

SITE: Yannon Lane

Inset Plan No: TE25

District:	Teignbridge
Parish:	Kingskerswell
Grid Reference:	2869 0682
Site Area:	11.2 hectares
Site Location:	Yannon Lane, Old Newton Road, Foredown, Kingskerswell
Site Description:	A valley infill site adjacent to Teignwood Plantation to the west of Kingskerswell, accessed off Old Newton Road via A380 at Aller.
Policy Constraints:	There is a need to avoid visual intrusion affecting settlements to the east of the site. Part of the site lies within a County Wildlife Site, and the site is close to the Kerswell Down limestone grassland County Wildlife Site. There is an Area of Great Landscape Value to the south and east of the site. There are listed buildings, a conservation area and archaeological features nearby, and proposals for further facilities may need to make provision for archaeological evaluation.
Existing Uses:	Final phase of the landfill site for inert waste, together with Waste Transfer Station.
Planning History:	Planning permission for waste disposal was first granted in 1988. Extensions were later approved in 1994, 1998 and, most recently, in May 2001, for the final phase, which includes restoration to agriculture and woodland. A waste transfer facility was permitted in 1995.
Other Considerations	Access is via part of the approved lorry route to Stoneycombe Quarry. Restoration proposals could include restoration to habitat suitable for cirl bunting, or restoration to limestone grassland.
Potential Uses:	May be potential for inert waste recycling and the composting of greenwaste.

Constraints:

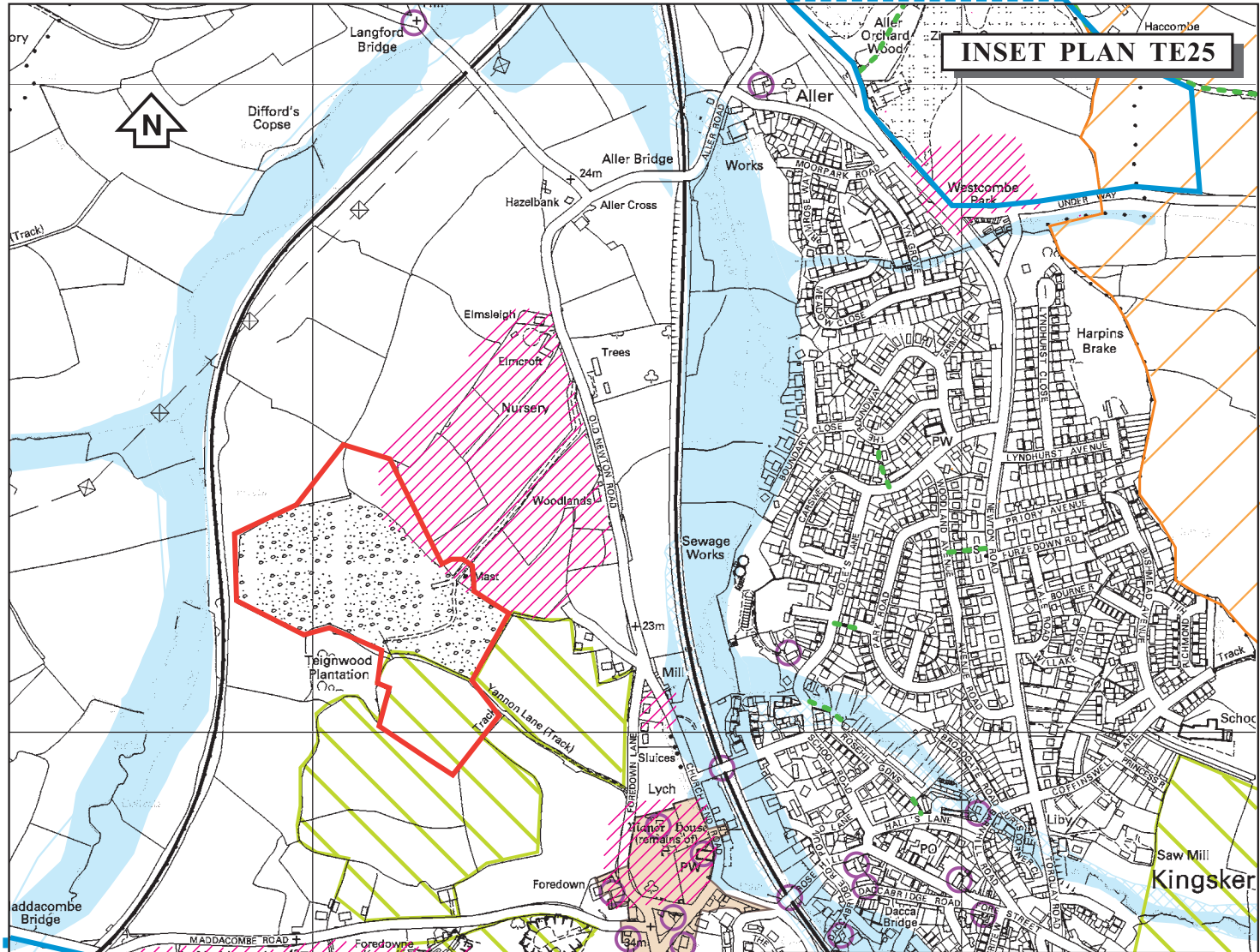
Ramsar Site	Coastal Protection Area	Risk of Flooding	○
World Heritage Site	A.G.L.V.	Groundwater Protection	○
Candidate S.A.C./S.A.C.	Conservation Area	Aquifer Protection	○
S.P.A.	County Wildlife Site	Risk of Birdstrike	●
National Park	County Geological Site	Public Right of Way	
A.O.N.B.	Local Nature Reserve		
S.S.S.I.	Heritage Coast	Other Constraints	
National Nature Reserve	Ancient Woodland	Mineral Consultation Area	○
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 TE25



YANNON LANE

 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)
-  Conservation Area
-  County Wildlife Site
-  Flood Zone 3
-  Flood Zone 2
-  Listed Building
-  Mineral Consultation Area
-  Public Right of Way

Scale - 1:10,000

Source: Devon County Waste Local Plan, June 2006.



© Crown Copyright 2006 Licence No. 100019783
 Note : This map is the latest available to the County Council.
 Recent developments may not be shown.