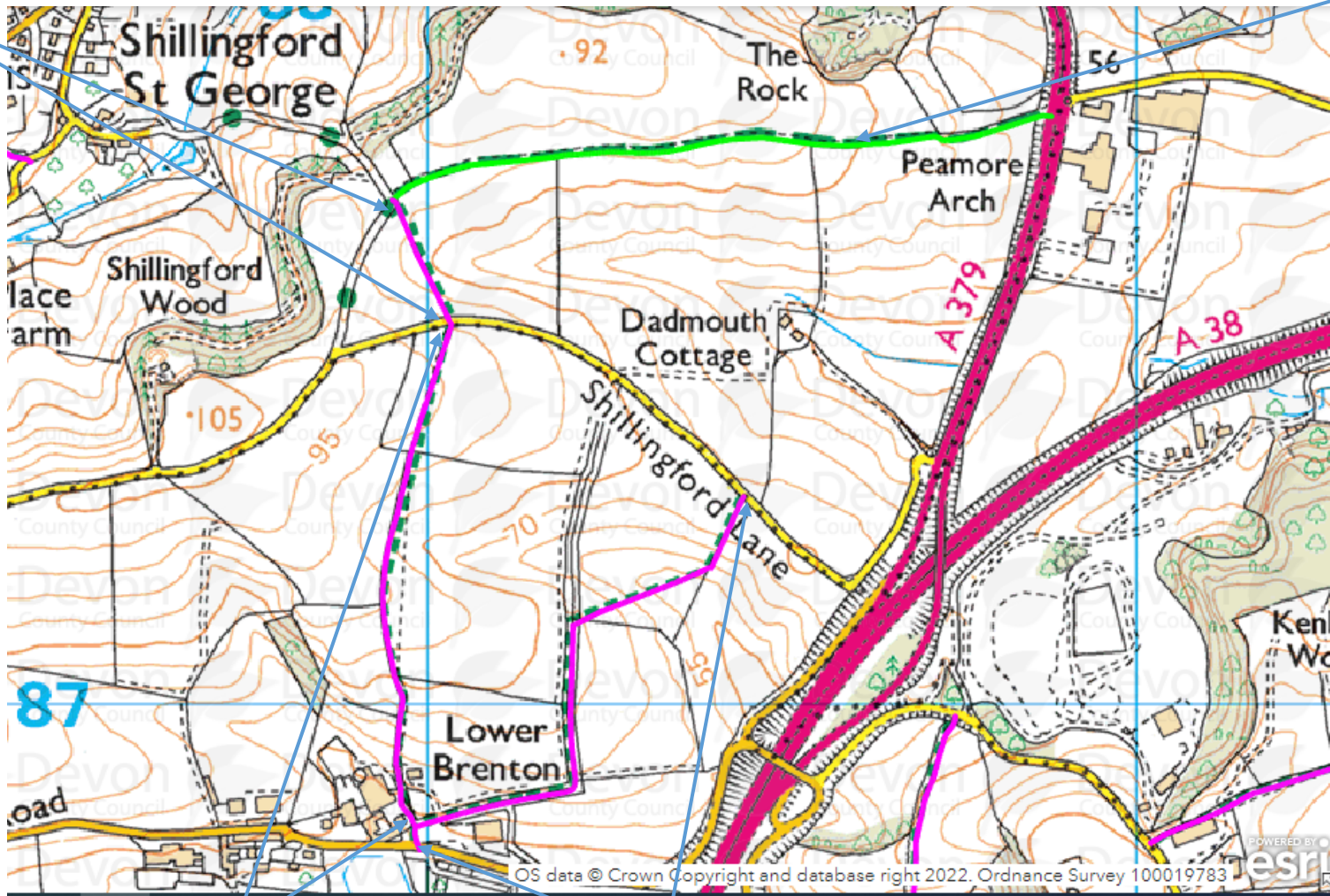


Map of Public Rights of Way on the proposed Lower Brenton landfill site

Shillingford St George Footpath 14

Shillingford St George Bridleway 19



Kenn footpath 54

Kenn footpath 16

## **Lower Brenton Farm – Landfill site (30.10 hectares) Application number: DCC/4337/2023**

Summary for Devon Countryside Access Forum – August 2023

Full details on:

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### **Background**

The original planning application was withdrawn in March 2022. This current application has been revised following concerns raised by the community and consultees. The main differences, identified in the Planning Statement (4.14), are as follows:

- The north eastern access and part of fields to its south have been removed from the proposal removing the perceived highway safety concerns at the junction with the A379, the potential for conflict between users of the bridleway (Bridleway 19) that runs along the Days-Pottles Lane and potential harm to trees' Root Protection Areas along the application site's northern boundary.
- The proposed recycling facility has been relocated from the elevated Phase 1 Northern Fill Area towards the lower-lying and less conspicuous south eastern edge of the Phase 3 Southern Fill Area, to reduce visual and landscape impact concerns and disturbance and loss of amenity to users of Bridleway 19.
- Phase 1's north western boundary has been pulled back to the south east to provide a greater buffer between the site and Shillingford Wood and to provide a wider corridor for cirl bunting travelling along the top of the site.
- The lateral extent of the northern and southern areas of fill and the fill volumes have been reduced to increase distance from and potential impact on the application site landowner-controlled Dadmouth Cottage, to avoid the need to temporarily close or divert rights of way, and to reduce visual and landscape character and ecological impact.

### **Comments on Public Rights of Way**

1. "A footpath (Footpath 14) also runs through Phase 1 although skirting the western flank of the actual fill area. It is proposed to provide a temporary fenced margin as shown in detail on accompanying 'Phasing Plan Phase 1 – Northern Fill Area' drawing (519.125 Rev. C. for the duration of the landfilling works, which is expected to be 2 – 3 years including initial setting up of the site compound and recycling area within the Southern Fill Area." (5.3.10 Planning Statement)
2. "The gradient of the field in the Southern Fill Area is such that the site compound and recycling area will need to be built up slightly at its north eastern end with a batter in order to create a level surface for the compound measuring approximately circa 30 m wide and 70 m long. To its south east and south west, the site compound and recycling area will be framed by a 2.0m high screening bund formed with top soil and outer stock proof fence to delineate the line of Public Footpath 16, which will skirt along the site compound and recycling area's southern flank. This will mean that stockpiled material and recycling activities are less noticeable from shorter and longer distance public vantage points." (5.3.11 Planning Statement)

3. “The stripped top soil from Phase 3 would be stockpiled along the phase’s western, southern and south eastern flanks to provide dust, noise and visual screening to users of Footpath 54 along the fill area’s western flank and Footpath 16 along the fill area’s south eastern flank and from more distant views from the south, and for operational efficiency reasons. Again these top soil screening bunds would respect and avoid Root Protection Areas on all flanks.” (5.3.16 Planning Statement)

### **Additional revisions outlined in the Statement of Community Involvement**

“We have changed all fill areas so we are not intending to close any footpaths. When topsoil is stripped, it will be put alongside the footpath to limit visual impact on the footpaths.”

