housing Society Limited
Acorus RPS
Addenbrookes NHS Foundation Trust
Adlington
Admiral Homespace
Aecom
AFA Associates Specialist Planning Services
Affinity Water
Age Concern Cambridgeshire
Age UK Cambridgeshire
AH Building Design
Alconbury Parish Council
Aldwyck Housing Association
Alexanders
Alison Withers
Alium Design Ltd
Alliance Planning
Allsop
Alsop Verrill Town Planning and Development
Altodale Limited
Alun Design Consultancy
Alwalton Parish Council
AMEC E&I UK for National Grid
Amec Plc
Andrew Firebrace Partnership
Andrew Fleet
Andrew Martin Associates
Andrew S Campbell Associates Ltd
Anfoss Ltd
Anglia Building Consultancy
Anglia Building Surveyors
Anglia Design LLP
Anglia First
Anglian (Central) Regional Flood and Coastal Committee
Anglian Home Improvements

Anglian Ruskin University
Anglian Water Services Limited
Annington Homes
Appletree Homes Ltd
Archade Architects
Architectural & Surveying Services Ltd
Architectural Design Services
Architectural Services
Architecture & Building Design
Arrington Parish Council
Art Architecture Ltd
Ashley Parish Council
Ashworth Parkes Associates
Atkins
ATP Group
Authorised Design Ltd
Axiom Housing Association
Ayres
Babraham Parish Council
Bar Hill Parish Council
Barford & Co
Barham and Woolley Parish Council
Barker Storey Matthews
Barratt Eastern Counties
Barrington Parish Council
Bartlow Parish Council
Barton Parish Council
Barton Wilmore Planning
Beam Estates
Beam Estates Ltd
Beacon Planning
Bedford Borough Council
Bedfordshire Pilgrims Housing Association
Bellway Homes
Ben Pulford Architect Ltd
Bendall and Sons Solicitors
Benwick Parish Council
Berkeley Group Holdings Plc
Bewick Homes Ltd
BGG Associates Ltd
Bidwells
Bidwells Property Consultants
Bird & Tyler
Birketts LLP
Bloombridge Development Partners
Bloor Homes

Bloor Homes South Midlands
Blue Tree Specific Skills
Bluntisham Parish Council
BMD Architects
Bond Chartered Architects
Borough Council of Kings Lynn & West Norfolk
Bottisham Parish Council
Bourn Parish Council
Bovis Homes Ltd
Boxworth Parish Meeting
Bramley Line Heritage Railway Trust
Braintree District Council
Brampton Bridleway Group
Brampton Little Theatre
Brampton Parish Council
Brampton Park Theatre Co
Brampton Youth Forum
Brand Associates
Breathe Architecture Ltd
Brian Barber Associates
Brington and Molesworth Parish Council
Brinkley Parish Council
British Horse Society
British Marine Federation
British Wind Energy Association
Broadview Energy Ltd
Brookgate
Brown & Co
Brown & Scarlett Architects
BRP Architects
BS Initiative
BS Services
Buckden Marina
Buckden Parish Council
Buckles Solicitors
Buckworth Parish Council
Building Research Establishment
Burgess Group PLC
Burrough Green Parish Council
Burwell Parish Council
Bury Parish Council
Bythorn and Keyson Parish Council
Caldecotte Consultants
Cam Valley Forum
Camal Architects
Cambourne Crier

Cambourne Parish Council
Cambria Project Management Ltd
Cambridge and County Developments (formerly Cambridge Housing Society)
Cambridge Biomedical Campus
Cambridge Cleantech Limited
Cambridge Council for Voluntary Service
Cambridge Ethnic Community Forum
Cambridge Forum of Disabled People
Cambridge GET Group
Cambridge Housing Society
Cambridge Inter-Faith Group
Cambridge Past Present and Future
Cambridge Piped Services Limited
Cambridge Sub-Regional Housing Board
Cambridge University Hospitals NHS Foundation Trust
Cambridge Water
Cambridgeshire & Peterborough Association of Local Councils
Cambridgeshire & Peterborough Environmental Records Centre
Cambridgeshire & Peterborough NHS Foundation Trust
Cambridgeshire ACRE
Cambridgeshire Bat Group
Cambridgeshire Chamber of Commerce
Cambridgeshire Constabulary
Cambridgeshire Diversity and Equality Service
Cambridgeshire Ecumenical Council
Cambridgeshire Fire and Rescue
Cambridgeshire Fire & Rescue Service
Cambridgeshire Local Access Forum
Cambridgeshire Older Peoples Enterprise
Cambridgeshire Police Authority
Cambridgeshire Race Equality and Diversity Service
Cambridgeshire Travellers Initiative
Cambridgeshire Wildlife Trust
Cambs Homes Improvement Agency
Cambs LTA
Cam-Mind
Campaign for Real Ale
Campaign for Real Ale (Huntingdonshire branch)
Campaign to Protect Rural England (CPRE)
Camstead Homes
Cannon Kirk UK Ltd
Cantab Design Ltd
Care Network Cambridgeshire
Carlton cum Willingham
Carter Jonas

Castle Camps Parish Council
Catworth Parish Council
Caxton Parish Council
CB Design
CE Building Designs
CeGe Design
Central Association of Agricultural Valuers
Central Beds Council
Centre for Sustainable Construction
CgMS Consulting
Chase Construction
Chancellor, Masters and Scholars of the Univ. of Cambridge
Chatteris Town Council
Cheffins
Chesterton Parish Meeting
Cheveley Parish Council
Chippenham Parish Council
Chorlton Planning Ltd
Christchurch Parish Council
Churches Together
Churchgate Property
Circle Anglia Housing Trust
Circle Housing Group
Cirrus Planning & Development
City of Ely Council
City of Providence
Civic Society of St Ives
Civic Trust
Clark-Drain
Classic Design Partnership
Cluttons LLP
Cocksedge Building Contractors
CODE Development Planners Ltd
Coldham Residents Action Group
Colin Smith Planning
Colliers CRE
Colne Parish Council
Comberton Parish Council
Commercial Estates Group
Commissions East
Common Barn [Southoe] Action Group
Concorde BGW Ltd
Connecting Cambridgeshire
Connington Parish Council
Connington Parish Meeting
Connolly Homes plc

Confederation of British Industry - East of England
Conservators of the River Cam
Construct Reason Ltd
Contour Planning Services Ltd
Coppice Avenue Residents Association
Corpus Christi Group
Coton Parish Council
Cottenham Parish Council
Cotton Windfarm Action Group
Council for British Archaeology
Councillors – Cambridgeshire County Council
Councillors – Cambridge City Council
Councillors – East Cambridgeshire District Council
Councillors – Fenland District Council
Councillors – Huntingdonshire District Council
Councillors – South Cambridgeshire District Council
Country Land and Business Association
Countryside Properties (Special Projects) Ltd
Countryside Properties Plc
Coveney Parish Council
Covington Parish Meeting
CPRE
CPRE Cambridgeshire
Cromwell Park Primary School
Cross Keys Homes
Croudace
Crowland Parish Council
Croxton Parish Council
Croydon Parish Council
Cruso & Wilkin
CS Planning Ltd
Cyclists Touring Club for Huntingdonshire
Dalkin Scotton Partnership Ltd
David Broker Design Services
David lightfoot Design
David Lock Associates (on behalf of O&H Properties)
David Russell Associates
David Shaw Planning
David Taylor Associates (UK) Ltd
David Walker Chartered Surveyors
David Wilson Homes and Kler Developments Ltd
Dawbarn and Sons Ltd
DC Blaney Associates Ltd
DCN Architectural Design Services
Dean Jay Pearce Architectural Design
Defence Estates (MoD)

Defence Estates Operations
Defence Estates Operations North
Defence Infrastructure Organisation
Defence Lands Ops North
Delamore
Denley Draughting Ltd
Denton and Caldecote Parish Meeting
Department of Environment, Food and Rural Affairs
Derbyshire Gypsy Liaison Group
Design & Planning
Design ID
Dev Plan UK
Development Land and Planning Consultants
DGA Architecture
DGM Properties Ltd
Dickens Watts and Dade
Diocese of Ely
Disability Cambridgeshire
Disability Information Service Huntingdonshire
Distinct Designs UK Ltd
DLP Consultants Ltd
DLP Planning Ltd
Doddington Parish Council
DPA Architects
DPDS Consulting Group
Drake Towage Ltd
Dry Drayton Parish Council
Dullingham Parish Council
Duxford Parish Council
DTZ
E & P Building Design
E.ON UK
Eagle Home Interiors
Earith Parish Council
Earith Plant Ltd
Earith Primary School
Earith Timber Products Ltd
East Northamptonshire District Council
East of England Black and Minority Ethnic Network
East of England Strategic Health Authority
Easton Parish Council
Ecoexcel Ltd
ECS Ltd
Ellington Parish Council
Elm Parish Council
Elmside Ltd

Elsworth Parish Council
Ely Design Group
Ely Diocese/HS&P
Ely Group of Internal Drainage Boards
Eltisley Parish Council
Elton Parish Council
Emneth Parish Council
Empowering Wind Group
Energiekontor UK Ltd
Engena Ltd
Engineering Support Practice Ltd
English Brothers Ltd
Entec on behalf of National Grid
Environment Agency
ESCA Eatons Community Association
Essex County Council
Estover Playing Field Association
Eversdens Parish Council
Eversheds LLP
Evolvegroup Ltd
Eynesbury Hardwicke Parish Council
FACT
Fairhurst
Farcet Farms
Farcet Nurseries
Farcet Parish Council
Federation of Small Businesses
Fen Ditching Company
Fen Ditton Parish Council
Fenland Chamber of Commerce
Fenland Citizen
Fenland Citizen Advice Bureau
Fenland Leisure Products Ltd
Fenpower/Ecogen
Fenstanton Parish Council
Fenstanton Village Hall Trust
FFT Planning
Fields In Trust
First Capital Connect
Firstplan
Fisher Parkinson Trust
Fitch Butterfield Associates
Flagship Housing Group
FOB Design
Folkworth and Washingley Parish Council
Ford and Slater

Fordham Parish Council
Forest Heath District Council
Forestry Commission
Foster Property Developments Ltd
Fountain Foods
Fowlmere Parish Council
Foxley Tagg Planning Ltd
Framptons
Francis Johnson & Partners
Francis Jackson Estates Ltd
Freeland Rees Roberts
Freeman Brear Architects
Freight Transport Association
Friends Families Travellers
Friends of the Earth
Friends of Hinchingsbrooke Park
Friends of Holt Island Nature Reserve
Friends of Paxton Pits Nature Reserve
Friends of Priory Park
Friends of the Earth
FSB Huntingdonshire
Fulbourn Parish Council
Fuse 3
Fusion On-Line Limited
G K Partnership
G1 Architects
G.H. Taylor Design
G.R.Merchant Ltd
Gallagher Estates Ltd
Galliford Try Strategic Land
Gamlingay Parish Council
GamPlan Associates
Gary John Architects
Gatehouse Estates
Gavin Langford Architects Ltd
GC Planning Partnership
GCE Hire Fleet Ltd
Gerald Eve
Geo Networks Limited
Geoff Beel Consultancy
Geoffrey Collings and Company
George Laurel & Partners
Gillespies Ltd
Girton Parish Council
GL Hearn
Gladman Developments Ltd

Glatton Parish Council
GML Architects Ltd
Godmanchester in Bloom
Godmanchester Rovers Youth Football Club
Godmanchester Town Council
Good-Designing Ltd
Gooding Holdings Ltd
Goose Architects Ltd
Gorefield Parish Council
Govia plc
Govia Thameslink Railway
Graham Handley Architects
Grahame Seaton Design Ltd
Grafham Parish Council
Granta Housing Society
Grantchester Parish Council
Graveley Parish Council
Great Abington Parish Council
Great and Little Chishill Parish Council
Great and Little Gidding Parish Council
Great Gransden Parish Council
Great Ouse AONB Working Group
Great Ouse Boating Association
Great Paxton Parish Council
Great Shelford Parish Council
Great Shelford Parochial Charities
Great Staughton Parish Council
Great Wilbraham Parish Council
Greater Cambridge Greater Peterborough Local Enterprise
Partnership
Greater Cambridgeshire Local Nature Partnership
Greater London Authority
Green Power Solutions UK Ltd
Greg Saberton Design
Gregory Gray Associates
Grosvenor USS
Gs Designs
Guilden Morden Parish Council
Guinness Trust
GVA
H L Hutchinson Ltd
Haddenham BDC
Haddenham Parish Council
Haddon Parish Meeting
Hail Weston Parish Council
Hallam Land Management

Hallmark Power Ltd
Hamerton and Steeple Gidding Parish Meeting
Hanover Housing Association
Hardwick Parish Council
Hargrave Conservation Society
Harlequin Ltd
Harris Lamb Chartered Surveyors
Harris Partnership
Harston Parish Council
Hartford Conservation Group
Hartford Marina
Harlton Parish Council
Harston Parish Council
Haslingfield Parish Council
Hastoe Housing Association
Hatley Parish Council
Hauxton Parish Council
Haysom Ward Miller Architects
Heaton Planning Ltd
Hemingford Abbots Golf Club
Hemingford Abbots Parish Council
Hemingford Grey Parish Council
Henry H Bletsoe & Son
Hertfordshire County Council
Hewitsons
HFT Gough & Co
Highways England
Hill
Hill Construction
Hilton Parish Council
Hinchbrooke Health Care NHS Trust
Hinchbrooke Water Tower Ltd & Landro Ltd
Histon and Impington Parish Council
Historic England
Hobson's Conduit Trust
Hodplan Ltd
Hodsons
Hollins Architects, Surveyors and Planning Consultants
Holme Parish Council
Holywell-cum-Needingworth Parish Council
Home Builders Federation
Homes & Communities Agency
Horningsea Parish Council
Houghton and Wyton Neighbourhood Plan Working Party
Houghton and Wyton Parish Council
Housing 21

Howard Sharp and Partners
HPN Ltd
HTA
Humberts
Hundred Houses Society
Huntingdon and Godmanchester Civic Society
Huntingdon CAB
Huntingdon Freemen's Charity
Huntingdon Mencap
Huntingdon Timber
Huntingdon Town Council
Huntingdon Youth Town Council
Hunts Cricket Board
Hunts Health - Local Commissioning Group
Hunts Forum for Voluntary Organisations
Hunts Society for the Blind
Hutchinsons
Hutchinsons Planning and Development Consultants
Hyde Housing
Ian H Bix Associates Ltd
ICE Renewables
Iceni Homes
Iceni Projects Ltd
Ickleton Parish Council
In-site Design
Indigo Planning
Inigo Architecture
Indigo Planning Limited
Infinity Architects
Insight Town Planning
Iplan Ltd
Institute of Directors - Eastern Branch
Irish Travellers Movement in Britain
Isleham Parish Council
ISOFAST
Ivy House Trust
J & J Design on behalf of Chatteris Airfield
J & J Design on behalf of Defence Estates
J Brown and Sons
James Development Co Ltd
James England Ltd
James Mann Architectural Services
Januarys
Januarys Consultant Surveyors
Jehovah's Witnesses
Jephson Housing Association Group

John Martin & Associates
John Stebbing Architects
Johnson Design Practice
Joint Strategic Planning Unit
JK Architecture
John Rowan & Partners
Jones Day Solicitors
Jones Developments Ltd
JRK & Partners Ltd
JS Bloor Services Ltd
K L Elener Architectural Design
Kennett Parish Council
Kevin Burton MCIAT
Kier Group plc
Kier Partnership Homes Limited
Kier Residential (part of Twigden)
Kimbolton Parish Concil
Kimbolton School
King Street Housing Society
Kings Ripton Parish Council
Kingston Parish Council
Kinnaird Hill
Kirtling Parish Council
Knapwell Parish Council
KWA Architects Ltd
L Bevens Associates Ltd
Lafarge Aggregates & Concrete UK
Lakeside Lodge Golf Centre
Lambert Smith Hampton Property Solutions
Lancashire Industrial & Commercial Services
Landbeach Parish Council
Landmark Landscape Planning
Landro Ltd
Landscape Institute
Langley Associates
LANPRO SERVICES
Larkfleet Homes
Laurence Gould Partnerships Limited
Leach Homes
Leighton Bromswold Parish Council
Les Stephan Planning
Leverington Parish Council
Levvel
Lewis & Hickey
Lidl UK
Llghtfoot Design

Linden Homes
Linconshire County Council
Linton Parish Council
Little Abington Parish Council
Little Downham Parish Council
Little Gransden Parish Council
Little Paxton Parish Council
Little Shelford Parish Council
Little Thetford Parish Council
Little Wilbraham & Six Mile Bottom Parish Council
Littleport Parish Council
Living Sport
Local Generation Ltd
Local Nature Partnership
Lode Parish Council
Lolworth Parish Meeting
London Gypsy and Traveller Unit
Longhurst & Havelok Homes Ltd
Longsands Academy
Longstanton Parish Council
Longstowe Parish Council
Loves Farm Community Association
Luminus Group
Lynwood Associates Ltd
Lyster Grillet & Harding
M R Designs
M T Consulting
Mair & Sons (Farmers) Ltd
Manea Parish Council
March Chamber of Commerce
March Town Council
Marine Management Organisation
Mark Reeves Architects
Marlborough Properties UK Ltd
Marshalls of Cambridge
Mart Barrass Architect Ltd
Martineau
Matrix Planning Ltd.
Maxey Grounds & Co
Maxey Grounds LLP
Mayfair Investments
McCann Homes
Melbourn Dental Practice
Melbourn Parish Council
Melbourn Housing Development Awareness Campaign
Meldreth Parish Council

Melling Ridgeway & Partners
Mepal Parish Council
Meridian
Meridian Architectural LLP
Michael Bullivant Associates
Michael Ingham Associates
Middle Level Commissioners
Mike Hastings Building Design
Mike Sibthorp Planning
Miller Homes
Milton (Peterborough) Estates Co
Milton Parish Council
Minster Housing Association
MLT Architects
Mobile Operators Association
Molesworth Action Group
Morbone Parish Meeting
Morton & Hall Consulting Ltd
Mosscliff Environmental Ltd
MP North West Cambridgeshire
MRPP
Mrs P Wilderspin
Muir Housing Group
Murray Planning Associates Ltd
N & C Glass Ltd
National Farmers Union
National Federation of Gypsy Liaison Groups
National Grid
National House Building Council
National Housing Federation
National Trust
Natural England
NDC Architects Ltd
Neale Associates
Neil Cutforth & Associates
Nene Valley Gliding Club
Nene Valley Nature Improvement Area
Network Rail
New Homes
New World Architectural
Newton Parish Council
NHS Cambridgeshire and Peterborough
NHS England (Midlands & East)
NHS Property Services
NKW Design
NJL Consulting

Nobles Field Committee
Noble's Field Trust Committee
Nordelph Parish Council
Norfolk County Council
Norfolk Street Traders
Norman Cross Action Group
North Hertfordshire District Council
North Northamptonshire Joint Planning Unit
Northamptonshire County Council
Northern Trust
Notcutts Limited
NRAP Architects
Nupremis
MWS Design
N'worth Hous.Consort
Oakington & Westwick Parish Council
Office of Rail and Road
Offord Cluny and Offord D'Arcy Parish Council
Oglesby & Limb Ltd
Old Weston Parish Council
Oliver Russell Property Consultants
Omega Signs Ltd
Once Architecture Ltd
Optical Activity Ltd
Orchard Park Community Council
Ormiston Children's and Family Trust
Orwell Parish Council
Ove Arup & Partners
Over and Willingham Internal Drainage Board
Over Parish Council
Oxmoor in Bloom
P Grisbrook Building Design Service
Pampisford Parish Council
Papworth Hospital NHS Foundation Trust
Papworth Everad Parish Council
Papworth St Agnes Parish Meeting
Paradigm Housing Group
Parkin Planning Services
Parson Drove Amenities Group 95
Parson Drove Parish Council
Partners in Planning & Architecture Ltd
Paul & Company
Paul Mitchell & Co
Paul Owen Associates
PDE Construction Ltd
PDG Architects

