

Staffordshire Moorlands District Council
Development Control
Moorlands House Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: SV/2025/113396/01-L01
Your ref: DOC/2025/0110
Date: 12 January 2026

FAO: Jane Curley

Dear Madam

**DISCHARGE OF CONDITIONS 13 PARTS A & B AND 19 IN RELATION TO SMD/2022/0556
AT ALTON TOWERS FARLEY LANE, FARLEY**

Thank you for consulting us on the above application, received on 23 December 2025.

For completeness, we previously commented on the full planning application (SMD/2022/0556) in our letter dated 18 November 2022 (reference, UT/2022/120005/01-L01).

We have the following comments to make on this application which relate solely to the protection of controlled waters.

We are commenting on the discharge of conditions 13 parts A & B in relation to planning permission SMD/2022/0556. Matters relating to human health as part of the discharge of condition application should be directed to the Local Authority.

Groundwater and Contaminated Land

The site is located on the bedrock of the Helsby Sandstone Formation, designated as a Principal Aquifer by the Environment Agency. Superficial deposits are indicated to be absent. The site is located within the total catchment (Zone 3) of a groundwater Source Protection Zone. This is designated for a public water supply abstraction, approximately 550m from the proposed site.

Protection of Controlled Waters

We have reviewed the following report submitted in support of this discharge of condition application, relating to discharge of parts A & B of condition 13:

- 'Phase I Desk Study' LKC (September 2022) ref. LKC22151
- 'Contaminated Land Remediation Strategy Review' PCA Safety Ltd. (August 2025).

The above referenced reports outline a site investigation scheme that has been conducted, involving sampling and analysis of soils against an appropriate contamination suite. Some limited groundwater sampling and analysis was also conducted; groundwater was not identified during drilling activities however subsequent monitoring identified groundwater at the site at approximately 2mbgl. The Phase I assessment only identified minor potential source of contamination, relating to previous phases of development and low volume fuels and oil storage for maintenance of adjacent rides and structures.

Environment Agency
Worcester Road, Kidderminster, Worcestershire, DY11 7RA.

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Cont/d..

The subsequent intrusive investigation comprising soil and groundwater sampling and analysis did not identify any significant concentrations of contaminants that would represent a risk to controlled waters receptors.

Based on the information presented to us, we can agree the risk to controlled waters receptors from the proposed redevelopment appears to be low. Therefore, we have **no objection to the discharge of part A and B of condition 13** of planning permission SMD/2022/0556.

It should be noted that the Environment Agency has not had any influence or control over the selection of site investigation locations or any aspect of the sampling and analysis undertaken. Therefore we must assume that the information submitted the above referenced reports is both genuine and representative of site conditions.

Additionally, it should be noted that in accordance with Government policy detailed in the National Planning Policy Framework (paragraph 197), 'where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'. Therefore, should any significant contamination subsequently become apparent then responsibility remains with these parties.

I trust that the above confirms our position and we would appreciate a copy of the decision notice in due course.

Yours faithfully

Miss. Georgia Edwards
Planning Officer

[Redacted signature]