

Part surrender notice with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Stuart Partners Limited

Hill Barton Soil Recycling Facility
Hill Barton Business Park
Sidmouth Road
Clyst St Mary
Exeter
Devon
EX5 1DR

Surrender application number

EPR/CB3100UB/S005

Permit number

EPR/CB3100UB

Hill Barton Soil Recycling Facility

Permit number EPR/CB3100UB

Introductory note

This introductory note does not form a part of the notice.

The following notice gives notice of the surrender in part of an environmental permit.

This notice authorises the surrender of part of the permitted area and includes an update site area plan in Schedule.

Any changes made as a result of the part surrender are set out in the schedules.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Permit determined EPR/CB3100UB/A001	07/11/2014	Permit issued to Stuart Partners Limited.
Variation determined EPR/CB3100UB/V002	25/09/2019	Varied and consolidated permit issued. Changed Standard rules 2010 No. 12 to a bespoke permit
Variation determined EPR/CB3100UB/V003	29/07/2022	Varied and consolidated permit issued. Changed site name to Hill Barton Soil Recycling Facility.
Variation determined EPR/ CB3100UB/V004	29/04/2024	Varied and consolidated permit issued in modern format
Application EPR/ CB3100UB/S005 (partial surrender and consolidation)	Duly made 18/12/2025	Application to surrender part of the permitted area and issue in modern format.
Additional information received	14/04/2026	Confirmation of site boundary.
Part surrender determined EPR/CB3100UB/S005	13/05/2026	Part surrender complete. Consolidated permit issued in a modern format

End of introductory note

Notice of partial surrender

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 and 25 of the Environmental Permitting (England and Wales) Regulations 2016 accepts the surrender in part and varies

Permit number

EPR/CB3100UB

Issued to

Stuart Partners Limited (“the operator”)

whose registered office is

**Hill Barton Business Park
Sidmouth Road
Clyst St Mary
Exeter
EX5 1DR**

company registration number 07940731

to operate a regulated facility at

**Hill Barton Soil Recycling Facility
Hill Barton Business Park
Sidmouth Road
Clyst St Mary
Exeter
Devon
EX5 1DR**

to the extent set out in the schedules.

This notice shall take effect from 13/05/2026.

Name	Date
Janet Robb	13/05/2026

Authorised on behalf of the Environment Agency

Schedule 1 – changes to the permit

Note: The conditions numbers used in this schedule refer to those in the consolidated permit.

The following conditions were varied as a result of the application made by the operator:

With reference to condition 2.2.1, the site plan is amended to show the reduced permitted area.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/CB3100UB

This is the consolidated permit referred to in the surrender notice for application EPR/CB3100UB/S005 authorising,

Stuart Partners Limited (“the operator”),

whose registered office is

**Hill Barton Business Park
Sidmouth Road
Clyst St Mary
Exeter
EX5 1DR**

company registration number 07940731

to operate waste operations at

Hill Barton Soil Recycling Facility

**Hill Barton Business Park
Sidmouth Road
Clyst St Mary
Exeter
Devon
EX5 1DR**

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Janet Robb	13/05/2026

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.
- 1.1.4 The operator shall comply with the requirements of an approved competence scheme

1.2 Avoidance, recovery and disposal of wastes produced by the activities

- 1.2.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
 - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
 - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.2.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2 Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).

2.2 The site

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

2.3 Operating techniques

- 2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation ("plan") specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.3 Waste shall only be accepted if:

- (a) it is of a type and quantity listed in schedule 2 table S2.1 and
- (b) it conforms to the description in the documentation supplied by the producer and holder.

3 Emissions and monitoring

3.1 Emissions of substances not controlled by emission limits

3.1.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

3.2 Odour

3.2.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.

3.2.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
- (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.3 Noise and vibration

3.3.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

3.3.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.4 Pests

- 3.4.1 The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved pests management plan, have been taken to prevent or where that is not practicable, to minimise the presence of pests on the site.
- 3.4.2 The operator shall:
- (a) if notified by the Environment Agency, submit to the Environment Agency for approval within the period specified, a pests management plan which identifies and minimises risks of pollution, hazard or annoyance from pests;
 - (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

4 Information

4.1 Records

- 4.1.1 All records required to be made by this permit shall:
- (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
 - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
 - (i) off-site environmental effects; and
 - (ii) matters which affect the condition of the land and groundwater.
- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.
- 4.2.2 Within one month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

4.3 Notifications

- 4.3.1 The Environment Agency shall be notified without delay following the detection of:
- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution;
 - (b) the breach of a limit specified in the permit; or
 - (c) any significant adverse environmental effects.

