

SITE: Heathfield Landfill Site

Inset Plan No: TE13

District:	Teignbridge
Parish:	Kingsteignton
Grid Reference:	2860 0763
Site Area:	92.9 hectares
Site Location:	Heathfield, John Acres Lane, Kingsteignton, Newton Abbot
Site Description:	The site lies between the A38 and A380, and is accessed via B3193 and John Acres Lane, and consists of an extensive landfill/landraise site screened to the north-west and to the east by woodland. An in-vessel composting facility has recently been provided. There is also a planning permission for inert recycling on land between the landfill/landraise site and John Acres Lane, and the site includes further land on either side of John Acres Lane adjacent to its junction with the B3193.
Policy Constraints:	The site is adjacent to an Area of Great Landscape Value and an area of Ancient Woodland (Sandslade Copse). The site also lies within a Mineral Consultation Area. Part of the site lies within a County Wildlife Site, and the site is within the pathway of bats associated with the Chudleigh Caves cSAC/SSSI to the north-east. As the site is utilised for the final disposal of putrescible waste, special consideration must be given to groundwater protection. A public footpath crosses the site. Parts of the site are recorded as having features of archaeological value, and any proposals affecting these should make provision for archaeological evaluation. The western part of the site adjoining the junction between the B3193 and John Acres Lane falls within a Flood Zone 2 Area identified by the Environment Agency.
Existing Uses:	The site contains an inert and household landfill/landraising site incorporating energy recovery from landfill gas, together with an in-vessel composting facility. The final approved landform will be a domed hillside within the basin. Inert waste recycling is carried out on land between the landfill/landraise site and John Acres Lane.
Planning History:	Permission was granted for an extension to the existing landfill site on 31st May, 1994, with no time limit. It is currently anticipated that the site's capacity will be reached by 2007. In June 2004, the County Council approved a temporary in-vessel composting facility. Permission was granted on 16 May 2005 for an integrated waste management facility comprising an additional 3 million m ³ of landfill capacity together with two MRFs and in-vessel composting facilities.
Other Considerations:	There may be potential for providing a new road link to the site, and consideration could be given to the provision of a rail link to the existing Heathfield Branch Line. There is an existing planning permission relating to the nearby ball clay workings for a realignment of the B3193 as an extension of John Acres Lane which could improve access to the sites. The site contains open water features. Excluding any existing areas of development, there should be no new development for waste disposal or handling within 7m of the existing water features, and any semi-natural vegetation within this area should be retained. In the event of proposals for additional waste management facilities being submitted, then regard will be had, inter alia, to the cumulative impacts of such proposals.
Potential Uses:	In addition to the facilities recently permitted, the site may be suitable for energy from waste plant, utilising incineration or alternative techniques, or an MBT/BMT facility. Within the proposed site area there may also be potential to accommodate a metals recovery facility. Some opportunity to develop 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	Mineral Consultation Area	●
Sched. Ancient Monument	Historic Park/Garden		○
Listed Building	Sites & Monuments Reg.		●
	Known Protected Species		●

