



FIRE PREVENTION PLAN

Fixed Soil Treatment Facility, Exeter

October 2025



DOCUMENT CONTROL SHEET

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TABLE OF CONTENTS

1.	EXETER FIXED SOIL TREATMENT FACILITY	1
1.1	Introduction.....	1
1.2	Fire Prevention Objectives.....	1
1.3	Plant and Equipment	1
1.4	Staffing and Management	2
1.5	Sensitive Receptors	2
1.6	Hours of Operation.....	3
1.7	External Fire Risk Assessment.....	4
2.	PREVENTING FIRES	5
2.1	Treatment and Storage of Waste	5
2.2	Site Security.....	6
2.3	Plant and Equipment Maintenance	6
2.4	Housekeeping	7
2.5	Electrical Faults.....	7
2.6	Smoking Policy.....	8
2.7	Storage of Combustible/Flammable Materials.....	8
2.8	Fire Procedure.....	8
3.	REDUCING THE IMPACT OF A FIRE	9
3.1	Waste Acceptance.....	9
3.2	Treatment of Wastes	9
3.3	Storage of Wastes	9
3.4	Firefighting	9
3.5	Water Sources.....	10
3.6	Staff Training.....	10
3.7	Access for Emergency Services	11
3.8	Managing Fire Water	11
3.9	Contingency Planning.....	11

Appendices

Appendix A – E7555UK.D02 Site Layout

Appendix B – DAILY/WEEKLY PLANT INSPECTION SHEETS

Appendix C – UKRL POLICIES

Appendix D – WASTE INFORMATION FORM

Site information and key contacts list

Site Address:	UK Remediation Fixed Soil Treatment Facility, Stuart Way, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1DR		
Site Operator:	UK Remediation Ltd	National Grid Ref:	SY 00499 91115

Contact	Description	Office Hours	Out of Hours
<ol style="list-style-type: none"> 1. Richard Dalton 2. Richard Bissett 3. Bret Clarke 	<ol style="list-style-type: none"> 1. Managing Director and TCM 2. Operations Manager and TCM 3. Site Manager 	<ol style="list-style-type: none"> 1. 0117 9244990 2. 01395 239341 3. 01395 239341 	<ol style="list-style-type: none"> 1. 07850 174 643 2. 07715 669 268 3. 07885 403 087
Royal Devon & Exeter Hospital Barrack Rd, Exeter EX2 5DW	Local NHS Hospital (Main)	01392 411611	999
	Accident & Emergency (A&E)	999, 112 or 111	999
Hill Barton Surgery 1 Lower Hill Barton Road Exeter, EX1 3EN	Local Doctor Surgery (GP)	01392 444 242	999 or 112
Devon & Cornwall Police Sidmouth Rd, Middlemoor, Exeter EX2 7HQ	Local Police Non-Emergency	101 or 01392 420320	999 or 112
	Police Emergency	999 or 112	999 or 112
Devon & Somerset Fire & Rescue Service Middlemoor Fire Station, Sidmouth Road, Exeter EX2 7AP	Fire and Rescue Service (in Emergency Dial 999)	01392 872 200 (General DS FRS number)	999 or 112
Environment Agency Manley House, Kestrel Way, Exeter EX2 7LQ	Environmental Regulator	03708 506 506	0800 80 70 60 999 or 112
Devon County Council County Hall, Topsham Rd, Exeter EX2 4QD	County (Waste) Planning Authority	0345 155 1015	
East Devon District Council Knowle, Sidmouth EX10 8HL	Local District Council (Environmental Health)	01395 516551	
Greenlight Health and Safety Consultancy	Primary Specialist Advisor (Health & Safety)	01752 604713	

1. EXETER FIXED SOIL TREATMENT FACILITY

1.1 Introduction

UK Remediation Ltd are currently engaged in the receipt and treatment of hazardous and non-hazardous waste soils from contaminated sites, including soils that have been contaminated by fuel spills at the Fixed Soil Treatment Facility (FSTF) in Hill Barton Business Park, Stuart Way, Exeter, EX5 1DR (the site). It is UKRL's intention to extend the site and increase operations. This Fire Prevention Plan applies to the entire site, including the planned extension. This document considers the risks associated with fire on site. In addition to this document the site is managed and operated in accordance with a fully comprehensive Environmental Management System.

