

SITE: Shutterton Industrial Estate

Inset Plan No: TE12

District:	Teignbridge
Parish:	Dawlish
Grid Reference:	2967 0785
Site Area:	0.3 hectare
Site Location:	Shutterton Industrial Estate, Dawlish
Site Description:	The site lies on the northern edge of Dawlish within an established industrial estate, and comprises an existing waste transfer and skip hire operation together with adjoining land.
Policy Constraints:	The site is close to an Area of Great Landscape Value, a Coastal Preservation Area and a County Wildlife Site, and adjacent to a floodplain.
Existing Uses:	Waste transfer station and skip hire business.
Planning History:	Planning permission for the transfer station was granted in 1996.
Other Considerations:	The Teignbridge Local Plan First Review Initial Deposit Version identifies land to the north of the Proposed Site as an 'employment commitment', with a smaller area to the north west proposed for employment development.
Potential Uses:	The site has potential for the introduction of inert waste recycling and a MRF in association with the existing transfer station if the additional land within the Proposed Site is used.

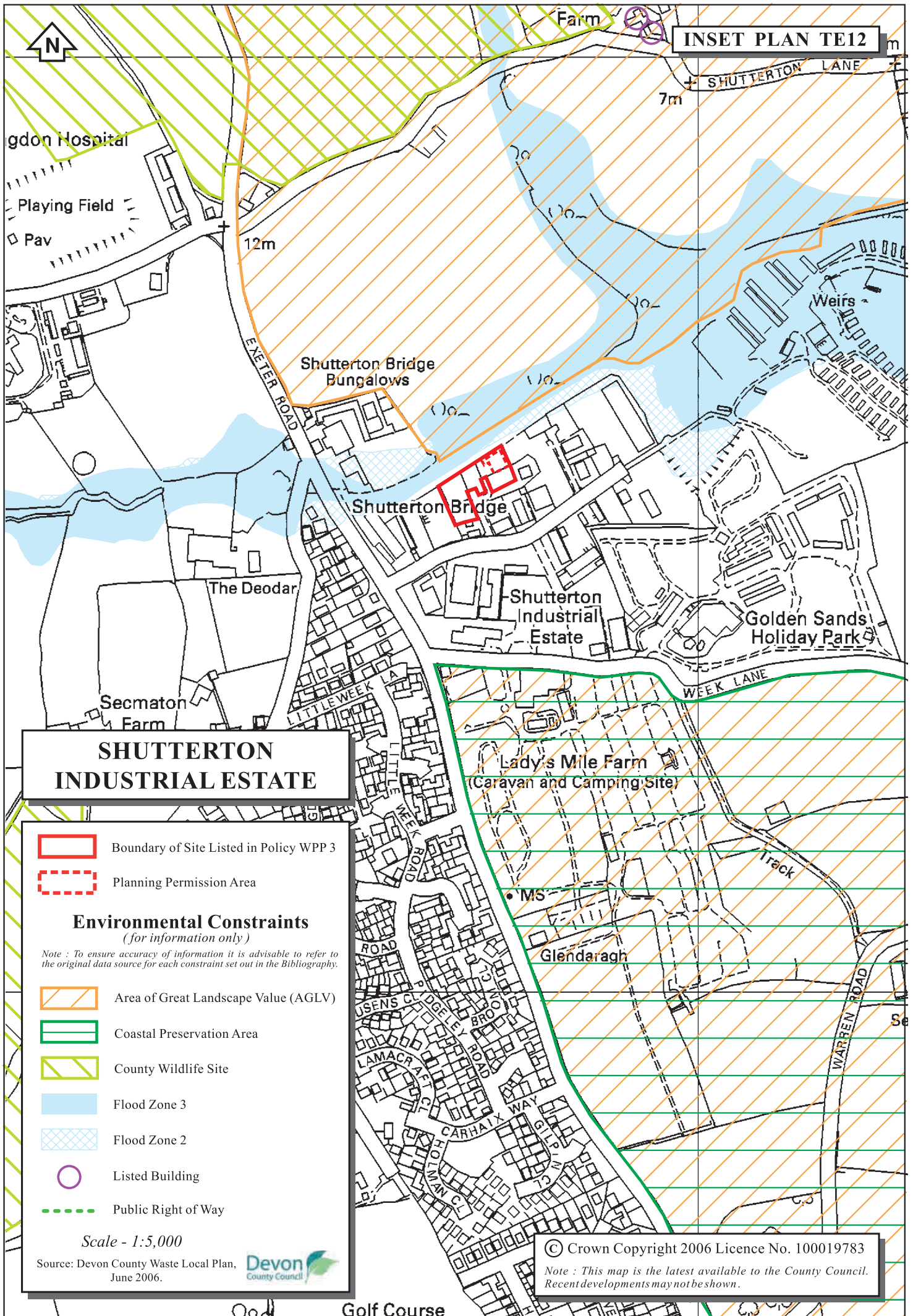
Constraints:

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	
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



INSET PLAN TE12

SHUTTERTON INDUSTRIAL ESTATE

- Boundary of Site Listed in Policy WPP 3
 - Planning Permission Area
- 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 of Great Landscape Value (AGLV)
 - Coastal Preservation Area
 - County Wildlife Site
 - Flood Zone 3
 - Flood Zone 2
 - Listed Building
 - Public Right of Way

Scale - 1:5,000

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.