

SITE: Heathfield Industrial Estate

Inset Plan No: TE51

District:	Teignbridge
Parish:	Bovey Tracey
Grid Reference:	2834 0761
Site Area:	10.4 hectares
Site Location:	Heathfield Industrial Estate, Bovey Tracey
Site Description:	The site comprises vacant land adjacent to a tile factory, existing and former rail lines and associated land and premises currently used for storage use.
Policy Constraints:	The Teignbridge Local Plan First Review Initial Deposit Version identifies the land adjacent to the tile factory and the railway land for a freight interchange facility, and proposes two areas of land for employment development. Part of the site contains part of a County Wildlife Site, and particular regard will need to be had to a rare protected plant species (Pennyroyal, <i>Mentha pulegium</i>) which occurs on part of the site. A large part of the site is recorded as having features of archaeological value, and any proposals affecting these should make provision for archaeological evaluation. The Proposed Site adjoins a Hazardous Installation Consultation Zone associated with a nearby fuel storage facility.
Existing Uses:	Vacant land and storage.
Planning History:	No history of waste management applications.
Other Considerations:	The site includes the existing Heathfield branch rail line. Road access is either by the main estate road to the A382 and the Drum Bridges junction of the A38(T) or by two restricted access junctions onto the A38(T). In the event of proposals for new waste management facilities being submitted, then a detailed assessment of the access to the site and the likely traffic generation would need to be carried out. Any proposals for waste management facilities at this site should not preclude the potential for open access to the rail facility.
Potential Uses:	The site would be suitable for an energy from waste plant, an MBT/BMT facility, waste transfer and MRF, inert waste recycling, greenwaste and mixed waste composting, 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	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