1.2 Fire Prevention Objectives

This fire prevention plan has been designed to meet the following three objectives:

- To minimise the likelihood of a fire happening
- To aim for a fire to be extinguished within 4 hours
- To minimise the spread of a fire within the site and to the surrounding neighbouring sites.

1.3 Plant and Equipment

The site comprises of demountable buildings (see attached FSTF Site layout drawing in Appendix A) which are used as offices, welfare facilities including male and female toilets and stores.

The processes on site are performed with mobile and fixed equipment detailed below;

- 2 x 360 Excavator
- Wheeled loading shovel and telehandler
- Articulated dump truck
- 3-way screener and a mixing bucket attachment to the excavator

- Soil washing plant.

Once the soils have been treated by physical and chemical processes (chemicals are not flammable) and test results demonstrate the soils are "clean". The soils and stone are recycled and exported from the site for reuse.

1.4 Staffing and Management

The table below details the staff structure of the site when operating at full capacity. Positions in bold italic are the minimum staff requirements when the site is open for the reception of soils and, therefore, shows the minimum number of staff available to tackle a fire on site during operational hours. Only those who have received adequate training will be permitted to tackle a fire.

Table 1. Staffing and Management

Position	Employees	Responsibilities
Site Manager/Operations Manager	<i>(2)</i>	Ensuring that the site is being operated in accordance with the Environmental Permit and in line with attendant regulations.
Machine/Plant Operators/Operatives	<i>(3)</i>	Waste handling/processing, reception and plant operation.
Weighbridge Operator	<i>(1)</i>	Weighing all lorries and controlling material in / out.

Staff have received fire prevention training, including use of fire extinguishers, that is recorded on training records.

1.5 Sensitive Receptors

Aside from UKRL employees, the predominant receptors are identified as employees at the inert landfill to the south/east of the site, and also employees at the EMS transfer station to the north. In addition, pedestrians on Stuart Way are also considered predominant receptors. The residential property 400m to the east and the property 600m to the north are not considered a predominant receptor due to the significant distance.

All receptors are listed in Table 1 below and receptor locations are illustrated in Figure 1.

Table 2: Distances to Selected Representative Sensitive Locations

ID (Figure 1)	Receptor	Category	Distance (m)	Direction
1	Hill Barton Business Park	Commercial	0	W
2	Newhouse Farm	Residential	700	NW
3	Faringdon Village	Residential	900	E
4	Crealy Barton	Residential	900	S
5	Hill Pond Caravan Park	Residential	600	SW
6	Wood Farm	Commercial	600	N
7	Glebe cottages	Residential	400	E

Figure 1: Exeter FSTF Sensitive Receptor Map



1.6 Hours of Operation

The site is operated in accordance with the hours shown below, as specified in the relevant planning conditions for the site.

Table 3. ETF hours of operation.

Day	Hours
Monday - Friday	07:00 – 18:00

Day	Hours
Weekends, Bank/Public holidays	Closed

1.7 External Fire Risk Assessment

UKRL carry out an External Fire Risk Assessment. This is updated on a 2 yearly basis or when there is a change of infrastructure onsite.

2. PREVENTING FIRES

2.1 Treatment and Storage of Waste

The Exeter FSTF is currently permitted to receive 75,000 tonnes / year with a maximum capacity of 7,000 tonnes at any one time and is proposing to increase capacity to receive 150,000 tonnes annually / 15,000 tonnes onsite at any one time, as the size of the site increases Hazardous waste and non-hazardous waste soils are stored on site, but sufficiently segregated from each other, using interlocking concrete blocks to form treatment bays if necessary.

Hydrocarbon impacted soils are pre-treated as quickly as possible when delivered to site, reducing the concentrations of hydrocarbons adhered to the soil's matrix, reducing capacity to function as a combustible material. Soils are not to contain a hydrocarbon content (TPH C8-C40) above 10% therefore have low potential of flammability. All soils delivered to site are subject to a strict acceptance procedure to ensure no flammable soils are delivered into site.

Drawing E7555UK.D02 in Appendix A indicates the treatment bays including the quarantine area. Stockpiles are segregated from each other into hazardous / non-hazardous stockpile containing similar contaminants. Apart from stockpiles that contain hazardous levels of hydrocarbons, there will be no other flammable / combustible materials stored in the stockpiles, i.e. no wood piles or general waste.

UKRL do receive waste that contains organic material. This is not green waste but gully waste and street sweeping that usually has a high soil and moisture content, therefore low potential for heat generation. This material is also treated within 4 weeks of receipt onsite. A temperature probe is available onsite to check the temperature of stockpiles if not treated within 4 weeks.

