

East Sussex, South Downs and Brighton & Hove  
Waste and Minerals Local Plan

**Waste and Minerals Sites Plan**  
**Adoption Version**

February 2017





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# Contents

# Introduction 1

## 1 Introduction

1.1 East Sussex County Council, Brighton & Hove City Council and the South Downs National Park Authority have responsibility for planning the future management of waste and production of minerals. The Plan Area for this document covers the administrative areas of East Sussex and Brighton & Hove including part of the South Downs National Park. These policies guide decisions on planning applications for waste management activities.

1.2 The Waste and Minerals Sites Plan (WMSP) provides the spatial details for the requirements contained within the Waste and Minerals Plan (WMP) which the Authorities adopted in February 2013. The Sites Plan identifies potential locations for future waste facilities and safeguards existing waste and minerals resources. The draft plan provides communities and the waste and minerals industry with greater certainty about where waste and minerals development can take place<sup>(1)</sup>. The safeguarding of minerals and waste resources ensures that those that presently exist can be retained. WMP Policy Maps have been prepared and are produced separately from the WMSP.

1.3 This document is structured as follows:

<b>Introduction</b>	Introduction to the Waste and Minerals Sites Plan
<b>Context</b>	An overview of the current planning policy, waste and minerals in general, and the Plan Area.
<b>Providing for Waste</b>	Safeguarding for existing and allocated waste facilities (including those for production of secondary and recycled aggregates); the identification of potential locations for future waste facilities; and the provision of future waste waster treatment works.
<b>Providing for Minerals</b>	Identifies minerals, wharves, railheads and concrete batching plants for safeguarding.
<b>Implementation and Monitoring</b>	How the WMSP will be monitored.
<b>Saved Polices</b>	A list of policies that are currently 'saved' and that will no longer be saved on adoption of this Plan.
<b>Appendices</b>	
<b>Appendix A: Waste Site Profiles</b>	Maps of all the sites identified in the 'Providing for Waste' section with some basic information about the potential constraints and opportunities of each of the sites.
<b>Appendix B: Safeguarded Waste Sites</b>	Maps of waste sites safeguarded under policy WMSP1, including those which produce secondary/recycled aggregates.
<b>Appendix C: Mineral Safeguarding areas</b>	Maps of land-won minerals sites identified as MSAs

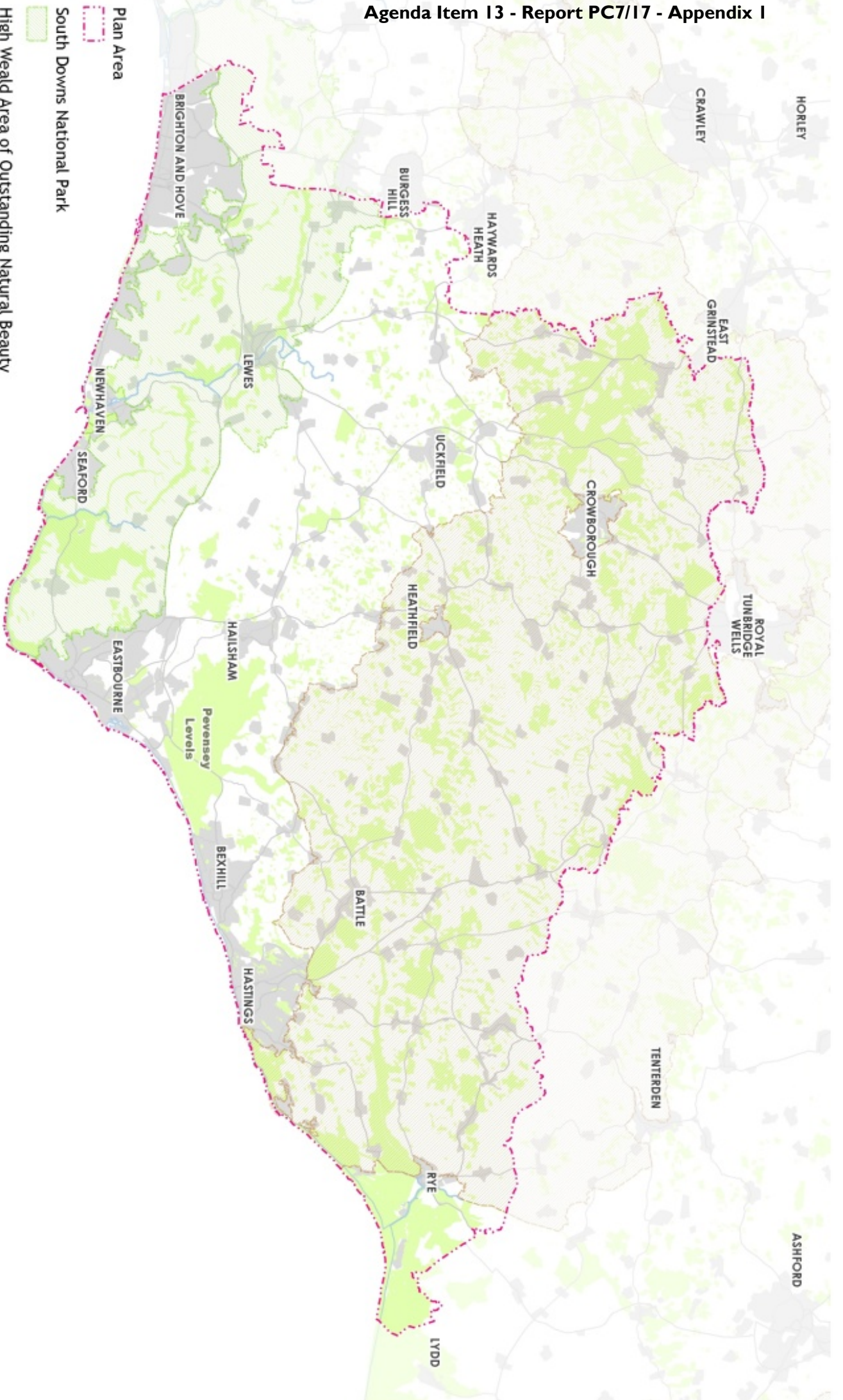
1 Paragraph 154 of the National Planning Policy Framework states that Local Plans "should set out the opportunities for development and clear policies on what will or will not be permitted and where."

# 1 Introduction

<b>Appendix D Safeguarded Wharves and Railheads</b>	Maps of wharves and railheads permitted for mineral imports/exports
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**Table 1**





Plan Area

South Downs National Park

High Weald Area of Outstanding Natural Beauty

Environmental Designation

Illustration of the Plan Area

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## 2 Context

# 2 Context

### Policy Context

2.1 The East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (WMP) was adopted in February 2013. It includes strategic and development management policies, requirements for specific sites to cater for unmet waste needs and safeguarding of vital mineral resources. Site allocation policies in the East Sussex and Brighton & Hove Waste Local Plan (2006) and East Sussex and Brighton & Hove Minerals Local Plan (1999) have been saved and therefore remain in force until the adoption of replacement policies contained in the WMSP.

2.2 The requirements set out in the WMP to be considered in the WMSP are:

- Policy WMP5 - Provision of waste sites
- Policy WMP6 - Waste Consultation Areas (WCAs)
- Policy WMP10 - Waste Water and Sewage Sludge
- Policy WMP14 - Mineral Safeguarding Areas (MSAs) and Minerals Consultation Areas (MCAs)
- Policy WMP15 - Safeguarding railheads and wharfs

2.3 The District and Borough Councils in East Sussex, as well as Brighton & Hove City Council and the South Downs National Park Authority are preparing their own Local Plans. At the time of writing, Wealden District Council, Hastings Borough Council and Eastbourne Borough Council have adopted their strategic local plans, whilst Lewes District Council are awaiting the Inspectors Report following a public examination in 2015. Brighton and Hove City Council's City Plan Part 1 was adopted in March 2016. The South Downs Local Plan has reached the Preferred Options stage. Care is being taken to avoid any material conflict between the Waste and Minerals Plan and adopted and emerging local plans.

