

SITE: Hill Barton Business Park

Inset Plan No: ED10

District:	East Devon
Parish:	Farringdon
Grid Reference:	3007 0912
Site Area:	28.1 hectares
Site Location:	Hill Barton Business Park, Clyst St Mary, Exeter
Site Description:	The site contains a relatively low rise landraising operation associated with a growing industrial complex, with which it shares an access.
Policy Constraints:	There are dwellings nearby, together with a public right of way, but the site is well screened. The site is within an aerodrome safeguarding zone. The proposed site is bounded by features of archaeological value, and any proposals should make provision for archaeological evaluation.
Existing Uses:	Inert waste landraising site, with waste transfer station and inert waste recycling facilities.
Planning History:	The original landfill tip gained permission on 9th October, 1989, and this was extended on 24th May, 1993, when there was extensive tree planting and the formation of a Nature Reserve. An application for the rationalisation of the existing tip was granted on 25th April, 1995 and, on 6th February, 1997, temporary permission for the establishment of reprocessing, recycling and waste transfer facilities was granted for the life of the landfill site. The landfilling and recycling permissions lapsed in April 2005, but the operator intends to seek permission to continue these activities. Permission for the shredding and storage of greenwaste for composting was granted on 17th August, 2000, expiring in 2010, but this has not yet been implemented. An application for the regularisation of skip hire and recycling existing uses to form an integrated waste transfer station was approved in February 2004. Permission for a small gasification unit for the treatment of non-recyclable materials was granted in July 2005.
Other Considerations:	Access is currently good, but if the site were to be further developed, the junction would need to be improved. An area of 2.8 ha has been allocated for employment use in the Revised Deposit Version of the East Devon District Local Plan .
Potential Uses:	There remains a significant capacity for the disposal of inert wastes and, subject to a new planning permission being obtained, the landfilling and recycling operations are likely to continue. The site could provide a location for a larger waste transfer station, and could accommodate a MRF, or a facility for mixed/greenwaste composting.

Constraints:

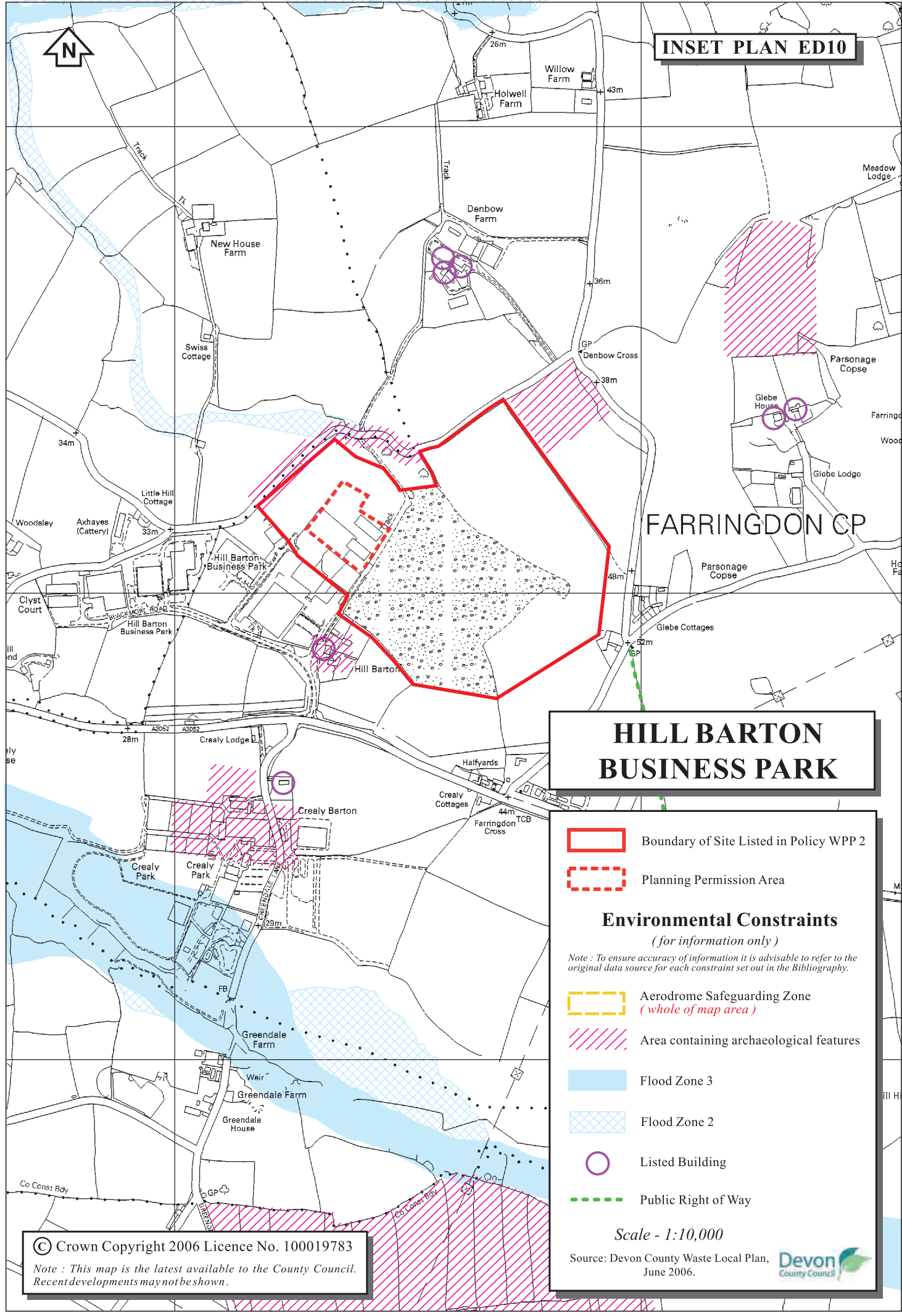
Ramsar Site	Coastal Protection Area	Risk of Flooding
World Heritage Site	A.G.L.V.	Groundwater Protection ●
Candidate S.A.C./S.A.C.	Conservation Area	Aquifer Protection
S.P.A.	County Wildlife Site	Risk of Birdstrike ●
National Park	County Geological Site	Public Right of Way ○
A.O.N.B.	Local Nature Reserve	
S.S.S.I.	Heritage Coast	Other Constraints
National Nature Reserve	Ancient Woodland	Dwellings nearby ○
Sched. Ancient Monument	Historic Park/Garden	Aerodrome safeguarding ●
Listed Building ○	Sites & Monuments Reg. ○	
	Known Protected Species	

Key:

● Constraint refers to actual site area

○ Constraint adjacent to site or nearby

INSET PLAN ED10



FARRINGTON CP

HILL BARTON BUSINESS PARK

- Boundary of Site Listed in Policy WPP 2
- Planning Permission Area

Environmental Constraints (for information only)

Note : To ensure accuracy of information it is advisable to refer to the original data source for each constraint set out in the Bibliography.

- Aerodrome Safeguarding Zone
(whole of map area)
- Area containing archaeological features
- Flood Zone 3
- Flood Zone 2
- Listed Building
- Public Right of Way

Scale - 1:10,000

Source: Devon County Waste Local Plan, June 2006.



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Note : This map is the latest available to the County Council. Recent developments may not be shown.