Materials are stored and treated on site until the concentrations of contaminants are reduced to an acceptable level for reclassification and disposal, predominantly inert levels. Typically, this takes anything from 1-3 months for bioremediation, depending on the starting concentration of the contamination. Soil washing is immediate, and material is typically treated within 4 weeks. The EA license allows for storage up to 6 months.

It is often the case larger volumes of contaminated soils are generated from spring-Summer because this is when construction projects often target soils removal (but not always the case). Therefore, treatment of contaminated soils is accelerated in the dryer and warmer part of the year so allows a faster rotation of contaminated soils at the FSTF.

Stockpiles typically are at ambient temperature and are regularly turned to promote remediation of any contamination and are always segregated from each other to enable tracking them from a waste compliance point of view.

2.2 Site Security

The site is secured by security gates and is contained within high level security fencing. CCTV has been installed to monitor and record for site security (held for 30 days). Offices have metal window shutters. All containers, stores and gates are locked out of hours.

2.3 Plant and Equipment Maintenance

All equipment listed in section 1.3 is subjected to a daily and weekly inspection (example of daily / weekly plant inspection sheets in Appendix B) Mufflers will be fitted onto hot exhausts to ensure the source of ignition from plant/equipment is reduced to a minimum.

Heat and spark type activities are confined to repairs to mobile plant (for example repairs to metal teeth on the excavator buckets). This is controlled by appropriate risk assessments in a controlled area on site. Fire extinguishers are in attendance during work, and a fire watch is implemented after the work is complete to monitor during cooling down period.

All items of plant and equipment listed in Section 1.3 are subject to preventative maintenance checks to ensure their safe operation and to prevent any potential situations which may give rise to faults or malfunction. Much of the plant and equipment on site and all vehicles in the fleet are subject to annual / set hours of operation manufacturer maintenance to ensure proper working order in the form of service contracts. Site management will undertake or delegate additional preventative

maintenance checks on a more frequent basis to ensure i.e. daily, before, during and at the end of each working day to ensure where possible, the machinery is mechanically sound. These checks are carried out and any results which are flagged as needing attention are recorded in the site diary.

Any spillages of fuel are cleared immediately by depositing absorbent sand or mats on the affected area and removed to the quarantine area or to a dedicated skip to await removal to a suitably permitted facility.

2.4 Housekeeping

Site inspections are conducted by the Site Manager and comprise of daily and weekly inspections and include a general housekeeping inspection, together with inspections of all demountable buildings, walls, and channels, together with water supplies and access to the site. The offices are swept daily and cleaned weekly. All general waste is placed in the general waste skip. There is also a separate waste metal skip.

The site is kept neat and tidy with all equipment and waste stored in the correct location. UKRL does not accept general waste, but some litter is removed from stockpile and the area is checked for litter and picked daily housekeeping, this is recorded in the site diary.

2.5 Electrical Faults

All fixed electrical installations are inspected and tested by a competent electrician prior to occupancy and then on a five yearly rolling basis. All portable electrical equipment is subjected to PAT testing on an annual basis, this includes the personal electrical appliances of all staff. The use of all portable electronic equipment is in accordance with UKRL's portable electronic equipment policy presented in Appendix C.

Daily inspections of cabling, etc. is undertaken as part of the daily checklist. Any potential ignition sources from suspected electrical faults are isolated and the operator's electrical contractors where an annual contract is set up and is contacted immediately to rectify the situation. Where possible, staff are to immediately remove any stored wastes from the vicinity of the fault area or cable traverse if safe to do so.

2.6 Smoking Policy

Smoking is only permitted on site within the dedicated smoking area, which is located away from any combustible materials (diesel, welding gases and any engine oils held on site for maintenance). No smoking is permitted in any of the site buildings. Cigarette bins are provided and properly maintained.

2.7 Storage of Combustible/Flammable Materials

Flammable gases used on site are exclusively for welding and cutting / burning. The cylinders are secured with strapping within a locked ventilated container. Fuel is restricted to diesel and is held in a purpose made, 110% bunded tank. Lubricants are subjected to COSHH assessment to ensure quantities are minimised and stored within a lockable metal container, which is labelled accordingly.