- 4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.
- 4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.
- 4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
 - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (c) any change in the operator's name or address; and
 - (d) any steps taken with a view to the dissolution of the operator.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);
 - (b) any change in the operator's name(s) or address(es); and
 - (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.
- 4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:
- (a) the Environment Agency shall be notified at least 14 days before making the change; and
 - (b) the notification shall contain a description of the proposed change in operation.

4.4 Interpretation

- 4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.
- 4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.

Schedule 1 – Operations

Table S1.1 activities		
Description of activities for waste operations		Limits of activities
AR1: Treatment of waste to produce soil, soil substitutes and aggregate.	<p>R3: Recycling/reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes)</p> <p>R5: Recycling/reclamation of other inorganic materials</p>	<p>Operations shall be limited to washing, sorting, separation, screening, crushing and blending of waste for recovery as a soil, soil substitute or aggregate.</p> <p>Soil washing and associated treatment activities must be undertaken on an impermeable surface with sealed drainage.</p> <p>Treatment of slags and ashes for recovery shall not exceed 75 tonnes per day.</p> <p>Waste types as specified in Table S2.1</p>
AR2: Storage of non-hazardous waste	R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where the waste is produced)	<p>All permitted wastes shall be stored on either hard standing or an impermeable surface.</p> <p>No more than 80,000 tonnes of waste shall be stored on site at any one time.</p> <p>Subject to any other requirements of this permit wastes shall be stored for no longer than 3 years prior to recovery.</p> <p>Waste types as specified in Table S2.1</p>

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application	Dust Management Plan, Version No 2; Ref: 416.05631.00009, February 2021	04/02/2021
Schedule 5 response	Operations and environmental management plan, version No. 2, Ref: 416.05631.00009, July 2021	13/07/2021
Schedule 5 response	Environment Risk Assessment, Version No. 3, Ref 416.05361.00009, July 2022	21/07/2022
	Email confirmation that bunding will be constructed around IBAA storage areas to prevent run off to surface water receptors.	09/02/2022
Non-hazardous and inert waste: appropriate measures for permitted facilities Version published 12 July 2021	<p>All parts of the appropriate measures guidance shall apply other than those parts listed below which are not applicable. The following parts of the appropriate measures guidance are not applicable:</p> <ul style="list-style-type: none"> Process efficiency appropriate measures – Energy efficiency, Raw materials and Water use are not applicable to waste operations. 	N/A
Surface water management plan	Surface water management plan approved 31/01/2023. Improvement conditions achieved.	31/01/2023

Schedule 2 – Waste types

Table S2.1 Permitted waste types and quantities	
Maximum quantity	The total quantity of waste accepted at the site for the above activity shall be no more than 130,000 tonnes a year.
Exclusions	<ul style="list-style-type: none"> - Consisting solely or mainly of dusts, powders or loose fibres - Hazardous wastes - Wastes in liquid form
Waste code	Description
01	Wastes resulting from exploration, mining, quarrying and physical and chemical treatment of minerals
01 04	Wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	Waste sand and clays
03	Wastes from wood processing and the production of panels and furniture, pulp, paper and cardboard
03 01	Wastes from wood processing and the production of panels and furniture
03 01 01	Waste bark and cork
03 03	Wastes from pulp, paper and cardboard production and processing
03 03 01	Waste from bark and wood
10	Wastes from thermal processes
10 01	Wastes from power stations and other combustion plants
10 01 01	Bottom ash and slag only
10 01 02	Pulverised fuel ash only
10 01 05	Gypsum (solid) only
10 01 07	Gypsum (sludge) only
10 01 15	Bottom ash and slag only from co-incineration other than those mentioned in 10 01 14
10 11	Wastes from manufacture of glass and glass products
10 11 12	Clean glass other than those mentioned in 10 11 11
10 12	Wastes from manufacture of ceramic goods, bricks, tiles and construction products
10 12 08	Wastes ceramics, bricks, tiles and construction products (after thermal processing)
10 13	Wastes from manufacture of cement, lime and plaster and articles and products made from them
10 13 14	Waste concrete only
15	Waste packaging
15 01	Packaging
15 01 07	Clean glass only
17	Construction and demolition wastes (including excavated soil from contaminated sites)
17 01	Concrete, bricks, tiles and ceramics
17 01 01	Concrete
17 01 02	Bricks

