

Clare Hall Cost Claim – Chronology prepared by Applicant

	Date	From	To	Applicant's Summary	Clare Hall's Summary	Page number
1.	8 July 2022	Dentons	GCP	Letter providing a consultation response on behalf of Clare Hall, noting their concern about the adverse environmental impacts and wider impacts the proposed West Cambridge to Grange Road section of CtoC will have on the surrounding area. Enclosed Pulsar Report.		1-11
2.	29 November 2022	n/a	n/a	Meeting between Peter Blake, GCP and Professor Short, Clare Hall to enable Clare Hall to voice concerns. Agreed Mr Baker and Mr Haider should meet to address technical matters.		
3.	2 December 2022	Jo M Baker (GCP)	Kamran Haider (Pulsar Transport)	Arranging a meeting with WSP to discuss concerns about the CtoC project.		14
4.	5 December 2022	Kamran Haider	Jo Baker	Stating a meeting with WSP would be useful and asking when this can be arranged.		13-14
5.	8 December 2022	Jo Baker	Kamran Haider	Discussing possible meeting times for the week of 12 December 2022, and consideration of Teams as a meeting platform.		13
6.	8 December 2022	Kamran Haider	Jo Baker	Replying to Jo Baker, asking where the meeting would take place.		12-13
7.	8 December 2022	Jo Baker	Kamran Haider	Confirming meeting would be best via Teams if it is to go ahead before Christmas.		12

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8.	8 December 2022	Kamran Haider	Jo Baker	Advising potential availability but would confirm with client.		12
9.	09 December 2022	Kamran Haider	Jo Baker	Confirming acceptance of a placeholder for a meeting regarding CtoC and Clare Hall.		16-17
10.	16 December 2022	N/A	N/A	Meeting held between GCP and Pulsar.		
11.	03 January 2023	Amelia Goswell (Pulsar Transport)	Jo Baker	Following up on the meeting held on 16 December 2022, requesting various documents and drawings related to the CtoC project, including requests for drawings related to the Rifle Range. Also noting that the EIA is still being prepared but asking if any initial outcomes could be provided that would be appreciated.		18
12.	12 January 2023	Jo Baker	Amelia Goswell	Attaching a draft General Arrangement for the section of the scheme adjacent to Clare Hall's land. Also noting the EIA will focus on the preferred route but will also refer back to previous options considered in line with the requirements of legislation.		21
13.	06 February 2023	Amelia Goswell	Jo Baker	Thanking them for sending over the general arrangement and requesting further details on the proposed route, bus stops, boundary plans, and asking if the EIA that they are preparing will review the Adams Road route.		20-21

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14.	9 February 2023	Jo Baker	Amelia Goswell	Responding to request of 6 February 2023.		20
15.	15 November 2023	Alison Craggs, (Environment Agency)	Stephanie Haberfield, WSP	Thanking WSP for requesting the review of the Bin Brook Hydraulic Model. The EA confirm they have reviewed the submitted model and consider it is unsuitable for the intended use. They set out a summary of the issues.		23-24
16.	14 December 2023	Lee Garratt, WSP	Alison Cragg, EA	Responding to EA's letter of 15 November 2023 and asking if the 'orange and red items' from the review were addressed, whether the EA would withdraw their objection?		25-26
17.	20 December 2023	Alison Craggs, EA	Lee Garratt, WSP	EA comments that addressing the red and orange items should resolve their concerns regarding modelling but as they have not reviewed the FRA or any changes required, they cannot guarantee that other issues wouldn't arise.		27
18.	7 January 2025	Dentons	DfT	Objection lodged by Clare Hall. Dentons' objection to the scheme refers to "detailed flood modelling and mitigation reporting commissioned by the college".		
19.	14 February 2025	Peter Blake	Alan Short, cc. Jo Baker	Peter Blake writing further to Clare Halls's submission to DfT. Noting that Clare Hall believes that based on detailed flood modelling and mitigation reporting commissioned by the College, there is significant	Email from Peter Blake (on behalf of the Applicant) requesting flood modelling and mitigation report developed by Create.	28-29

