

SITE: Wrangaton

Inset Plan No: SH52

District:	South Hams
Parish:	Ugborough
Grid Reference:	2679 0574
Site Area:	4.7 hectares
Site Location:	Wrangaton Depot, Wrangaton, Ivybridge
Site Description:	The site comprises a number of vacant and occupied buildings, formerly used by the MoD as a victualling depot, together with adjacent agricultural land, located between the Dartmoor National Park boundary to the north and the Exeter-Plymouth railway to the south. The site was served by a rail siding in the past, and road access is onto the B3123.
Policy Constraints:	The site adjoins the Dartmoor National Park. The South Hams Local Plan First Review First Deposit Version identifies the site as a Development Policy Area, with adjacent land identified for employment development.
Existing Uses:	Vacant and occupied employment premises and agricultural land.
Planning History:	Planning permission was granted by South Hams District Council for change of use from B8 (storage and distribution) to B1 (business) and B2 (General industry).
Other Considerations:	Access from the A38(T) for traffic travelling to and from Plymouth would entail use of the South Brent junction to carry out a "U-turn" as the Wrangaton junction has restricted access.
Potential Uses:	The site would be suitable for an energy from waste plant, recycling centre, waste transfer and MRF, greenwaste and mixed waste composting, MBT or BMT facility, and a rail interchange.

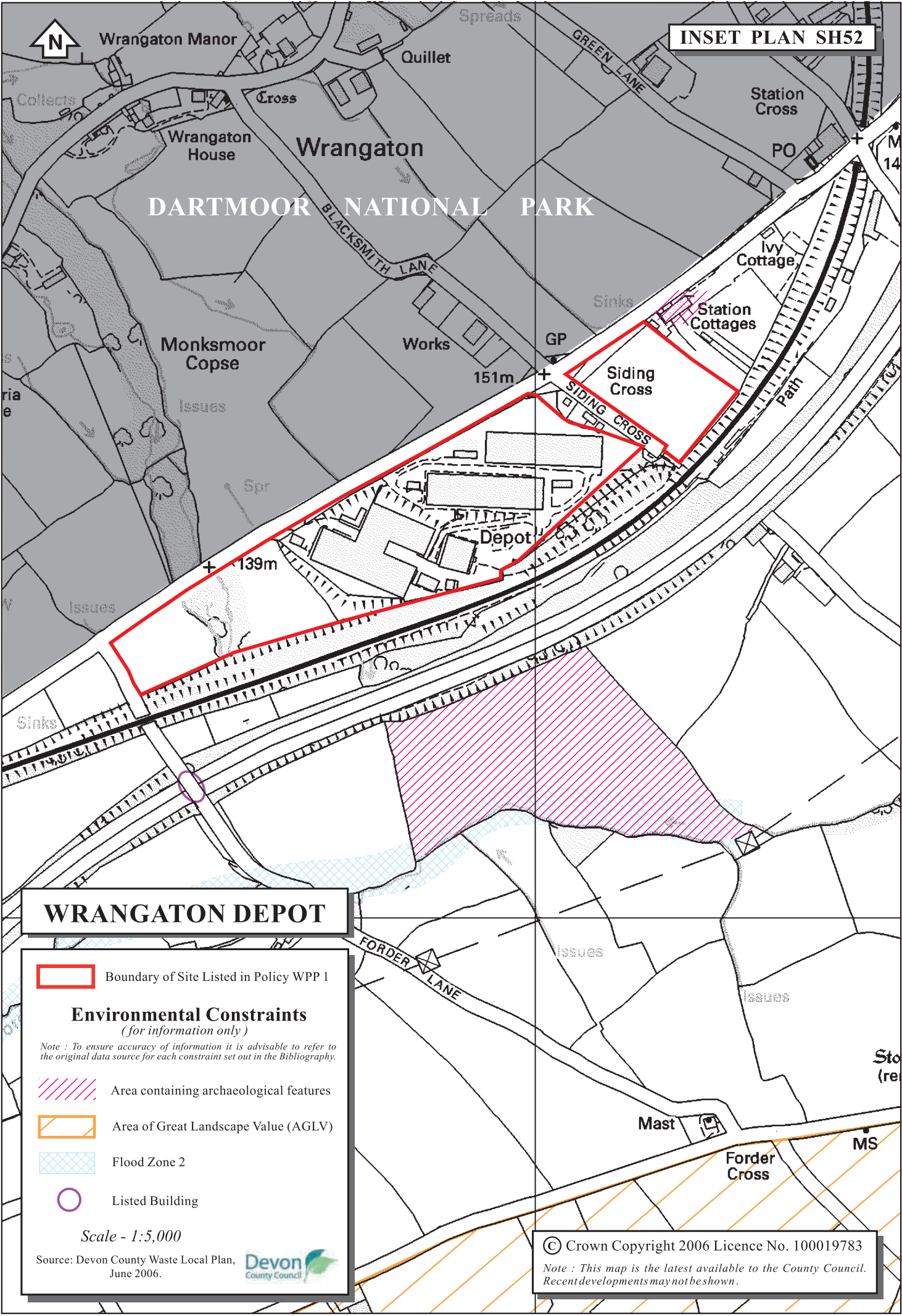
Constraints:

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	
Sched. Ancient Monument	Historic Park/Garden	
Listed Building ○	Sites & Monuments Reg. ○	
	Known Protected Species	

Key:

● Constraint refers to actual site area

○ Constraint adjacent to site or nearby



DARTMOOR NATIONAL PARK

WRANGATON DEPOT

Boundary of Site Listed in Policy WPP 1

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.

- Area containing archaeological features
Area of Great Landscape Value (AGLV)
Flood Zone 2
Listed Building

Scale - 1:5,000

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.