

Mr Howard Smith
Exeter City Council
Planning Services
Civic Centre Paris Street
Exeter
Devon
EX1 1JN

Our ref: DC/2020/121476/03-L01
Your ref: 20/0691/FUL
Date: 09 December 2020

Dear Mr Smith

**DEMOLITION OF EXISTING SPORT FACILITY AND RIFLE RANGE AND
REDEVELOPMENT OF THE SITE TO PROVIDE 44 NEW DWELLINGS,
ASSOCIATED CAR PARKING, AMENITY SPACE AND ACCESS.
CLIFTON HILL SPORTS CENTRE CLIFTON HILL EXETER DEVON EX1 2DJ**

Thank you for re-consulting us on this application.

Environment Agency position

We note the submission of the revised Geo-technical Geo-environmental assessment and the additional consider that it does not affect our position, as outlined in our previous letter dated 24th June, and 28th September 2020 as outlined below:

Environment Agency position

The proposed development will be acceptable if a planning condition is included regarding unsuspected contamination. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application. Suggested wording for this condition and the reason for this position is provided below.

Condition – Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To protect controlled waters.

Reason – The proposed development site is located on a historic landfill site. This presents a risk of contamination that could be mobilised during construction to pollute

controlled waters.

We have reviewed the Geotechnical and Geo-environmental Assessments (Appendix C) in the Flood Risk Assessment report, dated 4/6/2020. Water management plans are included, such as groundwater and surface water runoff.

Made ground is mentioned, which is associated with contamination of landfill. We agree with the recommendation to remove the contaminated materials and minimum thickness of topsoil that has been imported. Also, to provide remediation statement and validation report. Also, we support other recommendations and conclusions in the assessment.

Advice – Waste Management

Movement of waste off-site – The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes. The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure it's dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here:

https://www.gov.uk/uploads/system/uploads/attachment_data/file/waste-duty-care-codepractice-2016.pdf

Please contact us again if you require any further advice.

Yours sincerely

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Planning Advisor

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