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				<p>increased flood risk associated with the Scheme and that these risks have been inadequately assessed as part of the proposed route.</p> <p>He states he would be pleased to ask his consultants to engage with their advisors to understand the concerns in more detail. In order to try to address this he asked them to provide the flood modelling and mitigation report referred to and a contact point to take this forward.</p>		
20.	17 February 2025	Thomas Horner	Peter Blake	<p>Responding to Peter Blake's email of 14 February 2025. He does not believe it's appropriate to share the documents requested and further information is required to finalise the model. He attaches an itemised list of queries and questions posed by Clare Hall's flood consultants, Create, the answers to which will allow Clare Hall to formulate its Statement of Case. They request a response within 10 days.</p>	<p>Dentons advised that flood modelling and mitigation report produced by Create was not yet in a position to be shared as outstanding information was required from the Applicant in order to finalise Create's findings.</p> <p>Dentons shared an itemised list of queries and questions posed by Create so that Clare Hall's Statement of Case could be developed – including a request for the flood model used by the Applicant in preparing its Application and details of discussions with the EA in respect of that model.</p> <p>A document was supplied with the list of queries. Dentons requested a response to the queries within 10 days.</p>	28-33

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21.	17 February 2025	Thomas Horner	Peter Blake	Requesting all correspondence sent for Michele and Tom's attention going forwards.		35
22.	17 February 2025	N/A	N/A	Pulsar Technical Note – Initial List of Questions for Busway Applicant		37-38
23.	21 February 2025	Thomas Horner	Peter Blake	Sending additional questions regarding the Scheme's route alignment, transport impacts, and heritage effects, requesting responses within 10 days.		34
24.	21 February 2025			Questions in relation to above entry 23.		39
25.	27 February 2025	Jo Baker	Thomas Horner	Confirming to Dentons they had received their requests for information and that the technical team was preparing responses.	Email from Applicant to Dentons to confirm it had received both the queries and will respond in due course. Responses not provided within the 10-day request window.	34
26.	18 March 2025	Jo Baker	Michele Vas	Apologising for a delayed response, attaching letter responding to Clare Hall's questions. The letter responded in detail to questions raised by Thomas Horner on 21 and 27 February 2025, covering flood risk, transport, and heritage issues. Once again GCP offered a meeting with Create, clarifying that "We would be happy to provide the former and to discuss these with you and your consultants, while also seeking to address other queries contained in the Create report".	Responses provided by the Applicant more than one month after Clare Hall's request. These responses did not provide adequate or appropriate information.	43-48

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27.	25 March 2025	Thomas Horner	Jo Baker	Letter in response to information provided on 18 March, requesting responses to points raised within 10 days. Raises specific requests with regards to flood modelling information.	Letter to the Applicant from Clare Hall in respect of information provided on 18/03/2025. The letter highlighted where the Applicant's response failed to address requests made by Clare Hall. This included a failure to provide the flood model used by the Applicant in preparing its Application and details of discussions with the EA in respect of that model.	49-52
28.	28 March 2025	Alison Craggs, EA	Jack Southon	EA confirming they had received the completed model reviews for the CtoC busway. They note that the hydrology model is not considered suitable for its intended use and the hydraulic model is not currently suitable for its intended use.		54-56
29.	7 April 2025	Jack Southon	Alison Craggs	Attaching completed responses for the two review documents. Noting they had provided commentary against all the feedback provided and that they had committed to undertaking a sensitivity test on storm durations and providing the results by way of a short technical note by 15 April 2025.		53
30.	8 April 2025	Jo Baker	Thomas Horner	Detailed letter responding to queries raised, particularly on flood risk modelling, transport/route alignment, and heritage matters. This letter confirmed GCP would provide a model export once they had Environment Agency approval of the	The Applicant responded to Clare Hall's most recent set of queries. These responses were insufficient. It should be noted that the flood model used by the Applicant and details of the discussions with the EA in	57-60

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				final model. GCP also explained that many of the issues raised by Create were related to detailed design questions which would not be addressed at that stage.	respect of that model were still not provided despite repeated requests.	
31.	9 April 2025	Alison Craggs, EA	Jack Southon, WSP	Confirming that the modelling team would prefer to review all work together once they had received the technical note and noting they would be happy to arrange a meeting.		61
32.	11 April 2025				On behalf of Clare Hall, Dentons submitted its Statement of Case. Section 6 of the Statement of Case focussed on flooding.	
33.	25 April 2025	N/A	N/A	WSP Technical Note		63-68
34.	2 May 2025	Jack Southon	Alison Craggs, EA	Attaching technical note (referred to in entry 33 above) setting out the results of the sensitivity testing they had proposed in their review of feedback comments.		62
35.	2 May 2025	Jo Baker	Thomas Horner	Confirming they were reviewing the Statement of Case with a view to areas where they can work towards a Statement of Common Ground. Proposes a site visit to Clare Hall to address heritage issues and development issues.		93
36.	7 May 2025	Alison Craggs	Jack Southon	Confirming that the modelling team need 10 days between receiving submissions and meeting so would be a meeting from 22 May onwards.		69

