
From: Jack Bradley <jackbradley@ridge.co.uk>
Sent: 24 August 2021 14:37
To: 'Waste Planning - Mailbox'
Cc: Michael Higgins
Subject: 5014941 - Topsham Care Home 2 & 3 - Planning
Attachments: Topsham Care Home - Waste Assessment.xls; Email Conversation 02.06.2021.pdf; Email Conversation 27.052021.pdf; Email Conversation 18.052021.pdf; Email Conversation 02.06.2021 PM.pdf; Email Conversation 16.06.2021.pdf

Hi Kate

Thank you for the time earlier on the phone today.

As requested, I have attached the relevant email conversations we held for the previous discharge of conditions application. In addition I have also attached a waste assessment which was an attachment in our email conversation 27.05.2021.

To confirm this application will follow the same waste principles and strategies as mentioned in the discharge of conditions application.

In terms of the operational phase requirements, my client is still in the same position that we were with since the application was part discharged. We would therefore seek a prior to occupation condition for the operational phase requirements.

"As the earliest anticipated occupation of the completed building is not until the last quarter of 2022 our Client, Topsham Care Home Limited, is not yet in a position to appoint their specialist Waste Management Contractor and it is not anticipated that they will not enter into any contract for that service until the Construction Phase is nearing completion. As a result, key elements of the required Operational information, are not available at this time. It is fully acknowledged that the list of required information is required by the LPA and this will be submitted, in anticipation of full approval & final discharge of Condition 15, prior to occupation of the new Care Home."

Kind regards,

Jack Bradley MSc (Hons)
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



[Cheltenham office](#) jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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LANCER SCOTT

Registered Office: Queen Charlotte House; Queen Charlotte Street; Bristol. BS1 4HQ

Site Waste Management Assessment

Project Type	3 Storey Care Home and Associate Landscaping	Start	7-Jun-2021
Type of Construction	Steel Frame; PCC Floors; Timber Roof; Lightweight Wall & Partitions; Masonry Cladding	Project Duration = 78weeks	
Date Produced	11/05/2021	Revision:	
		Finish	31-Oct-2022

Project Name & Address TOPSHAM CARE HOME; Exeter Road; Topsham; Exeter. EX3 0LX.

Main Contractor Lancer Scott

Person responsible for waste management on site (incl. Job title) Site Manager - TBC

Person completeing this form Andy Knowles

Anticipated Muck Away Generated 2400m3

Anticipated Total Tonnage of Waste Removed during the Contract 1700.00

Total Recycled 99.9%

Anticipated Total Volume of Waste Removed (YD3) 840

Total Landfilled 0.1%

Anticipated Total Number of Skips 105No

Skip Break Down

10No Masonry
15no Plasterboard
20No Timber
60No General

Types of waste arising:

Materials:	Quantity (tonnes unless % specified):				Total Tonnage Recovered or Recycled	Total Tonnage Removed	% Recovered or Recycled	% to Landfill
	Re-used on site	Re-used off site	Landfill	Other (specify)				
Aggregates / Hardcore	0	29.00	0	0	29.00	29.00	100%	0%
Soil	0	1600.00	0	0	1600.00	1600.00	100%	0%
Cardboard / Paper	0	0.17	0	0	0.17	0.17	100%	0%
Plastic	0	1.52	0.19	0	1.52	1.71	89%	11%
Glass	0	0.00	0	0	0.00	0.00	0%	0%
Timber	0	44.70	0	0	44.70	44.70	100%	0%
Metals	0	12.00	0	0	12.00	12.00	100%	0%
Plasterboard	0	12.00	0	0	12.00	12.00	100%	0%
Insulation Materials / Fabrics	0	0.19	0.57	0	0.19	0.76	33%	75%
Hazardous Material	0	0.00	0	0	0.00	0.00	0%	0%
TOTALS	0	1699.58	0.76	0	1699.58	1700.34	100.0%	0.0%

Auditing Procedure:

Stage 1 in the audiiing of site waste generation will be setting the required targets during Tool Box Talks with each Trade Decipline and for the Senior Site Management Team to undertake weekly visual inspections of the skips & waste produced.

