

Clyst Honiton Parish Council

Tel:- 01392-444849
E-Mail: ksummers@Telk21.com

WARDELL ARMSTRONG

0314

15 FEB 2000

RECEIVED

Mrs. Karen Summers - Parish Clerk
9 St Michaels Hill
Clyst Honiton
Devon, EX5 2NB.

Wardell Armstrong
22 Windsor Place,
Cardiff,
CF1 3BY

For the attention of Mr. Stephen Wyatt

9th February 2000

Dear Sirs,

Church Commissioners for England Proposed Intermodal Freight Terminal, Broadclyst, Exeter Environmental Assessment.

Further to your letter dated 7th January 2000, the Parish Council would firstly like to thank you for the opportunity to comment on the above document.

The Parish Council strongly opposes the Intermodal Freight facility. We do not believe it is justifiable commercially. The rail line to Waterloo is mainly single track between Exeter and Salisbury, which cannot even support an hourly passenger service to London, the development of such an activity is entirely out of keeping with the rural nature of the area and would be a visual and environmental nightmare.

In commenting on the Scoping report we would make the following points:-

1. Section 4 on page 3 states "The assessment will assess the impact on the environment of the proposals designed in the proposed masterplan development". Is there a masterplan available now, or is there not? The scope of the study is the land designated on the map, but the impact of the proposals on that land can only be considered if the total proposals for all the land are known. the impact of a small first phase may be negligible, but of the remaining phases may be massive. We do not feel that this document has gained our trust. We want to know about the impact of the total development.
2. The link road from the old to the new A30 is an integral part of the Skypark scheme, and our support for Skypark is conditional on the road being constructed first.
3. Page 4 states that Phase 1 involves the construction of a single rail siding. We wonder how the locomotive will 'run round' its train to take it away.

4. The environmental study should check out exactly what is buried in the old landfill site. Asbestos is worrying enough in itself. What hazards or potential hazards are likely to be created by either disturbance to the landfill site by the construction, landscaping or site usage, or by being in the proximity of the development?
5. The proposals seem to be for far more than a freight transfer facility. If containerised freight is just being transferred from one mode of travel to another, what are the warehousing and the other buildings for? This seems like a warehousing and distribution centre. We note that the County council is opposed to using Skypark for warehouse and distribution purposes.
6. We presume the 'Transport Requirements' listed on page 3 are for Phase 1. What are they for, the subsequent phases?
7. Looking at Table 2 on P8 we feel that:
 - Offices and carparks should be blocked circles for visual, landscape and surface water.
 - That the wildlife impacts should be blocked circles throughout.
 - The current land use seems quite appropriate. We do not understand how the project will create landscape benefits as the table suggests.

We thank you again for the opportunity to put our concerns to you and look forward to receiving your comments .

Yours faithfully,



Karen Summers
Parish Clerk

Our ref: DE\2000\001521\001
Your ref: SW/NT02260/LET/0006

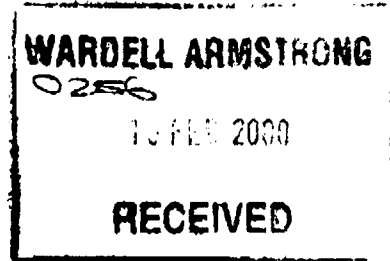
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ENVIRONMENT
AGENCY

Date: 8th February 2000

Stephen Wyatt
Wardell Armstrong
22 Windsor Place
Cardiff



CF1 3BY

Dear Sir

**PROPOSED INTERMODAL FREIGHT TERMINAL
CLYST HONITON, EXETER**

I refer to your letter which was received on 12th January 2000.

It is noted that the proposed scope of work includes consideration of the former landfill site at Hayes Farm. It would be recommended that a landfill gas survey is undertaken as although the site was licensed to only accept inert material, Waste Management Paper No.27 advises that many landfill sites which have taken only supposedly "inert" wastes have produced gas.

The proposed development MAY require a Waste Management Licence or a formally recognised exemption in accordance with the requirements of the Environmental Protection Act 1990. This may necessitate certain constructional works and operational constraints which may influence the planning consent. Further information can be obtained from our Licensing Section on 01392 316153.

If off - site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.

It should be noted that any future development will need to make adequate provision for foul drainage disposal. In addition, some areas of the site will require a consent to discharge site drainage. Oil interception facilities will be required for these areas. The applicant will need to contact the Agencies Discharge Consenting Section (extn 6159) to discuss any future developments.

