

SITE: Withyhayes

Inset Plan No: ED33

District:	East Devon
Parish:	Woodbury
Grid Reference:	2997 0854
Site Area:	10.6 hectares
Site Location:	Withyhayes, Gulliford Farm, Lympstone
Site Description:	Site lies east of the A376 to Exmouth.
Policy Constraints:	Site lies close to the Exe Estuary Ramsar Site, Special Protection Area and Site of Special Scientific Interest. There are groundwater and aquifer protection issues. There are listed buildings and an Historic Park and Garden in the vicinity of the site. The proposed site is bounded by features of archaeological value, and any proposals should make provision for archaeological evaluation.
Existing Uses:	Landfill/landraising site for soil, subsoil and rock only.
Planning History:	Permission for landraising operation by the deposit of soil was gained on 10th May, 1996. The site is currently taking in small quantities of inert waste.
Other Considerations:	Site access has been improved, and the site is well screened.
Potential Uses:	There is some capacity for continued tipping of inert wastes at this site. In addition, there may be some potential for the introduction of greenwaste composting facilities.

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	Aerodrome Safeguarding ●
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

WITHYHAYES

Boundary of Site Listed in Policy WPP 3
and Area of Planning Permission

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.

-  Boundary of Site Listed in Policy WPP 3 and Area of Planning Permission
-  Aerodrome Safeguarding Zone (*whole of map area*)
-  Area containing archaeological features
-  Flood Zone 3
-  Flood Zone 2
-  Green Wedge (Local)
-  Historic Park and Garden
-  Listed Building
-  Public Right of Way
-  Site of Special Scientific Interest (SSSI) - also Ramsar Site and Special Protection Area

Scale - 1:10,000

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.