Peacock & Smith
Pegasus Planning
Pegasus Planning Group
Pendimo
Perry Parish Council
Persimmon Homes (East Midlands) Ltd
Peterborough City Council
Peterborough Environment City Trust
Peter Brett Associates
Peter Cutmore Architect
Peter Humphrey Associates
Peter Rawlings Architects Ltd
Peter Smith Associates
Phase 2 Planning & Development Ltd
Philip Bailey Architects Ltd
Phillips Planning Services Ltd
Pick Everard
Pidley Cum Fenton PC
Plainview Planning Ltd
Plan B Drawing Service
Planning Aid
Planning Places for People
Planning Potential
PlanSurv Ltd
Planware Ltd
PMA
Pocock & Shaw
Poors Allotments Charities
Poppyfields Investments
Powis-Hughes
Premier Choice Ltd
Prime Oak Buildings Ltd
Property Revolutions Ltd
Preserving Upwood
Project Support Services
Purcell UK
R B Organic
Quay Plumbing Centre
Railfuture East Anglia
Ramblers' Association [Cambridge Group]
Ramblers/Local Access Forum
Ramboll UK
Rampton Parish Council
Ramsey Club Co Ltd
Ramsey Estate
Ramsey Fourth (Middlemoor) IDB

Ramsey Million
Ramsey Parish Council
Ramsey Town Centre Partnership
Rapleys Planning Consultants
RAVE
Raymond Stemp Associates
RB Organic
Reach Parish Council
Redmayne Arnold & Harris
Redrow Homes (South Midlands) Ltd
Renewables East
RES UK and Ireland Ltd
Residential
Residential Development Land Agent Ltd
RFU
RHH Associates Ltd
Richard Brown Planning
Richard Raper Planning Ltd
Richmond Fellowship Employment and Training
Robert Doughty Consultancy
Robinson & Hall LLP
Robinson and Hall
Roddons Housing Association
Roger Driver Partnership
Roger Tym and Partners
Rose Homes Ltd
Rotary Club of Wisbech
Royal Air Force
Royal Society for the Protection of Birds (RSPB)
Roythorne and Co
RPS Planning
Rutland County Council
S B Components (International) Ltd
Sampson Associates
Santon Retail Ltd
Sanctuary Housing Association
Saunders Boston Ltd
Savills
Savills Incorporating Smiths Gore
Sawston Parish Council
Sawtry Parish Council
Selling Solutions Cambridge Ltd
Scottfield Ltd
SEARCH Architects
Seagate Homes
Sentry Ltd

Sharman Architecture
SHED
Shelter
Shepreth Parish Council
Shrimplin Brown Planning & Development
Showmen's Guild of Great Britain
Shudy Camps Parish Council
Signet Design
Skanska UK Plc
Ski Property Management
Simon J Wilson Architect
Smart Planning Ltd
Smarter Planning Champion
Smith Farrer Holdings
Smiths Gore
Snaiwell Parish Council
Soham Town Council
Somersham and District Day Centre
Somersham Parish Council
South Cambridgeshire Youth Council
Southoe and Midloe Parish Council
Spacelab
Spaldwick Parish Council
Sport England
Sport England (East Region)
Sports and Fashions
Solo Designs
South Holland District Council
South Kesteven District Council
Springfields Planning & Development
SSA Planning
Sutton Bridge Parish Council
Sutton St. James Parish Council
St Edmundsbury Borough Council
St Ives Chamber of Commerce and Industry
St Ives Town Initiative
St Ives Town Team
St Ivo School
St John's College
St Neots and District Chamber of Commerce
St Neots Town Centre Manager
St Neots Town Council
St Neots Youth Town Council
Stapleford Parish Council
Stecen Abbott Associates
Stetchworth Parish Council

Stewart Ross Associates
Stilton Community Association
Stilton Parish Council
Stop Molesworth Wind Farm Action Group
Stow-cum-Quay Parish Council
Strawsons Holdings Ltd
Stretham Parish Council
Strutt and Parker LLP
Studio 11 Architecture
Suffolk County Council
Sustrans
Swaffham Bulbeck Parish Council
Swaffham Prior Parish Council
Swann Edwards Architects
Swavesey District Bridleways Association
Swavesey Internal Drainage Board
Swavesey Parish Council
T A M Engineering
T C Harrison Ford
Tadlow Parish Meeting
Taylor Vinters - Solicitors
Taylor Wimpey
TCI Renewables Ltd
TCS Design
TE&AS
Technical Signs
Terence O'Rourke Ltd
Terry Stoodley Partnership
Teversham Parish Council
The Abbey Group Cambridgeshire Ltd
The British Wind Energy Association
The Bursars Committee
The Cambridge Conservatory Centre Ltd
The Cambridgeshire Cottage Housing Society
The Card Gallery
The Civic Society of St Ives
The Church of England Ely Diocese
The Churches Conservation Trust
The Clarke Smith Partnership
The Coal Authority
The Crown Estate
The Design Partnership (Ely) Ltd
The Ely Planning Company
The Environment Agency
The Environmental Protection Group Ltd
The Equality and Human Rights Commission

The Fairfield Partnership
The Fisher Parkinson Trust Ltd
The Foyer
The Garden Office Company
The Gypsy Council (GCECWCR)
The Inland Waterways Association
The Landmark Practice
The Landscape Partnership
The National Federation of Gypsy Liaison Groups
The National Trust (East of England Office)
The Papworth Trust
The Planning Law Practice
The Redhouse Trust
The Robert Partnership
The Showmen's Guild of Great Britain
The Solar Cloth Company Limited
The Theatres Trust
The Traveller Movement
The Varrier Jones Foundation
The Wellcome Trust
The Whitworth Co-Partnership
The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire
The Stukeleys Parish Council
The Woodland Trust - Public Affairs
Thornburrow Thompson Ltd
Thorney Parish Council
Thriplow Parish Council
Thurlow Nunn Standen Ltd
Tibbalds Planning and Urban Design
Tibbet Architectural Services
Tilbrook Parish Council
Tim Marshall Design
Tim Moll Architecture
Timothy Smith & Jonathan Taylor LLP
Tingdene Developments Ltd
TNEI Services Ltd
Toft Parish Council
Tony Walton Design
Toseland Parish Council
Town Planning Services
Traer Clark Chartered Architects
Travel for Cambridgeshire
Traveller Law Reform Project
Travellers Times Online
Travis Perkins

Truckmasters Ltd
Trumpington Residents Association
Turner Contracting
Twitchett Architects
Tydd St Giles Parish Council
UK Power Networks
University of Cambridge Estate Management and Building
Service
University of Cambridge - Vice Chancellor's Office
Upton and Coppingford Parish Council
Upwell Parish Council
Upwood and The Raveleys Parish Council
Urban and Civic
Uttlesford District Council
V G Energy
Various Leverington Groups
Vawser and Co
Vergettes
Verity & Beverley Ltd
Vincent and Gorbing Chartered Town Planners
Visual Creations
W A Fairhurst & Partners
Wagstaffe & Ablett
Walpole Cross Keys Parish Council
Walpole Parish Council
Walsoken Parish Council
Warboys Parish Council
Warboys Sports Ground Trust
Ward Gethin Archer
Wardell Armstrong LLP
Warden Housing Association Ltd
Waresley-cum-Tetworth Parish Council
Warren Boyes & Archer Solicitors
Water Newton Parish Council
Waterbeach Parish Council
Wellsfield Associates
Wenman Design Solutions Ltd
Wentworht Parish Council
West End Preservation Society
West Walton Parish Council
West Wickham Parish Council
Westbury Garden Rooms Ltd
Westley Waterless Parish Council
Weston Colville Parish Council
Whaddon Parish Council
White and Eddy

White Young Green
Whiting & Partners
Whittlesey & District Tenants' Association
Whittlesey Town Council
Whittlesford Parish Council
Whittome Farms
Wicken Parish Council
Wilburton Parish Council
Wildfowl and Wetlands Trust Centre
William H Brown
Willingham Parish Council
Wimblington Parish Council
Wind Direct
Wind Energy Direct Ltd
Wind Prospect Developments
Windcrop Ltd
WindEco Ltd
Winwick Parish Meeting
WisARD
Wisbech and District Chamber of Commerce
Wisbech Chamber of Commerce
Wisbech Electrical
Wisbech Roadways
Wisbech Round Table
Wisbech St Mary Parish Council
Wisbech Town Council
Wistow Parish Council
Witchford Parish Council
Wm Morrison Supermarkets plc
Wood Hardwick Ltd
Woodard Builders & Developers
Woodington Parish Council
Woodland Trust
Woodhurst Parish Council
Woods Hardwick Planning Ltd
Woodwalton Parish Council
Woolley Hill Action Group
Workshop 76 Ltd
Wynnstay Properties
WYG
Wythe Holland Partnership LLP
Wyton on the Hill Parish Council
XCellD Ltd- Renewable Energy
Yaxley Amenity Centre
Yaxley Parish Council
Yelling Parish Council

York Green Renewables

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Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Council's assessment	Action
Overall Document						
Dr Roger Sewell	Overall doc	F+W SPD:3	Support	I thought this was a good and carefully written document which I support.	Support noted	No change
Mrs Hattie Emerson	Overall doc	F+W SPD:7	Support	I stongly agree that SuDs should be considered by developers and adopted where appropriate for flood attenuation. This should also be rigorously enforced	Support noted	No change
Mr Brian Williams	Overall doc	F+W SPD:8	Have observations	<p>I have an issue I would like to be considered.</p> <p>Around the junction of Bannold rd and Bannold Drove Waterbeach near Mid Load Farm 2/3 times per year after heavy rains we experience effluent backing up the sewer drain into the gardens and surrounding a dozen or so properties.</p> <p>We are concerned that Aglian Water and the Planning Authority do not take any account of the invasion of surface water into the sewer when they calculate the capacity of the sewer. Our great concern is that around 300 houses are to be built in the area and Aglian Water will respond to the question of capacity solely on the estimate of foul water entering the drain despite their knowledge of the sewer being overwhelmed by surface water on a regular basis.</p> <p>I would like the document to reflect the fact of non sustainability and be rectified by increasing capacity or restricting surface water from the foul drain before any additional housing is connected.</p>	This is acknowledged; however the issue is out of the scope of the SPD	No change

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Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Council's assessment	Action
Parish Clerk Burwell Parish Council	Overall doc	F+W SPD:17	Have observations	Burwell Parish Council is concerned that with lack of maintenance and dredging of the Burwell Lode, that flood issues could arise in Burwell in future years	This is acknowledged; however the issue is out of the scope of the SPD	No change
Mr Michael Wollaston	Overall doc	F+W SPD:18	Have observations	<p>The Suds in principal can only work when all other contributing factors are considered . The example I will give is land to the north of Whittlesey . This area of land is adjacent to a functional floodplain . Flood zone 3(b) , Whittlesey washes .</p> <p>Despite not being an area of land identified in the local plan , two sites still managed to get approval via the windfall loop hole which is being exploited by developers . The areas that have been earmarked for developement need to have robust drainage systems incorporated to mitigate against flood lock , which can last for weeks and sometimes months .</p> <p>overland flow routes for surface water , to and from existing dwellings and infra structure should be included In all sud designs and include capture and hence additional capacity .</p> <p>Sud viability should take into consideration existing soil structure pre -development . placing suds on secondary aquifers with fluctuating water bodies dependant on rainfall inundation , has the potential to increase flood risk elsewhere , putting suds on Mudstone overlaine by March gravels at various levels needs careful consideration in the design process as this has the potential to create spring points . This would go</p>	This is acknowledged; however the issue is out of the scope of the SPD. It should be noted that the consideration of site conditions and SuDS suitability is covered in Section 6.2 of this SPD.	No change

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				<p>against the NPPF and NPG for flood risk For both pluvial and fluvial flooding .</p> <p>In summary Developing land on and adjacent to the north of Whittlesey adjacent to Whittlesey washes is not a viable option , due to the lifetime sustainability of the Suds which Cannot be guaranteed .Both existing and new residents need to be safeguarded from flooding from ALL SOURCES.</p>		
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	Overall doc	F+W SPD:28	Have observations	The images used within the document are not clear and often distorted.	This is agreed and relates to the space available on the host website for the draft SPD. Full resolution images are to be used for final document.	Full resolution images/plans added to final SPD
Mr Richard Whelan	Overall doc	F+W SPD:39	Have observations	<p>The document does not seem to be conducive to encouraging developers compliance with changes in recent legislation, it seems rather cumbersome in places and would be quite an animal to tackle for anyone who may have to deal with more than one authority.</p> <p>Document appears to focus on the requirements of the MLC more than those of all water level management bodies/ Internal Drainage Boards.</p> <p>Would definitely support a document that can be adopted across the whole of the county area and have buy in of all planning authorities</p> <p>Some of the document appears to be rather wordy and overly complicated, would be</p>	<p>Several comments relating to cumbersome nature of document have been received as part of consultation; however content and length were agreed by the steering group prior to publication of the draft. Chapter 4 which received most comments needs to be rearranged to enhance readability.</p> <p>It is a fair comment that Middle Level Commissioners (MLC) have far more IDB specific information contained within the SPD than other IDBs and much of it is indeed relevant to all IDBs. References to MLC requirements that also relate to other IDBs should be replaced with general IDB requirements.</p>	<p>Chapter 4 rearranged to make it more reader friendly. Agreed by steering group</p> <p>Step 4 of Section 4.3 reworded from '<i>meets the criteria of the Middle Level Commissioners</i>' to '<i>may have an impact on an IDBs system</i>'.</p> <p>Document amended so titles are on new pages and boxes/tables amended to fit on one page wherever possible</p>

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				<p>concerned over how easy it would be to navigate and pick out the areas that are needed, for example chapter 4 could be easier to follow and the wording for step 6 (a) on page 31</p> <p>Make it more visually appealing to have titles starting new pages and boxes on one page where possible, e.g 4.6 and the blue box for step 4 spans two pages</p>	<p>As MLC is also a navigation authority, some references that single out MLC have to remain as they are slightly different to other IDBs in this respect.</p> <p>Acknowledged that some tables and their associated text have split between pages; this should be amended for final draft</p>	
Mr George Dann King's Lynn Drainage Board	Overall doc	F+W SPD:112	Have observations	<p>While generally a good document, and certainly a significant step in the right direction, along with various spelling and grammar issues at points throughout the document, I'd wish to note a few other issues which I feel merit amendment prior to publication of the final version. Section numbers refer to those in your draft SPD.</p>	Acknowledged and a full spelling/grammar check should be undertaken prior to publication of final version	Spelling/grammar check undertaken
Allan Simpson Anglian Water Services Ltd	Overall doc	F+W SPD:126	Support	<p><u>Para 3.2.20</u></p> <p>The final sentence of this paragraph states that it is responsibility of applicants to consult relevant WMAs.</p> <p>It is unclear what is intended as the Local Planning Authority (LPA) is responsible for consulting statutory and non-statutory consultees as part of the planning application process. Applicants should be encouraged to consult relevant bodies including Anglian Water as part of the pre-application process. It would also be helpful if it was made clear that LPAs are required to consult statutory consultees as but they also consult relevant bodies including</p>	<p>Acknowledged – this should be made clearer in the final document. As part of the planning consultation process it is the responsibility of the LPAs to consult statutory consultees and not the applicant. Pre-application discussions are however always encouraged.</p>	<p>Amend paragraph 3.2.20 to, '<i>The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory consultees (e.g. Anglian Water or IDBs) that have an interest in the planning application</i>'</p> <p>Due to other alterations throughout the document this is now paragraph 3.2.22</p>

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				Anglian Water who have interest in a planning application and managing flood risk.		
Scott Hardy RSPB	Overall doc	F+W SPD:134	Have observations	<p>Thank you for providing the RSPB with the opportunity to comment on the above consultation. The RSPB is supportive of the overall objective of the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) and its role in supporting sustainable policies for managing increased flood risk in Cambridgeshire. However, there are areas that we consider the document should be strengthened to ensure the maximum benefit of any SuDS schemes, for wildlife and people, will be delivered. Our recommendations are detailed below.</p> <p>1. RSPB concerns regarding Cambridgeshire watercourses</p> <p>The RSPB has serious concerns about the current impact of flooding and poor water management on wildlife within Cambridgeshire. For example, the Ouse Washes since the 1970s has seen increased incidence and severity of late spring/summer flooding, longer deeper winter flooding, and poor water quality resulting in demonstrable ecological deterioration. Our key interest in the Flood and Water SPD relates to its role in ensuring new developments do not pose a risk to protected sites designated for their national and international importance for nature conservation, and that they maximise the opportunities for wildlife and people</p>	Support acknowledged.	<p>Added additional section titled 'Design for Wildlife and Biodiversity' (6.3.30 – 6.3.32).</p> <p>6.3.30 SuDS can provide the ideal opportunity to bring urban wetlands and other wildlife-friendly green spaces into towns and cities. They can be linked with existing habitats to create blue and green corridors whilst providing an amenity and education resource for the community.</p> <p>6.3.31 Where possible, existing habitats should be retained and incorporated into the landscape design. SuDS features are likely to have greater species diversity if existing habitats are within dispersal distance for plants, invertebrates and amphibians. It should however be noted that existing wetlands should not be incorporated into SuDS unless there is a guaranteed supply of clean water.</p> <p>6.3.32 An aim should be to create new habitats based on the ecological context and conditions of the site. Habitats and species objectives that contribute to local, regional and national biodiversity targets should be prioritised. Further information on local objectives can be found in local (BAPs). Guidance on maximising the biodiversity potential of SuDS can be found in the Royal Society for the Protection of Birds (RSPB) publication - Maximising the Potential for People and Wildlife</p>

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				<p>through sustainable water management. Strong policy and guidance is required to ensure that new development does not negatively impact on already strained systems, and wherever possible helps contribute to improving upstream storage.</p> <p>2. RSPB position on Sustainable Drainage Systems (SuDS)</p> <p>Many existing drainage systems cause problems of flooding and/or pollution. Traditionally, underground pipe systems drain surface water and prevent flooding locally by quickly conveying away water. Such alterations to natural flow patterns can lead to flooding downstream and reduced water quality. The impact of climate change could see even greater pressure placed upon our drainage systems. SuDS provide a solution to mitigate and manage this challenge. They can provide cost effective and resilient drainage without causing the problems associated with traditional piped drainage. They also provide the ideal opportunity to bring urban wetlands and other wildlife-friendly green spaces into our towns and cities and link these with existing habitats creating blue and green corridors. Well-designed SuDS should also be an amenity and education resource for the community, providing high-quality public green space in which to relax, play and enjoy wildlife. If designed innovatively and correctly they can provide the community with a healthy and aesthetic environment,</p>		

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				<p>which they feel proud to live in and the wildlife will colonise naturally.</p> <p>3. Opportunities to improve SuDS guidance within SPD</p> <p>Having reviewed the Cambridgeshire Flood and Water SPD we are pleased to see it provides sound guidance on selecting appropriate sites through Flood Risk Assessment, and the incorporation of Sustainable Urban Drainage Systems (SuDS) into development proposals. However, the RSPB strongly recommends that the following points be taken in to account in order to strengthen and improve the guidance.</p> <p>The RSPB supports the development of the SPD as a useful tool for Local Planning Authorities (LPAs) to engage with developers about flood and water management from the earliest proposal stage. However, the document should be strengthened to ensure that the maximum benefits of SuDS scheme are delivered. Given concerns regarding increased flooding and water quality issues in Cambridgeshire currently, and the potential increased pressures from climate change, the RSPB recommends the SPD be used as a catalyst to adopt stronger flood and water management requirements within future LPA Local Plans within Cambridgeshire's</p>		
Mr Graham Moore Middle Level	Overall doc	F+W SPD:140	Have observations	The Commissioners and associated Boards are pleased to have been invited to assist in the preparation of this document which has	Comment acknowledged – it is appreciated that there are differing landscapes across Cambridgeshire	Paragraph 3.2.7 reworded to, ' <i>IDBs are local public authorities that manage water levels. They are an integral part of managing flood</i>