Stage 2, via the commercial side of the project, is to reconcile the number of skips delivery and returned on a rolling weekly and month basis. This would act as a Project KPI for Key Outputs.

Stage 3 will involve a visiting member of the Management Team to undertake spot checks and, if required regular reviews of the wasted generated throughout the project duration. This will be specifically concentrated during the following activities: All masonry construction works; Partitioning & Plasterboarding; 1st and 2nd Fix Carpentry (Inc Roof Structure); 1st & 2nd Fix Mechanical & Electrical Installtion

Monthly Waste Generation & Output Sheets will be produced and reviewed and results will be shared across the wider Constructio Team.

Corrective Measures:

If the above targets are not achieved then the following procedure will be adopted:
We will produce a monthly league table, that will be published along with H&S statistics, with a view to naming & shaming subcontractors & workforce members who fail to meet the target and who are repeat offenders.

Jack Bradley

From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Sent: 02 June 2021 12:39
To: Jack Bradley
Cc: Guy Wakefield; Michael Higgins
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Jack

Thank you for your email.

The table in the attachment provided clearly identifies the target amounts and percentages for reuse, recycling and recovery for each waste type during the construction, demolition and excavation stages. we are content that this is appropriate for this application.

We are content that the Waste Assessment attachment provides the majority of the information we require, however the following point needs to be addressed at this stage and prior to commencement:

- Provide detail of the waste disposal method including the name and location of the waste disposal site.

With regard to the operational waste information, it is our standard practice to require this information prior to commencement, as this ensures opportunities for waste prevention and sustainable methods of waste management are maximised in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. However, we recognise that the ultimate decision lies with Exeter City Council as the Local Planning Authority if they wish to agree to defer the submission of this information until the pre-occupation stage.

Kind regards

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Jack Bradley <jackbradley@ridge.co.uk>
Sent: 27 May 2021 10:53
To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Cc: Guy Wakefield <GWakefield@ridge.co.uk>; Michael Higgins <michael.higgins@exeter.gov.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Kate,

Many thanks for your response, I have spoke to my client and we have the below points to raise as a response.

1. With regard to the 1st point you raised about targets for the **re-use, recycling and recovery for each waste type from during construction, demolition and excavation** The attached, which we have supplied

previously, clearly identifies in the table what type of material we will produce, reuse, recycle & send to landfill. Could you let me know what else you need in addition to ensure this point is reached.

2. It is of our belief that attachment does answer the majority of questions from the checklist provided by DCC. Could I get clarity on what hasn't been answered or what needs to be addressed from the Checklist.
3. Finally, could you let me know why the operational waste info cannot be commuted as a Pre-Occ Condition?

Happy to talk through this.

Kind regards,

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Assistant Planner
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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Sent: 26 May 2021 14:02

To: Jack Bradley <jackbradley@ridge.co.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Jack,

Thank you for providing this additional information.

We are happy that the information provided to date partially meets the requirements of the condition. However, in accordance with the condition, our view is that the rest of the information should be provided prior to commencement.

As such, in order to discharge condition 15, we request that the following information is provided:

- Identify targets for the re-use, recycling and recovery for each waste type from during construction, demolition and excavation
- Identify the main types of waste generated when development is occupied
- Identify measures taken to avoid waste occurring and;
- Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This includes a template set out in Appendix B, a construction, demolition and excavation waste checklist (page 14) and an operational waste checklist (page 17). Following the guidance provided in the SPD will enable you to produce a comprehensive waste audit statement that is in accordance with our comments and Policy W4: Waste Prevention of the Devon Waste Plan. This can be found online at:

<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/supplementary-planning-document>

Please do not hesitate to get in touch should you have any queries in relation to our comments.

