

SITE: Seven Brethren

Inset Plan No: ND23

District:	North Devon
Parish:	Barnstaple
Grid Reference:	2558 1322
Site Area:	Existing site: 0.5 hectares Potential site for MRF: 1.5 hectares
Site Location:	Seven Brethren, Barnstaple
Site Description:	The existing site contains a large Recycling Centre and waste transfer station, and is located adjacent to the Exeter to Barnstaple railway. Access is via the industrial estate and leisure centre and sports facilities are located close to the site.
Policy Constraints:	The site lies on contaminated land on a former landfill site. The proposed rail freight interchange could compromise the existing Recycling Centre site. Part of the site lies within the floodplain of the River Tav. The site is within a Radar Safeguard Zone, and an explanation of this constraint is contained within the Glossary.
Existing Uses:	Recycling Centre with Waste Transfer Station serving the Barnstaple and Bideford area. Waste is currently transferred to Deep Moor.
Planning History:	Seven Brethren was established as a landfill site in 1961. The tipping has subsequently ceased, and permission for a Recycling Centre and Waste Transfer Station was obtained in 1976. At its meeting in July 2001, the County Council Development Control Committee resolved to grant permission for a metal recycling facility subject to the completion of a Section 106 Agreement. This has subsequently been withdrawn. A planning application for the extension of the Recycling Centre was submitted in 2003, but was withdrawn prior to determination.
Other Considerations:	During busy periods, traffic can extend back into the main part of the industrial estate. The access arrangements are currently under review. Policy BAR14 of the Revised Deposit Version of the North Devon Local Plan proposes regeneration of the area, including environmental enhancement, landscaping and sustainable transport. A Development Brief has been prepared by the District Council.
Potential Uses:	Although the existing site could not accommodate additional facilities, adjacent areas could accommodate a small energy from waste facility with an associated MRF, an MBT/BMT facility, or facilities for green/mixed waste composting. If permission were granted for a MRF, it would be logical for the Recycling Centre to be relocated on the new site. There may be potential for access by rail.

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	Proposed Rail freight ●
Sched. Ancient Monument	Historic Park/Garden	Interchange
Listed Building ○	Sites & Monuments Reg. ○	Contaminated Land ●
	Known Protected Species	Radar Safeguard Zone ●

Key:

● Constraint refers to actual site area

○ Constraint adjacent to site or nearby