“The scheme has incorporated several proposals to moderate vehicle speeds within the vicinity of the footpath crossing. These comprise the positioning of the office and recycling centre adjacent to the crossing point (where drivers will need to stop to drop their transfer ticket at the office), the inclusion of a speed control bend on the approach to the crossing point and a gated section of footpath. The pedestrian gate will be spring closed so that walkers cannot continue straight across the haul road without pausing to open the gate; this physical action will provide an opportunity for them to check the way is clear before crossing and similarly afford drivers more time to see walkers at the crossing point. The position of the office affords a line of visibility directly to the crossing point to allow site staff to monitor drivers speeds at the crossing point. In regard to the number of vehicle movements, the 200 lorry movements per day stated is the peak flow on site, the average will be in the order of 150 as per Trood Lane. These will not necessarily be at regular intervals, they may be bunched or spread out depending on a number of factors. We believe there are sufficient options to slow vehicles down to create a safe crossing and ongoing monitoring during the lifespan of the facility can inform other measures as necessary.”

“The 2m high seeded mounds will be formed around the fill area perimeters from the topsoil stripped from site, and pushed to the sides for later re-use. These act as topsoil stores and visual screens to the development and are temporary. Where a footpath follows the perimeter of one of the development sites the mounds will be on that side only, and in many cases are on the opposite side of retained hedgebanks. Mounds will therefore be on:”

- The east side of Shillingford George Footpath 14
- The east side of Kenn Footpath 54
- The north side of Kenn Footpath 16
- The South side of Shillingford George Bridleway 19

### **Comments on public rights of way in the Environmental Statement (Chapter 8) – Landscape and Visual Impact 2022**

“*Construction/ operation phase visual effects* are considered to be influenced by the proximity of the visual receptor to the site and their reason for being at that point, which affects the sensitivity of the receptor. The close receptors (Viewpoints 2 to 8) are all within 1km of the site, and from footpaths where the recreational qualities are paramount and generate higher levels of sensitivity. Here the magnitude of the site changes is more apparent and has generally been assessed as medium/ high or high. The site entrance off of Brenton Road will also

have a change in visual character from that of a field gate entrance to a surfaced site entrance with security gates. At these viewpoints the adverse effects before mitigation were considered to reach levels of 'moderate/ substantial' and are considered significant." (8.6.4)

*"Restoration phase visual effects* are also considered to be influenced by the proximity of the visual receptor to the site and their reason for being at that point, with receptor locations such as footpaths having a higher sensitivity and more distant receptors and those from busy roads having a lowered sensitivity. The restoration phase levels of magnitude are also affected by the nature of the change on site when compared to the baseline conditions, as the end use of farmland is the same as the baseline conditions the magnitude of change is reduced. Differences from the baseline include a general rise in levels across the site, the cirl bunting foraging area and an increase in hedges, however these will be relatively young at this phase. The visual change of the raised levels may also not be apparent without prior knowledge of the valleys at the baseline and so may be noticed by a smaller number of receptors. The magnitude of visual change is therefore considered to be medium at closer viewpoints reducing to lower levels at more distance and with some of the changes having a beneficial impact, the effects are considered to be moderate but neutral closer to the site reducing to slight neutral further away. This means that the change can be considered no better or worse than the baseline. These levels are not considered to be significant." (8.6.10)

*"Construction/ operation phase residual visual effects* are considered to be influenced by the proximity of the visual receptor to the site and their reason for being at that point. This affects the sensitivity of the receptor with the close receptors (Viewpoints 2 to 8) all within 1km of the site, and from footpaths where the recreational qualities are paramount and generate higher levels of sensitivity. At these viewpoints the adverse effects before mitigation were considered to reach levels of 'moderate/ substantial' and are considered significant. The mitigation listed above was considered to reduce these effects to 'moderate'. All construction/ operation phase impacts are considered temporary and for the duration of the works. No other viewpoints were considered to have effects that are considered to be significant, either because the greater distance reduces the visibility of the site, or the sensitivity of the receptor is lowered due to the nature of the viewpoint." (8.9.3)

Restoration Phase Residual Effects Impacts present at the restoration phase are considered to be:

- Management changes to all site hedges.
- Changes to site levels.
- Changes to local wildlife habitats.
- New hedgerow tree planting and a new hedgerow alongside PROW Shillingford St George Bridleway 19 (8.9.5)

*"Restoration phase residual visual effects* are also considered to be influenced by the proximity of the visual receptor to the site and their reason for being at that point. This affects the sensitivity of the receptor with the close receptors (Viewpoints 2 to 8) all within 1km of the site, and from footpaths where the recreational qualities are paramount and generate higher levels of sensitivity. At these viewpoints the effects before mitigation were considered to reach levels of 'moderate' and are not considered significant. The mitigation listed above was considered to change this a little with some remaining the same and some reducing to 'slight/ moderate' or 'slight', which again are not significant. The junction off of Brenton Road will be returned to the baseline condition and there will have no lasting significant effect. All restoration phase impacts are considered permanent. From greater height and distance such as at the Haldon Ridge (Viewpoints 9 and 10)

the site level changes will not be noticed and there will be a greater presence of vegetation to this part of the view and the impacts are considered slight but positive. No other viewpoints were considered to have effects that are considered to be significant, either because the greater distance reduces the visibility of the site, or the sensitivity of the receptor is lowered due to the nature of the viewpoint.” (8.9.6)

**Viewpoint 3 – PROW SSG Bw19 hedge gap to north of site**

This viewpoint is at a hedge gap from the public brideway to the north boundary of the site.