Kind regards

Kate Broad
Planning, Transportation and Environment
Devon County Council
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From: Jack Bradley <jackbradley@ridge.co.uk>

Sent: 18 May 2021 11:02

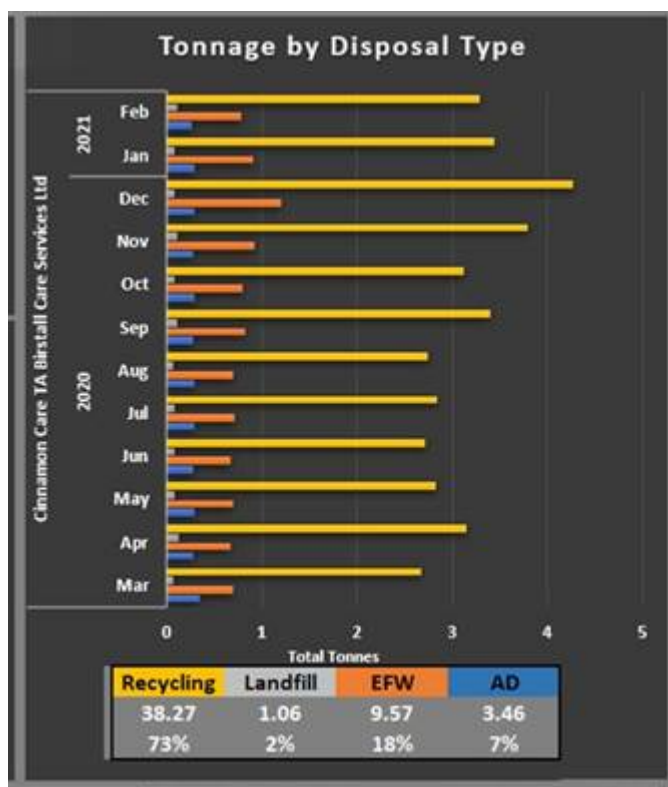
To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Cc: Michael Higgins <michael.higgins@exeter.gov.uk>; Guy Wakefield <GWakefield@ridge.co.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Ms Broad

Further to my email yesterday I have some more information to provide. In response to the request for additional Waste Management information, for the Operational part of this project, at this point in time it is difficult to provide exact statistics and data as the Waste Management Contractor has not been appointed. However, our Client has provided some indicative quantities and type of waste generated from a similar sized, now operational home – please see the graph below:



To assist: EFW = Energy for Waste and AD = Anaerobic Digestion

In addition to the above graph, our Client has advised that, subject to appropriate commercial checks, 1st Waste are likely to be the appointed Private Waste Management Contractor. Therefore, to further assist, please see below a weblink to 1st Waste website, which clearly identifies their approach to waste management and their target outputs.

[National Management Waste Supplier - Cost Savings for waste \(1stwaste.co.uk\)](http://1stwaste.co.uk)

As indicated in recent communications, further detailed data and outputs will be submitted in connection with Condition 15 – Waste Management. In the meantime, we would be grateful if this email could be added to the information provided and will allow Condition to be Discharged or Partially Discharged.

Many Thanks for your consideration

Best Regards

Jack Bradley
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



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From: Jack Bradley
Sent: 17 May 2021 17:20
To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Cc: Michael Higgins <michael.higgins@exeter.gov.uk>; Guy Wakefield <GWakefield@ridge.co.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Ms Board,

I hope you are well.

Would you be happy to accept this as a response, with the caveat that at a later date the applicant will issue the 'Operational' info in due course. Is there any change we could look at potentially discharging part of condition 15 based on the info submitted.

Kind regards,

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Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Sent: 30 April 2021 15:44

To: Michael Higgins <michael.higgins@exeter.gov.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Mr Higgins,

Within the submitted Waste Audit Statement, the applicant has made a good attempt to consider the waste minimisation actions and waste management on site as well as including information about the waste hierarchy.

However, in order to discharge condition 15 the following points need to be addressed:

- The amount of construction, demolition and excavation waste in tonnes that is likely to arise.
- The type of material the waste will arise from during construction, demolition and excavation
- Identify, in detail, the targets for the re-use, recycling and recovery for each waste type from during construction, demolition and excavation
- The method for auditing the waste produce including a monitoring scheme and corrective measures if failure to meet targets occurs.
- The predicted annual amount of waste (in tonnes) that will be generated once the development is occupied.
- Identify the main types of waste generated when development is occupied (If possible)
- Identify measures taken to avoid waste occurring and;
- Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This can be found online at: <https://new.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance>.