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Commissioners				<p>involved considerable discussion being undertaken with yourselves and other stakeholders.</p> <p>While it is acknowledged that the SPD is written by the County Council as LLFA and is intended to cover the whole County it needs to be appreciated that this involves a number of differing risk management authorities and water level/flood risk management scenarios. Both the NPPF and PPS/G25, together with the associated guidance, are generic documents and do not appreciate the special circumstances of water level/flood risk management within The Fens. Therefore, it is considered that further guidance is required to assist all parties involved within the planning process of the specific issues that are different to other parts of the Country, and must be considered.</p> <p>However, in order to be fully utilised the approved document needs to provide better, succinct and detailed guidance to aid Council Officers, developers, agents and other parties involved in the wider development management decision making process. It is considered that the current document is "wordy" and is likely to become ineffective. A set of guidance notes for the target audience could assist and provide a more effective "journey" for users of the document. Whilst it is accepted that there is a production cost, the notes could speed up the planning process, reduce wasted time by all parties, including the Commissioners, in responding to basic and fundamental</p>	<p>and these should be fully acknowledged in the SPD.</p> <p>Some of the policy documents including PPS/G25 are now superseded.</p> <p>Comment on length of document acknowledged; however this was agreed by the steering group prior to the draft being published. Each LPA or the LLFA may wish to provide a supporting note for the SPD; however this isn't directly related to publication of the final SPD.</p> <p>Descriptions of each water management authority are provided throughout the document; however it is acknowledged that additional information regarding the role of IDBs could be included.</p>	<p><i>risk and land drainage within areas of special drainage need in England and Wales. IDBs have permissive powers to undertake work to provide water level management within their Internal Drainage District. They undertake works to reduce flood risk to people and property and manage water levels for local needs. Much of their work involves the maintenance of rivers, drainage channels, outfalls and pumping stations, facilitating drainage of new developments and advising on planning applications. They also have statutory duties with regard to the environment and recreation when exercising their permissive powers' Due to other changes this is now paragraph 3.2.6.</i></p> <p><i>New paragraph (3.2.7) added in, 'IDBs input into the planning system by facilitating the drainage of new and existing developments within their districts and advising on planning applications; however they are not a statutory consultee to the planning process'</i></p> <p><i>New paragraph (3.2.9) added in, 'Some IDBs also have other duties, powers and responsibilities under specific legislation. For example the Middle Level Commissioners (MLC) is also a navigation authority. Although technically the MLC are not an IDB, for ease of reference within this document it has been agreed that the term IDB can be used broadly to refer to all</i></p>

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				queries and thus reduce costs in the long term.		<i>relevant IDBs under its jurisdiction. A list of the IDBs can be found in Appendix 3</i>
				<p>The document fails to readily identify the difference between the Environment Agency and the IDBs and our differing concerns and requirements and even differences between individual IDBs. The overriding impression given is one where the role, function and governance of the IDBs appears not to be clearly understood. IDBs are set up because their area/District is at flood risk and therefore requires special local measures to be undertaken and maintained to reduce/alleviate that flood risk.</p> <p>The IDBs have therefore, been established with that purpose and have already established policies and governance indicating how their statutory functions will be undertaken. They already, through their local nature and funding arrangements, have very close connections and liaison with their communities and their members are, or represent, those who are required to fund their operations.</p> <p>They, therefore, as a matter of routine, will address the need for capital and maintenance works to be undertaken. They are therefore well versed in the needs of their Districts and answerable to their rate/special levy payers if the reasonable needs or expectations of such payers are not met. The IDBs may therefore not be able</p>		<p>Paragraph 3.2.2 already encourages applicants to seek pre-application advice therefore no further action on this is required.</p>

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				<p>to accept principles and policies which accommodate a County wide “broad brush” basis but which are not consistent with the more detailed requirements of their local areas.</p> <p>In the flood risk areas managed by IDBs, development proposals are too often granted subject to conditions to allow LPAs to reach their targets, without sufficient regard to IDB comments on flood risk. It should also be appreciated that while LPAs receive fees for dealing with planning applications, IDBs do not, unless the developer chooses to follow an IDB pre-application procedure. Too often our advice is ignored and we are expected to provide a subsidised service for planning authorities to enable them to meet their targets, which the Boards are not prepared to do.</p> <p>Therefore, we wish to encourage LPAs to, in turn, encourage developers to adopt this procedure. In the absence of the developer doing so, we can give no guarantee that, under the present arrangements, we will be able to respond to the Council's request for advice on flood risk.</p>		
Janet Nuttall Natural England	Overall doc	F+W SPD:151	Support	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	Support acknowledged.	No change

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				<p>We note the aim of the SPD is to provide guidance to applicants on managing flood risk through development. We support guidance to ensure that drainage schemes will protect and enhance the natural environment where possible, including contribution to local Biodiversity Action Plan targets and the objectives of the Cambridgeshire Green Infrastructure Strategy. We particularly welcome the promotion of multi-functional SUDS, taking a landscape-led approach to provide biodiversity, landscape and green infrastructure enhancements. We agree that drainage should mimic the natural drainage systems and processes as far as possible and that SUDS can be designed to provide valuable amenity and ecological features. We believe developers should be encouraged to maximise biodiversity benefits through SUDS wherever possible.</p> <p>Natural England is fully supportive of the requirement for a drainage strategy to accompany planning applications and for consideration of long-term management of SUDS; this will be critical to the maintenance of long-term benefits for the natural environment.</p> <p>We support recognition of Natural England's Impact Risk Zones to help developers and LPAs identify potential implications for designated sites and the need for consultation. Consideration of the effects of development on the quality of the water environment, and implications for water-dependent sites and compliance with the</p>		

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				<p>requirements of the Water Framework Directive (WFD) is also welcomed.</p> <p>Natural England has advised through previous correspondence that it is generally satisfied with the conclusions of the Habitats Regulations Assessment that the SPD is unlikely to have a significant effect on European sites.</p>		
Adam Ireland Environment Agency	Note to the reader	F+W SPD:71	Support	<p>The Environment Agency welcomes the SPD and subsequent consultation. We support the SPD in a county which, from a national perspective, has high growth pressures coupled with widespread areas at risk of flooding. The SPD is a necessary means of guiding developers, infrastructure providers and decision makers with a clear illustration of how 'high level' local plan policy is translated and adopted in Cambridgeshire's unique catchments.</p> <p>Summary</p> <p>Overall we commend this is a helpful and progressive Flood Risk Guidance Document. We believe that it chimes with NPPF and accompanying practice guide, adding both detail and process guidance where the NPPF policies [and Practice Guidance] are succinct or do not provide contextual focus for a generally low lying terrain and fenland catchment.</p> <p>We are of the view that the SPD is consistent with and compliments the adopted Development Plan Documents for Huntingdonshire, East Cambridgeshire, Fenland and South Cambridgeshire. We</p>	<p>Support acknowledged.</p> <p>Chapter 4 which received most comments needs to be rearranged to enhance readability.</p> <p>Some sections include detail from other policy/guidance documents and this was agreed with the steering group as it provides users of the document with easy reference guidance to support the content of the SPD.</p>	Layout of Chapter 4 revised for improved readability

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				<p>also believe it to be consistent with the flood risk policy in the Cambridge City Local Plan and South Cambridgeshire Local Plan currently in examination. We consider that the SPD is a necessary means of ensuring that the flood risk policies in these higher tier plans can be implemented effectively and efficiently.</p>		
				<p>We suggest some minor changes for accuracy, completeness and by way of update, particularly in respect of chapters 4, 5 and 7 where we did not have resources for detailed 'editing level' comments during formative draft stages.</p>		
				<p>In Chapter 4 the headings hierarchy may need some re-planning to read the structure more clearly and see where the Stages fit into the Steps and where the sequential test and exception test fit into that. We make some recommendations.</p>		
				<p>There may be further scope not to repeat verbatim other documents (flood resistance and SuDS sections). Perhaps use links if base documents have a stable web location. There are some sections that can be reworded to ensure a wider audience can understand them. We make some suggestions.</p>		

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				Similarly, some sections needing more clarity in definition i.e. risk, residual risk, breach mechanisms, 'safe' access, and flood probability. We suggest text.		
Adam Ireland Environment Agency	1.1 Backgro und	F+W SPD:72	Have observations	<p>1.1.5. – It would be illustrative to add current growth figures/ranges from the local plans if known.</p> <p>1.1.5 - minor phrasing changes needed i.e. the 'impacts' of climate change.</p> <p>1.2.3 – is there a place that acts as a road map to other documents on these issues?</p>	<p>The LLFA contacted LPAs regarding the addition of current growth figures/ranges from their local plans; however the consensus was that as these figures are already contained within the Local Plans there would be a direct repeat of information. Additionally, some LPAs have not yet finalised their local plans.</p> <p>Throughout the SPD, hyperlinks to other documents are used and the number of these hyperlinks may be increased as part of the final document.</p>	<p>Contacted LPAs regarding 1.1.5 but many are reluctant to provide figures as they are already within Local Plans thus meaning it would be a repeat of an existing document.</p> <p>Paragraph 1.1.5 amended to read, 'A significant amount of new development will occur in Cambridgeshire in the next 20 years and beyond. In order to reduce the impact upon the water environment, development must be appropriately located, well designed, managed and take account of the impacts of climate change. Due to other changes this is now paragraph 1.2.2</p> <p>Hyperlinks to external documents included throughout SPD</p>
Mr George Dann King's Lynn Drainage Board	2 Setting the scene	F+W SPD:114	Have observations	In section 2 "Setting the scene", I feel mention should be made of Eric Pickles's Ministerial Statement of 18 December 2014 regarding the use of SuDS within major developments.	Acknowledged and agreed – this should be added	<p>New paragraph added in (2.3.7) titled 'Sustainable Drainage Systems: Written Ministerial Statement'.</p> <p>'On 18 December 2014, a Ministerial Statement was made by the Secretary of State for Communities and Local Government (Mr Eric Pickles). The statement has placed an expectation on local planning policies and decisions on planning applications relating to major development to ensure that SuDS are put in place for the management of run-off, unless demonstrated to be inappropriate. The statement made reference to revised</p>

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						<p>planning guidance to support local authorities in implementing the changes and on 23 March 2015, the Department for Environment, Food and Rural Affairs (Defra) published the 'Non-Statutory Technical Standards for Sustainable Drainage Systems'. Further detail on how SuDS can be delivered in the Cambridgeshire context can be found in Chapter 6'</p>
Mr John Oldfield Bedford Group of IDBs	2.2.1	F+W SPD:52	Have observations	<p>This section should include a statement that acknowledges that WFD categorizes waterbodies into natural or heavily modified/artificial, which in turn directs the appropriate course of action of ecological status or ecological potential. This is of fundamental importance in Cambridgeshire given its waterbody systems that are heavily modified and artificial in nature.</p>	<p>It is acknowledged that many watercourses throughout Cambridgeshire are artificial or heavily modified in nature' and this has a direct impact on WFD requirements. This should therefore be highlighted within the SPD.</p> <p>The WFD however has many requirements and if the HMWB etc. are discussed here in a lot of detail other elements of the WFD will need to be too and this section will become much larger than the other policy sections.</p>	<p>Added in new paragraph (2.2.2), 'To achieve the purpose of the WFD of protecting all water bodies, environmental objectives have been set. These are reported for each water body in the River Basin Management Plan. Progress towards delivery of the objectives is reported on by the relevant authorities at the end of each six-year river basin planning cycle. Objectives vary according to the type of water body; across Cambridgeshire and the Fens there is a significant network of heavily modified and artificial watercourses'</p> <p>The following 2 paragraphs (7.1.3 and 7.1.4) have been added to Chapter 7,</p> <p><i>7.1.3 In order to be able to calculate a baseline and monitor changes in ecological status/potential water bodies have been classified by their biology, their chemistry and their physical characteristics such as shape, depth, width and flow. The highest status that can be achieved, "high" is defined as the conditions associated with no or very low human pressure on the water body.</i></p> <p><i>7.1.4 It is, however, recognised in the WFD that physical alterations have taken place</i></p>

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						historically to support the socio-economic use of a water body for a particular purpose (e.g. water storage, flood defence or navigation). In this case the water body may be designated as a Heavily Modified Water Body (HMWB). Artificial Water Bodies (AWBs) are also identified in the WFD as those water bodies that have been constructed for a specific use. HMWBs and AWBs are subject to alternative environmental objectives and hence they have been clearly identified in each river basin district. This is of fundamental importance across Cambridgeshire given that many of its water body systems are heavily modified and artificial'
Mr John Oldfield Bedford Group of IDBs	2.3.1	F+W SPD:51	Have observations	It should be noted that LLFA only have responsibility for Ordinary Watercourses outside an IDB Drainage District, which isn't clear from the text.	Acknowledged – greater distinction should be made in final version	Added footnote to read, 'IDBs manage ordinary watercourses within their districts'.
Allan Simpson Anglian Water Services Ltd	2.3.4	F+W SPD:127	Have observations	<u>Para 3.2.4</u> This paragraph states that applicants for sites which require masterplans should consult relevant WMAs <i>prior</i> to the pre-application stage. Large developments sites should use the Anglian Water pre-planning service, available on our website - http://www.anglianwater.co.uk/developers/pre-planning-service.aspx	Due to the large number of water management authorities and local planning authorities referenced within the document it would be in appropriate to provide direct links to each of their websites throughout the text. It is however acknowledged that it could be made clearer that a pre-application service is offered by most WMAs	Column 2 refers to 2.3.4 but comment relates to 3.2.4. Action relates to 3.2.4 rather than 2.3.4. Paragraph 3.2.1 amended to, 'Many of Cambridgeshire's LPAs and WMAs provide a pre-application advice service. There may be a charge for this service. Further advice can be found on each LPAs or WMAs website'. Paragraph 3.2.4 removed as this would still be considered 'pre-app' and is therefore covered in preceding paragraph.

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Mr Graham Moore Middle Level Commissioners	2.3.4	F+W SPD:143	Have observations	<p>It should be noted that the Commissioners and associated Boards do not support the following aspects of the SPD. Our position is as follows:</p> <p>(i) The Government has published the NPPF which condenses the contents of all of the former PPS documents into a general framework document which, it is proposed, will simplify the planning process. The areas of the Middle Level Commissioners and our associated/administered IDBs are a defended flood plain in which detailed day to day management of water levels is required to reduce flood risk. This must clearly influence the consideration given to development proposals and their effects. Given therefore the importance and sensitivity of water level/flood risk management within The Fens, the Commissioners and associated/administered Boards consider the NPPF to be a significantly retrograde step that will increase the risk of flooding in their area by appearing to dilute a proper consideration of the flood risk both to and caused by development in this area.</p> <p>In consequence, therefore, when dealing with issues related to our byelaws and consent procedures the Commissioners and associated/administered Boards will promote and require continued adoption of and compliance with the relevant principles contained within PPS25 and the associated Practice Guide together with the provision of a FRA that meets their own requirements ie detailed assessments on the impacts on the</p>	<p>(i) Changes to national legislation are beyond the control of the LLFA and District Councils. It is the choice of the MLC if they request a FRA to be submitted meeting their own criteria</p> <p>(ii) Due to national policy it is a requirement that developers must demonstrate the use of SuDS across a site and if not there must be clearly demonstrable reasons why this is the case. It is also the case that the rate and volume of surface water leaving a site must not be any greater than existing; therefore it is unlikely that direct, unattenuated discharge will be acceptable to the LLFA or LPA</p>	No change

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				<p>respective water level/flood risk management systems and the provision of adequate evidence to prove that a viable scheme for appropriate water level/flood risk management exists, and that it could be constructed and maintained for the lifetime of the development. We will also be urging the LPAs within our areas to adopt a similar approach to ensure that proper consideration is given to flood risk issues arising from development until a suitable detailed replacement is in force.</p> <p>(ii) Whilst the emphasis placed on SuDS is noted, and the Commissioners and associated Boards appreciate that the use of SuDS does have a place within water level/flood risk management, particularly the discharge into managed watercourses, but it is considered that, despite the significant emphasis placed on such facilities, the use of attenuation devices in this area is not always the correct or most appropriate solution. Therefore, care needs to be taken to ensure that resources and funds are not wasted by seeking to impose attenuation solutions when a direct discharge is acceptable to the local drainage authorities.</p>		
Mr George Dann King's Lynn Drainage Board	2.3.5	F+W SPD:115	Have observations	2.3.5 - the aim is not only to ensure that flood risk is not increased, but that it's reduced if possible.	Comment acknowledged and this should be incorporated into the final document	Amended paragraph to read ' <i>The NPPF states that both Local Plans and planning application decisions should ensure that flood risk is not increased and where possible is reduced. Development should only be considered appropriate in flood risk areas where it can be demonstrated that</i> '

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Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Council's assessment	Action
Adam Ireland Environment Agency	2.4 Local context	F+W SPD:73	Have observations	2.4 - should be referencing the Flood Risk Management Plan as well as/rather than the CFMP. Great Ouse FRMP is now out of consultation and due for adoption December 2015.	Comment acknowledged and this should be incorporated into the final document	<p>Added section (2 paragraphs – 2.4.3 and 2.4.4) titled, 'River Basin Management Plans' and the following text. '2.4.3 In addition, the EA have developed an Anglian District River Basin Management Plan (ARBMP) this document identifies the state of, and pressures on, the water environment. This document implements the Water Framework Directive in the region and supports Defra's Catchment Based Approach.</p> <p>2.4.4 The CFMPs, FRMPs and the RBMPs together, highlight the direction of considerable investment in Cambridgeshire and how to deliver significant benefits to society and the environment'</p>
Adam Ireland Environment Agency	2.4.6	F+W SPD:74	Have observations	<p>2.4.6 – should this section also include a paragraph on where the watercourse discharge to when leaving Cambridgeshire. It needs to be acknowledged that any FRM work carried out will have an impact on other LPAs/LLFAs.</p> <p>Suggest: "From Cambridgeshire the watercourses flow down to the Ouse Washes and eventually discharge to the sea via the North Norfolk coast line. Changes in flood regimes in Cambridgeshire can therefore have consequences downstream within the Ouse Washes catchment beyond Cambridgeshire."</p>	Acknowledged and this should be incorporated into the final document. Suggested wording to be added to SPD	Added following text to end of 2.4.6, 'From Cambridgeshire the watercourses eventually flow to the River Nene and River Great Ouse and subsequently discharge to The Wash and the North Sea. Changes in flood regimes in Cambridgeshire can therefore have consequences downstream within the Nene and Ouse Washes catchment, beyond Cambridgeshire' Due to other changes this is now 2.4.9
Mr George Dann King's Lynn	3.1.2	F+W SPD:116	Have observations	3.1.2 - the second half of this section includes a lot of duplication of content.	Acknowledged – Multiple references made to table 3.2 This should be amended for better readability.	Paragraph 3.1.2 amended to read, 'The National Planning Practice Guidance (NPPG) lists the statutory consultees to the planning process. Within Cambridgeshire,

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Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Council's assessment	Action
Drainage Board						although the local water and sewerage companies (Anglian Water and Cambridge Water) and the IDBs are not statutory consultees, they are consulted by the LPAs as part of the planning application process. Error! Reference source not found. lists all the key WMAs across Cambridgeshire (some of which are statutory consultees) and it is important that those proposing new developments actively engage with the relevant WMAs at the earliest possible stage'
Allan Simpson Anglian Water Services Ltd	3.2 Pre-applicati on advice	F+W SPD:130	Have observations	<p><u>Para 3.2.13</u></p> <p>Reference is made to Anglian Water assessing the capacity of the public system to accept flows when an application is received for a sewer connection (section 106 of the Water Industry Act 1991). However, applications for sewer connections are made to Anglian Water once a site has the benefit of planning permission and the details of the site have been approved. Anglian Water assesses the capacity of public sewers as part of our pre-application service and when responding to planning application consultations from Local Planning Authorities. Anglian Water is normally referred to as sewerage undertaker.</p> <p>It is therefore proposed that paragraph 3.2.13 should be amended as follows:</p> <p>'Anglian Water is also the sewer age undertaker..... Anglian Water needs to</p>	Acknowledged and this should be incorporated into the final document. Suggested wording to be added to SPD	Paragraph 3.2.13 amended to 'Anglian Water is also the sewerage undertaker for the whole of Cambridgeshire and has the responsibility to maintain foul, surface and combined public sewers so that it can effectively drain the area. When flows (foul or surface water) are proposed to enter public sewers, Anglian Water will assess whether the public system has the capacity to accept these flows as part of their pre-application service. If there is not available capacity, they will provide a solution that identifies the necessary mitigation. Information about Anglian Water's development service is available on their website . Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process'. Due to other changes this is now paragraph 3.2.14.