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
<b>Construction/ operation</b>							
This gap shows a clear view over the hedge which has been cut short in this location. The hedge running across the valley in the middle distance will be removed and the soils will be stripped and stored in 2m high linear mounds around the field perimeter. There will be noise and movement of machinery as the filling operations proceed with the valley contours changing as the filling proceeds.	This is statutorily undesignated farmland with the local AGLV designation and has views to the Haldon Ridge beyond. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b> .	The site soils will be stripped and stored in linear mounds around the field perimeter, which may block and filter the view. The site is close, and the changes will be very apparent. The impact magnitude is considered to be <b>high</b> .	Overall, the site will be in a state of flux with some areas worked and others being restored, and so the construction/ operation phase impacts as a whole are considered to be temporary. The mounds could also block existing views to the Haldon Hills beyond. The scale of this change is considered to be <b>moderate/ substantial and temporary</b> .	Early maintenance changes to site hedgerows will allow for taller hedges and less exposure of the mounds and any fill operations to viewers.	Construction/ operation phase maintenance of the hedges will result in taller growth which could help to screen this view. The perimeter mounds may also screen the works, particularly the lower parts of the view. The impact magnitude is considered to be lowered to <b>medium</b> as a result.	The construction/ operation operations will change the pastoral nature and tranquility of the site; however, the mitigation measures will reduce this, giving a <b>moderate and temporary effect</b> .	Good
<b>Restoration</b>							
The long-term maintenance of the site hedges will result in taller hedges with rotational cutting and this view is therefore likely to be screened for much of the time between cuts. Views of the site could therefore be intermittent but when available will consist of pasture fields and a changed hedge pattern, with the Haldon Hills beyond.	This is statutorily undesignated farmland with the local AGLV designation. It has views to the Haldon Ridge beyond. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b> .	The raised fill levels will be an immediate and permanent change in the view, but only to receptors with historic experience of the site in its baseline state. The grass cover will return to the fields and hedgerows will be planted and grow. Long-term maintenance of the hedges will result in taller growth. The impact magnitude is considered to be <b>neutral medium</b> .	When all restoration stops the site changes and mitigation measures can be considered permanent. Visually this will remain a pastoral scene with grazing fields and hedges, but with the field contours altered. The scale of this change is therefore considered to be <b>neutral and moderate permanent</b> .	The phased construction/ operation period will allow for completed parts of the site to be grassed over early on. This is a view of the north site which will be completed and restored by phase 1/2 (approximately 3-4 years/ 6-8 years respectively). New and existing hedges will grow and form a strong pattern in the landscape with taller growth between cuts.	Long-term maintenance of the hedges and trees will result a greener and more structured view. Views to the Haldon Ridge will become filtered. The impact magnitude is considered to be <b>neutral medium</b> .	The end use and perception of the sites will be little different from the baseline conditions. The changes to the hedgerow pattern and maintenance are considered to have a beneficial visual appeal. The altered site levels are large but may not be apparent without previous knowledge of the site baseline. The residual change is therefore considered to be <b>neutral and a slight/ moderate and permanent effect</b> .	Good

**Viewpoint 4 – Sampsons Hill junction with PROW SSG Bw19**

This viewpoint is where public footpath SSG Fp14 enters the northern site at a stile

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
<b>Construction/ operation</b>							
<p>This is a clear view over the stile of PROW SSGBw19 and down the valley of the northern site. The hedge running across part of the valley in the middle distance will be removed and the topsoil will be stripped and stored in piles. A 2m high soil bund will run along the left side of the path, filtering views. There will be noise and movement of machinery as the filling operations proceed.</p> <p>The new cirl bunting habitat will result in vegetation changes to the right of the path.</p>	<p>This is statutorily undesignated farmland with the local AGLV designation and has views to the Kenbury Wood ridge beyond. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b>.</p>	<p>The footpath across the site will lose its open character with views to the left blocked or filtered. The site is close, and the changes will be very apparent. The impact magnitude is considered to be <b>medium/ high</b>.</p>	<p>Machinery may be heard or glimpsed over the mound, however construction/ operation phase impacts as a whole are considered to be temporary. The scale of this change is considered to be <b>moderate/ substantial and temporary</b>.</p>	<p>The cirl bunting habitat to the right of the view will provide a more diverse and attractive meadow type vegetation for receptors.</p>	<p>The view will be blocked or filtered whilst the bund is in place. The cirl bunting habitat will maintained. The impact magnitude is considered to be lowered to <b>medium</b> as a result.</p>	<p>The construction/ operation operations will change the pastoral nature and tranquility of the site; however, the phased restoration of the site, and the cirl bunting habitat will reduce this, giving a <b>moderate and temporary effect</b>.</p>	<p>Good</p>
<b>Restoration</b>							
<p>The mound to the left of the view will be reduced to 1m high and a Devon hedgebank will be planted on it as a permanent feature. The long-term maintenance of the site hedges will result in taller hedges with rotational cutting, and some will be visible in this view. The cirl bunting habitat will be retained to the right of the view.</p>	<p>This is statutorily undesignated farmland with the local AGLV designation. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b>.</p>	<p>The new Devon hedgebank will block and filter views of the restored fill site and the cirl bunting habitat will continue to the right of the view. Surrounding, existing hedges will also be seen in the new rotation being generally taller between cuts. This is a large change from the existing baseline of an open view of a pasture field but is considered neutral in nature. The impact magnitude is considered to be neutral <b>medium</b>.</p>	<p>When all restoration stops the site changes and mitigation measures can be considered permanent. Visually this will change to a view of the path running alongside a hedge with meadow planting to the right. The change to the fill site contours is unlikely to be noticed to receptors at this viewpoint. The scale of this change is therefore considered to be neutral and <b>moderate permanent</b>.</p>	<p>The ongoing maintenance cycle of the hedges and cirl bunting habitat will extend into future seasons.</p>	<p>The residual impacts will greatly improve the habitat benefits of the site and the hedgerow structure will be different to the baseline. The impact magnitude is considered to be neutral <b>medium</b>.</p>	<p>The end use and perception of the sites will be little different from the baseline conditions. The changes to the hedgerow pattern will change the openness of this view. The fill site will remain well screened. The residual change is therefore considered to be neutral and a <b>moderate and permanent effect</b>.</p>	<p>Good</p>

**Viewpoint 5 – PROW K Fp54 looking north to site**

This viewpoint is from a field between the two fill sites which will remain in agricultural use