2.8 Fire Procedure

As there is no significant quantity of combustible products stored on site, no fire detection system has been installed. The means of warning will come from a member of staff discovering a fire and will either be verbal, or a compressed air horn will be operated. The Site Manager is responsible for calling the emergency services and managing the initial stages of the incident. All staff are trained in the practical use of fire extinguishers and will attempt to extinguish the fire if appropriate. All demountable buildings are fitted with smoke or heat detectors. The fire muster point is conveyed to all site staff as part of the site-specific induction. In addition, all staff are briefed on UKRL's fire safety policy presented in Appendix C. This policy is presented in the site office.

It is considered arson would be the only cause of a fire outside of operating hours. The site has 24-hour CCTV which is remotely accessible by the site manager.

3. REDUCING THE IMPACT OF A FIRE

3.1 Waste Acceptance

All waste must have a waste information / compliance form completed in advance by our clients which we can reject or use to review waste entering site. If this does not match the Waste information supplied, which would include combustible materials then it would be rejected – copy of Waste Information Form in Appendix D. All permitted wastes and EWC codes will be controlled by the EA Site Permit issued by the Environment Agency.

3.2 Treatment of Wastes

The waste is treated by physical (screening and segregation with mobile plant, soil washing with the SWP) and chemical treatment with nutrients to enhance the breakdown of hydrocarbon impacted soils. None of these treatments generate heat above ambient temperatures.

3.3 Storage of Wastes

Regarding waste storage and fire walls, our stockpiles do not contain combustible materials however imported materials from different contaminated sites are segregated (including hazardous and non-hazardous materials) so we can track and control the waste treatment process. The open sided shed contains 7 bays, with 3m high concrete walls / LEGO block walls made of concrete to separate stockpiles where we require closer spacing of materials. The bay stockpiles are typically maximum 250m³. Our site has perimeter fencing and there is no combustible materials stored immediately outside the boundary of our site by us or any others.

3.4 Firefighting

All staff members are trained in the practical use of fire extinguishers. The Site Manager will call the Fire Brigade and manage the site evacuation.

If a fire were to start on site, the odour/dust suppression system can be activated to help contain the spread, however this is not a fire suppressant system. The import of contaminated soils to site would be stopped immediately and materials returned to site of origin to satisfy waste guidance. If this is not possible, the material could be

transferred to our alternative treatment centre in Cornwall (CTF) (subject to EA Permit conditions for that site). The site notice board has emergency procedures and direct access numbers in an emergency. Also, any employee or contractor employed on site will have a full site induction (recorded) where emergency procedures are addressed and made clear.

3.5 Water Sources

There is a fire hydrant located on the junction between Mushroom Road and Stuarts Way. The underground storage tank on site used to collect surface water prior to treatment, with a 16,400l capacity could be used as a water source as there is 100 litre per minute sump pump in this tank. However, in the summer months, this may not hold adequate water. The soil washing plant contains a large amount of water (approx. 80,000 litres) at various stages of treatment. This water could be dropped to ground and contained in the UST for firefighting. There is also a 10,000 litre above ground tank that is used for dust suppression.

Directly to the north of the existing FSTF are two lagoons which could also be used as a water source.

3.6 Staff Training

Each staff member will undergo training from the TCM/Site Manager, a trained fire marshal, and be briefed on this FPP and a record signature obtained confirming their understanding. As a minimum, each member of staff will be assessed from the date of approval of this FPP and then every 6 months afterwards. Ongoing training including toolbox talks will be provided to ensure site staff are informed of any changes to the site management documentation that is subject to regular review.

A full test (drill) of the procedures in this document i.e. to test that the plan works, is carried out every 6 months. The first test will take place within one month of the agreement of this document with the EA. The outcome and any follow up training for staff is documented in the site diary and relevant forms in the EMS.

3.7 Access for Emergency Services

The nearest fire station is Middlemoor Fire Station which is situated 3.3 miles away on Sidmouth Road and the FRS could be at the site and begin fighting a fire within 10 minutes of a call.

The site has direct access from Stuart Way and the width of the surrounding roads, and the gateway provide sufficient access onto the site for the FRS.

3.8 Managing Fire Water

In the event of fire, all fire water will drain directly into the underground storage tank currently used to manage surface water, where it will be stored to await offsite disposal to a suitably licensed facility.

3.9 Contingency Planning

In the event of a fire the site will cease to accept waste until it is safe to do so. All customers who wish to deliver wastes during a fire will be notified by site admin staff and any who arrive without prior notification will be turned away.