

Email extracts between SW Water, SE3 Design, QSPM Consultants, and ECL Development Manager.

24 March 2020 to 7 April 2020. FOI Information for Exeter Civic Society

FW: Bonhay Road - ECC Amenity Land Attenuation Tank

From:

Sent: 07 April 2020 12:24

To:

Cc:

Subject: RE: Bonhay Road - ECC Amenity Land Attenuation Tank

xxx not that I am aware of.

Pre-Development Technical Advisor, South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR

www.southwestwater.co.uk

Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they charge customers for Developer Services related activities from April 2018.

From:

Sent: 07 April 2020 12:23

To:

Cc:

Subject: RE: Bonhay Road - ECC Amenity Land Attenuation Tank

Hi xxx

Thanks for your help on this.

Whilst you are investigating the below – please could you also advise on whether there was any archaeology encountered during construction of the tank/ a requirement for a watching brief on archaeology or similar.

Kind regards,

Exeter City Living Ltd, Exeter City Council, Paris Street, Exeter EX1 1EQ

From:

Sent: 07 April 2020 11:43

To:

Cc:

Subject: RE: Bonhay Road - ECC Amenity Land Attenuation Tank

xxx cannot confirm accuracy and will see if I can find any record of the explosion risk aspect.

Regards

Pre-Development Technical Advisor, Peninsula House, Rydon Lane, Exeter, EX2 7HR

From:

Sent: 07 April 2020 11:03

To:

Cc:

Subject: RE: Bonhay Road - ECC Amenity Land Attenuation Tank

Many thanks xxx - this is very helpful. Do you think the location of the tank shown on the G1101 Plan is likely to be relatively accurate in relation to the estate roads etc?

Also note 4 on the same drawing refers to a "site specific explosion risk assessment" - can you confirm what this relates to.

Kind regards

PROJECT MANAGER, PARTNER



From:

Sent: 07 April 2020 10:32

To:

Subject: FW: Bonhay Road - ECC Amenity Land Attenuation Tank

xxx see attached this is all we have recorded.

Regards

Pre-Development Technical Advisor, South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR

From:

Sent: 07 April 2020 09:22

To:

Subject: RE: Bonhay Road - ECC Amenity Land Attenuation Tank

xxxx

These are drawings for the tank from the DSEAR survey.

Regards

Xxxx

From:

Sent: 07 April 2020 09:10

To:

Subject: FW: Bonhay Road - ECC Amenity Land Attenuation Tank

xx have we any details of the storage tank etc associated with the p stn here?

Thanks

Pre-Development Technical Advisor, Peninsula House, Rydon Lane, Exeter, EX2 7HR

From: Developer Services Planning

Sent: 03 April 2020 11:07

To:

Subject: FW: Bonhay Road - ECC Amenity Land Attenuation Tank

xx

I have looked at the site and we have no information in attenuation – private? If so then we are unable to comment.

Do you have anything to add?

Regards

xxx

Pre Development Coordinator, Planning Team: 01392 442836, Peninsula House

Rydon Lane, Exeter. EX2 7HR

From:

Sent: 01 April 2020 16:18

To: Developer Services Planning

Cc:

Subject: Bonhay Road - ECC Amenity Land Attenuation Tank

Hi xxx,

Many thanks for your prompt response - I have now received the SWW/ECC deed from Exeter City Council's archives in relation to this attenuation tank, which includes the attached site plan and detail of the tank location. It also sets out the SWW rights of access and covenants to be observed by both parties with regards use of the site etc. I am not clear whether the tank is shown indicatively in terms of size and location on the attached plan, so if you have any more technical details regarding its construction, size (length width, height), depth below ground, load capacity, size of inlet and outlet pipes etc that would be very helpful.

Kind regards

Exeter City Living Ltd, Exeter City Council, Paris Street, Exeter EX1 1EQ

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>

Sent: 01 April 2020 15:26

To:

Subject: FW: Bonhay Road - ECC Amenity Land Attenuation Tank

xxx

Please can you send through again a no plan displayed on the email

Many thanks

xxx

Pre Development Coordinator, Planning Team: 01392 442836

Peninsula House, Rydon Lane, Exeter. EX2 7HR

From: Developer Services

Sent: 01 April 2020 13:47

To: Developer Services Planning

Subject: FW: Bonhay Road - ECC Amenity Land Attenuation Tank

From:

Sent: 1 Apr 2020 12:47

To: Developer Services <DeveloperServices@southwestwater.co.uk>

Cc:

Subject: Bonhay Road - ECC Amenity Land Attenuation Tank

EXTERNAL EMAIL - This email is from an external source.

Dear SWW Developer Services,

I am a Development Manager working for Exeter City Living (owned by Exeter City Council). We are currently looking at development options for one of the Council owned sites on Bonhay Road in Exeter (see shaded area on aerial photo below). We understand that there is a large existing storm water attenuation tank which is located in the centre of the site, which discharges into the river Exe and would be grateful if you could confirm the size and precise location of the tank and what if any restrictions exist in terms of building over or around it. Are there any existing Wayleaves in place for access and in relation to the pipes discharging into and out of the tank. I have also shown an extract from a previous scheme which indicatively shows the location of the tank and inlet and outlet pipes.