Please do not hesitate to get in touch should you have any queries in relation to our comments.

Kind Regards,

Kate Broad
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From: Michael Higgins <michael.higgins@exeter.gov.uk>

Sent: 16 April 2021 10:57

To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Subject: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Road.

Dear Sir/Madam

Condition 15 below was attached to the approval of application 20/0229/FUL as below –

15) Pre-commencement condition: Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

Reason for Pre-commencement condition: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

Details have now been submitted pursuant to condition 15. The documents can be viewed via the Council's website – link below

[Related Documents - Exeter City Council](#)

Could you please advise whether the submitted information is considered sufficient to discharge the condition.

Regards

Michael Higgins

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265616

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Jack Bradley

From: Jack Bradley
Sent: 27 May 2021 10:53
To: Waste Planning - Mailbox
Cc: Guy Wakefield; Michael Higgins
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa
Attachments: Topsham Care Home - Waste Assessment.xls

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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Sent: 26 May 2021 14:02
To: Jack Bradley <jackbradley@ridge.co.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

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Please do not hesitate to get in touch should you have any queries in relation to our comments.

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Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Jack Bradley <jackbradley@ridge.co.uk>

Sent: 18 May 2021 11:02

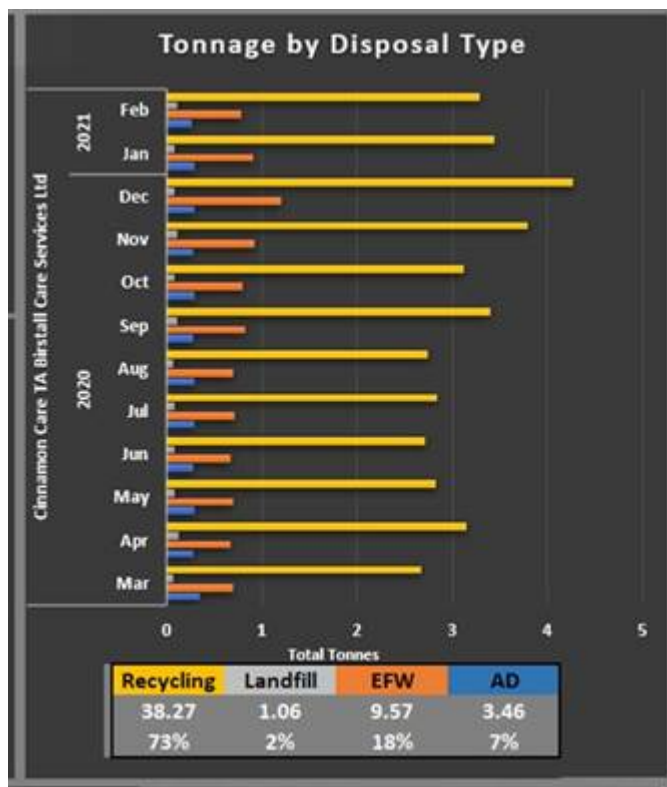
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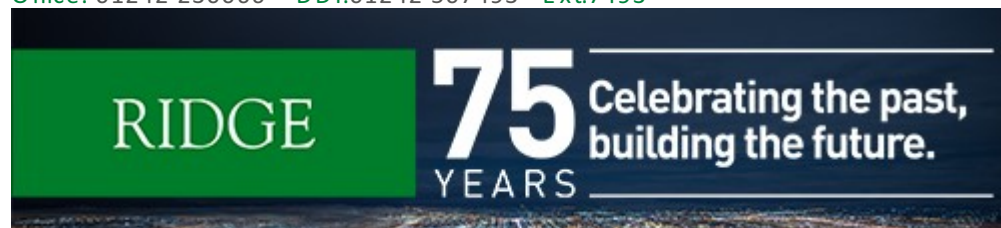
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For Ridge and Partners LLP

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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Sent: 30 April 2021 15:44
To: Michael Higgins <michael.higgins@exeter.gov.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

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Kind Regards,

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Michael Higgins <michael.higgins@exeter.gov.uk>

Sent: 16 April 2021 10:57

To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Subject: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Road.

