

Project Title: Zig Zag Quarry

Ref: HCE0269.NTS.2025.Significant Variation.Rev1

Site Context

Zig Zag Quarry is an existing sand and gravel quarry located approximate 2 km south-east of Newton Abbot and immediately north of the village of Kingskerswell in Devon. The Site is currently permitted for a waste recovery operation (Environmental Permit reference: HB3705XG) although a variation is required to facilitate the final restoration of the Site. The overarching aim is to infill the void, restoring the Site to pre-quarrying levels, following which the site will be used for pastoral grazing, with fields separated by Devon hedge banks with scrub and woodland habitats to the perimeters

The Site occupies an area of approximately 9.44 hectares and is bound by Torquay Road to the west and Under Way to the south. The Yew Tree Walk forms the eastern and northern border of the Site. The Site comprises one void which slopes down from the north and east to a low point at the Site entrance in the west. Existing ground levels drop steadily around the perimeter of the Site from a high point of circa 87 m AOD in the north-east corner. The most northerly point is at an elevation of circa 65 m AOD, with the entrance in the west of the Site at an elevation of circa 34 m AOD.

Approved Restoration Scheme

Zig Zag Quarry is subject to Planning Consent DCC/4339/2023, granted by Devon County Council on 03 July 2023. The approved 2023 restoration scheme requires the import of an additional 1.5 million tonnes of inert wastes in order to provide a safe and stable landform that is in keeping with the surrounding landscape. The following observations are made:

- The 2023 restoration scheme changes the restoration and aftercare proposals at the Site. For example, the 2016 restoration scheme provided for a step-down profile from Milber Lane to the base of the quarry. This is no longer the case on the basis that the retail sales area and plant site will no longer be retained (it was originally envisaged this area would be used for the continued import and sale of construction material to the general public);
- The 2016 restoration scheme excluded the eastern side of the quarry; this is no longer the case with the 2023 restoration scheme;
- The 2023 restoration scheme looks to reverse the decline in agricultural practices, particularly species rich grassland and Devon hedge banks. The 2023 restoration scheme will facilitate the long-term use of the Site for an economically beneficial purpose (pastoral farming); and
- Works associated with the 2023 restoration scheme are planned to take place in three phases, over a circa ten year period.

Environmental Permit Variation

The Environmental Permit variation is intended to enable the continuing restoration of Zig Zag Quarry in line with the 2023 restoration proposals including increasing the approved quantity by 1.5 million tonnes (circa 750,000 m³). Updated risk assessments are provided, taking into account the increased volume of material required to achieve these goals. Technically competent management is provided by a holder of a WAMITAB certificate. Management of activities on-Site in an environmentally responsible manner is undertaken in accordance with the Site's Environment Management System, prepared with reference to EA guidance.