2.4 Waste and Minerals Local Plans are being prepared by the minerals and waste planning authorities bordering the Plan Area. Of these, Surrey County Council has an adopted plan and West Sussex County Council has a recently adopted Waste Local Plan. Neither of these adopted plans, or any of the emerging plans of other authorities contain any specific proposals that would impact directly on the Plan Area. The Authorities will continue to work closely with adjoining authorities to take these matters into account. In accordance with the requirements of the Duty to Co-operate, there has been ongoing discussion and consultation with neighbouring authorities and other prescribed bodies, including the Marine Management Organisation.

2.5 A proactive approach to site selection has also been taken with the local district and borough councils to seek their input on the site selection process and achieve as much consensus as possible. The outcomes of meetings held with each local council fed into the site screening process, and their comments were again sought prior to detailed assessments being undertaken on a long list of sites. A number of sites were eliminated from consideration following these discussions. Meetings have also been held with Southern Water with regards to the treatment and disposal of waste water in the Plan Area.

2.6 In accordance with the requirements of the Habitats Directive 1992, the WMSP has been subject to Habitats Regulation Assessment (HRA) screening, both in terms of the proposed waste sites and policies within the Plan. As the WMSP has emerged, details of the HRA screening have been included in the site profiles of the plan. Whilst several sites have been identified as needing project level HRA screening should they come forward for development, to date the HRA screening results have not led to exclusion of any sites, because none of the sites were found to definitely have an adverse effect at this stage. Full details of the [HRA screening](#) are set out on our website.

## Context 2

2.7 In accordance with the NPPF, <sup>(2)</sup> the Authorities have incorporated Green Infrastructure (GI) into the Waste and Minerals Site Plan. Districts and Boroughs in the County have also incorporated GI into their Core Strategy documents and are bringing these forward into Local Plans and Development Management Policies. East Sussex County Council has worked with Wealden District Council as a pilot for GI studies and mapping at the district and development site scales. At the Parish level the Town and Parish Councils can incorporate GI policy into their Neighbourhood Plans, particularly in relation to NPPF paragraph 76.

2.8 In 2014, the Brighton and Lewes Biosphere was inscribed by UNESCO. The Biosphere Reserve is non-statutory area, where people work together to pursue 'win-win' solutions that improve our quality of life and local economy whilst enhancing the local environment. It aims to conserve and enhance nature, support human development that is sustainable and encourage environmental knowledge, learning and awareness and engagement. These priorities are reflected in Policy WMP1 of the Waste and Minerals Plan which details the Authorities' approach to the presumption in favour of sustainable development. These priorities have been taken into account in the preparation of the WMSP.

2.9 Further details of the waste and minerals context are included in the WMP.

## 3 Providing for Waste

# 3 Providing for Waste

3.1 The strategy set out in the Waste and Minerals Plan did not specifically identify safeguarded or additional sites. The WMSP gives details on safeguarding existing capacity, identifies WCAs and proposes a range of solutions to meet the capacity gap for waste management facilities. This will more than satisfy the need for additional capacity. The requirements for waste water are considered separately. This section is divided in to the following three subsections to reflect this:

- Provision of Waste Sites
- Provision of Waste Water Treatment Sites
- Safeguarding Existing Waste Facilities

# Providing for Waste 3

## Provision of Waste Sites

### Approach to Site Identification

3.2 National policy requires that Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted<sup>(3)</sup>. More specifically, it also states that waste planning authorities should identify, in development plan documents, sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their areas<sup>(4)</sup>. The WMP sets out the scale of need and broad locations suitable for waste facilities, and states that the Waste and Minerals Sites Plan would identify specific locations. The WMSP identifies sufficient sites to ensure that the need identified within the WMP can be met. In identifying the sites a number of factors were considered, including:

- The need for sites (Policy WMP5);
- The spatial policy of the WMP, specifically (Policy WMP7a and WMP7b);
- Different types of site;
- Approach to waste technology.

### What is a Waste Management Facility?

3.3 Waste management facilities are places where waste is prepared for re-use, recycled or recovered. There are a number of different types of facility, each of which works on a different principle. The table below describes some of the different types:

Place in waste Hierarchy	Name	Description of process
Recycling	Materials Recovery Facility	This facility sorts waste, and extracts elements which have a value such as glass or metals. Different methods are used to extract different elements, some are more labour intensive than others.
	In-Vessel Composting	This is a facility where compostable waste such as garden clippings, food, and grass cuttings are composted. This happens inside a building.
	Open Windrow Composting	Typically found on farms, these are outdoor facilities where wood and other compostable materials are placed in bays and left to compost. The material is periodically turned using an excavator.
	Mechanical Biological Treatment	This is a combination of a sorting operation with composting or anaerobic digestion to maximise the recycling of material.
Recovery	Anaerobic Digestion	Works on a similar principle to a stomach. Waste, normally food waste or waste with high calorific organic content is placed in a sealed tank and mixed with microbes. Oxygen is removed from the tank and it is left to digest the waste. It produces a 'cake' which can be used in fertilisers and gas which can be used in power generation.
	Conventional Thermal Treatment*	This burns waste in an incinerator at high temperature. The steam generated is used to power electric turbines, and the excess heat can supply local heat networks, where practicable. Where both happen this is called Combined Heat and Power or CHP.

3 National Planning Policy Framework, paragraph 154.

4 National Planning Policy for Waste, paragraph 4.

## 3 Providing for Waste

Place in waste Hierarchy	Name	Description of process
	Advanced Thermal Treatment*	This is a generic term that covers two processes, pyrolysis and gasification. Both processes involve the thermal degradation of waste at extremely high temperatures, to produce fuel. The output from gasification is a 'syngas', and pyrolysis can produce a solid residue and a syngas. These outputs can then be used in energy generation. There are only a small number of these commercially operating.
	Autoclave	An autoclave process uses heat, steam and pressure to breakdown, shrink, and sort waste material. The significantly reduced output of an autoclave can then be treated by other methods such as anaerobic digestion or energy recovery. There are only a small number of these commercially operating.

\* Also known as Energy Recovery Facilities

3.4 Further information about the different types of waste facility can be found in Information Paper 4 - Waste Management Methods and Technologies.

### The Need for Sites

3.5 The need for additional capacity to meet the Plan's requirements for recycling and recovery is set out in Policy WMP5 of the WMP, reproduced below:

# Providing for Waste 3

## Provision of Built Waste Facilities to Ensure Net Self-Sufficiency

Provision will be made for a sustainable network of waste recycling, composting and other recovery facilities in the Plan Area sufficient to at least meet the indicative waste management capacities set out in the following tables, which includes an amount equivalent to the requirement for land disposal capacity beyond the Plan Area.

	Recycling <sup>(5)</sup> and composting capacity (tonnes per annum)	
Year	Minimum	Maximum
2015/16	0	80,000
2020/21	0	120,000
2026/27	30,000	170,000

The development of further recycling capacity above that shown in the table above will reduce the need for additional other recovery capacity and may be needed for market reasons. The development of recycling capacity in preference to other recovery capacity will be permitted in accordance with Policy WMP 3b.

	Other Recovery capacity (tonnes per annum)	
Year	Minimum	Maximum
2015/16	60,000	200,000
2020/21	80,000	220,000
2026/27	60,000	220,000

Applications for additional recovery capacity, above that shown in the table above, would need to demonstrate that the proposal reduced disposal to land requirements of waste arisings in the Plan Area.

