

SITE: Ruby Farm

Inset Plan No: TE19

District:	Teignbridge
Parish:	Abbotskerswell
Grid Reference:	2851 0682
Site Area:	8.8 hectares
Site Location:	Ruby Farm, Abbotskerswell, Newton Abbot
Site Description:	The site lies just south of Abbotskerswell village, with access off the A381. The waste disposal facilities lie within the overall holding of a working farm.
Policy Constraints:	A footpath and a bridleway both cross the site, and are to be temporarily diverted. There is a County Wildlife Site nearby. The nearby village contains a Conservation Area, and listed buildings, and there are archaeological features to the south and west of the site.
Existing Uses:	Landfill site for inert waste, with associated Waste Transfer Station and a wood burning incinerator. Restored areas of landfill have been returned to agricultural use.
Planning History:	Planning permission for tipping was first granted in April 1985, and extensions have subsequently been approved in 1988, 1991 and, most recently, for the final phase in May 2001. A wood burning facility was approved in 1994, and permission for a waste transfer station was obtained in 1996.
Other Considerations:	Access was improved for the original consent, and is satisfactory. There is a watercourse to the south of the site, and any proposals for expansion should take this into account.
Potential Uses:	Greenwaste composting, inert waste recycling and an extended waste transfer facility received planning permission in December 2005. There is also potential for installing energy recovery from the wood burning incinerator.

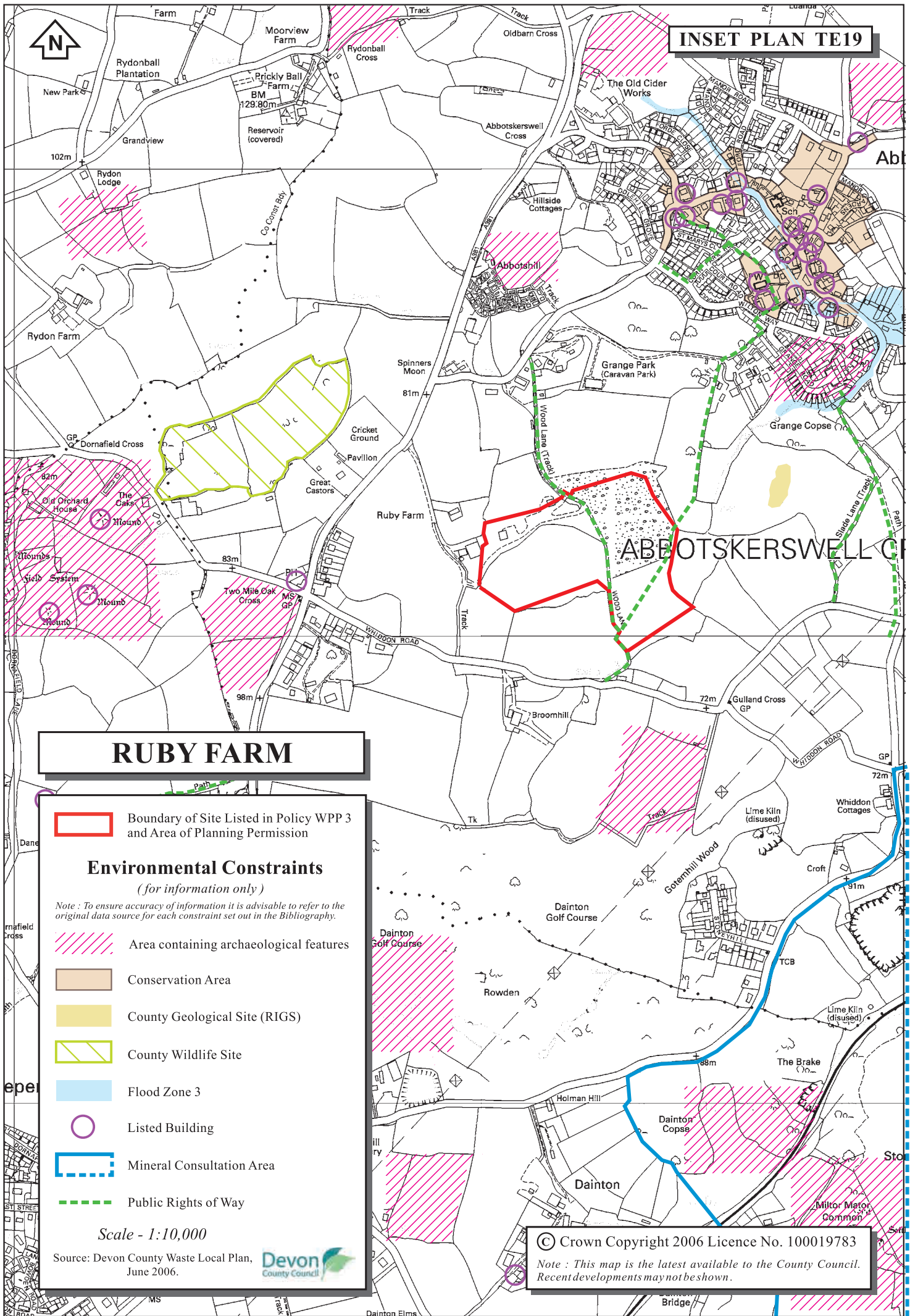
Constraints:		
Ramsar Site	Coastal Protection Area	Risk of Flooding
World Heritage Site	A.G.L.V.	Groundwater Protection ●
Candidate S.A.C./S.A.C.	Conservation Area ○	Aquifer Protection
S.P.A.	County Wildlife Site ○	Risk of Birdstrike
National Park	County Geological Site ○	Public Right of Way ●
A.O.N.B.	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 TE19




RUBY FARM

 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


 Conservation Area

 County Geological Site (RIGS)

 County Wildlife Site

 Flood Zone 3

 Listed Building

 Mineral Consultation Area

 Public Rights of Way

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.