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
<b>Construction/ operation</b>							
<p>The elevated contours give a clear view over the hedges along Shillingford Lane, which have been cut short in this location. Topsoil will be stripped and stored in piles. A 2m high bund will run the other side of the hedge. There will be noise and movement of machinery as the filling operations proceed with the valley contours changing as the filling proceeds.</p>	<p>This is statutorily undesignated farmland with the local AGLV designation. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b>.</p>	<p>The site is quite close, and the changes will be very apparent. The impact magnitude is considered to be <b>high</b>.</p>	<p>Overall, the site will be in a state of flux and partly visible over the mound; with some areas worked and others being restored, and so the construction/ operation phase impacts as a whole are considered to be temporary. The scale of this change is considered to be <b>moderate/ substantial and temporary</b>.</p>	<p>Early maintenance changes to site hedgerows will allow for taller hedges and less exposure of the fill operations and bund to view. The phased construction/ operation period will allow for completed parts of the site to be grassed over early on. This is a view of the north site which will be completed and restored by phase 1/2.</p>	<p>Construction/ operation phase maintenance of the hedges will result in taller growth which could help to screen this view. Restored phases of the works will be seen grassed over and returned to pasture use during the construction/ operation of other phases of the works. The impact magnitude is considered to be lowered to <b>medium</b> as a result.</p>	<p>The construction/ operation operations will change the pastoral nature and tranquility of the site; however, the phased restoration of the site will reduce this, giving a <b>moderate and temporary effect</b>.</p>	<p>Good</p>
<b>Restoration</b>							
<p>The long-term maintenance of the site hedges will result in taller hedges with rotational cutting and this view is therefore likely to be partially screened for much of the time between cuts. Views of the site could therefore be intermittent.</p>	<p>This is statutorily undesignated farmland with the local AGLV designation. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b>.</p>	<p>The raised fill levels will be an immediate and permanent change in the view, but only to receptors with historic experience of the site in its baseline state. The grass cover will return to the fields and hedgerows and will be planted and grow. Long-term maintenance of the hedges will result in taller growth. The impact magnitude is considered to be <b>medium</b>.</p>	<p>When all restoration stops the site changes and mitigation measures can be considered permanent. Visually this will remain a pastoral scene with grazing fields and hedges, but with the field contours altered. The scale of this change is therefore considered to be neutral and <b>moderate permanent</b>.</p>	<p>New hedges will grow and form a strong pattern in the landscape with taller growth between cuts. The hedgerow trees to the distant field hedge on the right will also grow and form a strong woodland structure in the view.</p>	<p>Long-term maintenance of the hedges and hedgerow trees will result in a greener and more structured view. Views to the site will become filtered between hedge cuts. The impact magnitude is considered to be <b>medium</b>.</p>	<p>The northern site will be well screened in this view over time. The residual change is therefore considered to be neutral and a <b>moderate and permanent effect</b>.</p>	<p>Good</p>

**Viewpoint 7 –PROW K Fp54 as it enters the south site**

This is a view where the footpath enters the south site at a stile.

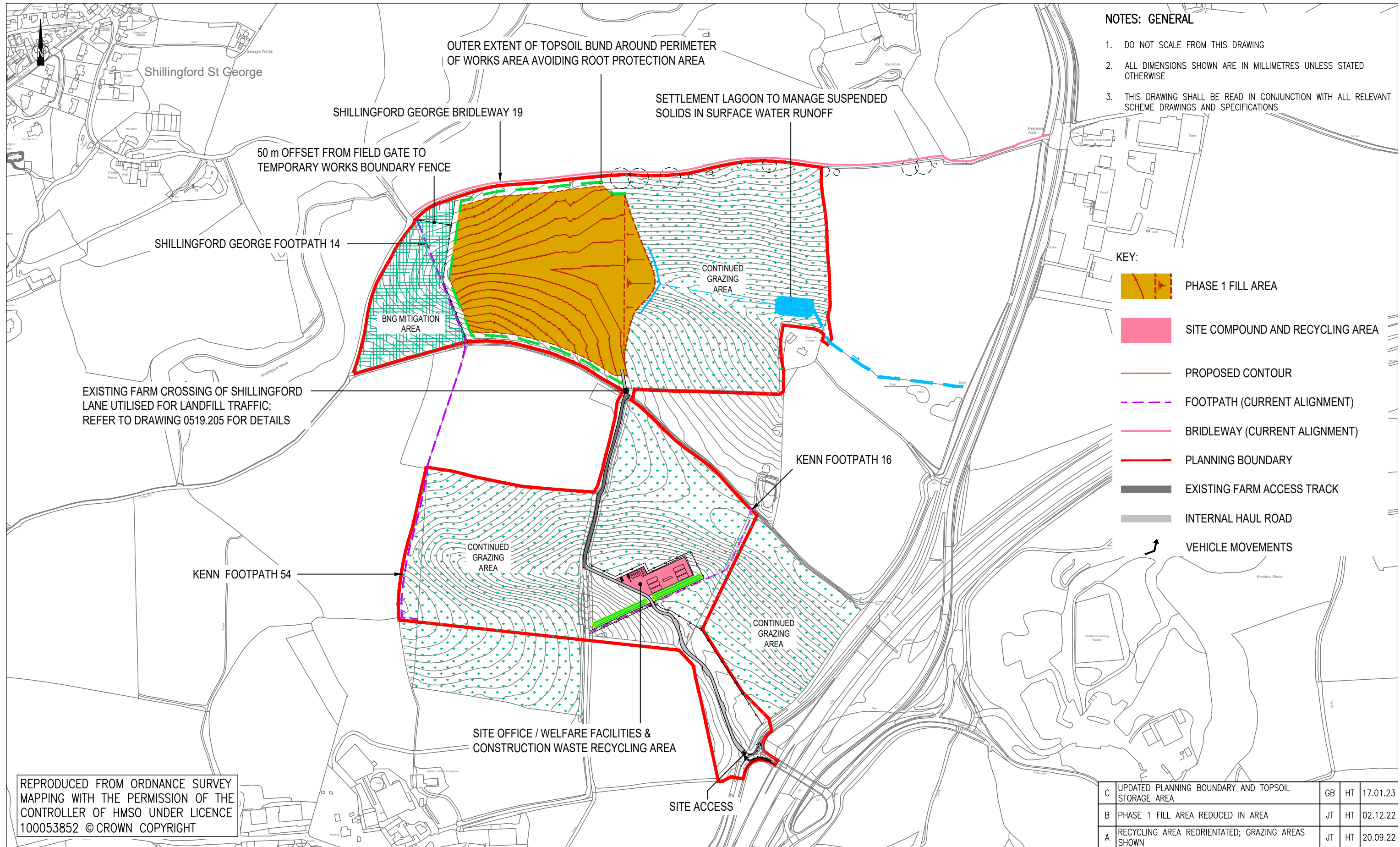
Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
<b>Construction/ operation</b>							
This is a clear view from the PROW and down the valley of the southern site. The hedge running across part of the valley in the middle distance to the left will be removed and the topsoil will be stripped and stored in piles. A 2m high soil bund will run along the left side of the PROW, blocking views. There will be noise and movement of machinery as the filling operations proceed with the	This is statutorily undesignated farmland with the local AGLV designation and has views to the Kenbury Wood ridge beyond. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore	The footpath across the site will lose its open character with views to the left blocked or filtered. The site is close, and the changes will be very apparent. The impact magnitude is considered to be <b>medium/ high</b> .	Machinery may be heard or glimpsed over the mound, however construction/ operation phase impacts as a whole are considered to be temporary. The scale of this change is considered to be <b>moderate/ substantial and temporary</b> .	The phased construction/ operation period will allow for completed parts of the site to be grassed over early on. This is a view of the south site which will be completed and restored by phase 4 (approximately 8-10 years).	Hedge maintenance changes will not affect this view. Work on this site will begin later in the phasing programme with it remaining in agricultural use for the first few years of the fill period. The impact magnitude is considered to be lowered to <b>medium</b> as a result.	The construction/ operation operations will change the pastoral nature and tranquility of the site; however, the later phasing and phased restoration of the site will reduce this, giving a <b>moderate and temporary effect</b> .	Good
valley contours changing as the filling proceeds.	considered to be <b>medium</b> .						
<b>Restoration</b>							
The mound to the left of the view will be removed and the pasture field reinstated, along with the views. The long-term maintenance of the site hedges will result in taller hedges with rotational cutting, and some will be visible in this view. Views of the site will return to being pasture fields and a changed contour landform.	This is statutorily undesignated farmland with the local AGLV designation. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b> .	The raised fill levels will be an immediate and permanent change in the view, but only to receptors with historic experience of the site in its baseline state. The grass cover will return to the fields and hedgerows will be planted and grow. Long-term maintenance of the hedges will result in taller growth. The impact magnitude is considered to be neutral <b>medium</b> .	When all restoration stops the site changes and mitigation measures can be considered permanent. Visually this will still be seen as a pasture field, but with the field contours altered and taller perimeter hedges (between cuts). The scale of this change is therefore considered to be neutral and <b>moderate permanent</b> .	Taller hedges will grow and form a strong pattern in the landscape with taller growth between cuts.	Long-term maintenance of the hedges will result a greener and more structured view. Views to the higher ground beyond the site will become filtered. The impact magnitude is considered to be <b>medium</b> .	The end use and perception of the sites will be little different from the baseline conditions. The changes to the hedgerow pattern and maintenance are considered to have a beneficial visual appeal. The altered site levels are large but may not be apparent without previous knowledge of the site baseline. The residual change is therefore considered to be neutral and a <b>slight/ moderate and permanent effect</b> .	Good