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				<p>ensure that the public system has the capacity to accept these flows .This is assessed when an applicant applies for a sewer connection as part of the pre-application service provided by Anglian Water . Information about Anglian Water's development service is available on their website. Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process'</p> <p>It is also important to note that our response to the planning application will be based on the details completed in the application form and supporting details. We will not assess capacity if the proposed method of drainage does not interact with an Anglian Water operated system.</p>		
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	3.2.6	F+W SPD:19	Have observations	It is imperative that all IDB's are involved within and buy-in to this document. It appears that some discussion has taken place with MLC. Without IDB buy-in the document will be less effective and result in continued tensions.	Comment acknowledged. Other IDBs have also been consulted on the document	No change
Mr John Oldfield Bedford Group of IDBs	3.2.7	F+W SPD:53	Have observations	It would be worth referencing other roles undertaken by IDBs for clarity, such as Consenting on Ordinary Watercourses in Drainage Districts and IDB Byelaws that protect the watercourse corridor.	Comment acknowledged	Changes made as part of comment F+W SPD:140 cover this comment so no additional changes made
Mr John Oldfield	3.2.9	F+W SPD:54	Object	IDBs have the same powers and duties for the benefit of their Drainage District that is governed by the Land Drainage Act and Byelaws, and not dictated by drainage	Comment acknowledged	Paragraph 3.2.9 amended to read, ' <i>IDBs may have rateable and non-rateable areas within their catchments. It is recommended that applicants contact the relevant IDB to</i>

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Bedford Group of IDBs				<p>rates. It is correct that there may be different rates in different districts.</p> <p>I'd support the 2nd sentence, that advises interested parties to contact an IDB if development/works are to be undertaken in or adjacent to an IDB Drainage District</p>		<p><i>clarity which area proposed development falls into, and if there is an associated charge'. Due to other changes this is now paragraph 3.2.10</i></p>
Mr George Dann King's Lynn Drainage Board	3.2.10	F+W SPD:113	Have observations	<p>Although King's Lynn IDB only covers a small part of Cambridgeshire, I would primarily note my extreme disappointment that we are not mentioned anywhere within the document, despite other IDBs appearing many times, and the fact the Board was only informed of this draft publication by a consultant who had received your email. In particular, this Board should be listed in sections 3.2.10, table 3.2 (with ticks against CCC and FDC) Appendix 2 and map 2.2.</p>	<p>Comment acknowledged and it needs to be ensured that appropriate reference is made to Kings Lynn IDB throughout the document. Maps will also need to be updated to include boundaries of the IDBs within Cambridgeshire</p>	<p>Paragraph 3.2.10 amended to add in Kings Lynn IDB. 'There are 53 IDBs within Cambridgeshire. Error! Reference source not found. Figure # highlights the area of Cambridgeshire that is covered by IDBs. Some of the IDBs are represented or managed by Haddenham Level Drainage Commissioners, Whittlesey Consortium of IDBs, North Level District IDB, Ely Group of IDBs, Bedford Group of IDBs, Kings Lynn IDB and MLC. The names of the IDB groups covering each district are stated in Appendix 3. Due to other changes this is now paragraph 3.2.11</p>
Mr Richard Whelan	Map 3.1: IDBs within Cambridgeshire	F+W SPD:36	Have observations	<p>Map 3.1 IDBs within Cambridgeshire; is not the clearest map; a few of the town names are chopped; an alternate road map or some editing of map may make this clearer</p>	<p>Comment acknowledged. Clearer maps need to be provided in final document. Due to space allocated when uploading the draft document there was a restriction on the size of images that could be used.</p>	<p>Map 3.1 updated</p>
Mr Graham Moore Middle Level Commissioners	Map 3.1: IDBs within Cambridgeshire	F+W SPD:141	Have observations	<p>Whilst many of the issues previously raised by us during the preparation of the document have been included many important items appear to have been ignored and/or have not been included. There are also many items which are incorrect or contain errors, for example, Fig 3.1 remains a mix of</p>	<p>Without further detail it is unclear what items are perceived to have been missed out. Figure 3.1 needs to be amended to ensure any incorrect boundaries are removed.</p>	<p>Map 3.1 updated , issued to IDBs for approval (approval received)</p>

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				rateable and catchment areas, Drysides IDB amalgamated with Whittlesey IDB to form Whittlesey and District IDB in April 2011 – Appendix 3, Nordelph IDB – Appendix 2 – is in Norfolk etc		
Allan Simpson Anglian Water Services Ltd	3.2.13	F+W SPD:128	Have observations	<p><u>Para 3.2.13</u></p> <p>Reference is made to Anglian Water assessing the capacity of the public system to accept flows when an application is received for a sewer connection (section 106 of the Water Industry Act 1991). However, applications for sewer connections are made to Anglian Water once a site has the benefit of planning permission and the details of the site have been approved. Anglian Water assesses the capacity of public sewers as part of our pre-application service and when responding to planning application consultations from Local Planning Authorities. Anglian Water is normally referred to as sewerage undertaker.</p> <p>It is therefore proposed that paragraph 3.2.13 should be amended as follows:</p> <p>'Anglian Water is also the sewer age undertaker..... Anglian Water needs to ensure that the public system has the capacity to accept these flows -This is assessed when an applicant applies for a sewer connection as part of the pre-application service provided by Anglian Water . Information about Anglian Water's development service is available on their</p>	This comment has been made previously (appears to be a duplicate) under F+W SPD:130 and therefore no additional changes are required	No change

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				<p>website. Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process'</p> <p>It is also important to note that our response to the planning application will be based on the details completed in the application form and supporting details. We will not assess capacity if the proposed method of drainage does not interact with an Anglian Water operated system.</p>		
Mr Richard Whelan	Map 3.2: Cambridge Water and Anglian Water coverage	F+W SPD:40	Have observations	Map 3.2 Camb Water and AW coverage; is it worth having two maps? One for clean and one for waste? 3.2 may seem confusing; whilst it is described in 3.2.13 it is not overly clear	It may be possible to have two maps; however the document is already lengthy and this would add another page. A note should be added to this page to reiterate that foul water is dealt with solely by Anglian Water	Note added to Map 3.2 to reiterate 3.2.13
Mr George Dann King's Lynn Drainage Board	Map 3.2: Cambridge Water and Anglian Water coverage	F+W SPD:118	Have observations	Map 3.2 - the note to this is shown on page 14, but needs to appear on page 13 with the map.	Acknowledged that some tables and their associated text have split between pages; this should amended for final draft	Note now shifted to same page as map 3.2
Mr Richard Whelan	3.2.16	F+W SPD:41	Have observations	Possibly revisit; seems to give the impression the LLFA have a maintenance or operational responsibility to ordinary	Acknowledged that there is no responsibility of the LLFA to maintain ordinary watercourses	Paragraph 3.2.16 amended to, ' <i>The LLFA has powers to require works to be undertaken to maintain the flow in ordinary watercourses that fall outside of an IDB</i>

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				watercourses. Believe this is a power rather than a duty.	therefore this needs to be made clearer	<i>districts</i> '. Due to other changes this is now 3.2.17
Mr George Dann King's Lynn Drainage Board	3.2.16	F+W SPD:120	Have observations	3.2.16 - the LLFA can also delegate the responsibility to a different RMA, such as IDBs, as happens elsewhere in the country.	Comment noted and this is correct, but the paragraph is not applicable to planning and could be confusing (section 13 of the FWMA does not apply to LLFA's planning function). Rather than introduce more text to explain all the LLFA's other functions under the FWMA this paragraph should be amended to remove reference to other RMAs as it would not be possible to list all here due to their different requirements	Paragraph 3.2.16 amended to ' <i>The LLFA has powers to require works to be undertaken to maintain the flow in ordinary watercourses that fall outside of an IDB districts</i> ' Due to other changes this is now 3.2.17
Mr George Dann King's Lynn Drainage Board	3.2.17	F+W SPD:121	Have observations	3.2.17 - should mention not to be made of the Highways Agency?	Acknowledged and this should be added to the document	Addition made to end of paragraph 3.2.17 – ' <i>In addition, Highways England operates, maintains and improves a number of motorways and major A roads across the County</i> '
Mr George Dann King's Lynn Drainage Board	3.2.19	F+W SPD:122	Have observations	3.2.19 - I think "in the majority of instances" should be deleted at the end of this section - the intention is to make sure that flooding and other similar risk are always effectively managed	Acknowledged - the phrase adds a level of ambiguity so should be amended	Paragraph 3.2.19 amended to ' <i>Each of the five City and District Councils within Cambridgeshire are LPAs and assess, consult on and determine whether or not development proposals are acceptable, ensuring that flooding and other similar risks are effectively managed</i> ' Due to other changes this is now 3.2.21
Mr George Dann King's Lynn Drainage Board	3.2.20	F+W SPD:123	Have observations	3.2.20 - I disagree. While this document should help to improve consultation with relevant WMAs, with planning application decisions it is, of course, the LPA that has to be satisfied that the surface water disposal	Acknowledged – this should be made clearer in the final document. As part of the planning consultation process it is the responsibility of the LPAs to consult statutory consultees	Paragraph 3.2.20 amended to ' <i>The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory consultees (e.g. Anglian Water</i>

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				and flood risk aspects have been appropriately dealt with. A key part of this is likely to be consulting with WMAs, so I do not consider it appropriate for any attempt to be made to pass this responsibility entirely on to the developer. Doing so can only lead to more disputes and problems in the future.	and not the applicant. Pre-application discussions are however always encouraged.	<i>or IDBs) that have an interest in the planning application'</i> Due to other changes this is now 3.2.22
Allan Simpson Anglian Water Services Ltd	3.2.20	F+W SPD:129	Have observations	<p><u>Para 3.2.20</u></p> <p>The final sentence of this paragraph states that it is responsibility of applicants to consult relevant WMAs.</p> <p>It is unclear what is intended as the Local Planning Authority (LPA) is responsible for consulting statutory and non-statutory consultees as part of the planning application process. Applicants should be encourage to consult relevant bodies including Anglian Water as part of the pre-application process. It would also be helpful if it was made clear that LPAs are required to consult statutory consultees as but they also consult relevant bodies including Anglian Water who have interest in a planning application and managing flood risk.</p>	Acknowledged – this should be made clearer in the final document. As part of the planning consultation process it is the responsibility of the LPAs to consult statutory consultees and not the applicant. Pre-application discussions are however always encouraged.	Paragraph 3.2.20 amended as part of F+W SPD:123 and also covers F+W SPD:129. <i>'The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory consultees (e.g. Anglian Water or IDBs) that have an interest in the planning application'</i> Due to other changes this is now 3.2.22
Miss Kayleigh Wood Historic England	3.2.21	F+W SPD:9	Have observations	We would advise that the words 'and their setting' are included after 'Whilst Historic England are not a WMA, they should be consulted where proposals may affect heritage assets'. We would advise this wording is included for clarity and to ensure the significance of Heritage Assets is not	Acknowledged – this should be included in final document	Wording amended to, <i>'Whilst Historic England is not a WMA, it should be consulted where proposals may affect heritage assets and their setting'</i>

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				damaged due to inappropriate development within their setting.		
Mr Richard Whelan	3.2.21	F+W SPD:42	Support	Table 3.2 very good way of displaying this information	Support acknowledged	No change
Allan Simpson Anglian Water Services Ltd	Table 3.2: Simplified table of key water management authorities that may need to be consulted during the planning application process on flood and water matters	F+W SPD:133	Have observations	<p><u>Drainage Proforma for Consideration and Submission at Outline, Full or Reserved Matters</u></p> <p>Section 3 asks applicants to identify the proposed method of surface water disposal. It is important that other methods of surface water disposal are investigated prior to applicants proposing to connect to surface water sewers (where available).</p> <p>It is therefore proposed that the row entitled 'To Surface Water Sewer' should be amended as follows:</p> <p>'Evidence should be provided to the LPA and sewerage undertaker to demonstrate that it is not possible to discharge surface water via infiltration or to a watercourse in accordance with Part H of Building Regulations.The confirmation from sewerage provider undertaker that sufficient capacity exists for this connection'</p>	Acknowledged – on occasion there are times when it is unclear to the LLFA/water company whether the other has been consulted and what their response was. This amendment should help reduce any confusion and make it clearer for the LPAs when reviewing applications	Amended text to ' <i>Evidence should be provided to the LPA and sewerage undertaker to demonstrate that it is not possible to discharge surface water via infiltration or to a watercourse in accordance with Part H of Building Regulations</i> '

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Adam Ireland Environment Agency	4 Guidance on managing flood risk to developments and site selection	F+W SPD:75	Support	<p>Section 4:</p> <p>We generally support this section and the guidance it provides on sequential approach process and how the various tests and evidence bases inform it. In the case of <i>The Environment Agency vs Tonbridge and Malling</i>, the process of the sequential test was confirmed as being a vital part of the decision making process. The lack of understanding and process structure of these tests, in EAs experience, is the single most significant factor leading to flood risk being 'expedited' and overridden at the planning application stage. The SPD reduces the risk of challenge by helping to make this process clearer.</p>	Support acknowledged	No change
Adam Ireland Environment Agency	4.1.2	F+W SPD:76	Have observations	<p>4.1.2 – look up definition of risk – it is based on probability of occurrence and the impact. Low impact but high frequency events can equal low risk and vice versa. Suggest wording for 4.1.2 replaced with:</p> <p>"Flood risk is an expression of the combination of the flood probability (how likely the event will happen) and the magnitude of the potential consequences (the impact such as economic, social or environmental damage) of the flood event."</p>	Acknowledged and to be incorporated into final document	Paragraph 4.1.2 has been amended to <i>'Flood risk is an expression of the combination of the flood probability (how likely the event will happen) and the magnitude of the potential consequences (the impact such as economic, social or environmental damage) of the flood event'</i>
Adam Ireland Environment Agency	4.1.3	F+W SPD:77	Have observations	<p>4.1.3 We think this section needs to be looked at in greater detail or we suggest the following wording:</p> <p>"The likelihood or risk of flooding can be expressed in two ways:</p> <ul style="list-style-type: none"> - Chance of flooding: As a percentage of flooding each year, for example for flood 	Acknowledged and to be incorporated into final document	<p>Paragraph 4.1.3 amended to <i>'The likelihood or risk of flooding can be expressed in two ways:</i></p> <ul style="list-style-type: none"> ▪ <i>Chance of flooding: As a percentage chance of flooding each year. For example, for Flood Zone 3a there is</i>

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				<p>zone 3a there is a 1% annual probability of this area flooding.</p> <p>- As a return period: return period is a term used to express the frequency of flood events. It refers to the estimated average time interval between events of a given magnitude. However it is misleading to say that a 1% annual probability flood will only occur once in every hundred years. This suggests that if it occurs in one year then it should not be expected to reoccur again for another 100 years. This is not the case. It simple means it is such an extreme 'rare event that we would not expect it to occur often but an area could be affected by a 1% flood event over several years. It is important to recognise that a 1% flood event has a 26% probability of being equalled or exceeded at least once in every 30 years (the duration of a typical mortgage and a 49% probability of being equalled or exceeded at least once in 70 years (a typical human lifetime)."</p>		<p>a 1% annual probability of this area flooding</p> <ul style="list-style-type: none"> Return period: This term is used to express the frequency of flood events. It refers to the estimated average time interval between events of a given magnitude. For example, for Flood Zone 3a the return period would be expressed as 1 in 100 year
Adam Ireland Environment Agency	4.1.6	F+W SPD:78	Have observations	4.1.6 - update to Gov.uk. NB the EA website does not exist anymore	Acknowledged and to be incorporated into final document	Paragraph 4.1.6 amended to, 'Maps showing Flood Zones are available on the GOV website . The Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. Error! Reference source not found. details the Flood Zones and their definitions taken from the NPPG'
Adam Ireland Environment Agency	4.1.7	F+W SPD:79	Have observations	4.1.7 – we believe it's worth referencing that developments have to be safe for its life time so climate change is a key consideration in planning.	Acknowledged and to be incorporated into final document	Paragraph 4.1.7 amended to 'To cope with the potential risks and forecasts of climate change (predicted 1.05m rise in sea levels in the East of England, warmer summers, wetter winters and increased river flows by

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						<i>2115) and to ensure that new development is safe for its lifetime, the Government has emphasised that development in areas at risk of flooding should be avoided by directing development away from the highest risk areas. Where development is necessary it should be made safe without increasing flood risk elsewhere'</i>
Mr John Oldfield Bedford Group of IDBs	4.3.1	F+W SPD:55	Have observations	This section should highlight that there is also a requirement to obtain Consent from EA/IDB/LLFA if the discharge is into a surface water system (River/Watercourse) or the Sewage Undertaker if connecting to a public sewer. Early consultation with the relevant authority is recommended.	Although this is not a direct planning issue it is acknowledged that it would be useful to include it for developers as it still facilitates development.	Addition made to step 3 (after paragraph 4.5.10) – (i) – ‘Are any consents required from the EA/IDB/LLFA/Anglian Water’. Due to other changes this is now after paragraph 4.3.9
Adam Ireland Environment Agency	4.3.1	F+W SPD:80	Have observations	<p>4.3 - for those sites that are shown to be at risk of other sources of flooding – do they need to show that they have passed the sequential test as well? This has been raised later in the document but would be beneficial to introduced first here. In section 4.3 we agree with the steps and stages. However, the heading hierarchy needs reworking so its clearer which step/stage/process is which. In section 4.3 need to rethink where the ST and ET sit within the</p> <p>These test and key steps should be named in the 4.3.1 section.</p> <p>4.3 Steps - can the steps be named? It makes it clear what each step involves. Step 1 – Site Allocation etc. Consider 4.3.1 as a flow diagram or somehow emphasizing that</p>	Acknowledged and agree – all sources of flooding should be considered.	<p>Chapter 4 amended to make it more reader friendly (see action on comments F+W SPD:39).</p> <p>Steps have now been named within each box.</p> <p>Step 1 – Consider allocations</p> <p>Step 2 – Consider flood risk</p> <p>Step 3 – undertake pre-application consultation</p> <p>Step 4 – Site specific flood risk assessment (FRA)</p> <p>Step 5 – Surface water drainage strategy</p> <p>Step 6 – Submission of planning application</p>

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				this is a summary of the steps, and where the Stages A-E slot in.		
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.3.2	F+W SPD:20	Object	I am uneasy regarding this point as PPG paragraph Paragraph: 033Reference ID: 7-033-20140306 is at odds with this. The development plan is intended to give certainty to developers and the latter sentences in this paragraph erode this. If the change in the flood risk zone is so fundamental then the Local Plan should be reviewed and amended. It is inappropriate and at odds with national policy to do otherwise. Criteria b. of Step 1 should be deleted.	Acknowledged – part b) can be amended to reflect this point	Part b) amended to: b) <i>Can it be demonstrated that the flood risk information contained within the SFRA and associated Sequential Test assessment accompanying the Local Plan/development plan (where applicable) is still appropriate for use</i>
Adam Ireland Environment Agency	4.3.3	F+W SPD:81	Have observations	<p>4.3.3 'land use type wording in first sentence' perhaps the words could include: "land use type <u>considering the vulnerability classification.</u>"</p> <p>Step 2 last sentence in box – It would be useful to make it clear that at this stage discussions on Exception Test should not be taking place until the ST is undertaken and passed.</p> <p>General – use of acronyms – perhaps chance to use more acronyms in view of glossary in the back. The use of long terms (Strategic Flood Risk Assessment to name one specific example) makes some sections hard to read.</p> <p>Step 2 b) really hard to get what this means – we recommend rewording this to bring clarity.</p>	<p>Acknowledged – important to include vulnerability classification as this is key within the NPPF. Agree Exception Test should not commence until ST passed as this needs to be reinforced through the SPD.</p> <p>Acronyms should be used as much as possible throughout the report.</p> <p>Agree wording of step 2b) may be confusing and this should be amended appropriately.</p> <p>Agree the word 'significant' is subjective and should be reworded appropriately</p>	<p>Paragraph 4.3.3 amended to '<i>Applicants must consider allocations within the relevant local development plan. If the site has been allocated in the relevant Local Plan/development plan for the same land use type/vulnerability classification that is now being proposed, then an assessment of flood risk, at a strategic level, has already been undertaken. This will have included assessing the site, against other alternative sites, as part of a Sequential Approach to flood risk.</i>' Due to other changes this is now paragraph 4.3.4</p> <p>In Step 2 box added, '<i>Note: Discussions on the Exception Test should not be taking place until the Sequential Test is undertaken and passed. Further information on the Sequential and Exception Tests can be found in Sections Error! Reference source not found. and 4.5 respectively</i>'</p>