Table S2.1 Permitted waste types and quantities	
Maximum quantity	The total quantity of waste accepted at the site for the above activity shall be no more than 130,000 tonnes a year.
Exclusions	<ul style="list-style-type: none"> - Consisting solely or mainly of dusts, powders or loose fibres - Hazardous wastes - Wastes in liquid form
Waste code	Description
17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 02	Wood, glass and plastic
17 02 02	Clean glass only
17 03	Bituminous mixtures, coal tar and tarred products
17 03 02	Road base and road plannings (other than those containing coal tar) only
17 05	Soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	Soil and stones other than those mentioned in 17 05 03
17 05 06	Dredging spoil other than those mentioned in 17 05 05
17 05 08	Track ballast other than those mentioned in 17 05 07
17 08	Gypsum-based construction material
17 08 02	Gypsum only other than that mentioned in 17 08 01
19	Wastes from waste management facilities, off-site waste water treatment plants and the preparation of water intended from human consumption and waster for industrial use
19 12	Wastes from the mechanical treatment of waste
19 12 05	Clean glass only
19 12 09	Minerals (for example sand, stones)
19 12 12	Treated bottom ash including IBA and slag other than that containing dangerous substances only
19 12 12	Trommel finds from the treatment of construction and demolition waste only
19 12 12	Mechanically treated mixtures of concrete, bricks, ceramics, stones or a similar combination
19 13	Wastes from soil and groundwater remediation
19 13 02	Solid wastes from soil remediation other than those mentioned in 19 13 01
20	Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions
20 01	Separately collected fractions
20 01 02	Clean glass only
20 02	Garden and park wastes
20 02 02	Soil and stones

Schedule 3 – Emissions and monitoring

There are no emission limits or associated monitoring requirements.

Schedule 4 – Reporting

There is no reporting under this schedule.

Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution	
To be notified within 24 hours of detection	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substance(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

(c) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substance(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

Part B – to be submitted as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of the operator

Schedule 6 – Interpretation

“accident” means an accident that may result in pollution.

“Annex I” means Annex I to the Waste Framework Directive.

“Annex II” means Annex II to the Waste Framework Directive.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“building” means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

“emissions to land” includes emissions to groundwater.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission or background concentration limit.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“groundwater protection zones 1 and 2” have the meaning given in the document titled "Groundwater Protection: Policy and Practice" published by the Environment Agency in 2006.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste.

“pests” means birds, vermin and insects.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“R” means a recovery operation provided for in Annex II to the Waste Framework Directive.

“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk.

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“year” means calendar year ending 31 December.

When the following terms appear in the waste code list in Schedule 2, table S2.1, for that table they have the meaning given below:

“hazardous substance” means a substance classified as hazardous as a consequence of fulfilling the criteria laid down in parts 2 to 5 of Annex I to Regulation (EC) No 1272/2008.

“heavy metal” means any compound of antimony, arsenic, cadmium, chromium (VI), copper, lead, mercury, nickel, selenium, tellurium, thallium and tin, as well as these materials in metallic form, as far as these are classified as hazardous substances.

“PCBs” means

- polychlorinated biphenyls
- polychlorinated terphenyls
- monomethyl-tetrachlorodiphenyl methane, Monomethyl-dichloro-diphenyl methane, Monomethyldibromo-diphenyl methane
- any mixture containing any of the above mentioned substances in a total of more than 0,005 %by weight.