Firstly we would draw your attention to the Environment Agency booklet "Environmental Assessment : Scoping Handbook for Projects", which has been developed to ensure that environmental impacts of any project can be clearly identified to aid the selection of the best practicable environmental option. This handbook also refers to various scoping guidance notes and we draw your attention to Guidance Notes for Roads and Road Widening (22) and for Railways (available from this office if you do not already have access to copies). Any Environmental Assessment should be undertaken using these guidelines.

We also suggest that you refer to the Exe Local Environment Agency Plan (Consultation Draft - July 1999). Issue 15 addresses Biodiversity, with a particular focus on habitats and

Cont/d..

Environment Agency
Exminster House, Miller Way, Exminster, Devon EX6 8AS
Telephone : 01392 444000 Fax : 01392 316016

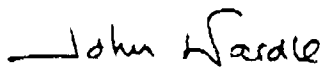


On p6 of the document, under the heading 'Water Resources' it states that 'The assessment of water resources within and adjacent to the proposed development would utilise information from the Environment Agency relating to groundwater and surface water courses.' It has, I hope, now been made clear that the Agency does not hold all required information and that further searches will be necessary before any assessment of possible effects, due to construction of the site and its operation, can be made.

The scoping report indicates that the proposed EIA will include aspects of concern to Groundwater Protection.

If I can be of further assistance please do not hesitate to contact this office.

Yours faithfully



John Wardle
Planning Liaison Officer (extn 6174)

Please ask for: John Wardle

JR

SR

East Devon District Council

Council Offices, Knowle, Sidmouth, Devon EX10 8HL

Telephone Sidmouth (01395) 516551

G F Poole, BA (Hons), Dip TP, MRTPI, FRGS, Chief Planning & Technical Officer

FAX Sidmouth (01395) 514283
DX 48705 SIDMOUTH

When telephoning please ask for Mrs K A Little

Ext 366

Your Ref SWANTO2260\let\0001

Our Ref KAL/AMH

Wardell Armstrong
22 Windsor Place
CARDIFF
CF1 3BY

0980

30th March 2000

Dear Sirs,

CHURCH COMMISSIONERS FOR ENGLAND PROPOSED INTERMODAL FREIGHT TERMINAL, BROADCLYST, EXETER ENVIRONMENTAL ASSESSMENT

I am writing in connection with your submission to this Council of a scoping document describing the proposed development associated with an Intermodal Freight Terminal at Broadclyst. I have now received the responses to my internal consultations and the general view is that the main areas to be covered have been included. I have enclosed a copy of the Council's sustainability checklist which you might find of some benefit in progressing the environmental impact assessment as it highlights the areas that the Council focuses on in dealing with this aspect of any planning proposal.

May I suggest adding Exeter Airport Limited to the Consultation List on page 4/5 of the document.

The Environmental Health officers have highlighted the following aspects as those which they would be particularly concerned with and which it may be useful for you to have in advance of any further work:

Noise

The location of the proposed development in relation to existing residential properties and potential noise sources from the development and their affects on these properties with the exception of possible light pollution.

- The location of the proposed development in relation to proposed new housing development in the area and any potential noise affects on these housing developments.
- Potential noise from the proposed distributor road and HGVs and likely affect on any nearby residential properties.

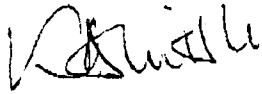
Air Pollution

- Any potential air pollution matters associated with the distributor road, HGVs and associated traffic that may affect the general area as specific residential properties.

Cond...

I hope that the above is of some assistance and I apologise for taking time in replying to your consultation.

Yours sincerely,



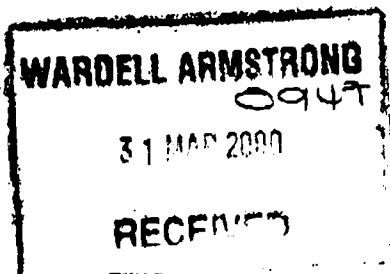
Mrs K A Little
Deputy Chief Planning Officer



ENGLISH HERITAGE

SOUTH WEST REGION

Mr S Wyatt
Wardell Armstrong
22 Windsor Place
CARDIFF
CF1 3BY



Your refs: SW\NT02260\let\005

Our ref: ADM/

Contact: Ian Morrison

Direct Dial: 0117-975-0726

Date: 29.03.2000

Dear Mr Wyatt,

**CHURCH COMMISSIONERS FOR ENGLAND
PROPOSED INTERMODAL FREIGHT TERMINAL, BROADCLYST, EXETER
ENVIRONMENTAL IMPACT ASSESSMENT**

Thank you for your letter of 7 January 2000 and for the copy of the Environmental Impact Assessment scoping document. I am very sorry for this late response.