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37.	13 May 2025	Alison Craggs	Jack Southon	Confirming again a meeting would not be productive at this time. Suggest waiting for an outcome to the hydrology and hydraulic response review before a meeting.		
38.	13 May 2025	Jack Southon	Alison Craggs	Noting that he hadn't anticipated that the EA would need to go back out to external consultants so had kept the hydrology and hydraulic response fairly high level, so suggests providing further raw results. Suggests a placeholder meeting.		75-76
39.	16 May 2025	Alison Craggs	Jack Southon	Confirming they will need to carry out a review to sign off the model and confirming he can send anything further that may be necessary for the reviewer.		74
40.	16 May 2025	Jack Southon	Alison Craggs	Confirming they are seeking agreement that they have sufficiently addressed the comments in the previous model review. He would therefore be supplying a copy of the sensitivity test model that supports the previous technical note.		72-73
41.	16 May 2025	Alison Craggs	Jack Southon	Confirming she would check in with the modelling team and clarifies that the sensitivity model files would be considered an addendum to support the model review and therefore would consider it a follow up rather than a new review.		71-72

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42.	19 May 2025	Thomas Horner	Jo Baker	Apologising for delay and confirming willingness to arrange a site visit to progress discussions. During May, correspondence continued as below between Thomas Horner and Jo Baker, with no reference whatsoever regarding flood risk or modelling.		93
43.	19 May 2025	Jo Baker	Thomas Horner	Requesting suggested dates for a site visit.		78
44.	20 May 2025	Thomas Horner	Jo Baker	Offering 3 and 4 June as possible dates for a site visit, with details on attendance.		92
45.	20 May 2025	Jo Baker	Thomas Horner	Suggesting additional dates (4 June PM, 6, 10, 11 June) for the site visit to accommodate CPO consultant and Heritage lead.		91
46.	20 May 2025	Thomas Horner	Jo Baker	Acknowledging the difficulty in aligning diaries and expressing willingness to make suggested dates work.		91
47.	20 May 2025	Jame Franklin, CBRE	Thomas Horner	Further correspondence regarding a date for the site visit.		90
48.	22 May 2025	Thomas Horner	James Franklin, Jo Baker	Confirming 10 June (2:30pm onwards) for a site visit, to be confirmed further.		90
49.	22 May 2025	Jo Baker	Thomas Horner, James Franklin	Confirming the focus of the site visit on heritage and property matters, with leads for each to attend.		89-90

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50.	29 May 2025	Thomas Horner	Jo Baker	Confirming that the property and heritage leads will be in attendance. Asking for an update on a proposed Statement of Common Ground.		89
51.	4 June 2025	James Franklin, CBRE	Thomas Horner	Confirming the attendees at the meeting. Assuming David Conboy for property and asking the name of heritage advisor attending.		88-89
52.	4 June 2025	Thomas Horner	James Franklin	Confirming David Conboy and Fiona Lamb will be attending and naming other attendees.		88
53.	10 June 2025	Jack Southon	Alison Craggs	Checking to see if there was an update.		86
54.	10 June 2025			Site Visit attended by Mr Franklin and Mr Wilson for GCP, Ms Lewis and Mr Conboy for Clare Hall as well as Clare Hall representatives. Focus of meeting was heritage and access.		
55.	13 June 2025	Jack Southon	Alison Craggs	Asking to confirm receipt of the model files uploaded on 21 May and asking if there was an ETA on when the model review may be concluded.		85-86
56.	16 June 2025	Alison Craggs	Jack Southon	Apologising for the delay and noting she had chased the modelling team but had not heard back.		84-85
57.	20 June 2025	Jo Baker	Alison Craggs	Asking for an update and noting that they were heading towards a public inquiry starting on 16 September with proofs of evidence to be largely completed by end of July. If cannot		83-84