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				Step 2 c) what is deemed 'significant flood risk' could leave out the term significant – the exception test may determine this.		<p>Acronyms updated throughout document</p> <p>Amended part b) of Step 2 to '<i>In Flood Zone 1 and within an area that has been identified in the relevant SFRA (or any updated available information) as having flooding issues now or in the future (for example, through the impacts of climate change)?</i></p> <p>Amended part c) of Step 2 to '<i>In an area of flood risk from sources other than fluvial or tidal such as surface water, ground water, reservoirs, sewers, etc? (See Stage C of the Sequential Test for details).</i>'</p>
Adam Ireland Environment Agency	4.4.2	F+W SPD:82	Have observations	4.4.2 - Sequential test is hard to apply for small scale developments i.e. 1-10 dwellings. Is this SPD to provide any specific guidance for this scale of development?	***	No change
Harry Jones of David Lock Associates for Tim Leathes Urban and Civic	4.4.2	F+W SPD:147	Have observations	<p>Requirement for the Sequential Test</p> <p>U&C is concerned that the document lacks clarity regarding the requirement for developers to provide evidence in relation to the sequential test and this should be more explicit within the document.</p> <p>For example, text could be added to paragraph 4.4.2 to indicate that the sequential test does not need to be applied for sites located in flood zone 1 and this would reflect the National Planning Policy Framework (NPPF) - paragraph 100 and 101.</p>	<p>Detail on the requirements of the Sequential test is provided within the NPPF and PPG – we don't to lift large sections of national policy and repeat within the PPG.</p> <p>Additional bullet point to be added to reiterate ST not required for sites in FZ1</p>	<p>Added additional bullet point to Paragraph 4.4.2.</p> <p><i>'iii) Sites location wholly in Flood Zone 1'</i></p>

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Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.4.6	F+W SPD:21	Object	<p>The text below the bullet points in Stage D implies that, as the existing defences are not to be taken into account, the SFRA is not to be used for the purposes of the sequential test. PPG para Paragraph: 010Reference ID: 7-010-20140306 confirm that the SFRA is to be used so this wording needs amendment to be consistent with national policy.</p> <p>The bold text at the end of Stage E is also confusing and requires amendment.</p>	<p>Disagree that this suggests the SFRA should not be used as these documents provide a large amount of other detail as well that will be useful for the ST.</p> <p>Bold text appears to contain a number of typos which have caused it to lose its meaning. Wording needs to be amended.</p>	<p>Wording of bold text in Stage E amended to <i>'If no, this still does not mean that the proposed development is acceptable in terms of flood risk as it may be necessary to undertake the <u>Exception Test</u> and a site specific <u>FRA</u>'</i></p>
Adam Ireland Environment Agenc	4.5.1	F+W SPD:83	Have observations	4.5.1 Is this sentence suggesting the ST has been passed, if so perhaps it should be stated here?	Yes – ET should only be undertaken upon passing of the ST as highlighted by other representations.	Paragraph 4.5.1 amended to 'As explained within paragraph 102 of the NPPF, the Exception Test is applied to the proposal by the developer where, following application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower risk of flooding'
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.5.5	F+W SPD:23	Have observations	Typographical error on the fourth line.	The tick included within the Word document has transferred incorrectly into the publishing programme. This needs to be amended in final document.	Paragraph 4.5.5 amended to replace typographical error with a 'tick'
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.5.6	F+W SPD:22	Have observations	This text confirms that the SFRA is to be used for the sequential test - the previous text (see my other comments on page 24 of the Draft SPD) requires revision to reflect this.	Agree this paragraph could be amended to reinforce point made previously relating to ignoring presence of defences. Add footnote in.	Footnote added to text in Exception test box (below paragraph 4.5.6). 'Ignoring the presence of defences'

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Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Council's assessment	Action
Miss Kayleigh Wood Historic England	4.5.8	F+W SPD:10	Object	We would advise the replacement of the words 'cultural heritage' with 'the Historic Environment'. The 'Historic Environment' is an all-encompassing term which takes into account the physical built heritage and archaeology for example, but also the less tangible elements such as the sense of place and time depth and cultural heritage	Acknowledge - this can be replaced	Third bullet point of Paragraph 4.5.8 amended to ' <i>Landscape, townscape and historic environment</i> '
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.5.9	F+W SPD:24	Object	The suggestion that new housing may not be sufficient by itself in order to outweigh flood risk is a general assertion and may not be applicable to individual circumstances. If this is the view of the Councils then it should be tested properly through the Local Plan examination.	The words 'not normally' provides caveat for times where this will change; however it can be added in that applicants should check with the LPA each time.	Amended paragraph 4.5.9 to ' <i>Any development undertaking the Exception Test should demonstrate the sustainability issues that the proposal is seeking to address. The general provision of housing by itself would not normally be considered as a wider sustainability benefit to the community which would outweigh flood risk; however confirmation should be sought from the LPA</i> '
Mrs Ellie Henderson	4.5.10	F+W SPD:29	Object	<p>We would ask that you amend the sentence as follows:</p> <p>new community facilities such as a park, <u>woodland</u>, community centre, cycle ways/ footways or other infrastructure which allow the community to function in a sustainable way.</p> <p>Rationale:</p> <p>The Woodland Trust believes that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits – see our publication Woodland Creation – why it matters http://www.woodlandtrust.org.uk/en/about-</p>	Acknowledge – add woodland into text here.	Paragraph 4.5.10 amended to ' <i>Examples of wider sustainability benefit to the community that would be considered could include the regeneration of an area, or the provision of new community facilities such as green infrastructure, woodland community centres, cycle ways/footways or other infrastructure which allow the community to function in a sustainable way</i> '

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				<p>us/publications/Pages/ours.aspx). These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets).</p> <p>In terms of 'allowing the community to function in a sustainable way' - trees help to improve air quality, reduce the heat island effect and provide a local source of fuel.</p> <p>In terms of water management:</p> <p>Woods, trees and hedgerows can play a key role in water management whether reducing flood risk, improving water quality or helping freshwater wildlife thrive and survive - see the Woodland Trust publication Woodland actions for biodiversity and their role in water management (pdf)</p> <p>- https://www.woodlandtrust.org.uk/publications/2008/03/woodland-actions-for-biodiversity-and-their-role-in-water-management/</p>		
Mr John Oldfield Bedford Group of IDBs	4.6.2	F+W SPD:56	Support	<p>Pleased the guidance refers to Byelaws, as these can often be overlooked at an early stage, and then later can compromise the developable areas.</p>	<p>Bylaws already referred to throughout document (3.2.8, 6.3.34, 7.5.3) and as it doesn't strictly relate to planning we don't need to also add it in here</p>	No change

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Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Council's assessment	Action
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.6.3	F+W SPD:25	Have observations	This reads as if the FRA is to be submitted to MLC only whereas it would normally be submitted to the LPA.	Although it is acknowledged the MLC have their own requirements for FRAs these do not strictly relate to the planning application process. In addition, if we are to list the requirements of the MLC then the requirements of all other WMAs should also be listed. The section relating to MLCs requirements should therefore be removed and replaced with reference to IDBs in general	<p>Paragraph 4.6.3 amended to '<i>In some cases, a development meeting the criteria listed below may need to submit a FRA to the IDBs to inform any consent applications. This relates to the IDBs' by-laws under the Land Drainage Act 1991¹ (further information on the preparation of site specific FRAs can be found in Chapter 4).</i></p> <ul style="list-style-type: none"> ▪ Development being either within or adjacent to a drain/watercourse, and/or other flood defence structure within the area of an IDB; ▪ Development being within the channel of any ordinary watercourse within an IDB area; ▪ Where a direct discharge of surface water or treated effluent is proposed into an IDBs catchment; ▪ For any development proposal affecting more than one watercourse in an IDBs area and having possible strategic implications; ▪ In an area of an IDB that is in an area of known flood risk; ▪ Development being within the maintenance access strips provided under the IDBs byelaws; ▪ Any other application that may have material drainage implications' <p>Due to other changes this has been moved to paragraph 3.2.8</p>

¹ Land Drainage Act 1991 stipulates the relevant drainage districts powers and duties.

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Mr Richard Whelan	4.6.3	F+W SPD:35	Have observations	Not very easy to follow 4.6.3 Should this read submit an FRA to the LPA who will in turn consult the MLC?	Acknowledge – this relates directly to comment F+W SPD:25 (see comments/actions)	Same action as for comment F+W SPD:25
Adam Ireland Environment Agency	4.6.3	F+W SPD:84	Have observations	4.6 Box last section page 29 would it not be useful for all LPAs to add an additional no 5 bullet point: Where evidence of historical or recent flood events have been passed to the LPA, then a FRA may be requested. 4.6.3 – ‘A development proposal meeting the following criteria is required by...’ [say whom] “in an area of known actual flood risk within the Middle Level Commissioner’s area” – how is this flood risk mapped? It is not possible to separate out the fluvial risk from the MLC network from the Ouse/Nene flood zones. Last bullet point on section 4.6.3 at top of page 30 may over assume MLC powers. How can MLC set such a wide ranging demand?	Acknowledge – where a development site is located within FZ1 but there is history of flooding the LPA may ask for a FRA – additional point should be added to this list. Comments on 4.6.3 relates directly to comment F+W SPD:25 (see comments/actions)	Box in Section 4.6 – Additional 5 th bullet point added in ‘ <i>where evidence of historical or recent flood events have been passed to the LPA</i> ’ Due to other changes this is now 4.3.11
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.6.4	F+W SPD:26	Have observations	To whom must it be demonstrated?	Comments on 4.6.3 relates directly to comment F+W SPD:25 (see comments/actions)	Entire paragraph removed
Miss Kayleigh Wood	4.7.2	F+W SPD:11	Support	We welcome the inclusion of the consideration of the effects of a range of flood events on the Historic Environment.	Acknowledged – no actions required	No change

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Historic England						
Mr John Oldfield Bedford Group of IDBs	4.7.2	F+W SPD:57	Have observations	This section should include reference to consultation with the IDB if the site is in a Drainage District.	This is also applicable for all other WMAs – a line should be added in to this effect.	Text added to Paragraph 4.7.2 ' <i>In the preparation of FRAs, applicants are advised to consult the relevant WMAs</i> '. Due to other changes this is now 4.3.13. Box updated as action to F&W SPD:55. First sentence of Step 3 (now 4.3.9) updated to ' <i>Meaningful, on-going and iterative discussions with the LPAs and relevant WMAs can resolve issues prior to the submission of a planning application and can result in a more efficient planning application process</i> '
Adam Ireland Environment Agency	4.7.2	F+W SPD:85	Have observations	4.7.2 – 'FRA should' box –is this ordered in a logical way? If not can it? Bullet point (d) ' take the impacts of climate change into account', then add "for the lifetime of the development."	On reflection the order could be improved here. The order should reflect the order in which activities are undertaken as part of a FRA.	List updated to following order, a) Be proportionate to the risk and appropriate to the scale, nature and location of the development; b) Be undertaken as early as possible in the particular planning process, by a competent person, to avoid abortive work raising landowner expectations where land is unsuitable for development; c) Consider and quantify the different types of flooding (whether from natural or human sources and including joint and cumulative effects). The LPA will expect links to be made to the management of surface water as described in Chapter 6 . Information to assist with the identification of surface water and groundwater flood risk is available from the LLFA (CCC), the EA and the LPA. Applicants should also assess the risk of foul

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sewage flooding as part of the FRA. Anglian Water as sewerage undertaker can provide relevant information to the applicant to inform preparation of FRAs

d) Consider the effects of a range of flooding events including the **impacts of extreme events** on people, property, the natural and historic environments and river processes;

e) Consider the **vulnerability of occupiers and users** of the development, taking account of the Sequential and Exception Tests and the vulnerability classification, and include arrangements for safe access;

f) Identify relevant **flood risk reduction measures** for all sources of flood risk;

g) Consider both the potential adverse and beneficial **effects of flood risk management infrastructure** including raised defences, flow channels, flood storage areas and other artificial features together with the consequences of their failure;

h) Include assessment of the **'residual' (remaining) risk** after risk reduction measures have been taken into account and demonstrate that this risk is acceptable for the particular development or land use. Further guidance on this is given in [Chapter 5](#);

i) Be supported by appropriate **evidence data** and information, including historical information on previous events.

j) Consider the risk of **flooding arising from the proposed development** in addition to the **risk of flooding to development on the**

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						<p>site. This includes considering how the ability of water to soak into the ground may change after development. This would mean the preparation of surface water drainage proposals;</p> <p>k) Take a 'whole system' approach to drainage to ensure site discharge does not cause problems further along in the drainage sub-catchment/can be safely catered for downstream and upstream of the site;</p> <p>l) Take the impacts of climate change into account for the lifetime of the development including the proposed vulnerability classification. Guidance is available on the .gov.uk website.</p>
Allan Simpson Anglian Water Services Ltd	4.7.2	F+W SPD:131	Have observations	<p><u>Para 4.7.2</u></p> <p>The text box which follows para 4.7.2 refers to all sources of flooding but does not include a specific reference to the risk of foul sewage flooding. Flood Risk Assessments which are submitted with planning applications should consider the risk of flooding from foul sewage together with other potential sources of flooding.</p> <p>It is therefore suggested that the text should be amended as follows:</p> <p>'consider and quantify....and the LPA. Applicants should also assess the risk of foul sewage flooding as part of the FRA. Anglian Water as sewerage</p>	Acknowledged and this should be added in.	Amended point h) of box to Applicants should also assess the risk of foul sewage flooding as part of the FRA. Anglian Water as sewerage undertaker can provide relevant information to the applicant to inform preparation of FRAs'. Due to other changes this is now point c).

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				undertaker can provide relevant information to applicant to inform preparation of FRAs'		
Adam Ireland Environment Agency	4.8.1	F+W SPD:86	Have observations	4.8.1 - is it essential that the drainage strategy has to be within the FRA? There are benefits of having a separate drainage strategy document to the FRA as there are more issues to drainage than just flood risk. By always having it in the FRA, other considerations are often ignored. The findings of the drainage strategy should definitely be within the FRA.	It is not essential and can be provided in a separate document. The section should be updated to reflect this.	Paragraph 4.8.1 amended to 'A surface water drainage strategy contains the proposals for the surface water drainage of the development. Such a strategy should include initial proposals that are sufficient to demonstrate a scheme can be delivered that will adequately drain the proposed development whilst not increasing flood risk elsewhere' Due to other changes this is now 4.3.14
Adam Ireland Environment Agency	4.8.2	F+W SPD:87	Have observations	4.8.2 add the word 'outline' rather than 'conceptual' for accuracy.	Acknowledged and will change	Paragraph 4.8.2 amended to 'If an outline application is to be submitted for a major development then an outline surface water drainage strategy should be submitted outlining initial proposals and quantifying the conceptual surface water management for the site as a whole. This should detail any strategic features, including their size and location. A detailed surface water drainage strategy should subsequently be submitted with each reserved matters application that comes forward and demonstrate how it complies with the outline surface water drainage strategy'
Adam Ireland Environment Agency	4.8.2	F+W SPD:88	Have observations	Step 6) B) should maintenance be included in the list?	This is already included in point c); therefore no changes required	No change

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Miss Kayleigh Wood Historic England	5 Managing and mitigating risk	F+W SPD:12	Object	<p>Whilst it is appreciated that the SPD will centre upon issues directly surrounding flood and water within the district it is considered that the document should provide more information on the likely impacts on the Historic Environment, more specifically, as examples:</p> <ul style="list-style-type: none"> • The opportunities for conserving and enhancing heritage assets as part of an integrated approach for catchment based flooding initiatives, this including sustaining and enhancing the local character and distinctiveness of historic townscapes and landscapes. • The potential impact of changes in groundwater flows and chemistry on preserved organic and palaeo-environmental remains. Where groundwater levels are lowered as a result of measures to reduce flood risk, this may result in the possible degradation of remains through de-watering, whilst increasing groundwater levels and the effects of re-wetting could also be harmful. • The potential impact on heritage assets of hydromorphological adaptations. This can include the modification/removal of historic in-channel structures, such as weirs, as well as physical changes to rivers with the potential to impact on archaeological and palaeo-environmental remains. • The potential implications of flood risk on securing a sustainable use for heritage assets, including their repair and maintenance. 	Acknowledged – happy to add additional references to historic environment where appropriate	<p><i>'historic environment'</i> added into 3rd bullet point of 4.5.8</p> <p><i>'historic environment'</i> added into overview of Chapter 6</p>

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				<ul style="list-style-type: none"> Acknowledgment that Historic Buildings, for example, can be damaged by standard Flood Risk Management and Mitigation and often need a tailored approach. The opportunities for improving access, understanding or enjoyment of the Historic Environment and heritage assets as part of the design and implementation of flood and water management proposals. The vulnerability of most heritage assets (designated and non-designated) to flooding, including occasional flooding, and the potential harm to or loss of their significance. The opportunity for increasing public awareness and understanding of appropriate responses for heritage assets in dealing with the effects of flooding and improving resilience. <p>For further information please see link to our guidance on Flooding and Historic Buildings: http://historicengland.org.uk/images-books/publications/flooding-and-historic-buildings-2ednrev/</p> <p>It is considered that specific paragraphs on the Historic Environment could be provided within Section 5 Managing and Mitigating Risk.</p>		
Adam Ireland Environment Agency	5.1.4	F+W SPD:89	Have observations	5.1.4 - Breach mapping – reference should be given to methods outlined in FD2320/1: flood risk to people.	Rather than repeat long sections of the document a link to the FD2320/1 should be provided within the SPD. Similarly, the above document	Added '(see the Environment Agency's publication – Flood Risk Assessment

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				5.1.4 – Instantaneous breaches – this does define what an Instantaneous breach is i.e. opens to the full extent within a very short time frame (seconds). This replicates a sudden failure. This could be expanded to explain when each type should be used. Note a recent study by the EA demonstrates that there is little difference in the flood extents etc depending upon what method is used.	provides detail on breaches that readers of the SPD may refer to as appropriate	<i>Guidance for New Development for further information)</i> to Paragraph 5.1.4
Adam Ireland Environment Agency	5.1.5	F+W SPD:90	Have observations	5.1.5 – this doesn't refer to what type of breach model was used. It would be worth adding this in.	We have not received any detail from the EA as to what type of model was used therefore no changes proposed to the SPD	No change
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	5.1.9	F+W SPD:27	Object	Please see my previous comments which are applicable here also. If the flood zone changes then the Local Plan should be reviewed. The development plan is integral to providing certainty to the development industry.	***	Discussed with steering group- EA flood maps may be updated every quarter; therefore it would be inappropriate to update Local Plans every time.
Adam Ireland Environment Agency	5.1.9	F+W SPD:91	Have observations	5.1.9 – the Environment Agency also hold data on climate change impacts of flood levels for the areas covered by recent models. This data is going to be released before the end of the year so it would be worthwhile the climate change scenarios referring to the 'latest guidance'.	***	Paragraph reworded anyway due to changes to climate change allowances issued in March 2016
Harry Jones of David Lock Associates for Tim Leathes	5.1.10	F+W SPD:146	Have observations	The Master Planning Process Flood risk, management of the water environment and the design of SuDS are best considered as part of a holistic master planning process. Flood and water issues	Chapter 6 already includes steps in the planning process to ensure SuDS are considered as early as possible and paragraph 5.1.10	No change

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Urban and Civic				<p>are not a singular topic but one of a range of issues and constraints that are taken into account in planning and design. In this context U&C suggest that the draft SPD should highlight the importance of ensuring that the draft SPD recognises that these issues including the design of SuDS are one of a number of influences on the preparation of a master plan.</p> <p>Specifically, it is considered vital that the guidance recognises the applicability of the different tiers of SuDS design at each stage of the planning process. A proportionate approach to SuDS, tailored to the planning process, is essential to ensure the correct level of detail is provided at the right time. For example only limited detail should be expected at strategic stages of allocation and outline consent compared to requirements for the detailed stages of Design Codes and Detailed/Reserved Matters consents. Therefore there should be flexibility to enable SuDS design to evolve with the wider development. U&C suggest that text acknowledging the above could be added to section 5 – paragraphs 5.1.10 to 5.1.16 which relate to site layout</p>	already directs readers to Chapter 6 therefore no changes proposed.	
Mrs Ellie Henderson	5.1.11	F+W SPD:30	Object	<p>We would like to see trees mentioned as a key part of GI. See suggested ammendment below:</p> <p>The inclusion of good quality green infrastructure (<u>in particular trees</u>) within a development master plan has the potential to significantly increase the profile and profitability of developments. Low lying</p>	Acknowledge – can include trees here; however rather than the use of ‘in particular’ which implies trees are always important, the word ‘including’ should be used.	Paragraph 5.1.11 amended to ‘ <i>The inclusion of good quality green infrastructure (including trees and other vegetation) within a development master plan has the potential to significantly increase the profile and profitability of developments. Low lying ground can be designed to maximise benefits by providing flood conveyance and</i>

