

## SITE: Trood Lane

Inset Plan No: TE23

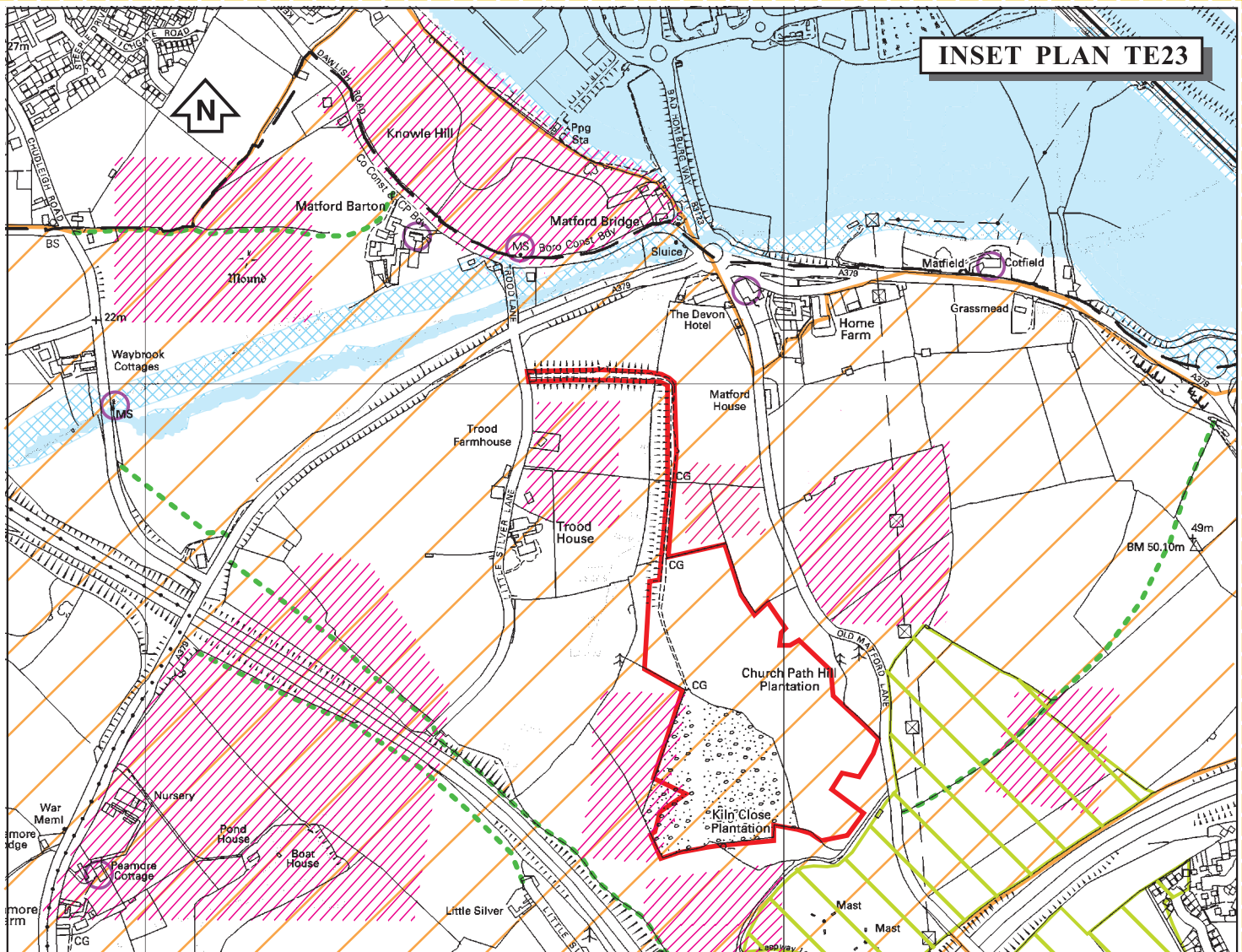
<b>District:</b>	Teignbridge
<b>Parish:</b>	Exminster
<b>Grid Reference:</b>	2929 0885
<b>Site Area:</b>	11.1 hectares
<b>Site Location:</b>	Trood Lane, Matford, Exeter
<b>Site Description:</b>	The site is located at the head of, and within, a large valley south of the Peamoor/Pocombe link, and is accessed via Trood Lane.
<b>Policy Constraints:</b>	The site lies within an Area of Great Landscape Value. There are several public footpaths near the site, together with features of archaeological interest.
<b>Existing Uses:</b>	Landfill site for inert waste, together with facilities for the recycling of soils and aggregates.
<b>Planning History:</b>	Planning permission for inert landfilling was first granted in the 1960's, with a further permission in 1991. Approval for a waste transfer station and aggregate recycling centre was obtained in December 2000. In June 2005, the County Council granted planning permission for an extension to the landfill site.
<b>Other Considerations:</b>	Although the site is well situated in relation to Exeter, access is restricted to one direction only at the junction of Little Silver Lane with the A379.
<b>Potential Uses:</b>	In addition to the recently approved landfill extension, there may be potential for the introduction of greenwaste or mixed waste 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	
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



**TROOD LANE**

 Boundary of Site Listed in Policy WPP 2 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.

-  Aerodrome Safeguarding Zone  
(whole of map area)
-  Area containing archaeological features
-  Area of Great Landscape Value (AGLV)
-  County Wildlife Site
-  Flood Zone 3
-  Flood Zone 2
-  Listed Building
-  Public Right of Way

Scale - 1:10,000

Source: Devon County Waste Local Plan, June 2006.



**EXMINSTER CP**

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Note : This map is the latest available to the County Council. Recent developments may not be shown.

(covered) Higher