**3.6** Maximum and minimum figures reflect the likely upper and lower boundaries of requirements taking into account waste minimisation initiatives, waste growth expectations and targets. This approach allows for contingency in the event that maximum growth rates are realised. It should be noted that the size of the shortfalls are not great and in reality only a few new strategic sites are required. It may be that a combination of small and large facilities come forward. These capacity requirements equate to the following indicative numbers of additional sites:

Year	Recycling and composting		Recovery	
	Small (min/max)	Large (min/max)	Small (min/max)	Large (min/max)
2015/16	0/5	0/1	1/4	1/2
2020/21	0/8	0/2	2/4	1/2

5 Recycling capacity does not include transfer capacity where unsorted materials are simply bulked up or capacity for recycling of bulk metals

## 3 Providing for Waste

	Recycling and composting		Recovery	
2026/27	2/11	1/3	1/4	1/2

**Table 1 Potential Indicative Number of Strategic Built Waste Facilities to Ensure Net Self-Sufficiency<sup>(6)</sup>**

3.7 Maximum and minimum figures reflect the likely upper and lower boundaries of requirements taking into account waste minimisation initiatives, waste growth expectations and targets. This approach allows for contingency in the event that maximum growth rates are realised. It should be noted that the size of the shortfalls are not great and in reality only a few new strategic sites are required. It may be that a combination of small and large facilities come forward.

### Who will provide these facilities?

Commercial and Industrial waste is predominantly managed by private sector businesses which vary in size from small to medium sized enterprises (SMEs) to large multinational firms. There are also public sector organisations and third sector charities involved in waste management. These businesses collect, prepare for reuse, recycle, compost and recover waste. In 2011 it was estimated that within the UK the waste management businesses generated approximately £7.5 billion GVA (Gross Value Added) per annum, and employed approximately 128,000 employees<sup>(7)</sup>.

### The Spatial Policy of the Waste and Minerals Plan

3.8 Policy WMP7a of the WMP sets out criteria for identifying suitable sites for waste management uses. The WMP identified that the search for suitable sites for waste management will be focused on land within the 'Areas of Focus'. 'Areas of Focus' are those areas where the greatest sustainability benefits are likely to be achieved from the development of a new waste management facility, or extension of an existing one. The 'Areas of Focus' are shown on the Waste Key Diagram in the WMP. Sites identified within an Area of Focus are therefore more likely to be close to:

1. Waste arisings;
2. better transport network;
3. complementary industries and waste development (to enable potential co-location benefits);
4. existing facilities where there is scope for physical site extension.

3.9 They are also away from sensitive environmental designations such as the South Downs National Park and High Weald Area of Outstanding Natural Beauty.

3.10 Policy WMP7b of the WMP sets out the more detailed criteria for the types of site that could be developed which are as follows:

1. General industrial land including general industrial estates;
2. Employment land (B2/B8 uses);

6 Assumes the following indicative facility capacities: small strategic recycling = 15,000 tonnes per annum (tpa), and large strategic recycling = 50,000 tpa; small strategic recovery = 50,000 tpa, large strategic recovery = 100,000 to 150,000 tpa. For further information see 'Defining Strategic Waste Management Facilities Study'.

7 From Waste Management to Resource Recovery: A Developing Sector - A Report to the Department for Business, Innovation and Skills (May 2011)



## Providing for Waste 3

3. Previously-developed land;
4. Land already in waste management uses.

### Approach to Waste Technology

3.11 There a number of different methods of managing waste, each involves one or more waste management process. The processes involved and the amount of waste it is intended to manage determine the basic design of a facility. Some processes require specific machinery such as sorting machines, others require waste to be contained in certain ways such as anaerobic digestion tanks, and recovery almost always involves a chimney or stack. Different sites will be able to accommodate different types of waste management facility. Further information on this topic can be found in Information Paper 11 - Defining the Characteristics of Strategic Waste Management Facilities.

### Restrictions on Specific Waste Technologies / Waste Facility Types

3.12 Not all locations are suitable for all types of facility. Sites vary in size and nature, and what might be acceptable in the centre of one of these locations may not be acceptable closer to the edges. The assessment process by which sites are identified has taken into account a large number of factors such as impact on designated environmental sites, amenity and landscape / townscape impact. The sites identified in this Plan are considered to have a reasonable prospect of being, in principle, an appropriate location for a waste facility, but have not been subject to the same level of scrutiny that would be undertaken through the determination of a full planning application.

3.13 It is recognised that open windrow composting is only likely to be suitable in countryside or rural locations. Therefore, the sites included within this WMSP are considered unlikely to be suitable for open windrow composting. Any proposals for open windrow composting will be considered against policies within the WMP.

3.14 Some guidance is given in the WMSP as to whether in a general sense the site is likely to be only suitable for recycling, or whether some form of recovery could also be acceptable. Any proposal will still have to comply with the development management policies contained in the WMP which cover impacts on amenity, design, and traffic.

## 3 Providing for Waste

### The Different Types of Site.

**3.15** Detailed site appraisals have been carried out on a 'long list' of all potential sites that are located in the 'Areas of Focus' identified in the Waste and Minerals Plan. For each site, an assessment has identified possible effects of waste management development on environmental and historic designations and residential amenity, as well as transport and flood risk issues. Consideration of 'opportunities' such as the possibility of co-locating with existing facilities to reduce the transport of waste, and the ability to use of previously developed land rather than greenfield sites, has also formed part of the appraisal. The outcome of the appraisals has informed a shortlist of sites identified below.

**3.16** A number of different site categories have been identified, reflecting the different sizes and characteristics of the potentially suitable locations, and to give a range of guidance to potential developers. The approach identifies sites for allocation, areas of opportunity on previously developed or allocated land, areas of search for new mixed development, physical extensions of existing sites, and, existing industrial estates suitable for waste development. The sites identified are outside the National Park and the High Weald Area of Outstanding Natural Beauty, save for one on the northern edge of Hastings. A Sustainability Appraisal has been prepared and relevant conclusions have been incorporated. Certain details are included on the site profiles. The map on the following page provides an overview of the potential locations identified within the WMSP. The table below illustrates the different types of site.

Site Type	Description	Safeguarded
<b>Allocation</b>	Land allocated for waste management purposes.	Yes
<b>Area of Opportunity</b>	An existing employment site identified for expansion within a City, District or Borough Local Plan and / or a brown-field site which is in principle suitable for development for waste management, but not solely allocated for that purpose.	No
<b>Area of Search</b>	An area identified within a City, District or Borough Local Plan for future development which includes employment uses. The areas identified for employment uses may be suitable for future waste management.	No
<b>Physical Extension of Existing Waste Site</b>	An area adjacent to an existing waste management operation which is, in principle, suitable to allow the existing business to expand.	Yes
<b>Existing Industrial Estate</b>	Areas with the character of an industrial estate or business park with existing employment uses.	No