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Michael Higgins
Principal Project Manager (Development)

City Development
Exeter City Council

01392 265616

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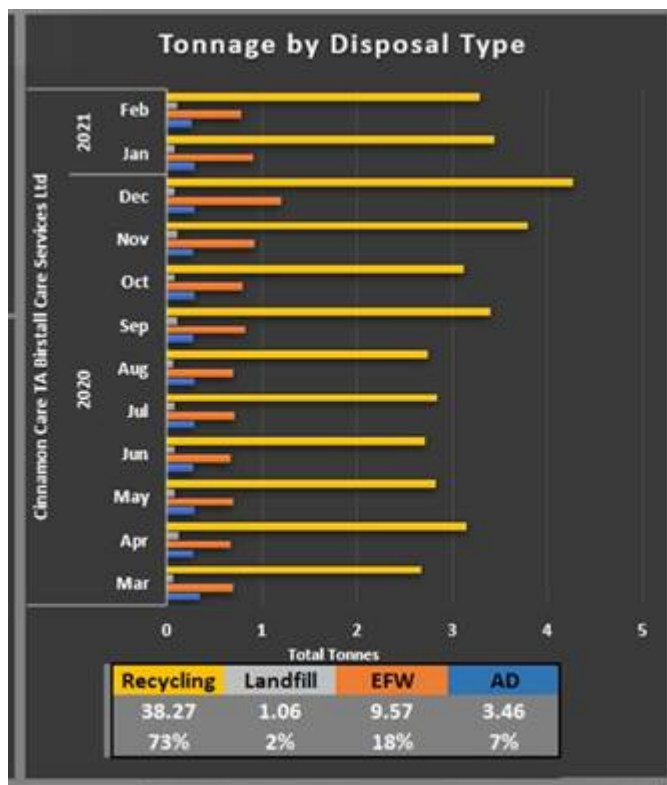
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Jack Bradley

From: Jack Bradley
Sent: 18 May 2021 11:02
To: Waste Planning - Mailbox
Cc: Michael Higgins; Guy Wakefield
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Ms Broad

Further to my email yesterday I have some more information to provide. In response to the request for additional Waste Management information, for the Operational part of this project, at this point in time it is difficult to provide exact statistics and data as the Waste Management Contractor has not been appointed. However, our Client has provided some indicative quantities and type of waste generated from a similar sized, now operational home – please see the graph below:



To assist: EFW = Energy for Waste and AD = Anaerobic Digestion

In addition to the above graph, our Client has advised that, subject to appropriate commercial checks, 1st Waste are likely to be the appointed Private Waste Management Contractor. Therefore, to further assist, please see below a weblink to 1st Waste website, which clearly identifies their approach to waste management and their target outputs.

[National Management Waste Supplier - Cost Savings for waste \(1stwaste.co.uk\)](https://www.1stwaste.co.uk)

As indicated in recent communications, further detailed data and outputs will be submitted in connection with Condition 15 – Waste Management. In the meantime, we would be grateful if this email could be added to the information provided and will allow Condition to be Discharged or Partially Discharged.

Many Thanks for your consideration

Best Regards

Jack Bradley
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



[Cheltenham office](#) jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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From: Jack Bradley
Sent: 17 May 2021 17:20
To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Cc: Michael Higgins <michael.higgins@exeter.gov.uk>; Guy Wakefield <GWakefield@ridge.co.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Ms Board,

I hope you are well.

Would you be happy to accept this as a response, with the caveat that at a later date the applicant will issue the 'Operational' info in due course. Is there any change we could look at potentially discharging part of condition 15 based on the info submitted.

Kind regards,

Jack Bradley
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



[Cheltenham office](#) jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Sent: 30 April 2021 15:44

To: Michael Higgins <michael.higgins@exeter.gov.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Mr Higgins,

Within the submitted Waste Audit Statement, the applicant has made a good attempt to consider the waste minimisation actions and waste management on site as well as including information about the waste hierarchy.