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				resolve issues, he would welcome an urgent meeting.		
58.	20 June 2025	George Fuhrmann, EA	Jo Baker	Confirming the review is underway but requires a missing file to continue. Also confirms the final deadline for the second review was 5 July with the aim to have it completed sooner than that.		82-83
59.	20 June 2025	Jack Southon	George Fuhrmann	Providing documents that had previously been supplied and noting that the file requested had not been referenced in any of the recent work so he did not think there was a missing file.		81-82
60.	23 June 2025	David Conboy, Newsteer	James Franklin, CBRE, cc Jo Baker	<p>David Conboy circulating his notes of the meeting of 10 June 2025. This covers:</p> <ul style="list-style-type: none"> - Timing of the works; - Impact on listed building; - Pedestrian access along Rifle Rand Road; - Visual/Privacy issues; - Construction access; - Communication; - Retention of Trees. <p>There is no reference in this meeting to flooding/flood risk.</p>		97-98
61.	24 June 2025			Pre-Inquiry Meeting held regarding the Cambourne to Cambridge TWAO Application and Clare Hall (OBJ213), referenced in a subsequent letter.		

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62.	1 July 2025	Jo Baker	George Fuhrmann, Alison Craggs	Requesting an update.		102
63.	1 July 2025	Alison Craggs	Jo Baker	Confirming the modelling team are proceeding with the review however they have an updated deadline of 25 July and cannot deliver the review any sooner.		100
64.	02 July 2025	Dentons (Thomas Horner)	Womble Bond Dickinson	Confirming Clare Hall's willingness to enter into a Statement of Common Ground with the Applicant.		101
65.	7 July 2025	Womble Bond Dickinson	Environment Agency	Email to EA regarding their objection and the hope to reach agreement with them in advance of exchange of evidence, with reference to the hydraulic model used for the Flood Risk assessment. Reference to the Technical Note produced by WSP which was sent to the EA on 2 May 2025. Requesting the technical officer deal with the matter urgently in order to resolve matters well in advance of submission of Statements of Common Ground. Initial response received same day from Environment Agency suggesting a call.		103-105
66.	15 July 2025	Environment Agency	Womble Bond Dickinson	Noting that a message has been left for the planning specialist handling the matter.		115
67.	16 July 2025			Call between CBRE, Newsteer, GCP, Clare Hall re access issues		

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68.	17 July 2025	Womble Bond Dickinson	Environment Agency	Chasing for a response.		114
69.	17 July 2025	Environment Agency	Womble Bond Dickinson	Confirming that the person dealing with the matter is going to contact the modelling team and check the position and whether it is possible to accelerate their timetable.		114
70.	17 July 2025	Dentons (Thomas Horner)	Womble Bond Dickinson	<p>Referencing the Pre-Inquiry Meeting, confirming willingness to enter into a Statement of Common Ground, and requesting a first draft. The letter also summarised ongoing discussions, site visits, and outstanding queries. Dentons also requested “that these discussions are extended more broadly to consider other specific matters, including flood risks raised by Clare Hall’s consultants.</p> <p>The letter asks for detailed responses to queries set out in Annex 1 within 10 days from the date of the letter. Annex 1 raises queries related to flooding and notes some documentation has not yet been provided.</p>	<p>Letter from Dentons detailing outstanding request for information and explaining this is likely to inform the Proofs of Evidence being prepared. Many of the requests for information related to flood modelling.</p> <p>It should be noted that the flood model used by the Applicant and details of discussions with the EA in respect of that model were still not provided despite repeated requests.</p>	106-112
71.	22 July 2025	Environment Agency	Womble Bond Dickinson	Exchange of emails noting that the EA had not yet heard back from the modellers.		113
72.	23 July 2025	Kamran Haider	Jo Baker	Confirming he represents Clare Hall. Requesting the topographical survey of Adams Road (AutoCAD file) and		119-120

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				information on start dates for Adams Road alterations.		
73.	23 July 2025			WSP submit ES Addendum addressing flooding matters		
74.	24 July 2025	Jack Southon, WSP	Thomas Horner	<p>Provided a link to model files for Clare Hall, with details of the contents and access instructions.</p> <p>The three folders in the files were:</p> <ol style="list-style-type: none"> 1. the model as provided to the EA in July 2023; 2. the updated model as provided to the EA in February 2025; 3. a copy of the model provided to the EA in May 2025 to provide sensitivity tests in response to review comments. 	<p>Email from WSP (on behalf of the Applicant) providing:</p> <p>(a) the model as provided to the EA in July 2023;</p> <p>(b) the updated model as provided to the EA in February 2025 (the EA objected to the Application on the basis of this model and the data contained the EA review sheet on the July 2023 submission and RAG spreadsheet and WSP's responses to the first review); and</p> <p>(c) a copy of the model provided to the EA in May 2025 to provide sensitivity test in response to review comments. It should be noted that the Model dated 2023 was used in preparation of the Application submitted in November 2024 and was therefore available to be shared with Clare Hall long before July 2025.</p> <p>No information was provided regarding the EA's response to the February 2025 submission. As such, there remained a six-month gap – between February and July 2025 – during which it was presumed that ongoing</p>	121-122