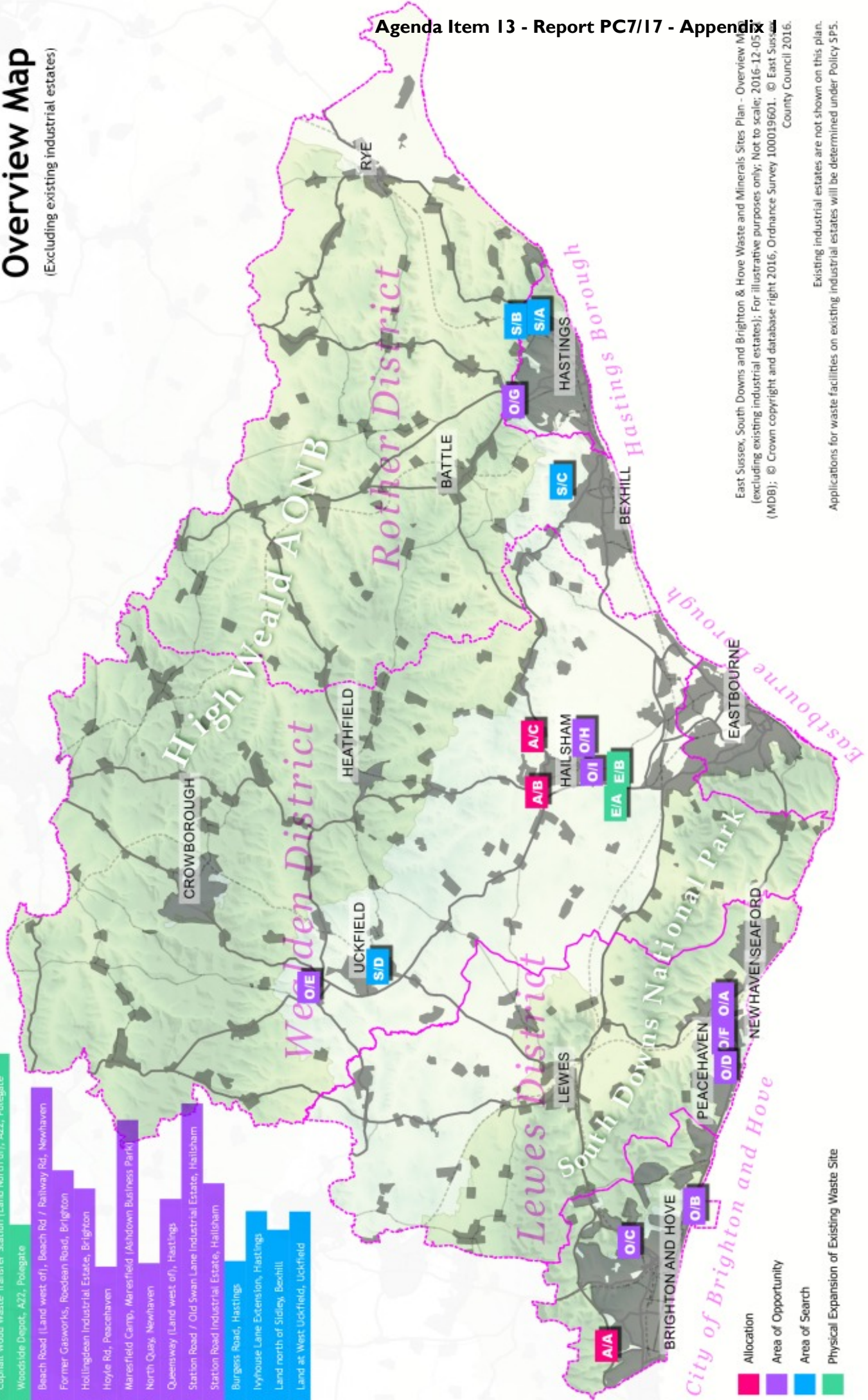
Table 2

# East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan

## Overview Map

(Excluding existing industrial estates)

- A/A Hangleton Bottoms, Hangleton Link Road, North Portslade
- A/B Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker
- A/C Pumping Station, A271, nr Amberstone Bridge, Hailsham
- E/A Cupnall Wood Waste Transfer Station (Land North of), A22, Polegate
- E/B Woodside Depot, A22, Polegate
- O/A Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven
- O/B Former Gasworks, Roedean Road, Brighton
- O/C Hollingdean Industrial Estate, Brighton
- O/D Hoyle Rd, Peacehaven
- O/E Maresfield Camp, Maresfield (Ashdown Business Park)
- O/F North Quay, Newhaven
- O/G Queensway (Land west of), Hastings
- O/H Station Road / Old Swan Lane Industrial Estate, Hailsham
- O/I Station Road Industrial Estate, Hailsham
- S/A Burgess Road, Hastings
- S/B Ivyhouse Lane Extension, Hastings
- S/C Land north of Sidley, Bexhill
- S/D Land at West Uckfield, Uckfield



- Allocation
- Area of Opportunity
- Area of Search
- Physical Expansion of Existing Waste Site

East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan - Overview Map (excluding existing industrial estates); For illustrative purposes only; Not to scale; 2016-12-05 (MDB); © Crown copyright and database right 2016, Ordnance Survey 100019601. © East Sussex County Council 2016.

Existing industrial estates are not shown on this plan. Applications for waste facilities on existing industrial estates will be determined under Policy SP5.

## 3 Providing for Waste

### Waste Site Allocations

3.17 A Waste Site Allocation is a strategic site location that has been assessed as being suitable, in principle, for a waste management activity. It is considered that the location meets appropriate criteria and could be deliverable within the Plan period. There would be material considerations associated with these sites which would need to be appraised at the planning application stage. These locations are safeguarded under Policy SP6.

#### Policy SP 1

##### Waste Site Allocations

Waste management development will be permitted, subject to other policies in the WMP and WMSP, on the following sites:

Ref	Name	Page No.
SP-A/A	Hangleton Bottom, Hangleton Link Road, North Portslade	38
SP-A/B	Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker	41
SP-A/C	Pumping Station, A271, nr Amberstone Bridge, Hailsham	44

Development proposals should address the Development Considerations and Opportunities identified in the accompanying site profiles, and demonstrate how the matters have been considered, and where appropriate, how they have been incorporated into the design of the scheme.

# Providing for Waste 3

## Areas of Opportunity on Previously Developed or Allocated Land

**3.18** An Area of Opportunity on Previously Developed or Allocated Land is a location that is suitable, in principle, for a waste treatment activity but a specific site allocation is not identified. These locations could be either existing mixed use areas, or sites with planning permission for employment, or allocated land for employment use. They are likely to be deliverable within the Plan period. There would be material considerations associated with these sites which would need to be appraised at the planning application stage. These locations are not safeguarded under Policy SP6, however existing waste management facilities within these location are safeguarded.

### Policy SP 2

#### Areas of Opportunity on Previously Developed or Allocated Land

Waste management development will be supported, subject to other policies in the WMP and WMSP, on suitable land within the following areas of opportunity:

Ref	Name	Page No.
SP-O/A	Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven	48
SP-O/B	Former Gasworks, Roedean Road, Brighton	51
SP-O/C	Hollingdean Industrial Estate, Brighton	54
SP-O/D	Hoyle Rd, Peacehaven	57
SP-O/E	Maresfield Camp, Maresfield (Ashdown Business Park)	60
SP-O/F	North Quay, Newhaven	62
SP-O/G	Queensway (Land west of), Hastings	65
SP-O/H	Station Road / Old Swan Lane Industrial Estate, Hailsham	68
SP-O/I	Station Road Industrial Estate, Hailsham	71

Development proposals should consider:

- a. any Policies identified in the Development Plan (relevant Local Plans) covering the location;
- b. the Development Considerations and Opportunities identified in the accompanying site profiles.

Development proposals should demonstrate:

- a. How the matters identified above have been considered, and where appropriate, how they have been incorporated into the design of the scheme;
- b. compatibility with neighbouring uses (Policy WMP25).

## 3 Providing for Waste

### Areas of Search for New Mixed Use Development

**3.19** An Area of Search for New Mixed Use Development is a location that is proposed by a Borough or District Council for mixed use development as part of the growth or expansion of a major urban area. The deliverability of these locations will be dependent on when the major expansion is brought forward and what phasing of housing and employment land is undertaken. These locations are not safeguarded under Policy SP6.

#### Policy SP 3

##### Areas of Search

Waste management development will be supported, subject to other policies in the WMP and WMSP, on suitable land within the following areas of search:

Ref	Name	Page No.
SP-S/A	Burgess Road, Hastings	75
SP-S/B	Ivyhouse Lane Extension, Hastings	78
SP-S/C	Sidley (Land north of), Bexhill	81
SP-S/D	West Uckfield (Land at), Uckfield	84

Any waste management development at site SP-S/A Burgess Road, Hastings will need to consider compatibility with all the relevant development policies of Hastings Borough Council, Rother District Council, and, East Sussex County Council.

Development proposals should consider:

- a. any Policies identified in the development plan (relevant Local Plans) covering the location;
- b. the Development Considerations and Opportunities identified in the accompanying site profiles.

Development proposals should demonstrate:

- a. How the matters identified above have been considered, and where appropriate, how they have been incorporated into the design of the scheme;
- b. compatibility with neighbouring uses (Policy WMP25).

# Providing for Waste 3

## Physical Extension of Existing Waste Site

**3.20** A Physical Extension of Existing Waste Site is a location where an existing waste management treatment activity has a vacant adjoining site that is capable, in principle, of also supporting waste treatment. These locations could be deliverable within the Plan period. There would be material considerations associated with these sites which would need to be appraised at the planning application stage. These locations are safeguarded under Policy SP6.

