

## SITE: Marlands

Inset Plan No: SH12

<b>District:</b>	South Hams
<b>Parish:</b>	Berry Pomeroy
<b>Grid Reference:</b>	2807 0617
<b>Site Area:</b>	3.6 hectares
<b>Site Location:</b>	Marlands Landfill Site, Newton Road, Totnes
<b>Site Description:</b>	The site is located approximately 1km from the centre of Totnes, between the A381 and the River Hems, and occupies former agricultural land on the side of a hill overlooking Totnes.
<b>Policy Constraints:</b>	The site lies within an Area of Great Landscape Value, and close to an Unconfirmed Wildlife Site and a Local Wildlife Site. A public footpath runs close to the north end of the site.
<b>Existing Uses:</b>	Inert landfill site.
<b>Planning History:</b>	Planning permission for landfilling was granted in 1989, with further permissions for the continuation and extension of tipping given in 1994 and 1999.
<b>Other Considerations:</b>	Site lies within 150 m of residential development at The Bourtons.
<b>Potential Uses:</b>	Inert waste recycling, waste transfer and greenwaste composting.

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	<b>Other Constraints</b>
National Nature Reserve	Ancient Woodland	Local Wildlife Site ○
Sched. Ancient Monument	Historic Park/Garden	Unconfirmed Wildlife Site ○
Listed Building	Sites & Monuments Reg. ○	
	Known Protected Species	

**Key:**

● Constraint refers to actual site area

○ Constraint adjacent to site or nearby

**INSET PLAN SH12**

**MARLANDS**

**TOTNES**

- 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.*
- Area containing archaeological features
  - Area of Great Landscape Value (AGLV)
  - County Wildlife Site
  - Flood Zone 3
  - Flood Zone 2
  - Historic Park and Garden
  - Listed Building
  - Public Right of Way
  - Unconfirmed Wildlife Site

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.