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				<p>ground can be designed to maximise benefits by providing flood conveyance and storage as well as recreation, amenity and environmental purposes. Where public areas are subject to flooding easy access to higher ground should be provided. Structures, such as street furniture and play equipment, provided within the low lying areas should be flood resistant in design and firmly attached to the ground.</p> <p>The Woodland Trust believes that woodland creation is especially important for green infrastructure provision because of the unique ability of woodland to deliver across a wide range of benefits – see our publication <i>Woodland Creation – why it matters</i> (http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx).</p> <p>The Case for Trees (Forestry Commission, July 2010) states:</p> <p>‘There is no doubt that we need to encourage increased planting across the country – to help meet carbon targets – and every tree can count towards those targets as part of a renewed national effort to increase the country’s overall woodland canopy.</p> <p>But it’s not all about carbon; there is a growing realisation among academics about the important role trees play in our urban as well as the rural environment. It has long been accepted and confirmed by numerous studies that trees absorb pollutants in our cities with measurable benefits to people’s</p>		<p><i>storage as well as recreation, amenity and environmental purposes. Where public areas are subject to flooding easy access to higher ground should be provided. Structures, such as street furniture and play equipment, provided within the low lying areas should be flood resistant in design and firmly attached to the ground’.</i> Due to other changes this is now paragraph 5.1.14</p>

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				<p>health – such as reducing asthma levels. Yet trees also deliver a whole host of other extraordinary economic, environmental and social benefits.'</p> <p>The report goes on to say:</p> <p>'The development of the space in which we live and work represents an opportunity for change that may not be repeated for many years. Making the right decisions at these pivotal moments can influence peoples' sense of place, health and wellbeing for generations.'</p>		
Mr John Oldfield Bedford Group of IDBs	5.1.12	F+W SPD:58	Have observations	<p>The opportunity to strengthen the need for reducing flood risk should be taken whenever possible. 'should' will give officers more room to negotiate betterment in the future than saying 'can'</p> <p>".....the proposed development <u>should</u> can offer flood risk betterment by holding back flood flow peaks....."</p>	Acknowledge and agree – change can to should.	<p>Amended wording of paragraph 5.1.12 to <i>Site layout does not only have to cater for the flood risk on the site but can also accommodate flood water that may contribute to a problem downstream. For example, where a proposal has a watercourse flowing through which contributes to flooding downstream in the existing community or further downstream within an adjacent community, the proposed development should offer flood risk betterment by holding back flood flow peaks within the site in a green corridor and by making space for this water. This is a proactive approach to flood risk management in Cambridgeshire where new developments offers enhancements to the surrounding area. All developments with watercourses identified within their site must consider this approach. Due to other changes this is now 5.1.15</i></p>

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Mr John Oldfield Bedford Group of IDBs	Figure 5.1: Upper river catchment development ©BACA Architects	F+W SPD:60	Have observations	the figure should include reference to the Byelaw zone adjacent to the watercourse/river and show a clear working bank for maintenance access	Unable to change layout as this is a fixed layout	No change
Mr John Oldfield Bedford Group of IDBs	Figure 5.2: Middle river catchment development ©BACA Architects	F+W SPD:59	Have observations	Figure should refer to Byelaw zone adjacent to watercourse/river and show clear working bank	Unable to change layout as this is a fixed layout	No change
Mr John Oldfield Bedford Group of IDBs	Figure 5.3: Lower river catchment development ©BACA Architects	F+W SPD:61	Have observations	The figure should show Byelaws relating to river and also to flood defences.	Unable to change layout as this is a fixed layout	No change

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Adam Ireland Environment Agency	5.1.15	F+W SPD:92	Have observations	5.1.15 perhaps signpost in this section to FD2320 an excellent government research document on the hazards of flooding.	Acknowledge – provide link to this document here	Added 'A guidance document titled 'Flood Risks to People' was published by Defra/EA in 2006 which developed a method for estimating risks to people, both during and immediately after a flood event. This document contains useful information on the hazards of flooding' added to paragraph 5.1.15. Due to other changes this is now 5.1.21
Adam Ireland Environment Agency	5.1.17	F+W SPD:93	Have observations	<p>5.1.17 "Where it is not possible to avoid flood risk or minimise it through site layout, raising floor levels above the predicted flood level with an allowance for the life time of the development (climate change allowance)" – doesn't make much sense in the context - allowance for the impacts of climate change over the life time of the development maybe.</p> <p>5.1.17 – Consider changing 'exit' to 'egress'</p> <p>Safe access and egress – this mentioned numerous times in the SPD but is never classified – what is classed as 'safe'. The Environment Agency will object to any application that has a greater hazard rating the 0.75 (FD2320) but makes no comments on the wider issue of safety. This should be expanded upon. The subsequent section on resilience planning could be sign posted.</p>	<p>Acknowledge – change exit to egress.</p> <p>'Safe' is referred to with no definition and therefore reference should be made to the Flood Risks to People document throughout (wherever safe is mentioned).</p> <p>Reference to the Flood Risks to People document should be made throughout the SPD whenever 'safe access' is referred to.</p>	<p>Paragraph 5.1.17 reworded to 'Where it is not possible to avoid flood risk or minimise it through site layout, raising floor levels above the predicted flood level (including an appropriate allowance for climate change) is a possible option in some circumstances to manage flood risk to new developments however this can increase flood risk elsewhere; it can create an 'island effect' with surrounding areas inundated during a flood, makes access and egress difficult; can affect river geomorphology; can have further potential impacts, such as erosion on site and changes to erosion and sedimentation elsewhere and can also have an impact on the landscape value and amenity of the river flood plain'. Due to other changes this is now 5.1.23</p> <p>'Please see the Defra/EA publication 'Flood Risks to People' for further information on what is considered 'safe'.' Added in to 4.1.7, 4.5.6 and 5.1.26</p>

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Adam Ireland Environment Agency	5.1.19	F+W SPD:94	Have observations	5.1.19 Access ramps can also take up flood storage so these also need to be considered within the overall loss of flood plain.	Acknowledged and this should be added in to section 5.1.19	Amended paragraph 5.1.19 to ' <i>Raising floor levels can have an adverse impact on the street scene as building and feature heights will increase. In addition there may be implications for access ramps for wheelchairs which in turn can also take up flood storage leading to an overall loss of floodplain. Raising floor levels may also be significantly more difficult to achieve privacy standards with higher windows and this may also create the need for significantly higher boundary treatments or screens</i> '. Due to other changes this is now 5.1.25
Adam Ireland Environment Agency	5.1.22	F+W SPD:95	Have observations	5.1.22 – can ground floor flats be referenced in this section as well. Is it deemed acceptable to provide safe refuge in non-habitable areas like corridors?	Acknowledged – important to include ground floor flats here	Amended paragraph 5.1.22 to ' <i>Single storey residential development and ground floor flats are generally more vulnerable to flood damage as occupants do not have the opportunity to retreat to higher floor levels and salvage belongings to higher ground. For this reason single storey housing and ground floor flats in flood risk areas should not be allowed unless finished floor levels are set above the appropriate flood level for the lifetime of the property (taking into account the appropriate climate change allowance), and there is safe access and escape. In areas of extensive floodplain (e.g. Wisbech), single storey housing could be supported where a purpose built stairway is provided to the roof area and escape from this area is in the form of easily accessible and easy to open roof light windows or similar (this must be as agreed by the relevant LPA in advance</i> '. Due to other changes this is now 5.1.28

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Adam Ireland Environment Agency	5.1.23	F+W SPD:96	Have observations	5.1.23 – unless FFLs are raised or can be raised?	Acknowledged – this should be updated in the SPD	Amended paragraph 5.1.23 to ' <i>Sleeping accommodation on the ground floor that relies on flood warnings and the implementation of flood proofing measures is hazardous. Change of use from commercial to residential that results in proposed ground floor flats in Flood Zone 3 is unlikely to be acceptable (even with the use of flood proofing measures to mitigate the flood risk) unless finished floor levels are or can be raised above the predicted flood level (with an appropriate allowance for climate change), and there is safe access to and escape from higher storeys of the building</i> '. Due to other changes this is now 5.1.29
Mr John Oldfield Bedford Group of IDBs	5.1.27	F+W SPD:62	Have observations	IDBs may also adopted new flood defences under Agreement and with funding	Acknowledged – this should be updated in the SPD	Added ' <i>In addition, IDBs may also adopt new flood defences if appropriate agreements and funding are in place.</i> ' To end of paragraph 5.1.27. Due to other changes this is now 5.1.33
Adam Ireland Environment Agency	5.1.27	F+W SPD:97	Have observations	5.1.27 – Defences are not there to allow for further development and therefore should not be agreed unless there is wider sustainability benefits. We would prefer that this position is made clear within this paragraph. This section should also look into designations under the FWM Act. Where a defence was being built to protect a development or area, this could be designated a 'flood asset' by the LLFA.	Acknowledge – this should be updated in the SPD	Paragraph 5.1.27 amended to ' <i>The construction of new flood risk defences may enable development to take place provided that there are wider sustainability benefits associated with their construction (this could be demonstrated through a sustainability appraisal for example). Their construction needs to be very carefully considered with the LPA, the EA and the relevant IDB. New defences create new residual risks that can take significant investment to fully understand and plan. WMAs who maintain defences (such as the EA or IDBs) are not obliged to maintain defences and could</i>

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						<p>potentially reprioritise or reduce expenditure in this area. Where defences are required, maintenance agreements will need to be reached through Section 106 of the <u>Town and Country Planning Act 1990</u> or Section 30 of the <u>Anglian Water Authority Act 1977</u>. The latter can be used by the EA to adopt flood defences directly. In addition, IDBs may also adopt new flood defences if appropriate agreements and funding are in place'. Due to other changes this is now 5.1.33</p> <p>Additional paragraph (5.1.34) added in – 'Under the FWMA 2010, the EA, LLFA, District Councils and IDBs have legal powers to designate structures and features that affect flood risk and are not directly maintained by these organisations. Where a defence is being built to protect a development or area, it may be designated as a 'flood asset' by the relevant body. Further information on the designation of structures can be found in Defra's <u>Designation of Structures and Features for Flood and Coastal Erosion Risk Management Purposes – Information Note.</u>'</p>
Adam Ireland Environment Agency	5.2.9	F+W SPD:110	Have observations	<p>5.2.9 – Contradictory – what is best for flood depths between 0.3-0.6m?</p> <p>General – There are numerous illustrations sourced from other documents that aren't directly referenced. Check permissions to use these illustrations.</p>	<p>Acknowledged – the difference between 0.3 and 0.6 has been unintentionally missed out. This should be updated to include all depths up to 0.6 m (based on DCLG document).</p>	<p>Updated water exclusion strategy to 'Water exclusion strategy – where emphasis is placed on minimising water entry whilst maintaining structural integrity, and on using materials and construction techniques to facilitate drying and cleaning. This strategy is favoured when low flood water depths are involved (not more than 0.6m). It should be noted that even with this strategy, water is still likely to enter the property'</p>

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						All illustrations now referenced appropriately
Adam Ireland Environment Agency	5.2.10	F+W SPD:111	Have observations	5.2.10 – if the text is taken directly from the guidance then why include it?	The text is not directly lifted and therefore the wording should be amended here to say 'further information can be found...'	Amended wording of paragraph 5.2.10 to 'Further details can be found in improving the Flood Performance of New Buildings (CLG, 2007)'
Miss Kayleigh Wood Historic England	6 Surface Water and Sustainable Drainage Systems	F+W SPD:13	Object	Within the red summary box it states that Sustainable Drainage Systems will: 'Conserve, accommodate and enhance biodiversity'. However, it does not highlight the need to conserve or enhance the Historic Environment (which is covered within the Section at 6.2.8, 6.2.9, 6.3.18 and 6.3.19) and we would therefore advise that this is included within the red summary box.	Acknowledge – historic environment should be added in here	Third bullet point within box amended to 'Conserves, accommodates and enhances biodiversity and the historic environment; and'
Mr John Oldfield Bedford Group of IDBs	6 Surface Water and Sustainable Drainage Systems	F+W SPD:63	Have observations	An essential element of a SuDS is maintainability to ensure it continues to function effectively in the future.	No specific changes required; however additional detail on maintenance has been added throughout chapter due to changes made by newly published SuDS Manual	No change
Mr Graham Moore Middle Level Commissioners	6 Surface Water and Sustainable Drainage Systems	F+W SPD:144	Have observations	Our position on the use of SuDS is as follows: "National guidance promotes the management of water in a sustainable way to mimic the surface water flows from the site prior to development, thus discouraging the discharge of unregulated flows of surface water to sewers and watercourses. This, however, primarily refers to and presupposes the use of gravity systems	Acknowledged – as outlined in previous comments, some acknowledgment of the differences in land types across the county (city to fen) should be made. Often it is perceived that SuDS cannot be used in fen areas; however this is not the case and therefore a paragraph relating to this should be added.	New paragraph (6.1.4) added in to represent different landscape of the Fens 'Even across man-made areas such as the Fens there is the potential to make use of many different SuDS components as they can reduce the immediate impact of intense rainfall ultimately having a cumulative beneficial effect on flood risk from main rivers. Together SuDS and IDB systems can be a

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				<p>which serve most of the country. Whilst the Commissioners and associated Boards generally support adherence to national guidance where appropriate this must, to a certain extent, depend on the individual circumstances of the site or receiving watercourse system.</p> <p>Unlike most of the country, the majority of Fenland is served by pumped, artificial drainage systems with low hydraulic gradients with any run-off generally being stored within them, often for a great length of time, before being discharged into the river system and thus reducing any impact on the peak flow within the river system.</p> <p>A major concern regarding the use of grey water recycling, infiltration devices, attenuation storage systems and other SuDS, although not necessarily our problem at this time, is the future funding and maintenance of such devices which, if unmaintained, can become a liability resulting in drainage/flooding problems which have to be resolved at a cost to the owner and possibly the public purse. The resolution of this issue, which was considered as part of the Pitt Review, is still awaited.</p> <p>It is considered that, in some circumstances, an unregulated flow in to the Board's managed system is the most appropriate long term solution. The associated contribution for making an unregulated direct discharge to the Board's system will ensure that it is maintained and continues to</p>		<i>strong combination providing significant benefits for future development'</i>

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				perform its function and provides the appropriate Standard of Protection (SoP) at relatively small cost and with minimal environmental impact reducing the need to utilise natural resources and the impact of climate change by reducing greenhouse gas emissions."		
Mr Richard Whelan	6.1.5	F+W SPD:37	Have observations	6.1.5 Mentions the NPPF, it would be worth making reference to the Planning Practice Guidance and the Non-Statutory Technical Standards at this stage as they are a good guide for LLFAs and developers, out in 6.8.1 later in the document.	Acknowledge – these need to be added in alongside local planning policies	Amended paragraph 6.1.5 to ' <i>Please note that reference is made to 'SuDS' throughout this chapter, rather than 'surface water drainage' as the NPPF, NPPG, Non-Statutory Technical Standards for Sustainable Drainage and adopted and emerging Local Planning policies require a SuDS solution to surface water management for new development. Many of the general principles within this chapter can also be applied to traditional surface water drainage and so this chapter needs to be complied with on all development sites and the provision of SuDS maximised. Even on very constrained sites SuDS can be implemented in one form or another</i> '. Due to other changes this is now 6.1.6
Mrs Ellie Henderson	6.2.2	F+W SPD:31	Object	<p>We would wish to note the following point:</p> <p>Trees can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently which could reduce the need for irrigation and lead to less abstraction.</p> <p>A joint Environment Agency/Forestry Commission publication Woodland for Water: Woodland measures for meeting Water Framework objectives states clearly</p>	Acknowledge – add into SPD	Added ' <i>Equally, trees and woodland, where used appropriately can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently (by reducing evapotranspiration losses) which could reduce the need for irrigation and lead to less abstraction</i> ' to paragraph 6.2.2.

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				<p>that: 'There is strong evidence to support woodland creation in appropriate locations to achieve water management and water quality objectives' (Environment Agency, July 2011- http://www.forestry.gov.uk/fr/woodlandforwater).</p> <p>Therefore we would like to see mention here of the value of trees and woodlands in this regard.</p>		
Mr John Oldfield Bedford Group of IDBs	6.2.6	F+W SPD:64	Have observations	The section should emphasize the need to design biodiversity into the SuDS so that the SuDS can function in the future to manage flood risk, and hence avoid unnecessary conflict over maintenance and the risk of disturbing protected species.	Acknowledge – add into SPD	Amended wording of paragraph 6.2.6 to <i>'Many of Cambridgeshire's nationally and locally designated nature conservation areas are designated because of their water environment. The integration of SuDS into the landscape needs to be sensitive to the local biodiversity and equally, biodiversity needs to be designed into SuDS. At present one of the main risks to biodiversity in Cambridgeshire is the extent of fragmentation of habitats and loss of species due to historical farming practices and more recently increased pressures from development. Inclusion of SuDS networks could help to re-connect existing habitats and re-create new areas. Cambridgeshire's <u>Habitat Action Plans</u> and <u>Species Action Plans</u> provide specific information on desirable habitat design in the county. Biodiversity should be integrated into SuDS at the early design stage to avoid unnecessary conflict over maintenance and the disturbance of protected species. Additionally if protected species are likely to be attracted to SuDS features, the protection of these habitats</i>

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						during maintenance and operation should be considered in the design'
Mrs Ellie Henderson	6.2.7	F+W SPD:32	Object	<p>We would wish to see mention of woodland creation here.</p> <p>We believe that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits – see our publication Woodland Creation – why it matters (http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx). These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets).</p> <p>Government response to Independent Panel on Forestry Report (January 2013):</p> <p>We want to see significantly more woodland in England. We believe that in many, although not all, landscapes more trees will deliver increased environmental, social and economic benefits. We particularly want to see more trees and woodlands in and around our towns and cities and where they can safeguard clean water, help manage flood risk or improve biodiversity.</p>	Acknowledge – add into SPD	Amended wording of paragraph 6.2.7 to 'A UK government objective is, "connecting people with nature" (Defra 2011) and the use of SuDS can help deliver this objective. Through careful design, SuDS can respect, enhance and connect local habitats and support biodiversity and green infrastructure in Cambridgeshire. As recognised in the CIRIA SuDS Manual (C753), water within a SuDS system is essential for the growth and development of plants and animals and biodiversity value can be delivered on any scheme from small, isolated systems to large strategic developments where SuDS are planned as part of the wider green landscapes. The creation of rough grasslands, woodland, wetland meadows, aquatic planting and open water can provide shelter, food and foraging and breeding opportunities for a wide variety of wildlife'
Miss Kayleigh Wood	6.2.8	F+W SPD:14	Support	Accommodating measures such as Sustainable Drainage Systems, whilst sustaining and enhancing the character of	Support noted	No change

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Historic England				historic townscapes and landscapes, is an area which should be explored and it is appreciated that this is covered at points 6.2.8 and 6.2.9 and this is welcomed.		
Mrs Ellie Henderson	6.2.13	F+W SPD:33	Object	<p>We would like to see mention of trees here.</p> <p>The Forestry Commission's publication, <i>The Case for Trees in development and the urban environment</i> (Forestry Commission, July 2010), explains how: <i>'the capacity of trees to attenuate water flow reduces the impact of heavy rain and floods and can improve the effectiveness of Sustainable Urban Drainage Systems'</i>.</p> <p>Trees can help reduce mitigate surface water flooding in urban situations too, when rain water overwhelms the local drainage system, by regulating the rate at which rainfall reaches the ground and contributes to run off. Slowing the flow increases the possibility of infiltration and the ability of engineered drains to take away any excess water. This is particularly the case with large crowned trees. Research by the University of Manchester suggests that increasing tree cover in urban areas by 10% can reduce surface water run-off by almost 6%. Trees are therefore a useful component of Sustainable Urban Drainage Systems (SuDS). The Woodland Trust has produced a policy paper illustrating the benefits of trees for urban flooding – <i>Trees in Our Towns – the role of trees and woods in managing urban water quality and quantity</i> -</p>	Acknowledge – reference to trees should be made where possible throughout document	Trees additionally referred to elsewhere throughout document (paragraph 5.1.14 and 6.2.2)