However, in order to discharge condition 15 the following points need to be addressed:

- The amount of construction, demolition and excavation waste in tonnes that is likely to arise.
- The type of material the waste will arise from during construction, demolition and excavation
- Identify, in detail, the targets for the re-use, recycling and recovery for each waste type from during construction, demolition and excavation
- The method for auditing the waste produce including a monitoring scheme and corrective measures if failure to meet targets occurs.
- The predicted annual amount of waste (in tonnes) that will be generated once the development is occupied.
- Identify the main types of waste generated when development is occupied (If possible)
- Identify measures taken to avoid waste occurring and;
- Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This can be found online at: <https://new.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance>.

Please do not hesitate to get in touch should you have any queries in relation to our comments.

Kind Regards,

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Michael Higgins <michael.higgins@exeter.gov.uk>

Sent: 16 April 2021 10:57

To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Subject: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Road.

Dear Sir/Madam

Condition 15 below was attached to the approval of application 20/0229/FUL as below –

15) **Pre-commencement condition:** Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

Reason for Pre-commencement condition: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

Details have now been submitted pursuant to condition 15. The documents can be viewed via the Council's website – link below

[Related Documents - Exeter City Council](#)

Could you please advise whether the submitted information is considered sufficient to discharge the condition.

Regards

Michael Higgins

Principal Project Manager (Development)
City Development
Exeter City Council

01392 265616

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Jack Bradley

From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Sent: 02 June 2021 14:33
To: Jack Bradley
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Hi Jack,

As discussed on the phone earlier, we are happy for Exeter City Council to partially discharge condition 15 once the disposal location information has been provided by the applicant.

The operational phase requirements will still need to be provided prior to first occupation.

With this in mind, and as discussed on the phone, we will have to wait to agree this with Michael about how this works.

I hope this helps, but please do not hesitate to get in touch should you have any queries.

Kind regards,

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Waste Planning - Mailbox
Sent: 02 June 2021 12:39
To: Jack Bradley <jackbradley@ridge.co.uk>
Cc: Guy Wakefield <GWakefield@ridge.co.uk>; Michael Higgins <michael.higgins@exeter.gov.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Jack

Thank you for your email.

The table in the attachment provided clearly identifies the target amounts and percentages for reuse, recycling and recovery for each waste type during the construction, demolition and excavation stages. we are content that this is appropriate for this application.

We are content that the Waste Assessment attachment provides the majority of the information we require, however the following point needs to be addressed at this stage and prior to commencement:

- Provide detail of the waste disposal method including the name and location of the waste disposal site.

With regard to the operational waste information, it is our standard practice to require this information prior to commencement, as this ensures opportunities for waste prevention and sustainable methods of waste management are maximised in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. However, we recognise that the ultimate decision lies with Exeter

City Council as the Local Planning Authority if they wish to agree to defer the submission of this information until the pre-occupation stage.

Kind regards

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Jack Bradley <jackbradley@ridge.co.uk>

Sent: 27 May 2021 10:53

To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Cc: Guy Wakefield <GWakefield@ridge.co.uk>; Michael Higgins <michael.higgins@exeter.gov.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Kate,

Many thanks for your response, I have spoke to my client and we have the below points to raise as a response.

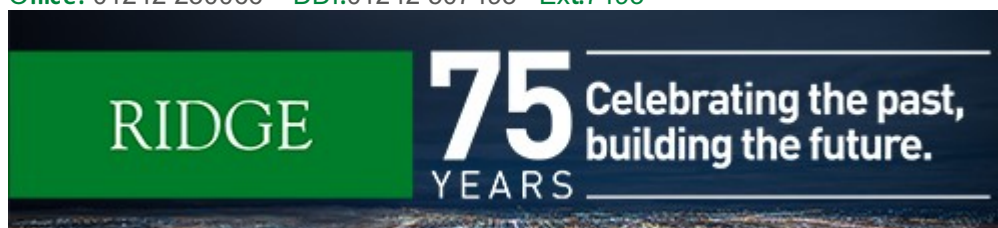
1. With regard to the 1st point you raised about targets for the **re-use, recycling and recovery for each waste type from during construction, demolition and excavation** The attached, which we have supplied previously, clearly identifies in the table what type of material we will produce, reuse, recycle & send to landfill. Could you let me know what else you need in addition to ensure this point is reached.
2. It is of our believe that attachment does answer the majority of questions from the checklist provided by DCC. Could I get clarity on what hasn't been answered or what needs to be addressed from the Checklist.
3. Finally, could you let me know why the operational waste info cannot be commuted as a Pre-Occ Condition?