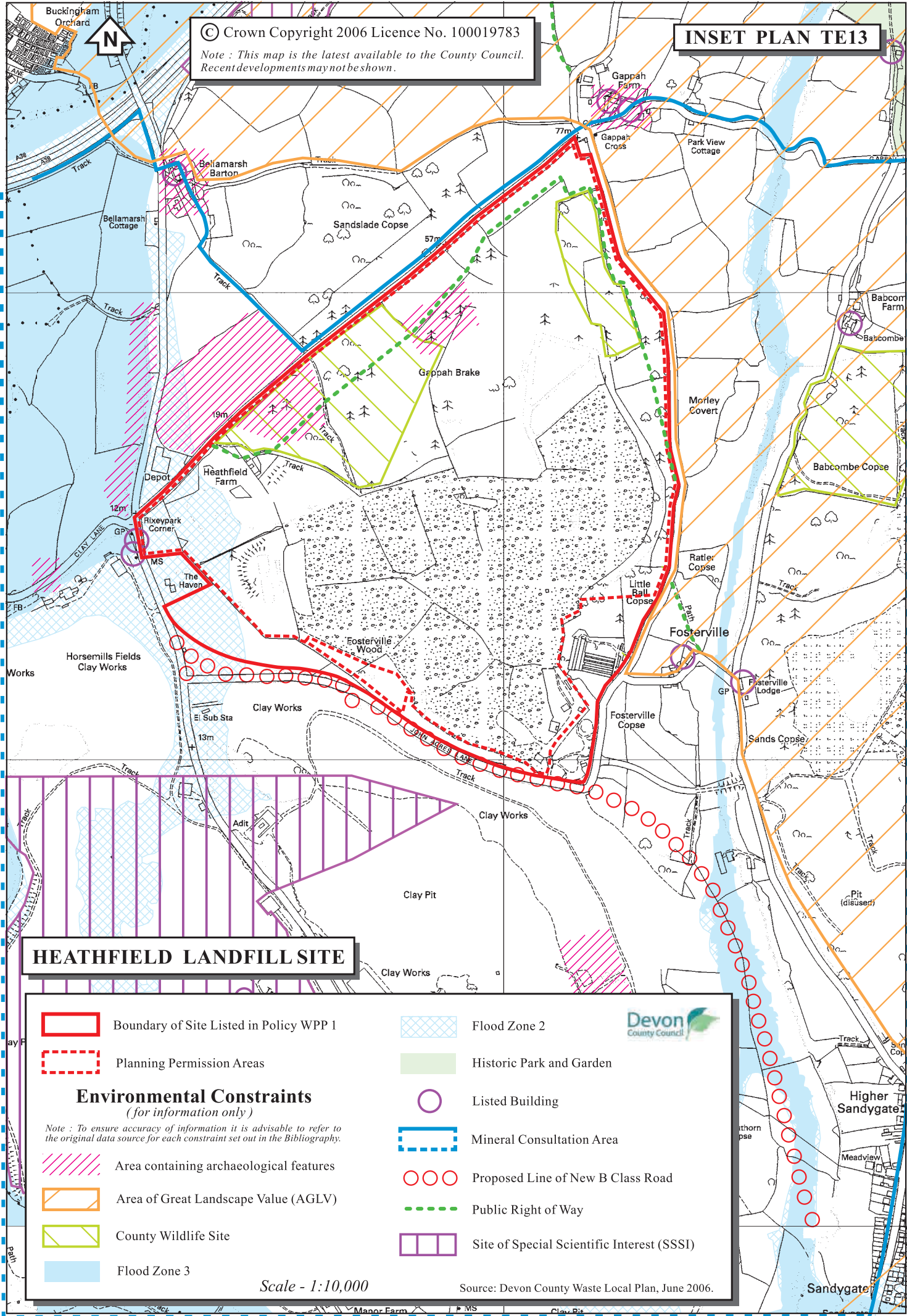
Key:

● Constraint refers to actual site area












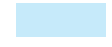

○ Constraint adjacent to site or nearby

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

INSET PLAN TE13



HEATHFIELD LANDFILL SITE

	Boundary of Site Listed in Policy WPP 1		Flood Zone 2
	Planning Permission Areas		Historic Park and Garden
Environmental Constraints (for information only)			Listed Building
<i>Note : To ensure accuracy of information it is advisable to refer to the original data source for each constraint set out in the Bibliography.</i>			
	Area containing archaeological features		Mineral Consultation Area
	Area of Great Landscape Value (AGLV)		Proposed Line of New B Class Road
	County Wildlife Site		Public Right of Way
	Flood Zone 3		Site of Special Scientific Interest (SSSI)

Scale - 1:10,000

Source: Devon County Waste Local Plan, June 2006.