Your proposals for the scope of the assessment report appear to cover the cultural heritage issues quite adequately, but you may wish to note the following points:

1. The assessment should follow the guidance set out in PPG16: *Archaeology and Planning* as well as in PPG15 (section 6.2, page 5).
2. Given the size of the area of proposed development, it may be prudent to commission a geophysical survey of the land in order to assist with the targeting of exploratory archaeological excavation works.
3. Both the initial desk study and subsequent field investigation should be undertaken in accordance with the standard guidance papers issued by the Institute of Field Archaeologists and/or with a brief provided by the County Archaeologist.

Please contact me should you wish to discuss any of the above in more detail

Yours sincerely,

Ian Morrison
Inspector of Ancient Monuments

cc Ms F Griffith - County Archaeologist, Devon County Council

OK Sam
Your Ref: SW/NT/02260/let/0002

Our Ref: EL10/01955

1 March 2000



Mr S Wyatt
Messrs Wardell Armstrong
22 Windsor Place
Cardiff
CF1 3BY

Dear Mr Wyatt

**CHURCH COMMISSIONERS FOR ENGLAND
PROPOSED INTERMODEL FREIGHT TERMINAL BROADCLYST, EXETER
ENVIRONMENTAL ASSESSMENT**

Further to your letter dated January 2000 I have consulted our wildlife and environmental team with regard to the environmental assessment for the freight terminal and they have produced the following comments below.

This response is being made on behalf of the Ministry of Agriculture Fisheries and Food (MAFF) by the Farming and Rural Conservation Agency (FRCA) which is an Executive Agency of MAFF and the National Assembly for Wales.

On checking our sources of information no record of environmental interest of the site is known to MAFF. Neither does the site include any land subject to MAFF agri-environment agreements. Thus there appears to be no environmental concerns to which MAFF might raise objection.

With regard to the agricultural land classification of the area under the Ministry's land classification system (following a survey carried out for MAFF in 1993) the site comprises almost equal areas of Grades 2, 3a and 3b.

I confirm that from MAFF's point of view the area of best and most versatile agricultural land involved, (Grades 2 and 3a), is not of national significance and we therefore do not wish to comment. However National Planning Policy with regard to best and most versatile agricultural land is unchanged and the Local Planning Authority will no doubt wish to weigh this with other factors.

I trust that the above information will be of assistance to you, but should you wish to discuss any matters further I shall be pleased to do so.

Yours sincerely

A handwritten signature in cursive script that reads 'Tim Child'.

T J A CHILD, ARICS
For the Regional Planning Adviser

LT800DJ

FARMING AND RURAL CONSERVATION AGENCY

An Executive Agency of the Ministry of Agriculture, Fisheries and Food and the Welsh Office
FRCA, Burghill Road, Westbury-on-Trym, Bristol BS10 6YW ☎ 0117 9591000 Fax: 0117 9590463





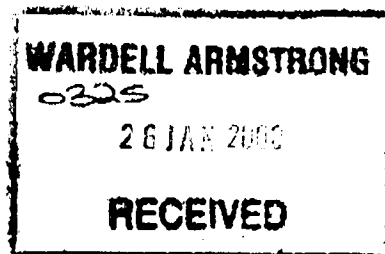
BAK SW

EXETER AIRPORT

Our Ref: GM/RC
Your Ref: SW/NT02260/let/0009

25th January 2000

Mr S Wyatt
Partner
Wardell Armstrong
Mining, Minerals, Engineering & Environmental Consultants
22 Windsor Place
CARDIFF
CF1 3BY



Dear Mr Wyatt

**Church Commissioners for England
Proposed Intermodal Freight Terminal, Broadclyst, Exeter
Environmental Assessment**

Thank you for your letter of 7th January 2000.

I have the following comments to make about your scoping document.

1. With respect to paragraph 3 of Description of Site.

You should be aware that the planning applications being submitted by Devon County Council for 'Skypark' and Exeter and Devon Airport Limited for the proposed new terminal building and associated facilities are two separate planning applications.

2. With respect to paragraph 3 of Development Proposals

In the context of any landscaping that you may be proposing you should be aware that the airport would be concerned that any shrubs or woodland that you intended to plant as part of your landscaping proposals were not attractive to birds either for nesting or feeding.

3. With respect to paragraph 1 Environmental Issues

- (a) Again the distinction between the Airport and Skypark needs to be made.

Continued/...

