

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

Our ref: DC/2023/123568/05-L01
Your ref: 23/1007/OUT
Date: 09 December 2024

Dear Mr Smith

DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND RESIDENTIAL-LED MIXED USE DEVELOPMENT PROVIDING NEW DWELLINGS AND WORKSPACE, RETAIL, CAFÉ/RESTAURANT, COMMUNITY AND CULTURAL/LEISURE/EDUCATION/HOTEL USES AND ASSOCIATED INFRASTRUCTURE, INCLUDING VEHICULAR ACCESS, SERVICING, MOBILITY HUB, ENERGY PLANT; ALTERATION OF GROUND LEVELS; DRAINAGE AND PUBLIC OPEN SPACE; LANDSCAPING AND PUBLIC REALM WORKS; INCLUDING PEDESTRIAN AND CYCLE ROUTES, WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATIONS, WITH THE EXCEPTION OF ACCESS.

WATER LANE (SOUTH), EXETER

Thank you for re-consulting us on the above planning application following the submission of the Site Investigation Interpretative Report.

Environment Agency position

We consider that the proposed development will only be acceptable if conditions are included within any permission granted in respect of:

- Flood Risk (updated assessment and modelling)
- Safe Access Routes – Phased
- Flood Resilience
- Flood Conveyance routing
- Contaminated Land – Site Characterisation
- Contaminated Land – Submission of Remediation Scheme
- Contaminated Land – Implementation of Approved Remediation Scheme
- Contaminated Land – Reporting of Unexpected Contamination
- Contaminated Land – Verification
- Contaminated Land – Long Term Monitoring and Maintenance
- Air Quality – Monitoring
- Air Quality – Occupancy Restriction

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

Cont/d..

We understand that you will be drafting the wording for these conditions.

We remind you that your Authority will need to be satisfied with the emergency planning implications associated with the application and decide whether it is reasonable for the developer to financially contribute to the provision of a strategic emergency access and egress route. Your Authority will also need to be content that the flood risk Sequential Test has been satisfied in accordance with the NPPF before you determine the application.

Advice – Contaminated Land

We have reviewed the Site Investigation Interpretative Report for Water Lane (South) Exeter by G and J Geoenvironmental Consultants (Report Reference: GJ176-06-R003-GI-V1, dated November 2024). We note that the data set sampling is very limited and, given the potential for localised soil contamination sources to be present as confirmed by the presence of contamination (most notably hydrocarbons) in the groundwater, we concur that much more intensive further investigation works will be required as stated in section 7.2 of the report. We look forward to reviewing the findings of the subsequent ground investigation report. We consider that the above-mentioned conditions will be sufficient to secure the further work required.

Please contact us again if you require any further advice.

Yours sincerely

SARAH SQUIRE
Sustainable Places - Planning Advisor

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