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				https://www.woodlandtrust.org.uk/publications/2012/12/trees-in-our-towns/ .		
Scott Hardy RSPB	6.2.13	F+W SPD:136	Have observations	<p>The SPD introduces the potential of SuDS to provide valuable habitat and to contribute to strong green infrastructure networks with increased benefits for biodiversity. It advises ‘</p> <p><i>that there are several Biodiversity Action Plan species and habitats that can be supported by well designed SuDS</i>’, and that SuDs can ‘<i>enhance and connect local habitats</i>’ and ‘<i>provide an opportunity to replace some of [Cambridgeshire’s] lost landscape and habitats</i>’.</p> <p>The RSPB strongly supports the adoption of a landscape-led approach to SuDS planning and the creation of locally appropriate habitats through SuDS, and are pleased to see this promoted within the SPD. However, in order to fully achieve this through SuDS, appropriate ecological expertise and engagement with local stakeholders is required. Currently the SPD states in point 6.2.13 that ‘</p> <p><i>designing SuDS effectively requires the right team with the relevant skills</i>’. The RSPB strongly recommends the SPD expands on this statement to ensure the importance of ecological expertise and stakeholder input is fully understood. Expert ecological advice will also allow SuDS to provide maximum benefit for protected species and other</p>		<p>Added paragraph (6.2.8) to Biodiversity and Green Infrastructure section (moved to remove duplication throughout chapter). ‘<i>There are several Biodiversity Action Plan (BAP) species and habitats² that can be supported by well-designed SuDS. In appropriate locations, design of retention ponds and wetlands should consider the integration of well-designed sanctuary areas wherever possible, to give spaces for the more sensitive wildlife species. To make sure SuDS can provide the best benefits to wildlife, ecological expertise is strongly advised. Consultation with nature conservation groups can also help access such expertise. Further information and a list of useful contacts can be found in the RSBP and WWT publication ‘Sustainable Drainage Systems: Maximising the Potential for People and Wildlife’</i></p>

² Updates to Biodiversity Action Plans can be found here: www.cpbiodiversity.org.uk

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				<p>species of conservation concern which may already be present on site. A list of useful contacts is contained within the RSPB and WWT SuDS guidance booklet¹, and could help inform developers of the potential stakeholders and experts to engage with.</p> <p>For example, paragraph 6.2.13 could be expanded to describe:</p> <p><i>"designing SuDS effectively requires the right team with the relevant skills. To make sure SuDS can provide the best benefits to wildlife ecological expertise is strongly advised. Consultation with nature conservation groups can also help access such expertise. Further information and a list of useful contacts is contained within the RSPB and WWT SuDS guidance booklet¹"</i></p>		
Mr Richard Whelan	Figure 6.1: Stage 1	F+W SPD:45	Support	This is a good representation of SuDS design, illustrating how early consideration of the drainage avoids expensive retrofit solutions on established plans	Support noted	No change
Mr Richard Whelan	6.3.4	F+W SPD:44	Have observations	Where the receiving water body allows reduced attenuation onsite it could be worth adding a design requirement that it must be demonstrated that the site is able to drain when the receiving waterbody is already in a 1% flow event. This helps to ensure that the experiences of 1998 are not revisited (where flooding was experienced when watercourses and sewers had difficulty in discharging due to an already high water level in the receiving watercourse)	Acknowledge – it is important to look at how the site will drain in flood conditions and an appropriate wording should be added in to reflect this.	Amended wording of paragraph 6.3.4 to 'The LPA may allow a reduced level of attenuation prior to discharge to a watercourse where a strategy or study undertaken by or in partnership with an IDB or other WMA demonstrates that no increase in flood risk would occur to the site or elsewhere. It must however be demonstrated by the applicant that the site can continue to drain when receiving water bodies are in flood conditions. Irrespective of any agreed runoff rates, source control methods must be implemented across sites

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						<i>to provide effective pre-treatment of surface water. This must be demonstrated as part of the proposal</i>
Mr John Oldfield Bedford Group of IDBs	6.3.6	F+W SPD:65	Have observations	The section should include a figure to represent bespoke areas of Cambridgeshire, namely the heavily modified and artificial watercourses, which are equally as important as natural and urban examples.	Although Heavily Modified Waterbodies relate to the WFD it would be useful to include maps of these watercourses across the county. These need to be obtained from the EA's geostore and included as a figure within the text.	Added new paragraph (6.3.10), <i>'In addition to natural and urban catchments, as already detailed, the Fen area of Cambridgeshire has an extensive network of artificial drainage channels that are mostly pump drained. The majority of these are under the control and management of IDBs. Map 6.1 shows those areas of Cambridgeshire where the watercourse are designated by the EA as 'Heavily Modified Waterbodies' and 'Artificial Waterbodies'. Such designation relates to the Water Framework Directive (see Chapter 7 for further information); however it provides a useful visualisation of the artificial drainage network across Cambridgeshire'</i> Also added plan of HMWB across Cambridgeshire (Figure 6-1)
Scott Hardy RSPB	6.3.10	F+W SPD:137	Have observations	Point 6.3.10 of the SPD advises <i>'When designing SuDS networks on land that has low permeability, SuDS should be designed accordingly. Soakaways and other infiltration methods may not be suitable but there are many other methods that can be used on clay type soils'</i> . The RSPB are aware that clay type soils have previously been cited as a barrier to SuDS inclusion within development plans. We are pleased to see the SPD advise that there are <i>'many other [SuDS] methods that can be used on clay type soils'</i> . However, we	Acknowledged – impermeable soils often cited as a barrier and appropriate wording should be added in to reinforce this will not be acceptable as a reason across Cambridgeshire	Following sentence added into 'keep water on the surface' <i>'Low permeability soils are often cited as a reason for not including SuDS; however this is not acceptable in Cambridgeshire as solutions do exist. Although soakaways and other infiltration methods may not be suitable, many other methods such as swales, ponds and wetlands should be prioritised.'</i> Due to other changes this is now 6.3.22

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				would like to see this point strengthened given that clay soils have been viewed as a barrier to SuDS previously. It is our view that where clay soils are present there should be potential to provide even greater scope and opportunity for wildlife over free draining sites through SuDS. Clay soils have great potential for nature rich surface features such as swales, rills, retention basins, ponds, and wetlands		
Mr Richard Whelan	6.3.11	F+W SPD:46	Have observations	This paragraph seems to aimed at setting out the consideration of infiltration but hints at SuDS as being primarily infiltration devices which is in conflict with what is described in 6.3.10. SuDS mimic natural drainage as described earlier in the document and with less permeable soils natural drainage would be a process of limited infiltration and overland flow through streams and rivers etc. Might I suggest amending this to say that ground conditions will influence the type of SuDS system being considered or remove the reference from SuDS from this paragraph and focus purely on infiltration, regardless of how that is achieved?	This is already covered throughout the SPD and 6.3.22	No change
Miss Kayleigh Wood Historic England	6.3.18	F+W SPD:15	Support	Accommodating measures such as Sustainable Drainage Systems, whilst sustaining and enhancing the significance of areas of archaeological interest and or potential interest, is an area which should be explored and it is appreciated that this is covered at points 6.3.18 and 6.3.19 and this is welcomed.	Support noted	No change

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Mr John Oldfield Bedford Group of IDB	6.3.24	F+W SPD:66	Have observations	These areas may be subject Byelaws and specific restrictions, such as no development or obstruction.	Reference can be added in to byelaws	Amended paragraph 6.3.24 to ' <i>Consideration should be given to access to, and maintenance of, existing infrastructure which includes existing watercourses. Many IDBs, Local Authorities and the EA have requirements and/or byelaws requiring maintenance strips adjacent to a watercourse and should be contacted for exact requirements in their area</i> '. Due to other changes this is now 6.3.34
Mr Richard Whelan	6.3.25	F+W SPD:43	Have observations	Pleased to see mention of how SuDS does not always mean infiltration. The document almost requires a myth busting page as a pre-emptive approach to standard rejections of Sustainable Drainage Systems. There are still some strange widely held opinions that a SuDS system can only be used on certain sites. As you will know, ultimately any system that is not inspected, maintained or designed with site constraints and long term flood risk in mind will be unsustainable. Hence moving the focus onto ownership and adoption	This is acknowledged and has been covered by additions made in response to other representations.	No change
Mrs Ellie Henderson	6.3.27	F+W SPD:34	Object	We would like to see woodland mentioned here as it is multi-functional, delivering a wide range of benefits including - helping habitats become more robust to adapt to climate change, amenity & recreation, improving air quality, flood amelioration, urban cooling and for the local economy (timber and woodfuel markets).	Acknowledged – can add woodland in	Wording amended to ' <i>Open spaces are an asset to the community and to the environment and form an important component of a wider green infrastructure network. A network of woodland, recreational and open spaces, whether green or paved will be essential for well-designed developments³. Open spaces can provide space for SuDS features to provide</i>

³ For information on SuDS maintenance please refer to [Section Error! Reference source not found.](#)

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						attenuation and treatment of surface water runoff. Good design will seek ways to integrate SuDS with the rest of the open space and to make SuDS features multifunctional. In these areas there is a need to concentrate on design and amenity value, recreational use, and fit with surrounding landscape (see Error! Reference source not found.). Examples of multi-functional uses in open spaces include; temporary storage areas doubling as playing fields or recreation areas, hardscape attenuation doubling as water features and public art, bioretention areas doubling as landscaped garden areas, wetlands and ponds doubling as amenity and habitat areas, and bioretention planters linking with open space divisions or seating areas'. Due to other changes this is now 6.3.38
Scott Hardy RSPB	6.3.27	F+W SPD:138	Have observations	<p>The RSPB is pleased that the SPD promotes the use of SuDS in multi-functional landscapes to enhance urban, recreational, and open spaces. As recognised in the SPD this provides benefits for the local communities, including access to nature. However the RSPB does not consider the SPD provides sufficient guidance on encouraging community engagement and ownership of SuDS.</p> <p>The RSPB strongly recommend including additional information on community engagement and partnership working. With good design and an effective participation strategy, as well as expert ecological guidance, SuDS (particularly those that</p>	Detail on pre-app working with relevant WMAs etc has been included throughout and there is a lot of information in Section 6 on how to most appropriate include SuDS therefore no additional changes proposed in response to this comment.	No change

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				provide wildlife habitat and so an attractive feature) can readily become a focus of community life, where people are willing to get involved with local activities. The appropriate management of SuDS can provide many opportunities for learning, informal recreation, supported play and other community programmes. This has many social and health benefits and gives people a sense of pride, responsibility and ownership of their environment. Active interpretation, volunteering opportunities, guided walks and other forms of engagement provide ways in which people can become involved in decision-making and management of SuDS. This in turn can engender public support for SuDS, leading to increased awareness of wetlands and the natural environment and community cohesion.		
Mrs Helen Lack Huntingdonshire District Council	6.3.28	F+W SPD:5	Have observations	<p>Please note that HDC's Design Guide states at 3.4.3 page17, "It is not acceptable for areas intended as informal open space to : 1)be comprised mainly or wholly of land which doubles as a balancing area (which is likely to be unusable for at least part of the year...."</p> <p>6.3.28 seems to conflict with this approach</p>	Acknowledge that different LPAs will have different approaches. Appropriate wording should be used to ensure differences between LPAs are made clear	Paragraph 6.3.28 amended to ' <i>Where the local authority will adopt SuDS in public open spaces, they must still be able to function and be accessible as useable open space for the majority of the time for them to be included within the open space calculations</i> '. Due to other changes this is now 6.3.39
Mr Richard Whelan	Figure 6.7 Street design to drain to adjoinin	F+W SPD:50	Have observations	seems to show a traditional road and gully system when the water could be conveyed across the land illustrated, to the untrained eye this may appear fairly similar to the undesirable image in figure 6.12.	Updated images now obtained from Ciria which will be used throughout document	Updated

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	g lower ground SuDS feature (courtesy of CIRIA)					
Mr Richard Whelan	6.3.31	F+W SPD:47	Have observations	It may be worth mentioning why the deep end of pipe assets are less desirable; increased excavation, potential need for unnecessary pumping or increased health and safety risk and mitigation requirements	Acknowledge – add in	Added 'Deep features are undesirable due to increased excavation, the potential need for unnecessary pumping and the requirement for mitigation measures' to paragraph 6.3..31. Due to other changes this is now 6.3.43

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Mr Richard Whelan	6.5.2	F+W SPD:48	Have observations	seems slightly simplistic, it could benefit from reference to Building Regulation requirements relating to separators/ interceptors and from a link to EA Pollution Prevention Guidance (https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg). Also there should be consideration of the type of water quality risk and the type of treatment stages, for example trapped gullies, catch pit manholes and separators/ vortex devices are relatively ineffective against soluble or fine suspended pollutants such as milk or detergents.	Acknowledge. In addition, the Ciria SuDS manual has been updated and this section should therefore be updated to reflect both this comment and manual changes.	<p>Section 6.5 now amended in relation to this comment and updates to the Ciria SuDS manual.</p> <p>6.5.1 <i>'SuDS have a considerable advantage over traditional drainage as a well-designed system will provide a level of treatment to surface water runoff before it is discharged into the receiving water body. It does this through a number of processes including filtration, settlement, and uptake by plants.</i></p> <p>6.5.2<i>The size and number of treatment stages required is based on the level of pollution entering into the system. For example, industrial sites will contain a higher level of pollutants within surface water runoff than from a small residential road. Table 6-3 indicates the water quality management design method/approach required to determine the appropriate level of treatment for a number of land uses.</i></p> <p>6.5.3<i>Each treatment stage must be designed to be effective in pollutant removal as stipulated in The SuDS Manual C753). This needs to be quantified at the application stage. Different features have different levels of effectiveness and the system should be designed as a whole to ensure there is no detriment in water quality.</i></p> <p>6.5.4 <i>Guidance on the effectiveness and design of each potential feature can be found in Table 6-3 Guidance notes for Table 6-3 can be found in Appendix 5.'</i></p>
Mr Richard Whelan	6.5.4	F+W SPD:49	Have observations	The CIRIA SuDS Manual is due to be re-released this year under a different reference (i.e. not C697) would suggest	See comments and action above (F&W SPD:48)	No change

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				making reference to the latest CIRIA guidance to avoid references to out dated documents (this is repeated in the document)		
Harry Jones of David Lock Associates for Tim Leathes Urban and Civic	6.6 Designing a safe environment	F+W SPD:148	Have observations	<p>Detailed SuDS Design</p> <p>Section 6.6 of the draft SPD outlines that all SuDS schemes should be designed as a safe environment that can be accessed and enjoyed by residents and visitors. Paragraph 6.6.1 is clear that the use of fencing and barriers should not be the approach to making SuDS features safe. Whilst U&C agrees that it is not appropriate to include the fencing and barriers as part of the design of SuDS features in residential areas, the use of such features and steeper earthworks slopes may be acceptable in less sensitive environments such as for employment sites. In this context, it is suggested that paragraph 6.6.1 is amended to introduce more flexibility to allow the use of fencing, barriers and steeper earthworks slopes where appropriate within the landscape of less sensitive developments.</p> <p>U&C welcome the clarification within section 6 of the draft SPD that the provision of SuDS within development projects is the preferred approach for the design of water drainage systems in Cambridgeshire rather than traditional surface water drainage systems. This clarity will ensure that SuDS can be incorporated into the design of development proposals at the outset in order to maximise their efficiency and amenity value.</p>	Acknowledge – wording relating to the safety/use of fencing for SuDS should be added to this section.	Paragraph 6.6.1 amended to 'All SuDS schemes should be designed as a safe environment that can be accessed and enjoyed by residents and visitors. The use of fencing and barriers should not be the approach to making SuDS features safe, particularly in residential developments. It is however recognised that there may be cases in less sensitive environments (such as industrial areas) where steeper earthworks and safety measures are appropriate'

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				The approach to SuDS design outlined within paragraph 6.6.1 highlights the opportunity to incorporate SuDS within formal public open space within development sites. U&C agree that well designed SuDS within safe environment can be a valuable amenity asset for local communities.		
Mr John Oldfield Bedford Group of IDBs	6.7 Developing a surface water drainage strategy	F+W SPD:67	Have observations	This whole section should have an overarching message that it is essential to consider maintenance at each stage of master planning.	Acknowledge – this is also reinforced by the NPPF which requires maintenance to be considered as part of a planning application. Appropriate wording should be added in.	Paragraph 6.7.1 amended to ' <i>For larger developments a masterplan will be necessary. It is at this stage the SuDS layout (taking into account flow routes, topography, geology and green space) and proposed maintenance of the system should be determined whilst, ensuring a safe design and mitigation of flood risk (see Figure 6.1). Seeking advice at the earliest opportunity from the relevant WMAs will help avoid any costly issues or redesigns at a later stage. Effective master planning should ensure a robust, viable and cost-effective scheme from the outset, where objectives of the development are informed by the SuDS scheme and vice versa</i> '. 7th bullet point of paragraph 6.7.5 amended to, ' <i>Maintenance and management plan of surface water drainage system (for the lifetime of the development) including details of future adoption</i> '
Mr and Mrs P Boon	6.9 Adoption and Mainten	F+W SPD:4	Have observations	I have read the document and think if it is enforced it could be a very good framework for agencies and developers to follow. Paragraph 6.9 Adoption and Maintenance of SuDS. This section covers the maintenance	Support noted	No change

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	ance of SuDS			and adoption of SuDS. In my experience of local developments this is not sorted out, this should be a precondition and enforced. If the SuDS for a development is not maintained then this could either cause flooding on the site or surrounding properties or the local authorities becoming responsible for maintenance and funding.		
Mr John Oldfield Bedford Group of IDBs	6.9.1	F+W SPD:68	Support	We support the benefits of the SuDS being adopted by a statutory body for the future maintenance, as this ensures there is an accountable body in the future to undertake maintenance. It also enables the developers to concentrate on their main priority of building houses and buildings.	Support noted	No change
Harry Jones of David Lock Associates for Tim Leathes Urban and Civic	6.9.1	F+W SPD:149	Have observations	Adoption and Maintenance of SuDS U&C agrees with the recommendation outlined at paragraph 6.9.1 that it would be preferable for a statutory organisation to take on the role of maintaining SuDS within developments. However, clarification is required to confirm that this is not the only approach which could be acceptable depending upon the circumstances of specific developments. For example, in some circumstances, it may be more appropriate that the long-term management of SuDS is undertaken by a management company or private owner.	Acknowledged – appropriate maintenance/adoption of SuDS will be considered by the LLFA. Amendment should be made to this effect.	Paragraph 6.9.1 amended to 'The LPA may seek advice for developers looking to source an appropriate body for SuDS adoption and maintenance. It is recommended that a statutory organisation takes on the role of maintaining the SuDS as this will guarantee maintenance of the drainage system in perpetuity; however where this is not possible ,alternative bodies may also be able to maintain SuDS, provided that a suitable maintenance plan has been submitted to and agreed with the LPA. Statutory organisations in Cambridgeshire may include organisations such as the local authorities, Anglian Water and IDBs. For SuDS serving the highway these should be discussed with the Highways Authority at CCC to ensure suitability for adoption.'