### Policy SP 4

#### Physical Extension of Existing Waste Sites

Waste management development will be permitted, subject to other policies in the WMP and WMSP, on the following sites identified as Physical Expansions of Existing Waste Sites:

Ref	Name	Page No.
SP-E/A	Cophall Wood Waste Transfer Station (Land North of), A22, Polegate	88
SP-E/B	Woodside Depot, A22, Polegate	91

Development proposals should address the Development Considerations and Opportunities identified in the accompanying site profiles, and demonstrate how the matters have been considered, and where appropriate, how they have been incorporated into the design of the scheme.

## 3 Providing for Waste

### Existing Industrial Estates Suitable for Waste Development

3.21 A range of different waste management facilities can, in certain circumstances, be accommodated in industrial areas. This would reflect the Government's view expressed in the National Planning Policy for Waste<sup>(8)</sup> that Waste Planning Authorities should consider industrial sites when considering locations for waste management facilities. Industrial estates can experience a degree of turnover in employment units which would be available on lease or for sale. These units may be suitable for waste management on a sui generis basis. Existing industrial estates are not safeguarded under Policy SP6. These would not be specifically allocated but covers approximately 35 locations in the Plan Area.

3.22 Flood risk management is an issue for some industrial estates. When the estates were designed and built, flood risk was considered and appropriate mitigation was put in place. The NPPF states that it is important not to increase flood risk and that certain types of development are likely to have an effect on flood risk, while others will not. The Authorities anticipate that most development on existing industrial estates will be in the form of change of use which is not considered to increase flood risk. However, should other development take place it may be subject to a specific Flood Risk Assessment as detailed in the NPPF and National Planning Practice Guidance. Where flood risk has been identified as a potential issue it has been included in the constraints section of the site profiles.



# Providing for Waste 3

## Policy SP 5

### Existing Industrial Estates

Proposals for waste management development located on existing industrial estates will be supported in principle where it is demonstrated that:

- a. there is a demonstrable need for additional waste capacity within the Plan Area (Policy WMP5);
- b. the site is located within the Area of Focus (Policy WMP7a);
- c. the proposed use would be compatible with neighbouring uses (Policy WMP25);
- d. there would not be an unacceptable detrimental impact on residential amenity and the industrial estate is not allocated for mixed use development (residential and employment) in another development plan document (Policy WMP25);
- e. the impact of increased traffic is not unacceptable (Policy WMP26);
- f. there would not be an unacceptable detrimental impact on environmental assets (Policy WMP27);
- g. adequate provision is made for the implications of flood risk (Policy WMP28a);
- h. the proposed development takes account of climate change for the lifetime of the development, from construction through to operation and decommissioning (Policy WMP24a); and
- i. the proposed development has considered the relevant Development Considerations and Opportunities identified in the accompanying site profiles.

Proposals should demonstrate how they have considered any Policies in the WMP, WMSP and the Development Plan (relevant Local Plan) covering the location. A list of industrial estates is included in the East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan Schedule of Suitable Industrial Estates. The Authorities will periodically review and update the Schedule of Existing Industrial Estates as appropriate.

Applications for development on other industrial estates than those listed within the Schedule will be assessed in accordance with relevant development plan policies taking into account any material considerations.

## Saved Allocations

**3.23** Saved allocations from the WLP are no longer saved (see Section 6). However, some sites are now incorporated into Policies SP1 and SP2, and part of the Pebsham site is safeguarded under Policy SP6 .

## 3 Providing for Waste

### Provision of Waste Water Treatment Sites

3.24 The Waste and Minerals Plan makes provision for waste water treatment under Policy WMP10 'Management of Waste Water and Sewage Sludge'. It states that the Waste and Minerals Sites Plan would consider appropriate locations for additional waste water treatment in the Eastbourne and Hailsham area. The choices about potential locations for new waste water treatment works are more limited than for other types of waste sites. The constraints include that treatment works need to be close to the areas they serve, as well as being near to a suitable watercourse into which the treated water can be discharged. This also has to be balanced with environmental considerations, particularly the capacity (physical and environmental) of receiving waters as well as impacts on communities including residential areas.

3.25 The Authorities have worked with the water industry, the local authorities and the environmental agencies to determine where future capacity or changes to capacity are anticipated. Following assessments Southern Water issued a Position Statement in June 2015 advising it is no longer seeking a new location for a WWTW in the south Wealden or Eastbourne area at this stage. Southern Water's current preferred solution for addressing capacity issues and overcoming environmental constraints is to provide innovative technology (a membrane Bio-Reactor) at both existing Hailsham North and Hailsham South WWTWs.

## Providing for Waste 3

### Safeguarding of Waste Facilities

**3.26** Existing facilities in the Plan Area make an important contribution to the sustainable management of waste and movement up the waste hierarchy, and will continue to offer an important service during the Plan period and beyond. The contribution currently made by these facilities, and that which they could make in future, is taken into account when estimating how much additional waste management capacity is needed so it is important to protect these existing facilities.

**3.27** Land currently used for waste management will usually be safeguarded against development for non-waste uses. In cases of planning applications for non-waste uses, the Authorities will not support these where it would result in the loss of or adversely impact upon an existing waste site, or where the loss would hinder implementation of the Plan and potential development of new facilities.

**3.28** Within existing industrial estates there is a periodic turnover of businesses. The Authorities recognise this and in these locations take a flexible approach to the provision of waste management. Development or change of use applications in locations which may affect existing operating waste management businesses will normally be resisted. However, where a planning permission for waste has not been implemented or where a site with planning permission has been vacated, and it can be demonstrated there are adequate opportunities within existing industrial estates for the required waste management capacity to be provided, the Authorities will not necessarily object to alternative development.

**3.29** There may be a small number of instances where, after careful consideration, a local planning authority grants planning permission for uses other than waste management on a safeguarded site. In these cases, on the implementation of the planning permission, in the circumstances that all or part of the safeguarded site is no longer available for waste management activities and is not required to ensure the provision of existing waste management, that site will no longer be considered to be safeguarded.

**3.30** Policy WMP6 of the WMP sets the criteria for safeguarding existing waste sites. Policy SP6 below provides the spatial detail related to this policy.

## 3 Providing for Waste

### Policy SP 6

#### Safeguarding Waste Sites

In accordance with Policy WMP6 the following sites within the Plan Area are safeguarded:

- Existing waste facilities with a minimum throughput of 15,000 tpa for recycling or composting, or 50,000 tpa for recovery;
- Waste facilities which have planning permission which has not yet been implemented with a minimum permitted throughput of 15,000 tpa for recycling or composting, or 50,000 tpa for recovery;
- Recycled and secondary aggregate facilities, (including time limited sites);
- Recycled and secondary aggregate facilities which have planning permission which has not yet been implemented, (including time limited sites);
- Existing Household Waste Recycling Sites;
- Allocations identified under Policy SP1; and
- Physical Extensions to Existing Waste Sites identified under Policy SP4.

Sites meeting the criteria above are detailed in Appendix B. The Authorities will periodically review and update Appendix B as appropriate.

**Proposals for non-waste development on existing smaller waste management sites may still be resisted unless it can be demonstrated that the proposal does not increase the capacity gap for waste provision, or, the potential impacts on the existing waste management operation can be mitigated.**

**A site will be considered to be no longer safeguarded on the implementation of a planning permission for uses other than waste management, subject to the site not being required to ensure the provision of existing waste management.**

### Waste Consultation Areas

3.31 The purpose of Policy WMP6 is to safeguard current and future waste management capacity, Policy SP6 specifies the criteria by which sites safeguarded. Waste Consultation Areas (WCA) are a means to ensure that in determining non-waste development within the Plan Area, account is taken of the need to safeguard waste management capacity and avoid constraining its operation. Brighton & Hove City Council and the South Downs National Park Authority can achieve this within their own decision taking. In the County of East Sussex outside the South Downs National Park, local planning authorities need to consult the waste planning authority on relevant applications. To ensure a manageable process, Policy SP7 below identifies the criteria for consultation. The relevant sites covered by WCA are identified in Appendix B.