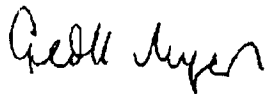
Exeter & Devon Airport Limited
Exeter Airport
Exeter
Devon EX5 2BD

Telephone: 01392 367433
Fax: 01392 445539
E-mail: exeterair@eclipse.co.uk
Internet: <http://www.eclipse.co.uk/exeterair>

- (b) Will consideration be given to road strength on surrounding roads given the axle weight of lorries that may access to and egress from your site?
- (c) On table 1 I would be grateful for a clarification of 'material assets' under 'Environmental Interest' being 'potentially vulnerable to' Exeter Airport.

I trust that the above comments will assist you.

Yours sincerely



GEOFF MYERS
MANAGING DIRECTOR

HAYES QUARRY LIMITED

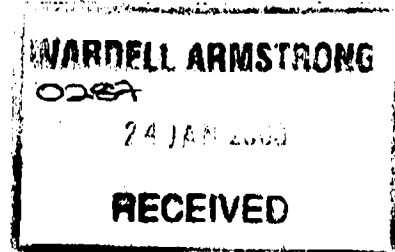
Address for correspondence and Registered Office:

GREENDALE COURT CLYST ST MARY EXETER EX5 1AW

Telephone: +44 (0)1395 233433

Fax: +44 (0)1395 233270

MMM/ME/HQL
21 January 2000



Mr S Wyatt
Partner
Wardell Armstrong
22 Windsor Place
CARDIFF CF1 3BY

Dear Mr Wyatt

**CHURCH COMMISSIONS FOR ENGLAND
PROPOSED INTERMODAL FREIGHT TERMINAL, BROADCLYST, EXETER
ENVIRONMENTAL ASSESSMENT**

Further to the above report I would like to know if there is a plan showing where Phase 1 of the development will take place. Without such knowledge, Hayes Quarry Limited will be unable to make appropriate comments.

Yours sincerely

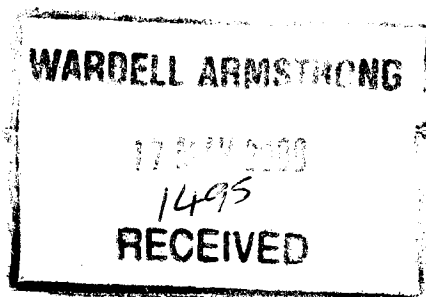
MATTHEW M MACAN
for and on behalf of Hayes Quarry Limited

JPW *50/05*

Broadclyst Parish Council

Chairman:
Cllr Peter Hill
45 Poundsland
Broadclyst
EX5 3HD

Tel:
01392 467879



Clerk to the Council:
Mrs Jacquie Cox
Coverdale
Broadclyst
EX5 3EY

Tel & Fax:
01392 464482

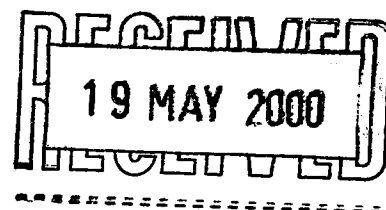
E-mail:
Jacquie@jcox.netlineuk.net

YOUR REF: DB/NTO2260/rep/0001

10th May 2000

Wardell Armstrong
22 Windsor Place
CARDIFF
CF10 3BY

Dear Sir



HAYES FARM INTERMODAL RAIL FREIGHT TERMINAL SCOPING REPORT

Broadclyst Parish Council welcomes the opportunity to respond to the above detailed document and would like to make the following comments:

Flooding – the river valley that runs from Clyst Honiton to Whimble is prone to regular flooding and areas have been identified as natural flood plains. As such this area disposes of vast quantities of water and this should be considered in the environmental assessment, particularly as this will be aggravated by the proposed development for the freight terminal, Skypark and the new town.

Noise – The Council would like to see sound level monitoring for the area around Mosshayne.

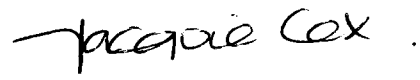
Station Rd, Broadclyst – any environmental assessment should include Station Rd, Broadclyst as an area that is very close to the site and would be used as a short cut from the old A30 to the B3181.

Asbestos – the Council understands that there is a history of asbestos being buried under the proposed site – what precautions are being taken to prevent this being disturbed?

Woodland – the small area of woodland that can be seen on Figure 3 of your document that is on the edge of the study area, below and to the left of the words 'MAIN LINE RAILWAY' should be preserved.

The Council requests that due consideration is given to these suggestions

Yours sincerely

A handwritten signature in black ink that reads "Jacquie Cox". The signature is written in a cursive style with a long horizontal stroke at the beginning.