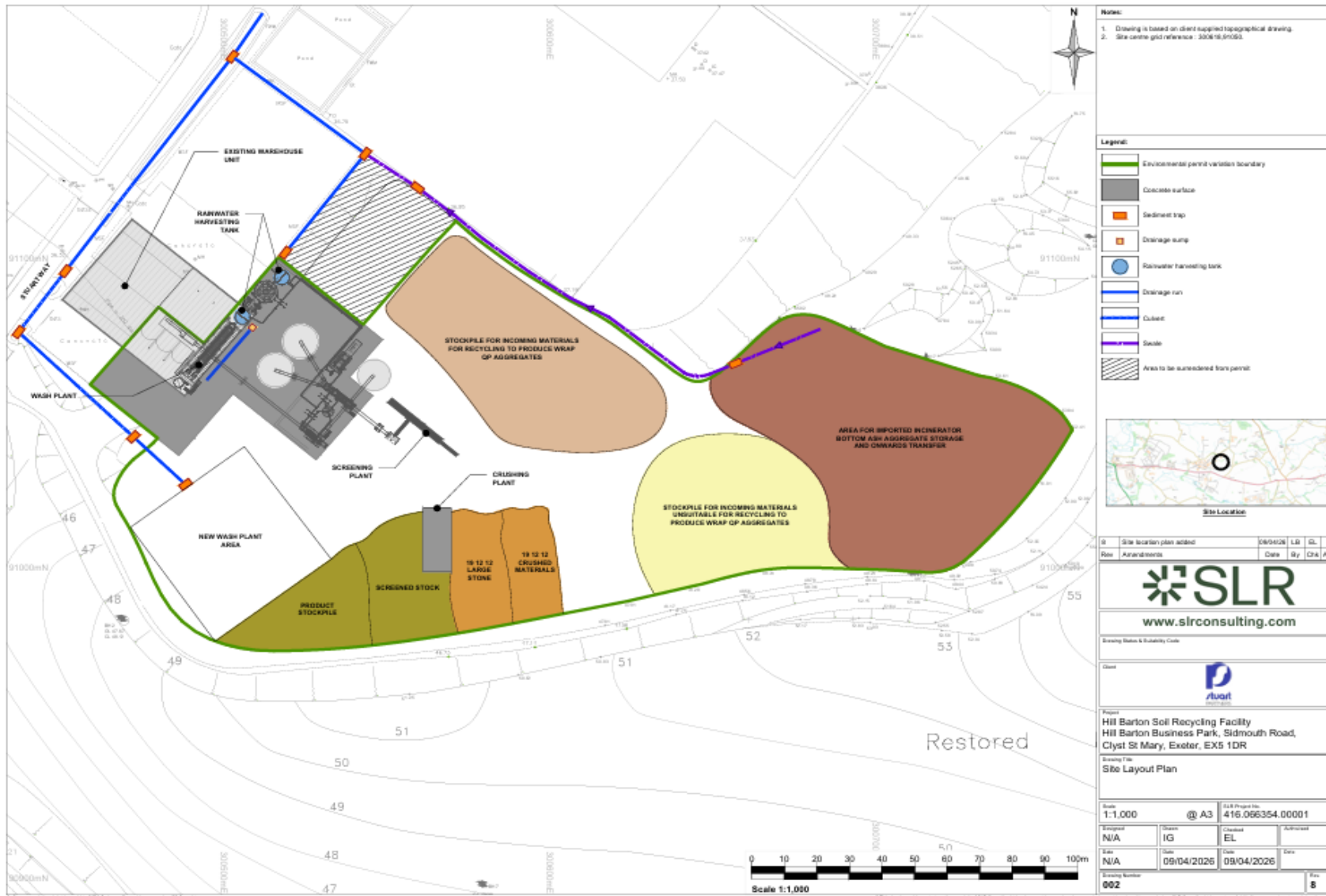
“transition metals” means any of the following metals: any compound of scandium, vanadium, manganese, cobalt, copper, yttrium, niobium, hafnium, tungsten, titanium, chromium, iron, nickel, zinc, zirconium, molybdenum and tantalum, as well as these materials in metallic form, as far as these are classified as hazardous substances.

“stabilisation” means processes which change the hazardousness of the constituents in the waste and transform hazardous waste into non-hazardous waste.

“solidification” means processes which only change the physical state of the waste by using additives without changing the chemical properties of the waste.

“partly stabilised wastes” means wastes containing, after the stabilisation process, hazardous constituents which have not been changed completely into non-hazardous constituents and could be released into the environment in the short, middle or long term.

Schedule 7 – Site plan



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END OF PERMIT

Permit number
EPR/AB1234CD/S00X