Happy to talk through this.

Kind regards,

Jack Bradley MS c (Hons)
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



Cheltenham office jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Sent: 26 May 2021 14:02

To: Jack Bradley <jackbradley@ridge.co.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Dear Jack,

Thank you for providing this additional information.

We are happy that the information provided to date partially meets the requirements of the condition. However, in accordance with the condition, our view is that the rest of the information should be provided prior to commencement.

As such, in order to discharge condition 15, we request that the following information is provided:

- Identify targets for the re-use, recycling and recovery for each waste type from during construction, demolition and excavation
- Identify the main types of waste generated when development is occupied
- Identify measures taken to avoid waste occurring and;
- Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This includes a template set out in Appendix B, a construction, demolition and excavation waste checklist (page 14) and an operational waste checklist (page 17). Following the guidance provided in the SPD will enable you to produce a comprehensive waste audit statement that is in accordance with our comments and Policy W4: Waste Prevention of the Devon Waste Plan. This can be found online at: <https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/supplementary-planning-document>

Please do not hesitate to get in touch should you have any queries in relation to our comments.

Kind regards

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Jack Bradley <jackbradley@ridge.co.uk>

Sent: 18 May 2021 11:02

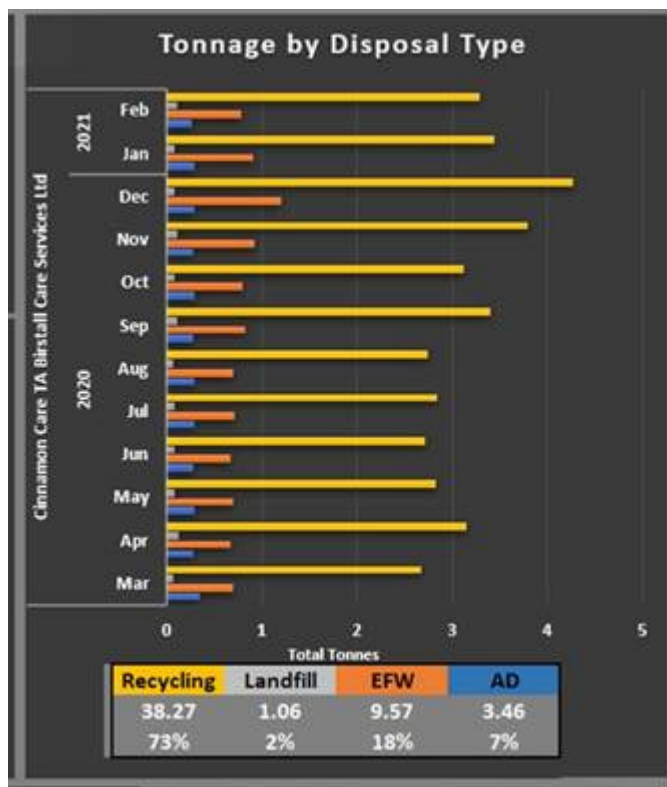
To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Cc: Michael Higgins <michael.higgins@exeter.gov.uk>; Guy Wakefield <GWakefield@ridge.co.uk>

Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

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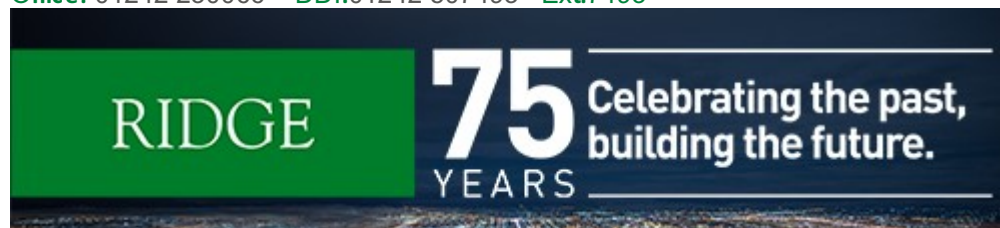
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Many Thanks for your consideration

Best Regards

Jack Bradley
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



Cheltenham office jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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From: Jack Bradley
Sent: 17 May 2021 17:20
To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Cc: Michael Higgins <michael.higgins@exeter.gov.uk>; Guy Wakefield <GWakefield@ridge.co.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

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Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



[Cheltenham office](#) jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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From: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>
Sent: 30 April 2021 15:44
To: Michael Higgins <michael.higgins@exeter.gov.uk>
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

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Please do not hesitate to get in touch should you have any queries in relation to our comments.

Kind Regards,

Kate Broad
Planning, Transportation and Environment
Devon County Council
Room 120, County Hall, Exeter, EX2 4QD

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From: Michael Higgins <michael.higgins@exeter.gov.uk>

Sent: 16 April 2021 10:57

To: Waste Planning - Mailbox <wasteplanning-mailbox@devon.gov.uk>

Subject: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Road.

Dear Sir/Madam

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15) Pre-commencement condition: Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

Reason for Pre-commencement condition: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

Details have now been submitted pursuant to condition 15. The documents can be viewed via the Council's website – link below

[Related Documents - Exeter City Council](#)

Could you please advise whether the submitted information is considered sufficient to discharge the condition.

Regards

Michael Higgins
Principal Project Manager (Development)

City Development
Exeter City Council

01392 265616

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Jack Bradley

From: Jack Bradley
Sent: 16 June 2021 08:52
To: 'Michael Higgins'
Cc: Guy Wakefield
Subject: RE: Application 21/0570/DIS - Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Roa

Hi Michael,

Hope your well.

Following my email on Monday I was wondering if we could have some sort of confirmation that Condition 15 can be part discharged as part of the application. Let me know if you need anything further for this.

I am expecting to hear back from Devon County Council today with regards to condition 16.

Kind regards,

Jack Bradley MSc (Hons)
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



[Cheltenham office](#) jackbradley@ridge.co.uk www.ridgeplanning.co.uk [social media](#)

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From: Jack Bradley
Sent: 14 June 2021 15:22
To: Michael Higgins <michael.higgins@exeter.gov.uk>
Cc: Guy Wakefield <GWakefield@ridge.co.uk>
Subject: Application 21/0570/DIS- Discharge of condition nos. 3 (Materials), 4 (SAP), 5 (Biodiversity Mitigation & Enhancement Plan), 11 (CEMP), 15 (Waste Audit Statement), and 16 (Detailed Drainage Design) of application 20/0229/FUL. Land north of Exeter Road

Hi Michael,

Following our call earlier please find our response to as why we are seeking to only 'part-discharge' condition 15 prior to development.

As the earliest anticipated occupation of the completed building is not until the last quarter of 2022 our Client, Topsham Care Home Limited, is not yet in a position to appoint their specialist Waste Management Contractor and it

is not anticipated that they will not enter into any contract for that service until the Construction Phase is nearing completion . As a result, key elements of the required Operational information, are not available at this time.

It is fully acknowledged that the list of required information is required by the LPA and this will be submitted, in anticipation of full approval & final discharge of Condition 15, prior to occupation of the new Care Home.

Please can you let me know if this information is sufficient for condition 15 to be part discharged.

Kind regards

Jack Bradley MSc (Hons)
Assistant Planner
For Ridge and Partners LLP

Office: 01242 230066 DDI:01242 507493 Ext:7493



Cheltenham office jackbradley@ridge.co.uk www.ridgeplanning.co.uk social media

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