JACQUIE COX
Clerk to the Council

Our ref: DE\2000\001521\001
Your ref: SW/NT02260/LET/0006

Date: 8th February 2000



**ENVIRONMENT
AGENCY**

Stephen Wyatt
Wardell Armstrong
22 Windsor Place
Cardiff

CF1 3BY

Dear Sir

**PROPOSED INTERMODAL FREIGHT TERMINAL
CLYST HONITON, EXETER**

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It is noted that the proposed scope of work includes consideration of the former landfill site at Hayes Farm. It would be recommended that a landfill gas survey is undertaken as although the site was licensed to only accept inert material, Waste Management Paper No.27 advises that many landfill sites which have taken only supposedly "inert" wastes have produced gas.

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We also suggest that you refer to the Exe Local Environment Agency Plan (Consultation Draft - July 1999). Issue 15 addresses Biodiversity, with a particular focus on habitats and

Cont/d..

Environment Agency
Exminster House, Miller Way, Exminster, Devon EX6 8AS
Telephone : 01392 444000 Fax : 01392 316016

species within the catchment, which are of particular interest. It will be necessary to consider many of these species and habitats in any Environmental Assessment you undertake. The flora and fauna section within table 1 of the scoping document (page 4) will need to be expanded to include these wildlife interests.

It is also worth noting that the River Clyst shows considerable meandering and lateral movement across the floodplain. We would be concerned about any proposals which sought to interfere with these natural river processes.

With regard to watercourses and waterbodies in general, there should be no development within 7m of the top of the bank of any watercourse or waterbody. This zone should be established prior to the commencement of any works and protected by suitable fencing. Any physical features, plants or animals within the buffer zone should be left undisturbed by the development or associated infrastructure works. The fencing may be removed on final completion of all works and the zone incorporated into the final landscaping scheme, with additional planting of native species as appropriate. It may be necessary to increase the width of this buffer zone for the River Clyst to ensure that there is no interference with natural river processes necessary to protect any new development.

A significant portion (approximately 30%) of this site is regarded as floodplain at present. We are unable to advise Wardell Armstrong of the extent of the areas regarded thus until such time as we have received the written permission of the owners of the land under consideration. When this permission has been received we can quickly provide estimates of the once in one hundred year floodplain in the vicinity. In due course the applicant would need to satisfy the Agency on the accuracy of the extent of the flood risk area by the submission of further detailed survey work. It is important to note that it is the policy of this Agency to generally oppose the development of floodplains. A copy of this Agencies "Policy and practice for the protection of floodplain" document is enclosed for your guidance on this important aspect. It should be noted also that there are numerous sensitive flood risks in the vicinity of the site and further down the River Clyst. On the separate matter of surface water disposal we advocate the use of a disposal system that accord with the principle set out in the Agencies publication, "Sustainable Urban Drainage", a copy of which is also enclosed for your assistance. In this context your attention is again drawn to the fact that there are several known sensitive flood risks on the receiving watercourse. We would oppose any proposal that, in our view, would make flooding worse for third parties.

There are licensed abstraction from wells at NGR SX 980 947 & SX 995 946, a borehole at SX 9826 9398, surface abstraction from the River Clyst at SX 985 945, surface abstraction from Mill Head/R.Clyst between SX 981 950 & SX 985 935 and a surface abstraction from the Pin Brook between SX 979 943 & SX 983 944. The interests of the holders of these licences, together with any other legal water interests must not be derogated as a result of this development. It is the responsibility of the applicant to ensure that the development will not affect any existing legal water interests in the area.

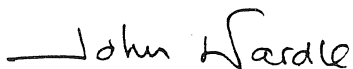
Table 1 (scoping document p4) includes a list of individual properties under the heading 'Settlement'. From previous work done by the Agency it is known that several of these properties enjoys a private water supply. It is, therefore, necessary that, under the column headed 'Potentially vulnerable to' the words 'impact of private supplies' be inserted alongside the 'Settlement' block.

On p6 of the document, under the heading 'Water Resources' it states that 'The assessment of water resources within and adjacent to the proposed development would utilise information from the Environment Agency relating to groundwater and surface water courses.' It has, I hope, now been made clear that the Agency does not hold all required information and that further searches will be necessary before any assessment of possible effects, due to construction of the site and its operation, can be made.

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If I can be of further assistance please do not hesitate to contact this office.

Yours faithfully

A handwritten signature in black ink that reads "John Wardle". The signature is written in a cursive style with a horizontal line under the first letter of the first name.

John Wardle
Planning Liaison Officer (extn 6174)

Please ask for: John Wardle

