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:

<table>
<thead>
<tr>
<th>Ramsar Site</th>
<th>Coastal Protection Area</th>
<th>Risk of Flooding</th>
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</thead>
<tbody>
<tr>
<td>World Heritage Site</td>
<td>A.G.I.V.</td>
<td>Groundwater Protection</td>
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<tr>
<td>Candidate S.A.C./S.A.C.</td>
<td>Conservation Area</td>
<td>Aquifer Protection</td>
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<tr>
<td>S.P.A.</td>
<td>County Wildlife Site</td>
<td>Risk of Birdstrike</td>
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<td>National Park</td>
<td>County Geological Site</td>
<td>Public Right of Way</td>
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<tr>
<td>A.O.N.B.</td>
<td>Local Nature Reserve</td>
<td>Heritage Coast</td>
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<td>S.S.S.I.</td>
<td>Heritage Coast</td>
<td>Other Constraints</td>
</tr>
<tr>
<td>National Nature Reserve</td>
<td>Ancient Woodland</td>
<td></td>
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<tr>
<td>Sched. Ancient Monument</td>
<td>Historic Park/Garden</td>
<td></td>
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<tr>
<td>Listed Building</td>
<td>Sites &amp; Monuments Reg.</td>
<td>Known Protected Species</td>
</tr>
</tbody>
</table>

KEY: ● Constraint refers to actual site area  ○ Constraint adjacent to site or nearby

Source: Devon County Waste Local Plan, Re-Deposit Version, June 2005
Note: To ensure accuracy of information it is advisable to refer to the original data source for each constraint set out in the Bibliography.

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)
Listed Building

Scale - 1:5,000
Source: Devon County Waste Local Plan, Re-Deposit Version, July 2005.

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