**Viewpoint 8 – Footpath Kenn FP16 to the south edge of the south site**

This is a close viewpoint from the public right of way as it crosses to the southern edge of the south site.

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
<b>Construction/ operation</b>							
This is a clear view where the footpath passes through the hedge and heads south. It is into the valley of the southern site. The hedge running across the valley in the middle distance will be removed in phase 3 and the topsoil will be stripped and stored in piles. There will be an elevated view over the site compound and sorting area in the valley bottom. There will be noise and movement of machinery as the	This is statutorily undesignated farmland with the local AGLV designation. The viewpoint is on a public right of way where the receptors are likely to be present for the enjoyment of the landscape. The sensitivity is therefore considered to be <b>medium</b> .	The site is close, and the changes will be very apparent. The impact magnitude is considered to be <b>high</b> .	Overall, the site will be in a state of flux with this being the last phase to be worked and restored. There will be movement of machinery and tipping operations evident, but the construction/ operation phase impacts are considered to be temporary. The scale of this change is considered to be <b>moderate/ substantial and temporary</b> .	There is no additional mitigation in this view.	Work on this site will begin later in the phasing programme with it remaining in agricultural use for the first few years of the fill period. The impact magnitude is considered to be lowered to <b>medium</b> as a result.	The construction/ operation operations will change the pastoral nature and tranquility of the site; however, the later phasing and phased restoration of the site will reduce this, giving a <b>moderate and temporary effect</b> .	Good
filling operations proceed with the valley contours changing as the filling proceeds.							
<b>Restoration</b>							
The new site contours will be evident across the valley, filling it and creating a steeper 'nose' to the bank facing the viewer. A new hedge and track will run across the middle of the field, roughly in the location of the old hedge but following the contours more. The long-term maintenance of the site hedges will result in taller hedges with rotational cutting, and some will be visible in this view. Views of the site will return to being pasture fields.	This is statutorily undesignated farmland with the local AGLV designation. Receptors on the PROW are likely to be there for the enjoyment of the landscape and so the sensitivity is therefore considered to be <b>medium</b> .	The raised fill levels will be an immediate and permanent change in the view, with the 'nose' of the fill dropping and marrying in with existing levels. The grass cover will return to the fields and hedgerows will be planted and grow. Long-term maintenance of the hedges will result in taller growth. The impact magnitude is considered to be <b>medium</b> .	When all restoration stops the site changes and mitigation measures can be considered permanent. Visually this will still be seen as a pasture field, but with the field contours altered and a new track and hedge to the fields. The scale of this change is therefore considered to be <b>neutral and moderate permanent</b> .	New hedges will grow and form a strong pattern in the landscape with taller growth between cuts.	Long-term maintenance of the hedges will result in taller hedges between cuts. The impact magnitude is considered to be unchanged at <b>medium</b> .	The end use and perception of the sites will be little different from the baseline conditions. The changes to the hedgerow pattern and maintenance are considered to have a beneficial visual appeal. The altered site levels are large but may not be apparent without previous knowledge of the site baseline. The residual change is therefore considered to be <b>neutral and a slight/ moderate and permanent effect</b> .	Good