# Providing for Waste 3

## Policy SP 7

### Waste Consultation Areas

Within the County of East Sussex outside the South Downs National Park, the local planning authority will consult the waste planning authority on non-waste development affecting existing and proposed waste management facilities identified in Appendix B in accordance with the following criteria:

Type of Facility	Consultation Requirements
Recycling facility , composting facility or waste transfer station	Applications within 100m of the safeguarded site and applications considered likely to have a significant effect on a safeguarded site.
Recovery facility	Applications within 250m of the safeguarded site and applications considered likely to have a significant effect on a safeguarded site.

**Table 3**

The following types of application within the WCA will not require consultation:

- a. Development in accordance with an adopted Development Plan;
- b. Householder applications;
- c. Applications for reserved matters;
- d. Infrastructure Development; and
- e. Minor Works.

## 4 Providing for Minerals

# 4 Providing for Minerals

4.1 The WMP aims to deliver the sustainable use of minerals using the minerals hierarchy which incorporates the use of recycled and secondary materials, where possible. The WMP establishes provision for land-won aggregates at a rate of 0.1mtpa through the Plan period. This can be achieved from current planning permissions<sup>(9)</sup>.

4.2 The WMP (Policy WMP 14) states that the Authorities will safeguard areas of land-won resource to ensure viable resources are not sterilised and designate Minerals Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs) in the Sites Plan. Policy WMP 15 also requires existing, planned and potential railhead and wharves and their consequential capacity to be safeguarded in the WMP. This is intended to ensure that the import of marine dredged aggregate can continue. Safeguarding of resources and facilities is therefore considered in the following sections.

4.3 The NPPF also requires Local Planning Authorities (LPAs), in preparing their Local Plans, to safeguard existing, planned and potential sites for concrete batching, secondary/recycled aggregate, coated roadstone other concrete products, and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

4.4 Development management of concrete batching and similar facilities is generally undertaken by district and borough councils, and the local planning authorities at this tier should take these activities into consideration when preparing their own Local Plans. However, it is appropriate for such sites to be safeguarded via waste and minerals local plans. The sites proposed for safeguarding are set out in Policy SP10.

4.5 In terms of secondary/recycled aggregate sites for processing Construction, Demolition and Excavation Waste (CDEW) these sites are safeguarded under Policy SP6.

4.6 As required by the Government's Planning Practice Guidance (NPPG), areas within the Plan Area covered by Petroleum Exploration Development Licences are indicated on the Waste and Minerals Policies Map. These will be updated as necessary throughout the Plan preparation process.

### Safeguarding Minerals Resources

4.7 The NPPF states that local planning authorities should define MSAs and adopt appropriate policies in order that known locations of specific resource are not needlessly sterilised. However, it is also important to find a balance between protecting mineral resources for the future and allowing for necessary development of some of those areas. MCAs should be based on MSAs.

4.8 The NPPG sets out the approach that mineral planning authorities should take to safeguard minerals resources. Authorities should adopt appropriate policies which set out how proposals for non-minerals development in MSAs will be handled. This may include policies to encourage the prior extraction of minerals if this is necessary for non-mineral development to take place.

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9 Aggregate policies require provision for the production of land won aggregates to be maintained at a rate of 100,000 tonnes per annum throughout the Plan period and for a landbank of at least 7 years of planning permission to be maintained for sand and gravel extraction. This figure can currently be met through existing planning permissions. The East Sussex, South Downs and Brighton & Hove Local Aggregate Assessment (2014)

<http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr1.Htm>

monitors supply and demand of sand and gravel in the Plan area and is updated annually. The Authorities will continue to monitor the situation closely at Lydd Quarry in relation to any future decision to review the minerals policy in the WMP. In particular, the forthcoming AM survey will provide more up-to-date information. The Authorities' Waste and Minerals Monitoring report

<http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr1.Htm> will

also provide an annual assessment of the provision of other minerals and implementation of strategic and site based policies.

# Providing for Minerals 4

4.9 Detailed advice on mineral safeguarding is set out in the British Geological Survey (BGS) report "Mineral safeguarding in England: good practice advice". This allows for Authorities to provide a framework for safeguarding within a Plan, followed by more detail within a sites plan. This is the approach the Authorities have adopted in the WMP (see Policy WMP14).

4.10 No strategic need for chalk extraction was identified in the WMP, and there is no evidence to suggest that the situation has altered. No areas have therefore been identified to safeguard chalk resource within the WMSP.

4.11 In the event that future policy monitoring indicates the level of aggregates, clay or gypsum to be insufficient to provide for the Plan period, a specific review of Waste and Mineral Plan minerals policy and WMSP safeguarding policy will be carried out.

## Policy SP 8

### Mineral Safeguarding Areas for land-won minerals resources within the Plan Area

The following land-won minerals resources are identified as Mineral Safeguarding Areas and shown on maps 63 - 71 in Appendix C:

Gypsum:

- Brightling Mine/Robertsbridge Works, Mountfield

Sand and Gravel:

- Stanton's Farm, Novington
- Scotney Court Farm, Jury's Gap Road, Camber, near Lydd
- Scotney Court Extension and Wall Farm, Jury's Gap Road, Camber, near Lydd
- Broomhill, near Lydd

Clay:

- Ashdown Brickworks, Bexhill
- Little Standard Hill Farm, Ninfield
- Chailey Brickworks, Chailey
- Hastings Brickworks, Guestling
- Aldershaw Farm, near Hastings
- Horam Brickworks, Horam

Proposals for non-minerals development on or near the MSA that would sterilise or prejudice the extraction of the mineral resource, or result in incompatible development, will be strongly resisted. The MPA will consider whether the proposed development is in accordance with a site allocation in an adopted local plan or neighbourhood plan; the minerals development is no longer needed; the proposal is of a temporary nature; or, the capacity of the minerals development can be relocated elsewhere.

The prior extraction of minerals should be considered by the MPA in relation to any non-minerals development.

## 4 Providing for Minerals

### Safeguarding Wharves, Railheads and Concrete Batching

#### Wharves and Railheads

4.12 The NPPF requires Mineral Planning Authorities (MPAs) to safeguard existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals to be safeguarded and to encourage and promote the use of sustainable transport modes for the movement of minerals. Sustaining imports of marine aggregates through local wharves is particularly important in the Plan Area because of the scarcity of land based mineral resources and the potential to decline even further in the future.

4.13 Policy WMP15 in the WMP states that the Authorities will safeguard existing, planned and potential railhead and minerals wharf facilities and their consequential capacity. At Shoreham, Newhaven and Rye ports capacity for landing, processing and handling and associated storage of minerals at wharves will be safeguarded. Alternative use proposals would need to demonstrate that there is no net loss of capacity within a port. There are currently several strategies being put forward by other organisations which concern the three port areas. The Authorities will seek to ensure safeguarding of wharf capacity as part of any development at the ports.

4.14 Shoreham Port straddles the Brighton & Hove and West Sussex (Adur district) boundary. The Port receives significant aggregate imports (1 090 138 tonnes in 2014). In 2011 over 60% of sand and gravel received on the Brighton & Hove side of Shoreham Port was used within the Plan Area. Mineral wharves located within West Sussex at Shoreham Port also serve markets in the Plan area.

4.15 Adur District Council, Brighton & Hove City Council, West Sussex County Council (WSCC) and Shoreham Port Authority are partners in the preparation of the Shoreham Harbour Joint Area Action Plan (JAAP) which sets out a 15 - 20 years plan to guide the regeneration of Shoreham Harbour. The JAAP outlines proposals for housing, employment and economy and environmental improvements. In order to achieve this, some consolidation of operations and redevelopment of mineral wharves (particularly in West Sussex) is proposed. Ferry Wharf (a vacant mineral wharf) on the Brighton & Hove side of the port is proposed for redevelopment. The JAAP was published for public consultation in April 2014 with publication of the submission plan anticipated in Autumn 2016.

