

DCC/4447/2025

Proposal: The construction and operation of covered agricultural silage clamp with a capacity of up to 21,500m³ together with all ancillary services and infrastructure, landscaping, vehicular access and ecological enhancements.

Location: Land Adjacent to Devon Green Power, Lloyd Maunder Road, Willand, Devon, EX15 2PJ

Willand Parish Council has not been given the time to properly consult on this application or to discuss it at a meeting open to the public due to late consultation from Devon County Council.

Willand Parish Council has ongoing concerns as to the operation of the current and proposed refurbished plant with regard to delivery of various feedstocks and the removal of the digestate. Coupled with that are concerns as to the enforcement, or non-enforcement, of any breaches of planning conditions and Environment Agency approvals/permits.

It is appreciated that this application is purely restricted to the provision of a large silage clamp and further comment will be restricted to that application.

The location is not off Lloyd Maunder Road as there is no access to site from that road. The location and access is from Hide Market Road.

The Construction Traffic Management Plan needs to be thoroughly checked and corrected in a number of places. Some, but not all, of the issues/concerns follow:-

1. Introduction.

- The CTMP will be submitted to and agreed with the Local Planning Authority (Mid Devon District Council) and Devon County Council Highways prior to commencement of construction.

Comment: MDDC are not the planning authority in this case but DCC.

3. Site Description and Access.

Vehicle access to the silage clamp site would be via the Plant which is taken from the existing industrial estate road network, which connects to the A38 and M5 Junction 28 via well-established HGV routes.

Comment: The A38 does not go through Willand and neither does it connect with J28 of the M5. As one approaches J28 travelling North on the M5 there are signs directing HGV's to use J27 to access Willand Industrial Estates. There is also a weight limit in place on the road from Cullompton through Willand.

6. Delivery and Routing Strategy.

- All HGVs will approach and exit via the A38 and Lloyd Maunder Road industrial route.
- No construction vehicles will travel through Willand village or other residential streets.

Comment: The routes need clarification as described earlier and vehicles will have to travel through residential streets as South View Road and Station Road have residential properties on one side. The use of A38 and Lloyd Maunder Road are erroneous.

7. Site Access and Parking.

The site will be accessed via a single controlled entrance from Lloyd Maunder Road.

Comment: This is wrong as explained earlier.

Appendix A: Construction Traffic Route Plan.

In 2.0 miles at the roundabout, Take the 3rd exit on S View Road continuing for 0.3miles. Turn right onto Station Road and after 0.2miles turn left onto Lloyd Maunder Road.

Comment: The route plan in the Appendix is more correct than the earlier parts of the report but there is one error. You will not get to the site by this route – see earlier notes regarding Hide Market Road. The layby shown in map 5 does not always allow through traffic.

It is noted that the silage will be delivered to site by tractor and trailers and at harvest time – reports vary between once and twice a year – there will be a considerable number of movements. The Parish Council would ask that these deliveries be restricted to the conditioned working hours and not allowed to deliver throughout the night as has happened in the past. It is known that contractors will work 24/7 in the harvest period. It is also asked that only the use of white noise reversing alarms be made a condition.

The drainage evidence produced is complex and difficult to understand as lay people. There is a concern as to the handling of the leachate from the clamp and a concern that there is no chance of pollution to groundwater or nearby water courses.

Provided the delivery routes are correct and delivery times are controlled as requested together with third party assessment of the drainage issues Willand Parish Council would not raise a planning objection. That does not detract from the fact that there are concerns as to the whole establishment being in the parish in the first place.