- NOTES: GENERAL**
- DO NOT SCALE FROM THIS DRAWING
  - ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS STATED OTHERWISE
  - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS

- KEY:**
- PHASE 1 FILL AREA
  - SITE COMPOUND AND RECYCLING AREA
  - PROPOSED CONTOUR
  - FOOTPATH (CURRENT ALIGNMENT)
  - BRIDLEWAY (CURRENT ALIGNMENT)
  - PLANNING BOUNDARY
  - EXISTING FARM ACCESS TRACK
  - INTERNAL HAUL ROAD
  - VEHICLE MOVEMENTS

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Rev	Description	Drn	Chk	Date
C	UPDATED PLANNING BOUNDARY AND TOPSOIL STORAGE AREA	GB	HT	17.01.23
B	PHASE 1 FILL AREA REDUCED IN AREA	JT	HT	02.12.22
A	RECYCLING AREA REORIENTATED; GRAZING AREAS SHOWN	JT	HT	20.09.22

REVISIONS				
Preliminary	15.09.22	Approval	Tender	Const.

DRAWING STATUS				
DATE	DRAWN	CHECKED	ISSUE CHECKBOX	
SEPT '22	JT	HT		
DRAWING No. 519.125	REV C	SCALE 1:5000	@ A3	

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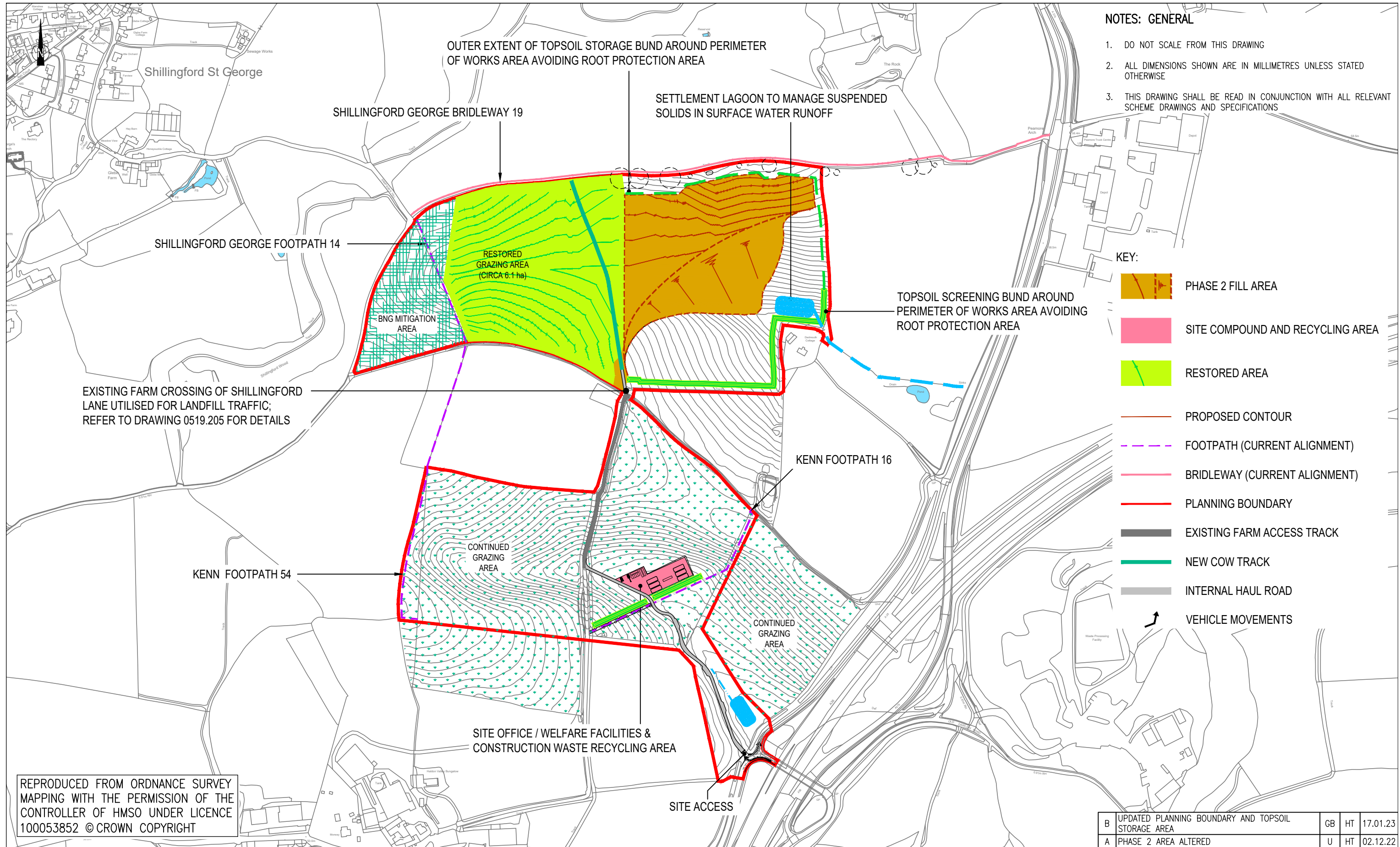
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**JENKINS**  
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JOB TITLE  
**LOWER BRENTON RECYCLING FACILITY & INERT LANDFILL DEVON**

DRAWING TITLE  
**PHASING PLAN (SHEET 2 OF 5)  
PHASE 1 – NORTHERN FILL AREA**



- NOTES: GENERAL**
1. DO NOT SCALE FROM THIS DRAWING
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- KEY:**
- PHASE 2 FILL AREA
  - SITE COMPOUND AND RECYCLING AREA
  - RESTORED AREA
  - PROPOSED CONTOUR
  - FOOTPATH (CURRENT ALIGNMENT)
  - BRIDLEWAY (CURRENT ALIGNMENT)
  - PLANNING BOUNDARY
  - EXISTING FARM ACCESS TRACK
  - NEW COW TRACK
  - INTERNAL HAUL ROAD
  - VEHICLE MOVEMENTS