4.16 It is recognised that the provision and safeguarding of minerals wharfage is a key issue if the JAAP aims are to be achieved. To this end the JAAP partners, together with South Downs National Park Authority, and ESCC have signed a Statement of Common Ground (SOCG). The purpose of the SOCG is to underpin effective cooperation and collaboration between the partners in addressing strategic cross-boundary issues as they relate to planning for minerals infrastructure and safeguarding in Shoreham Harbour. Policy SP 9 in the WMSP will be the mechanism for assessing the impact on wharf capacity at the Brighton & Hove section of the Port from any development proposals in this area.

4.17 It is hoped that future joint working by the relevant authorities will address the safeguarding issues. WSCC commissioned a Wharves and Railhead Study in 2013 which includes consideration of Shoreham Port. In preparation for publishing their draft Minerals Local Plan WSCC and the SDNPA have published Background Papers for consultation which include consideration of future wharf provision at Shoreham Port.

4.18 There are two railheads active in moving minerals and waste freight in the Plan Area. DSG is imported by rail to the processing facility at Robertsbridge. At Newhaven, the sidings at North Quay have recently been reconnected to the main line. Bottom ash produced by the Newhaven Energy Recovery Facility is exported by rail to a processing facility outside the County. Rail imports of crushed rock have recently commenced initially to serve the Bexhill-Hastings Link Road construction project. These rail facilities provide an important function in sustainable delivery of minerals and will be safeguarded from alternative development.



# Providing for Minerals 4

4.19 Districts and Boroughs must consult the Mineral Planning Authority before granting planning permission for development which might affect the wharves and railheads identified, including proposals in close proximity to the areas which may be incompatible with minerals infrastructure. In addition, local authorities should consult the MMO if a proposed activity was to take place below mean high water springs. The following wharves and railheads will also be identified 'mineral consultation areas' to achieve safeguarding. There are no planned or potential wharves and railheads in the Plan Area, therefore, none have been identified for safeguarding. Any updates to this situation will be reported in the AMR.

## Policy SP 9

### Safeguarding wharves and railheads within the Plan Area

Facilities at the ports of Rye, Newhaven and Shoreham to land minerals and their consequential capacity are safeguarded within the areas shown on maps 72, 74 and 75 in Appendix D. Capacity for landing, processing and handling and associated storage of minerals at wharves will be safeguarded. Alternative use proposals would need to demonstrate that there is no net loss of capacity within a port.

The following railheads as shown on maps 72 and 73 are safeguarded:

- Robertsbridge
- Newhaven

Proposals for non-minerals development on or near the site that would prejudice the use of the facility, or result in incompatible development, should not be permitted. The MPA will consider whether the proposed development is in accordance with a site allocation in an adopted local plan or neighbourhood plan; the minerals development is no longer needed; the proposal is of a temporary nature; or, the capacity of the minerals development can be relocated elsewhere.

## Concrete Batching Plants

4.20 Whilst the development management of concrete batching and similar facilities are generally district and borough council planning matters, in order to provide a comprehensive safeguarding mechanism for minerals infrastructure in the Plan Area it is considered appropriate to safeguard such sites in the WMSP.

4.21 The Authorities consider that the concrete/cement batching/processing facilities in the Plan Area are as listed below.

## 4 Providing for Minerals

### Policy SP 10

#### **Safeguarding facilities for concrete batching, coated materials manufacture and other concrete products within the Plan Area**

The following facilities are safeguarded against development that would unnecessarily sterilise the facility or prejudice its use:

- Tarmac Topblock Ltd, Standard Hill, Ninfield
- Unit 19, Bell Lane, Bellbrook Industrial Estate, Uckfield
- Newhaven Roadstone, North Quay Road, Newhaven (Roadstone production)
- Lafarge Tarmac Trading Ltd, T/A Concrete Plant, North Quay, Newhaven (Cement batching)
- Hanson Premix, Diplocks Way, Hailsham
- Coppard Plant Hire Ltd, Maynards Gate, Rotherfield Road, Rotherfield
- Woollycrete Ltd, Unit 18, Broad Farm, North Street, Hellingly
- Brett Concrete Works, Brett Drive, Bexhill
- Cemex, Hammonds Drive, Eastbourne
- Hanson Concrete, Sedlescombe Road North, St Leonards
- Saltings, Rye Wharf, Harbour Road, Rye

Proposals for non-minerals development on or near the site that would prejudice the use of the facility, or result in incompatible development, should not be permitted. The MPA will consider whether the proposed development is in accordance with a site allocation in an adopted local plan or neighbourhood plan; the site is no longer needed; the proposal is of a temporary nature; or, the capacity of the site can be relocated elsewhere.

### Minerals Consultation Areas

4.22 The WMP (Policies WMP14 and WMP15) seeks to safeguard land-won minerals resources and minerals infrastructure from sterilisation and incompatible development. Minerals Consultation Areas (MCAs) are a means to ensure that, in determining non-minerals development by another local planning authority within the Plan Area, account is taken of the need to safeguard such assets. Brighton & Hove City Council and the South Downs National Park Authority can achieve this consideration within their own decision taking. In the County of East Sussex outside the South Downs National Park, local planning authorities need to consult the minerals planning authority on relevant applications. To ensure a manageable process, Policy SP11 below sets out how the consultation process will be implemented.

4.23 Policies SP 8, 9 and 10 should be read in conjunction with policy SP11 with regards to the criteria for Minerals Consultation Areas. The wording of these policies allows the MPA discretion to raise concern in cases where the minerals sites and facilities may be adversely affected by non-minerals development proposed more than the buffer zone distance from the facility concerned.

# Providing for Minerals 4

## Policy SP 11

### Minerals Consultation Areas

Within the County of East Sussex outside the South Downs National Park, the local planning authority will consult the minerals planning authority on non-minerals development affecting existing minerals sites and facilities listed in Policies SP 8, 9 and 10 (and identified in Appendices C and D). Neighbourhood planning groups will also need to consult the relevant MPA where allocating land affecting MSAs in their Neighbourhood Plan.

Mineral Consultation Areas (MCAs) will be drawn up based on the safeguarded site boundaries, and will be extended to include a buffer zone (of 250m for sand and gravel facilities, 100m for gypsum, clay and minerals infrastructure) to ensure that the County Council is notified of proposals which may affect mineral resources or infrastructure.

The MPA will notify local planning authorities of the MCAs and of the type of planning applications which will require consultation. MCAs will be updated when necessary and included in Annual Monitoring Reports, and the local planning authorities informed accordingly.

## 5 Implementation and Monitoring

# 5 Implementation and Monitoring

5.1 Monitoring and reporting on the implementation of the policies in the Local Plan is important to establish whether they are being successful in achieving their aims. Monitoring also allows corrective action to be taken if the aims of the Plan are not being met.

5.2 There will be ongoing dialogue with key delivery partners including District and Borough Councils, the waste and minerals industry, community groups and the Environment Agency on an annual basis, to review progress against the implementation strategy and reported via the Annual Monitoring Report (AMR) and the Local Aggregate Assessment. The AMR will also consider the monitoring requirements identified in the sustainability appraisal report.

5.3 Safeguarded sites listed in Appendix B, C and D will be reviewed annually via the AMR. Updated lists and maps will be published accordingly.

5.4 The Policies in the WMSP will be monitored in the same way as the WMP.

# Saved policies 6

## 6 Saved policies

6.1 On adoption of this Plan the following policies will no longer be saved:

Document Name	Policy
Waste Local Plan	WLP7 - Site Specific Allocation for Road to Rail Transfers
	WLP8 - Site Specific Allocations for Material Recovery Facilities/Waste Transfer Stations
	WLP9 - Site Specific Allocation for Energy from Waste and Materials Recovery Facilities
Minerals Local Plan	Policy 3 - Sand and Gravel Extraction
	Policy 4 - Mineral Working for Aggregates
	Policy 32 - Mineral Consultation Areas
	Policy 36 - Review of Sites

**Table 1**

6.2 No policies will be replaced on adoption of this Plan.

# Appendix

# Waste Site Profiles A

# A Waste Site Profiles

## Appendix A Waste Site Profiles

Site Profiles of sites identified within Policies WMSP as Allocations, Areas of Opportunity, Areas of Search, and Physical Expansion of Existing Waste Sites can be found in this section. The profiles are intended to provide information about some of the issues and opportunities which any proposed waste development may need to consider. The constraints and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

### Explanation of the Site Profile

Site Profiles for sites identified as being potentially suitable for waste management development are identified in this document. The profiles are intended to provide information about some of the issues and opportunities which any proposed waste development may need to consider. The issues and opportunities listed are not exhaustive. Other issues may emerge at the development management stage. The profiles are structured as follows:

#### Site Reference and Site Name

A reference for the site and the name of the site.