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					dialogue occurred between WSP and the EA.	
75.	24 July 2025	Thomas Horner	Jack Southon	Asking for access to be provided to various email address.		121
76.	24 July 2025	Kamran Haider	Jo Baker	Asking to obtain the CAD dwg drawings for the Deemed Planning Drawings.		119
77.	24 July 2025	Jo Baker	Kamran Haider	Confirming preparation of topographical files and ability to provide DWG of the scheme.		118
78.	24 July 2025	Kamran Haider	Jo Baker	Thanking Jo and saying he looked forward to receiving the files.		118
79.	24 July 2025	Jack Southon	Alison Craggs	Exchange between WSP and EA regarding when the review was expected.		134-135
80.	25 July 2025	Alison Craggs	Jo Baker, Jack Southon	Confirming they were still expecting to receive the modelling response today and asking what they would like to discuss.		133
81.	25 July 2025	Jo Baker	Alison Craggs	Arranging a call and stating that given the impending inquiry and the time the review had taken, he thinks they need to try to agree the way forward irrespective of whether or not the EA is now in agreement, not in agreement or has still not received the modelling.		132-133
82.	25 July 2025	Alison Craggs, EA	Jo Baker, Jack Southon	Confirming they had received the completed review from their modelling team and attaching completed review spreadsheets.		131-132

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83.	25 July 2025	Jo Baker	Kamran Haider	Confirming that the topographical data is attached and providing the current start date for construction on Adams Road as 15 September, with mobilisation and compound set up the week before. Asking whether he would like the new Adams Road plans too.		130
84.	25 July 2025	Kamran Haider	Jo Baker	Confirming he has the Adams Road plans.		129
85.	25 July 2025	Jo Baker	Kamran Haider	Confirming that he has what he needs and if he has any queries, to let him know.		128-129
86.	25 July 2025	Harry Mansfield, Create	Jack Southon, Thomas Horner, Michele Vas	<p>Noting that they had successfully downloaded the data packages and documents. It notes that the information brings them up to February 2025 in the ongoing EA process but it is missing the dialogue since then which they assumed was taking place between WSP and the EA. Create asked for this information.</p> <p>Create then ask for further information in respect of the letters dated 17 February and 25 March 2025.</p>	<p>Email from Create (on behalf of Clare Hall) requesting queries that had still not been addressed in previous letters dated 17 February, 25 March and 17 July 2025.</p> <p>This included requests for details of discussions with the EA over the six months prior to 24 July 2025.</p>	139-141
87.	28 July 2025	Kamran Haider	Jo Baker	Thanking Jo for the drawing files and asking about the proposed start/termination points for CtoC buses in Cambridge City Centre.		128

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88.	28 July 2025	Jo Baker	Kamran Haider	Confirming that the most likely solution has been assumed to follow the U route toward the station onto the CBC, but assuming that bus franchising proceeds they would anticipate the network evolving further by the time the scheme might open.		127
89.	29 July 2025	Kamran Haider	Jo Baker	Thanking Jo for the information and confirming receipt of the required files.		127
90.	29 July 2025	Graham Higgins, WSP	Alison Craggs	Attaching Modelling and Hydrology Technical Note 2 in response to latest review.		136
91.	30 July 2025	Graham Higgins, WSP	Harry Mansfield, Create	In response to the email of 25 July 2025, it is noted that regarding liaising with the EA, discussions were ongoing with the next meeting scheduled for 1 August. It is suggested that Jack meets with Create when he is back from leave to discuss the points in the email, to ensure that they understand exactly what information is needed, noting that some of the items in the email are statements rather than questions. It is also suggested that the meeting can be used to inform negotiations of the Statement of Common Ground.		139
92.	5 August 2025	Jack Southon	Harry Mansfield, Create	Diary invite for a Teams call on 7 August 2025 to discuss flood modelling.		146