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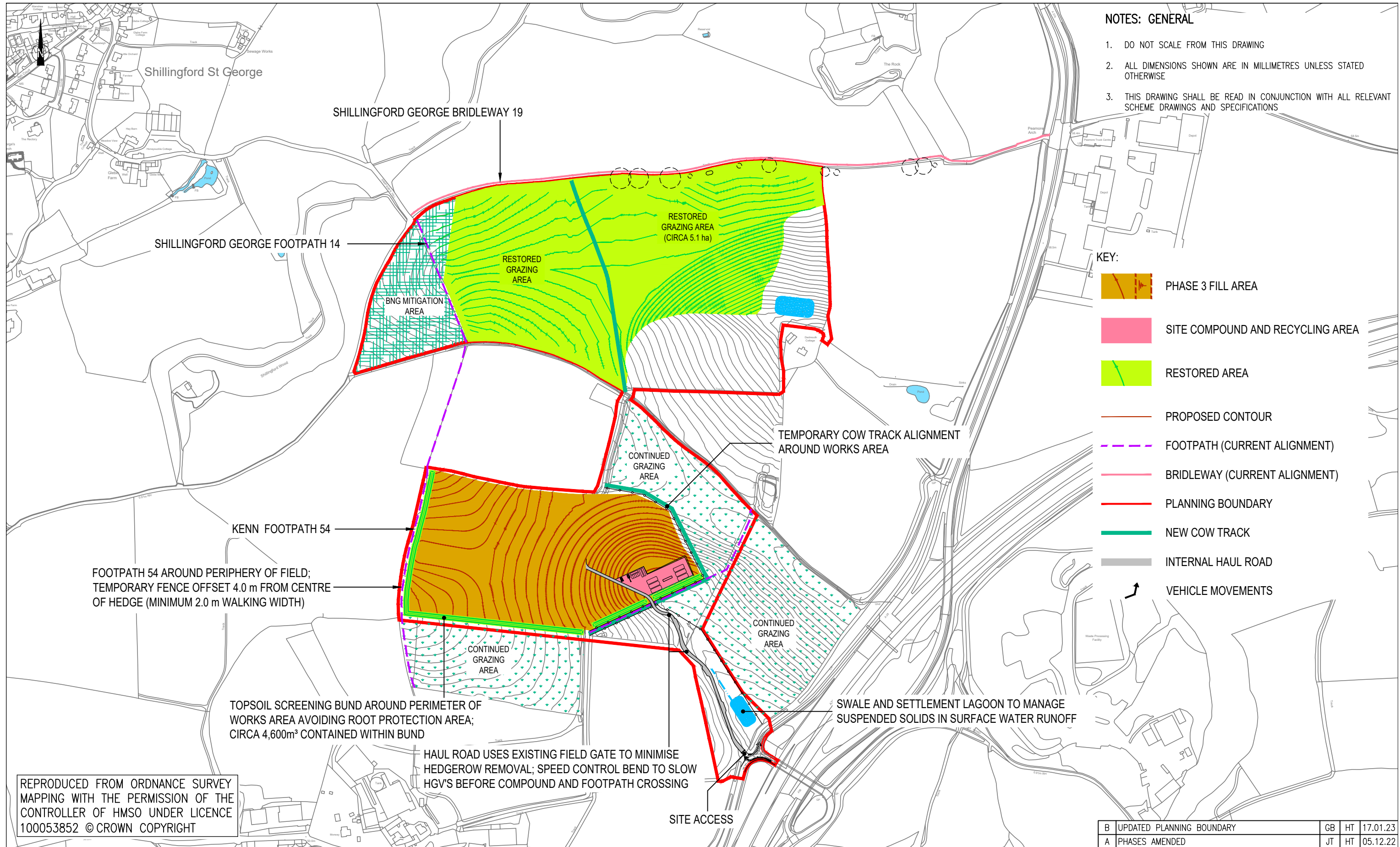
B	UPDATED PLANNING BOUNDARY AND TOPSOIL STORAGE AREA	GB	HT	17.01.23
A	PHASE 2 AREA ALTERED	U	HT	02.12.22
Rev	Description	Drn	Chk	Date
REVISIONS				
Preliminary	20.09.22	Approval	Tender	Const.
DRAWING STATUS				
DATE	SEPT '22	DRAWN	JT	CHECKED HT
DRAWING No.	519.126	REV	B	SCALE 1:5000 @ A3



JOB TITLE  
**LOWER BRENTON RECYCLING FACILITY & INERT LANDFILL DEVON**

DRAWING TITLE  
**PHASING PLAN (SHEET 3 OF 5)  
 PHASE 2 – NORTHERN FILL AREA**

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- NOTES: GENERAL**
1. DO NOT SCALE FROM THIS DRAWING
  2. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS STATED OTHERWISE
  3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS

- KEY:**
- PHASE 3 FILL AREA
  - SITE COMPOUND AND RECYCLING AREA
  - RESTORED AREA
  - PROPOSED CONTOUR
  - FOOTPATH (CURRENT ALIGNMENT)
  - BRIDLEWAY (CURRENT ALIGNMENT)
  - PLANNING BOUNDARY
  - NEW COW TRACK
  - INTERNAL HAUL ROAD
  - VEHICLE MOVEMENTS

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JOB TITLE  
**LOWER BRENTON RECYCLING FACILITY & INERT LANDFILL  
DEVON**