Drawing missing from emails

If you have any queries, please don't hesitate to contact me on xxx

Many thanks

Exeter City Living Ltd, Exeter City Council, Paris Street, Exeter EX1 1EQ

From:

Sent: 01 April 2020 11:12

To:

Cc:

Subject: RE: Bonhay Road - Amenity Land Development Opportunity

We no longer have free access (it is now a paid service) but we should do the searches all the same for each site.

<https://www.sourceforsearches.co.uk/products/commercial/underground-asset-information>

Let me know if you want us to progress.

From:

Sent: 01 April 2020 10:10

To:

Cc:

Subject: RE: Bonhay Road - Amenity Land Development Opportunity

I think the key is the wayleave distance required if there is one in place (I am sure you already know this but worth stating) if 3m from edge of the tank then it may sterilise a large part of the site. From memory this is a large tank.

We used to have access to the SWW asset team for searches, I will find out if we still have access.

Regards

From:

Sent: 01 April 2020 09:49

To:

Cc:

Subject: RE: Bonhay Road - Amenity Land Development Opportunity

Hi xxx,

I will give you a call in a bit to discuss this site if you are available this morning? The extent of the tank is indicatively shown on the G&S Option 1 sketch which must presumably be based on some original information, I don't have any other utility information at the moment and the information I have forwarded is all that was in xxx file on the site. However, I will contact SWW to see whether they have any record information they can share and get back to you ASAP.

xxx - I presume you do not have any other general utility information on your files for this area? Also, do you have a copy of the red-line boundary plan for this site?

Kind regards

PROJECT MANAGER, PARTNER, 

From:

Sent: 01 April 2020 08:55

To:

Cc:

Subject: Re: Bonhay Road - Amenity Land Development Opportunity

Hi xx,

Very happy to help. That's said, I think to remember that there was a big SSW tank below ground taking up most of the site. Do you have any utility information for the site please so we can make sure we work around this.

Many thanks

Kind Regards

Director Architect Passivhaus Designer CEPH

SE3Design, 21 Canon Street, Taunton TA1 1SW

SE3D and SE3Design are trading names of SE3 Design Ltd. a company registered in England and Wales Reg. 11249694

From:

Date: Tuesday, 31 March 2020 at 17:33

To:

Cc:

Subject: Bonhay Road - Amenity Land Development Opportunity

Hi xxx,

xxx has asked xxx and I to look at the ECC owned Bonhay Road Amenity Land site with xxx as per the marked-up map below. Gale & Snowden did some work on this back in 2013 I believe (see attached extracts of various options) and it didn't stack then, but they had included undercroft car parking on one of the options, pushing costs up. Could you look at a high-level two apartment block scheme based on an open market build-to-rent scheme with a mix of 1 and 2 bed units - it looks like you could achieve a minimum of four storeys and we could also see if there is any scope for going higher with xxx given the height on nearby Renslade House.

Drawing missing from original email.



As you can see from the attached G&S Option 1 sketch there is a very large storm water attenuation tank indicatively in the centre of the site with some large discharge pipes in and out, and also a flood defence line and associated banking along the river side, all of which restricts the developable area. I will see if I can get hold of the ECC red line boundary drawing (which I am assuming is the same red line shown on the G&S Options 1 Layout) and get it over to you. We could assume a reduced car parking requirement and I will check with SWW whether we could have surface car parking on top of the tank if necessary. We will also just check the flood risk status with the EA, albeit that xxx mentioned that they are currently undertaking a modelling exercise which should be complete in the Autumn (subject to C19).

Is there any chance you could get an initial sketch scheme together by mid-week next week (08/04) and I will set up a review meeting for that same afternoon so that we can then do any resulting tweaks before getting xxx to do an estimate for the appraisal.

I hope this is OK, but if you have any queries , please don't hesitate to call.

Kind regards

Exeter City Living Ltd, Exeter City Council, Paris Street, Exeter EX1 1EQ

From:

Sent: 30 March 2020 17:05

To:

Cc:

Subject: FW: Bonhay Road Amenity Land

Hi xxx

Please find attached information kindly provided by xxx and xxx which I am told are the scanned contents of xxx (ECC Estates) file.

Also attached is an email received from xxx relating to a 2013 review of affordable housing land availability.

Unfortunately the attached doesn't give a lot to go on but is quite useful in terms of some of the constraints .

Look forward to discussing tomorrow.

Many thanks,

Senior Development Manager, Exeter City Living Ltd, Exeter City Council, Paris Street, Exeter EX1 1EQ

From:

Sent: 24 March 2020 08:30

To:

Subject: Bonhay Road Amenity Land

Hi xxx

Please find attached the file which I have scanned.

Best regards

Office Manager & PA to Managing Director

Exeter City Living Ltd, Exeter City Council, Paris Street, Exeter EX1 1JN

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