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93.	5 August 2025	Womble Bond Dickinson	Environment Agency	Noting that it was understood that the modelling had been escalated internally within the EA who was due to complete their review on Monday with a view to providing the team with feedback at a meeting on 6 August at 4pm.		142
94.	5 August 2025	Harry Mansfield, Create	Graham Higgins and Jack Southon	Confirming that a meeting would be useful and that they had availability the following day.		138
95.	5 August 2025	Jack Southon	Harry Mansfield	Noting that they had an update call with the EA on 'Wednesday afternoon' so Thursday 10am would be good as it could be informed by the latest update.		137
96.	6 August 2025	Jack Southon	Harry Mansfield	Managing expectations about the meeting on 7 August, noting that the EA had pushed back their meeting with them to Friday so stating that they won't benefit from having had that discussion in advance of the call, although noting there will still be plenty to discuss. Harry Mansfield replies saying, "Understood, thanks for the update Jack".		143
97.	7 August 2025	Environment Agency	Womble Bond Dickinson	Confirming that after the discussions yesterday, the EA feels comfortable in removing their objection and will inform PINS this is the case.		147
98.	7 August 2025			Meeting between Create and the Applicant	In this meeting the remaining queries raised by Create on the flood modelling were discussed. The Applicant	137

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					confirmed that the data package provided on 24 July 2025 remained up-to-date with the updates request by the EA not having been incorporated. WSP confirmed that instead of incorporating the EA's suggestions, it has instead undertaken further testing of its model in order to justify its findings. WSP explained that the EA had confirmed that it was looking to withdraw its objection prior to the deadline for submission of proofs of Evidence.	
99.	7 August 2025	Graham Sinclair, Create	Jack Southon	Thanking Jack for his time earlier. Confirming that he would be looking to upload the latest RAG review from the EA to the SharePoint link and that he would also be taking a further look at the flow check point Harry flagged was comparable between the two models and what inferences this provides as to the suitability of the hydrology used. Also asking whether Jack can confirm the details of the lead officer that he was working with at the EA/would be meeting the next day.		137
100.	8 August 2025	Jack Southon	Graham Sinclair	Noting that he had created a new sub-folder which contains the EA commissioned hydrology and hydraulics review by Arcadis and their response dated 29 July. He notes that following the call with the EA they had indicated that they	Email from WSP (on behalf of the Applicant) providing the EA commissioned hydrology and hydraulics review by Arcadis (dated 23/07 and 24/07 respectively) and WSP's response dated 29/07. It should	144

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				<p>are moving to accept their modelling for the purposes of this assessment and will be writing to the inspector before the proof of evidence deadline to remove their objections. They note they are yet to receive written confirmation of the EA's updated position so cannot fully confirm formally until then. He asks that they keep an eye out on the independent inquiry website where this will be posted once available.</p>	<p>be noted there was no reason why the EA review documents could not have been shared as part of the data package on 24 July 2025 or shortly after.</p> <p>This email also confirmed that the EA had now indicated that, following a review of WSP's "justification documentation", they are moving to accept the modelling used by the Applicant for the purposes of the flood assessment and will be writing to the Inspectors before the proof of evidence deadline (19 August 2025) to remove its objection to the Application.</p> <p>Until this point Create and Clare Hall had understood that the EA remained in objection to the Application and were not aware of the detail of any ongoing discussions with the Applicant.</p>	
101.	8 August 2025	Alison Craggs	Jack Southon	<p>Confirming that the EA considers the model used for the CtoC busway acceptable for assessing flood risk. Noting they would write to the Inspector by 19 August 2025 with a detailed position.</p>		148
102.	19 August 2025				<p>Clare Hall submitted its Proofs of Evidence to the Inspectors (including the flooding evidence of Graham Sinclair). At the point of submission, there was no confirmation that the EA had</p>	

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					formally withdrawn its objection to the Application.	
103.	19 August 2025	Environment Agency	DfT	Letter confirming that the Environment Agency was able to remove their objection on flood risk grounds. They confirmed the modelling was acceptable for the scale and nature of the proposed development.		149-151
104.	21 August 2025				Create and Dentons received an email from the EA (on request) attaching its letter withdrawing its objection to the Application (dated 19 August 2025)	
105.	21 August 2025				Email from Create to the EA setting out its concerns with the EA's decision to withdraw its objection, and the rationale and justification contained within the letter.	