DRAWING TITLE  
**PHASING PLAN (SHEET 4 OF 5)  
PHASE 3 – SOUTHERN FILL AREA**

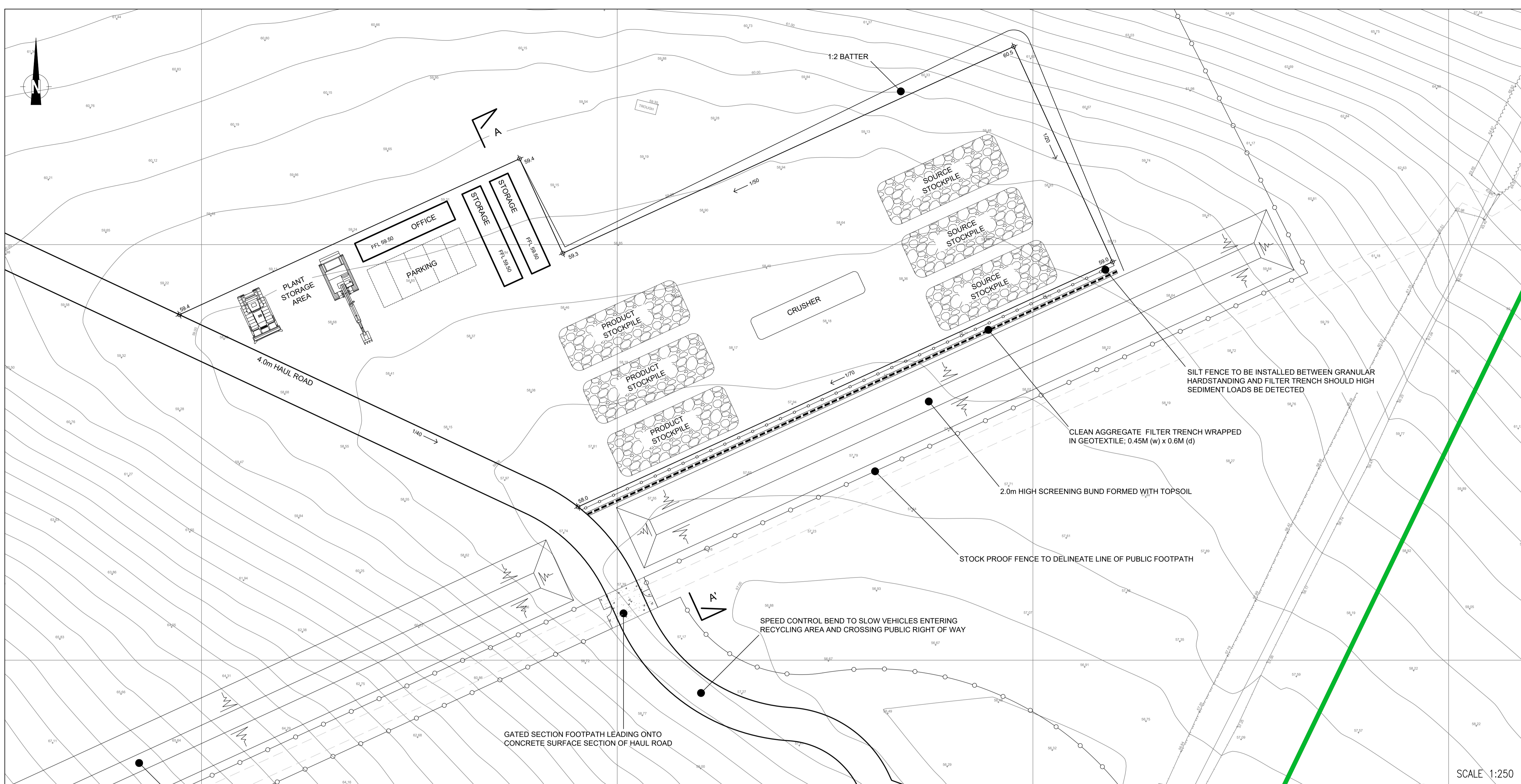
B	UPDATED PLANNING BOUNDARY	GB	HT	17.01.23
A	PHASES AMENDED	JT	HT	05.12.22
Rev	Description	Drn	Chk	Date
REVISIONS				
Preliminary	20.09.22	Approval	Tender	Const.
DRAWING STATUS				
DATE	SEPT '22	DRAWN	JT	CHECKED
			HT	ISSUE
DRAWING No.	519.127	REV	B	SCALE
				1:5000 @ A3

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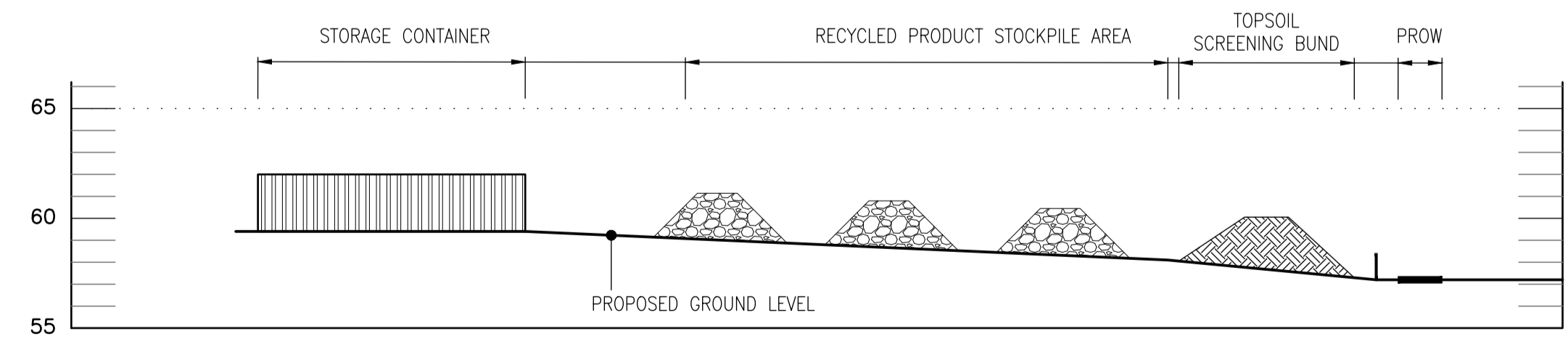
- NOTES: GENERAL**
- DO NOT SCALE FROM THIS DRAWING.
  - ALL DIMENSIONS SHOWN ARE IN METRES UNLESS STATED OTHERWISE.
  - LEVELS ARE PRELIMINARY; ±0.5m SUBJECT TO DETERMINING STABLE BATTER SLOPE.

**KEY:**

— PERMIT BOUNDARY



SCALE 1:250



Rev	Description	Drn	Chk	Date
C	FILTER DRAIN AND SILT FENCE ADDED TO LOW EDGE OF GRANULAR HARDSTANDING	JT	HT	02.03.23
B	ADDED PERMIT BOUNDARY TO CA	DB	HT	09.01.23
A	OFFICE AREA MOVED TO EASTERN SIDE OF HAUL ROAD; RECYCLING AREA RE-ORIENTED	JT	HT	20.09.22

REVISIONS			
Preliminary Issue	15.09.22	Submitted for S104	
Planning Issue		Issued for Tender	
Submitted for S38		Issued for Construction	
Submitted for S278		As Built	

DRAWING STATUS



**LOWER BRENTON RECYCLING FACILITY & INERT LANDFILL**

**OFFICE & RECYCLING AREA GENERAL ARRANGEMENT**

DATE	DRAWN	CHECKED
SEPT '22	JT	HT
DRAWING NO.	REV	SCALE
0519.129	C	AS SHOWN @ A1

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