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Scott Hardy RSPB	6.9.3	F+W SPD:139	Have observations	<p>The SPD advises under point 6.9.3 that '<i>there is a need to ensure that a long-term, effective maintenance regime is in place</i>'. However, whilst the SPD states under 6.3.20 that '<i>if protected species are likely to be attracted to SuDS features, the protection of these habitats during maintenance and operation should be considered in the design</i>', it does not specify the need for a long term habitat management plan. The RSPB strongly recommends that the SPD confirms the need for a long term habitat management plan to be developed to inform any maintenance regime put in place to ensure the system functions effectively over time and continues to provide benefits to wildlife. Any habitat management plan should ensure key species continue to benefit from a SuDS scheme, as well as ensuring water storage and water filtration (to improve discharge quality) functions do not diminish.</p> <p>The RSPB strongly recommend that the role of source control within SuDS systems be expanded upon within the SPD to highlight the importance of adequate source control (e.g. green roofs, living walls, rain gardens, permeable surfaces, filter strips and bio-retention areas) for delivering SuDS with high wildlife and amenity value. The most important component of SuDS if they are to deliver for wildlife is source control. Poor water quality reduces the likelihood of creating valuable wildlife habitats. The more effort invested in features at the point at</p>	Acknowledged – appropriate wording relating to habitat management plans should be added in	<p>Third bullet point of 6.9.3 amended to '<i>There is a need to ensure that a long-term, effective maintenance regime is in place along with a long term habitat management plan where appropriate</i>'.</p> <p>Amended paragraph 6.3.11 to '<i>The SuDS management train is a central design concept for SuDS. It describes the use of a, "sequence of components that collectively provide the necessary processes to control the frequency of runoff, the flow rates and the volumes of runoff, and to reduce the concentrations of contaminants to acceptable levels" (CIRIA 2015). The management train begins with land use decisions and prevention measures, followed by interventions at the property scale and street scale (source control), through to considerations for downstream run-off controls within the overall site boundary, and wider initiatives downstream that are designed to manage the overall catchment. Source control includes features such as permeable paving, rainwater harvesting, living walls, rain gardens, filter strips, green roofs and bio retention areas. These allow water to penetrate the feature thereby reducing the proportion of surface water runoff that is conveyed into the drainage system</i>'</p>

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				<p>which rain lands the better the regional control of detention and retention basins will be for wildlife. Further information on this can be found on pages 15-21 of the aforementioned guidance 1, which we consider would provide helpful guidance if referenced and/or quoted in this section.</p> <p>SuDS often have cost benefits in comparison to traditional pipe drainage systems. These benefits have been widely reported, including in the 'Lamb Drove Sustainable Drainage Systems (SuDS) Monitoring Project' report commissioned by Cambridgeshire County Council. This report states that the capital costs of the SuDS scheme were £314 per property cheaper than the alternative pipe drainage system.</p> <p>It is the RSPB's view that the SPD does not adequately promote the potential cost benefits of multi-functional SuDS compared to traditional piped drainage systems. The RSPB recommends that the SPD strongly emphasises the potential cost benefits as this is likely to be a major consideration for developers.</p> <p>The RSPB's has previously worked with Exeter City Council on their 'Residential Design' SPD by providing biodiversity advice which is incorporated into the SPD. The RSPB is also cited as an additional source of information within this document. The RSPB</p>		

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				<p>recommends including a link within the Flood and Water SPD to our 'Sustainable Drainage Systems - maximising the potential for people and wildlife' guidance booklet, produced in partnership with the WWT1. The RSPB recommends the inclusion of a link to this SuDS guidance in the SPD to complete the portfolio of best practice guidance documents. It is our view that this will provide useful additional information and guidance for LPAs and developers regarding maximising the benefits of SuDS systems for people and wildlife.</p> <p>1RSPB/WWT (2014). Sustainable Drainage Systems - maximising the potential for people and wildlife. At: www.rspb.org.uk/forprofessionals/policy/sustainabledevelopment</p>		
Allan Simpson Anglian Water Services Ltd	6.9.5	F+W SPD:132	Have observations	<p><u>Para 6.9.5</u></p> <p>We recommend that this paragraph is amended to:</p> <p>"If the applicant is minded to choose Anglian Water as the appropriate body for SuDS adoption they should ensure the proposed design meets Anglian Water's adoption criteria, referencing relevant guidance and advice where appropriate. Further information on Anglian Water SuDS adoption, including the SuDS adoption</p>	Acknowledged – to be added to SPD	Amended paragraph 6.9.5 to ' <i>If the applicant is minded to choose Anglian Water as the appropriate body for SuDS adoption they should ensure the proposed design meets Anglian Water's adoption criteria, referencing relevant guidance and advice where appropriate. Further guidance on Anglian Water SuDS adoption (including their <u>Sustainable Drainage Systems Adoption Manual</u>) is available on the <u>Anglian Water website</u></i> '

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				manual, is available on the Anglian Water website."		
Mrs Helen Lack Huntingdonshire District Council	6.9.6	F+W SPD:6	Have observations	Is it the intention that the document will include a schedule of adoption rates, supported by all Councils?	No this will not be included within the SPD, particularly as they would be subject to change on a potentially frequent basis	No change
Mr Richard Whelan	7 Water Environment	F+W SPD:38	Have observations	Pleased to see the inclusion of compliance with the Water Framework Directive within the document (step 6 page 32 etc), however it should be noted that virtually all developments will have some level of WFD impact if the water eventually ends up in a WFD assessed waterbody (via a sewer or ground water flow), this may not cause the rivers to fail to meet WFD requirements instantly but the accumulative impact of development will increase the baseline contaminants within the water network and lead to a deterioration in the environment or a failure of compliance through accumulative inputs. Hence the need to ensure appropriate treatment stages are in place.	Support noted	No change
Adam Ireland Environment Agency	7 Water Environment	F+W SPD:98	Support	<p>Chapter 7: Summary</p> <p>We generally support this section as capturing the general thrust of the WFD and how it relates to the planning system with planning applications.</p> <p>We realize that we did not provide detailed comments during previous formative drafts due to time and resource constraints at that time, so as agreed we include these now as</p>	Support noted	No change

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				mainly 'editing' suggestions for accuracy and by way of update.		
Mr John Oldfield Bedford Group of IDBs	7.1.1	F+W SPD:69	Object	This statement is incorrect in East of England, as a large proportion of our waterbodies are artificial or heavily modified for agriculture, development, milling, navigation, infrastructure..... Hence, any WFD statement should refer to good ecological potential	Acknowledged – wording needs to be appropriately changed to reflect natural and modified water bodies.	Paragraph 7.1.1 amended to ' <i>The European WFD is an established legal framework for managing the water environment. Under the WFD the United Kingdom must aim to achieve 'good ecological status/potential' (depending on the designation of the water body) by 2015 in all surface freshwater bodies, including rivers, lakes, groundwater, transitional and coastal waters regardless of size and characteristics. Other objectives of the WFD include preventing deterioration of the status of all bodies of surface water, including groundwater</i> '.
Adam Ireland Environment Agency	7.2.1	F+W SPD:99	Have observations	7.2.1 the second ARBMP will be adopted December 2015 by the time the SPD is adopted. There EU legislation allows no scope for this to slip.	***	Paragraph 7.2.1 amended to ' <i>River Basin Management Plans produced by the EA, in consultation with the LPA, detail the pressures facing the water environment and what actions need to be taken in order for the WFD to be met in each area. The Anglian River Basin Management Plan (December 2015) covers Cambridgeshire</i> '
Adam Ireland Environment Agency	7.3.2	F+W SPD:100	Have observations	7.3.2 Should submit a preliminary Water Framework Assessment and also consult the LLFA or LA depending on the waterbody, or if SuDS is a factor. 7.3.2 In most case the EA can "inform/advise" is more accurate than "confirm".	Wording currently states that a separate assessment may be required therefore this is already covered	No change

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Adam Ireland Environment Agency	7.3.3	F+W SPD:101	Have observations	7.3.3 Last sentence accuracy : " In most cases EA can confirm <u>which process regulation</u> WFD assessment might be most appropriate to be undertaken <u>and whether there may be any in principle planning implications from WFD water body objectives being met.</u> "	Acknowledge – amend wording of SPD appropriately.	Paragraph 7.3.3 amended to ' <i>There may be proposals that do not need EIA but have potential WFD-related impacts for example marinas, development in close proximity to a river bank, channel diversions, new culverts on main rivers, mineral extraction close to watercourses or intensive agriculture. In most cases the EA can advise which process regulation WFD assessment might be most appropriate to be undertaken and whether there may be any in principle planning implications from WFD water body objectives being met</i> '.
Adam Ireland Environment Agency	7.3.4	F+W SPD:102	Have observations	7.3.4 EA deals with permits under a much wider range of legislation. Suggest we omit 'Water resources Act' and replace with: "a breadth of Environmental Permitting, Land Drainage, Water Resources and Pollution Prevention acts and regulations. Developers should seek to ascertain through pre-application discussions with EA what regulations are involved and whether these might involve controls that would mean a planning permission could not be implemented. The risk of not doing so is that it may make planning process an abortive one for all concerned and is likely in any event to involve a detailed water framework assessment at the planning stage."	Acknowledge – amend wording of SPD appropriately	Paragraph amended to ' <i>WFD Assessments are sometimes required by the EA for developments where permissions are required for works near/on main rivers under the breadth of Environmental Permitting, Land Drainage, Water Resources and Pollution Prevention Acts and Regulations. Developers should seek to ascertain through pre-application discussions with the EA what regulations are involved and whether these might involve controls that would mean a planning permission could not be implemented. The risk of not doing so is that it may make the planning process an abortive one for all concerned and is likely in any event to involve a detailed WFD assessment at the planning stage</i> '.
Adam Ireland Environment Agency	7.3.7	F+W SPD:103	Have observations	7.3.7. Add 'Water companies can also provide up to date information and guidance' for completeness and getting up to date information.	Acknowledge – amend wording of SPD appropriately	Amended paragraph 7.3.7 to ' <i>Another source of information leading on from the WFD is Water Cycle Studies (WCS). The WCS assesses the capacities of water bodies and water related infrastructure to accommodate future development and growth throughout Cambridgeshire, for each</i>

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						<i>of the City and District Councils, and is intended to support the evidence base for their relevant Local Plans. Water companies can also provide up to date information and guidance relating to the available capacity of water and water recycling infrastructure as part of their pre-planning services'</i>
Mr Graham Moore Middle Level Commissioners	7.4 Water resources and waste water	F+W SPD:145	Have observations	<p>We are disappointed that given the title of the document that all water cycle issues such as water resources were not more fully considered. Within the document water resource issues predominantly refer solely to potable water supply but other water resource issues which exist within the study area, for example, agricultural use, navigation, amenity, biodiversity should also be considered, particularly if drought conditions, like those recently experienced, become more regular, if the impact of climate change becomes a reality.</p> <p>The largest development within the County during the current plan period and beyond is the Great Fen Project. The impact on the water cycle within the Commissioners' area may be beneficial, by providing flood protection, amenity, biodiversity benefits and/or detrimental by requiring high levels of abstraction when water is scarce.</p> <p>It should be remembered that with the exception of rain falling on the catchment, the Commissioners only source of water is the abstraction from the Back River, a tributary of the River Nene, through Stanground Lock. During periods of dry weather this abstraction from the Nene is</p>	Previous actions have added in additional references to Fenland and differences between landscapes across the county. However additional wording could be added in. This would be more appropriate in Section 6 where the Cambridgeshire context is discussed	<p>Previous actions have added in additional references to Fenland.</p> <p>Paragraph 6.2.2 amended to included reference to irrigation. <i>'Cambridgeshire is one of the driest counties in the UK. On average, the county receives less than 600 mm of rainfall per annum; however, this can drop below 500mm in particularly dry years. This is less than half the national average of 1,176mm. Accordingly, water management is an important issue and source control measures like rainwater harvesting that enable water use reduction locally are important along with retention of water for irrigation purposes. Equally, in some areas infiltration to re-charge local groundwater supplies is important due to the low rainfall conditions in Cambridgeshire and SuDS such as soakaways can help by encouraging infiltration wherever it is achievable and acceptable. In Fen areas where water levels are closely managed to sustain development and agriculture, the IDBs can use their systems to manage water supplies for agriculture. Equally, trees and woodland, where used appropriately can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently (by reducing</i></p>

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				<p>reduced or ceases and this can detrimentally affect the Commissioners' system. The Nene system also serves Anglian Water's potable water storage reservoirs.</p> <p>Due to the statutory requirement within the Middle Level System to maintain the navigation level which takes precedence over water abstraction if, during a long hot summer, there is any risk of dropping below the minimum navigation level, then all abstraction from our system will be curtailed or has to cease. This can last for potentially 4 – 6 weeks, which obviously has an impact on crop yields and could have an adverse impact on the Great Fen and other amenity, biodiversity sites.</p> <p>Whilst it is appreciated that agriculture, navigation and tourism are not likely to significantly impact on the larger "growth" issues, the study area is likely to remain primarily agriculturally based for the foreseeable future, and will therefore, create employment and contribute to the economy. Similarly, navigation and tourism do the same but on a much smaller scale and have sustainability and biodiversity benefits.</p> <p>The Middle Level Commissioners have to balance these against the need to retain both flows and a navigation level. Therefore, it is important that public water supply is balanced against these requirements; for example the supply of water from the River Nene to the Middle Level. These issues need to be taken into account including changes in upstream demand for</p>		<p><i>evapotranspiration losses) which could reduce the need for irrigation and lead to less abstraction'</i></p>

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				waterbeyond the study area. The failure to consider this could have severe economic and environmental effects on the area that any growth in the Council's area may be affected.		
Adam Ireland Environment Agency	7.4.1	F+W SPD:104	Have observations	7.4.1 For accuracy and completeness: future development 'have the potential to cause deterioration to the WFD status, the LPA and applicant will need to assess this and manage impacts accordingly to avoid any deterioration in line with Article 4.7 of the Directive. (NB we would not know if deterioration were likely until an assessment were carried out)	Acknowledged – amend wording of SPD appropriately	Paragraph 7.4.1 amended to ' <i>If the water supply or wastewater discharge needs of any future development have the potential to cause deterioration to the WFD status, the LPA and applicant will need to assess this and manage the impacts accordingly to avoid any deterioration in line with Article 4.7 of the WFD</i> '
HarryJones of David Lock Associates for Tim Leathes Urban and Civic	7.4.1	F+W SPD:150	Have observations	<p>Water Framework Directive</p> <p>Paragraph 7.4.1 confirms that where it is likely that water supply or wastewater discharge needs have potential to cause deterioration of the Water Framework Directive (WFD) status, this must be taken into consideration by applicants and local planning authorities.</p> <p>U&C suggests that this paragraph could be clarified to also include that consideration of the WFD is required to be considered in circumstances where the sewerage undertaker has confirmed that there is capacity in both the foul sewer network and at water recycling centres</p>	This is not necessarily the case and could confuse matters if included	No change

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Adam Ireland Environment Agency	7.4.2	F+W SPD:105	Have observations	7.4.2 at the end, for accuracy and update, add ...water consumption "from all water resources in Cambridgeshire" in place of 'water stressed areas' which are anomalous for planning purposes.	Acknowledged – amend wording of SPD appropriately	Paragraph 7.4.2 amended to ' <i>The supply of drinking water to Cambridgeshire involves abstraction from Water Resource Zones (WRZ) across the County and the wider area (Table 7-1). The resilience of the supply systems have the potential to be affected by the impact of climate change and severe weather related events. Both <u>Cambridge Water</u> and <u>Anglian Water</u> have encompassed the potential effects of climate change within their Water Resource Management Plans, which have determined the need for investment in both mitigation and adaptation, specifically to reduce water consumption from all water resources in Cambridgeshire</i> '
Adam Ireland Environment Agency	7.4.3	F+W SPD:106	Have observations	7.4.3 Suggest moving this to before 7.5.1. Last line, update for accuracy and to accord with the ARBMP: Replace with "Increases to year round abstraction are unlikely to be permitted by the EA."	Acknowledged – amend wording of SPD appropriately	Change made and additional text added to paragraph 7.5.1 – amended to ' <i>When water is removed from a river it can reduce water quality due to reduced dilution of pollutants. Standards are in place between the EA and the relevant water company to ensure that most of the time water levels within the river are maintained at an appropriate level for fish and other wildlife. However, in drought periods or with increasing demand water companies may need to apply for a permit to increase abstraction, and hence reduce river levels. Queries regarding increases to year round abstraction are unlikely to be permitted by the EA.</i> '
Adam Ireland Environment Agency	7.4.4	F+W SPD:107	Have observations	7.4.4 Update for accuracy and clarity of the process to avoid delays/uncertainty: delete 'it is likely that'. Last line "Details of works infrastructure in planned development locations can be found in the LPAs WCS and their update reviews. <u>Proposal not</u>	Acknowledged – amend wording of SPD appropriately	Paragraph 7.4.4 amended to ' <i>If the local water and sewerage company reaches a point where it needs to apply for a permit for increased discharge flows from a sewage treatment work (STW), water quality limits will be tightened. This is intended to aid</i>

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				<u>accounted for in WCSs should be assessed in pre-application consultation with EA, AW/CWW. Proposals submitted without such info may experience delay or be determined as submitted."</u>		<i>achievement of the water quality objectives of the receiving water body under the WFD. Details of works infrastructure in planned development locations can be found in the LPA's WCS and their update reviews. Proposals not accounted for in WCSs should be assessed in pre-application consultation with the EA, Anglian Water/Cambridge Water'. Due to other changes this is now 7.4.3.</i>
Mr George Dann King's Lynn Drainage Board	7.4.5	F+W SPD:124	Have observations	7.4.5 - this section is not particularly clear, and may benefit from being re-written. The requirement to obtain prior written consent for increases in the rate and/or volume of discharge in a watercourse in an IDB district, and to pay a fee for this, applies with most IDBs throughout the country, and certainly the vast majority, if not all, of the ones mentioned in your document, not just MLC.	Acknowledged and as previous comments have discussed, reference to MLC specific requirements have been removed throughout the report and have been generalised to all IDBs.	Paragraph 7.4.5 amended to 'Within most IDB areas, any additional discharges beyond those permitted into the IDBs systems will require their prior written consent together with the payment of the relevant fee'
Mr John Oldfield Bedford Group of IDBs	7.5 Development location in relation to catchment or watercourse	F+W SPD:70	Have observations	For clarity, this section should refer to Byelaws and Consents.	Acknowledge – reference to byelaws should be added to paragraph 7.5.4	Amended paragraph 7.5.4 to 'Special consent may be required from Cambridgeshire's WMAs for development that takes place inside or within a certain distance of a non-main river watercourse. Developers should contact CCC (the LLFA) or IDB (If within an IDB's rateable area) for further details. Byelaws may also be applicable in some areas throughout Cambridgeshire. Check with the LPA/IDB if this is the case'.

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Adam Ireland Environment Agency	7.5.1	F+W SPD:108	Have observations	7.5.1 at the end add for accuracy and completeness environments..." <u>or any modifications needed to facilitate improvement and not compromise the river's form and function</u> ".	Acknowledged – amend wording of SPD appropriately	Paragraph 7.5.2 amended to <i>'Under the WFD, a development's location within a catchment or its proximity to a watercourse is relevant where, for example, development or engineering works could affect the ability of the body responsible for maintaining the watercourse to access, maintain or improve the water body, or where it could affect the flow in a watercourse. Riverside development must therefore be set back a reasonable distance from the water's edge, allowing a corridor between the two environments or any modifications needed to facilitate improvement and not compromise the river's form and function'</i> .
Mr Graham Moore Middle Level Commissioners	Map 2.1: IDBs within East Cambridgeshire District Council (ECDC) Area	F+W SPD:142	Have observations	Unlike Maps 1.1, 3.1 and 3.2, the maps 2.1–2.4 included in Appendix 2 are of extremely poor quality. This is particularly disappointing given that a detailed plan showing both the Middle Level Commissioners' catchment, rivers and our pumping station at St Germans together with the drainage districts to whom we provide administrative, engineering and/or planning services and the LPA boundaries was sent to you in April.	This is agreed and relates to the space available on the host website for the draft SPD. Full resolution maps are to be used for final document.	Amended for final document
Miss Kayleigh Wood Historic England	Appendix 4: Building materials guidance	F+W SPD:16	Object	It should be acknowledged that the Building Material Guidance will not always be appropriate for Historic Buildings.	Acknowledged – a footnote to this effect should be added in	Included footnote <i>'Please note: Building Material Guidance will not always be appropriate for historic buildings'</i>

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Adam Ireland Environment Agency	Glossary of terms	F+W SPD:109	Have observations	Glossary: Include 'ambient risk' in the glossary (from sequential test Stage D page 24). Suggest: "Ambient Risks: The pre-development risks of all forms of flooding with the presence of existing defences, including risks from defences being overwhelmed, or defence asset failure. Ambient risk does not include proposed site mitigation measures.	Unsure why this is required as ambient risk is not referred to in the SPD?	No change
	Glossary of terms	F+W SPD:125	Have observations	Glossary - the definition of a "Hydrological Model" is much broader than this, and can apply to any watercourse, not just rivers.	Acknowledged and this should be changed	Amended to ' <i>Estimates the flow in a river/watercourse from a given amount of rainfall falling into the catchment</i> '