#### Site Details

Site details provides basic information about the site such as area and grid reference. The electoral area is the electoral division in East Sussex and electoral ward in Brighton & Hove.

#### Description

A brief description about the site. It sometimes specifies conditions which must be satisfied before a site could be developed, for example a new access road.

#### Other Information

If there is a known existing waste or minerals site, or if there is an area allocated in a district or borough local plan within the site boundary it is described here.

Information is also included here as to what type of waste management facility might not be suitable on the site. As previously noted at Paragraph 3.13, it is unlikely that open windrow composting will be acceptable on any sites listed in this Appendix A.

#### Constraints and Opportunities.

This is a list of constraints and opportunities which have been identified as being potentially important if the site is to be developed for a waste management facility. Certain words have particular meanings, these are described below:

*Proximity* - This indicates that a potential facility may have an impact on a constraint. It may be adjacent to the site, or it may be up to several kilometres away. It depends on the sensitivity of the constraint. For example, a large number of traffic movements through and international designation may identify the designation as a constraint.

*Potential to connect to major heat users* - Certain waste technologies can produce heat which can be used in local heat networks. Major heat users include large civic buildings such as hospitals, universities and leisure centres. It also includes residential areas. Heat can travel by pipe for several kilometres and still be usable, the facilities need not be adjacent to the site. However, establishing a new pipe network can be expensive.



# Waste Site Profiles A

## **Sustainability Appraisal Summary**



A summary of the findings of the Sustainability Appraisal for the site.

## **Habitats Regulation Assessment Summary**









A summary of the findings of the Habitats Regulation Assessment for the site.

## Legend




### Local Plan Designations

-  Site identified in WMSP
-  Existing Industrial Estate



### Heritage Designations

-  Archaeological Notification Areas
-  Conservation Areas
-  Listed Building, Grade I
-  Listed Building, Grade II\*
-  Listed Building, Grade II
-  Registered Battlefield
-  Registered Parks and Gardens
-  Scheduled Monument



### Groundwater Protection Zones

-  Inner zone (Zone 1)
-  Outer zone (Zone 2)
-  Total catchment (Zone 3)


















### Flood Zones

-  Flood Zone 3b
-  Flood Zone 3a
-  Flood Zone 2

### Surface Water Flood Zones

-  1000 year event
-  100 year event
-  30 year event

### Environmental Designations

-  Air Quality Management Area (AQMA)
-  Ancient Woodland
-  AONB
-  Biodiversity Action Areas
-  DEFRA Noise Priority Areas
-  Local Geological Site (LGS)
-  Local Nature Reserve
-  Marine Conservation Zone
-  National Nature Reserve
-  National Park
-  Ramsar Site
-  Registered Country Parks
-  Right of Way
-  Site of Nature Conservation Interest (SNCI)
-  Site of Special Scientific Interest (SSSI)
-  Special Areas of Conservation (SAC)
-  Special Protection Areas (SPA)

# Waste Site Profiles A

## Allocations

The following sites are identified as allocations:

Ref	Name	Page
SP-A/A	Hangleton Bottom, Hangleton Link Road, North Portslade	38
SP-A/B	Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker	41
SP-A/C	Pumping Station, A271, nr Amberstone Bridge, Hailsham	44

Table 1

# A Waste Site Profiles

## SP-A/A Hangleton Bottom, Hangleton Link Road, North Portslade



Scale: 1:5,000 @ A4 XY:525911, 107330

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Map 1 SP-A/A Hangleton Bottom, Hangleton Link Road, North Portslade

### Site Details

Site type:	Allocation	Local Authority:	The City of Brighton and Hove
Grid reference:	TQ 259 073	Parish:	Non-Civil Parish or Community
Area:	3.37	Electoral area:	North Portslade Ward

Admin ref: 62 / 525911 / 107330

# Waste Site Profiles A

## Description

Site is located adjacent to the A27 and Hangleton Link Road. It is partially concealed from downland views. Area of hardstanding in the north-eastern part of the site believed to have been used during the construction of the bypass.

Potentially significant constraints are identified but these appear able to be overcome through appropriate mitigation measures. Principle of suitability previously established and has been subject to scrutiny through the Waste Local Plan Examination in 2004.

Development involving a stack on this site may be difficult.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment.

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy SR26.

## Development Considerations\*

- Sites borders the National Park to the west, separated from the National Park to the north by the A27. Sensitive view across from Foredown Tower.
- Foredown Allotments SNCI (adjacent); Benfield Valley Golf Course SNCI (adjacent); St Helen's Churchyard SNCI (lichen interest); Emmaus Gardens St Nicholas SNCI (lichens); and Mile Oak Fields SNCI (nesting skylarks). Designations are sensitive to air quality.
- Woodland, pond and chalk grassland in the in and around site. (BAP habitats)
- Recorded prehistoric and medieval activity in area. Potential for archaeological finds (un-designated).
- Residential amenity.
- Landscape / townscape character and visual amenity.
- The existing uses on the site, and those surrounding it.
- Site access and / or capacity of surrounding transport infrastructure.
- A Biodiversity Opportunity Area is adjacent to the site.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users.
- Potential to connect to national grid connection.
- Located on previously developed land.
- Located on land identified for industrial use.

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on biodiversity and geodiversity. Depending on the detail of any development it may also affect the amenity of residents and neighbouring land uses; the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

# A Waste Site Profiles

## Habitats Regulation Assessment Summary

Waste management development would not lead to likely significant effects on European sites.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## SP-A/B Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker



Scale: 1:5,000 @ A4 XY:556807, 111169

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Map 2 SP-A/B Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker

### Site Details

Site type:	Allocation	Local Authority:	Wealden District
Grid reference:	TQ 568 111	Parish:	Hellingly CP
Area:	0.46	Electoral area:	Alfriston, East Hoathly and Hellingly ED

# A Waste Site Profiles

## Description

The site comprises a disused two-storey office building with a pitched roof fronting the the A22 and a large industrial shed to the rear. Hardstanding within the site provides a yard space. There are also a number of temporary buildings to the western boundary.

Residential properties are located to the east of the site, including a single residential property with a private access located adjacently to the eastern boundary behind the office building, whilst a two-storey church abuts the western boundary. Greenfields are located to the south of the site. The site is accessed off the A22 and is a short distance from a junction with the A267 and A271.

Due to small size of site and proximity to sensitive receptors larger recycling or recovery facilities are unlikely to be suitable.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment; Advanced Thermal Treatment.

## Development Considerations\*

- Hedgerows and a pond adjacent to this site (BAP Habitats). Air quality and / or emissions may be an issue. Potential for protected species on or near this site.
- Site is located within an Archaeological Notification Area. Potential for evidence of post-medieval or earlier Boship/Dicker pottery industry and settlement. Previous recent development on this site may have disturbed the archaeology. (Archaeological Notification Designation).
- Residential amenity.
- Landscape/townscape character and visual amenity.
- The existing uses on the site, and those surrounding it , of particular note is the adjacent chapel.
- Access may need altering depending on size of vehicles involved. Given traffic flows on the A22 a right turn lane may be needed to the site depending on number of trips to the site.
- Ancient woodland sites within 1km. Air quality and / or emissions may be a potential issue.
- Surface water flooding affects part of this site.
- Underground wastewater infrastructure.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.



# Waste Site Profiles A

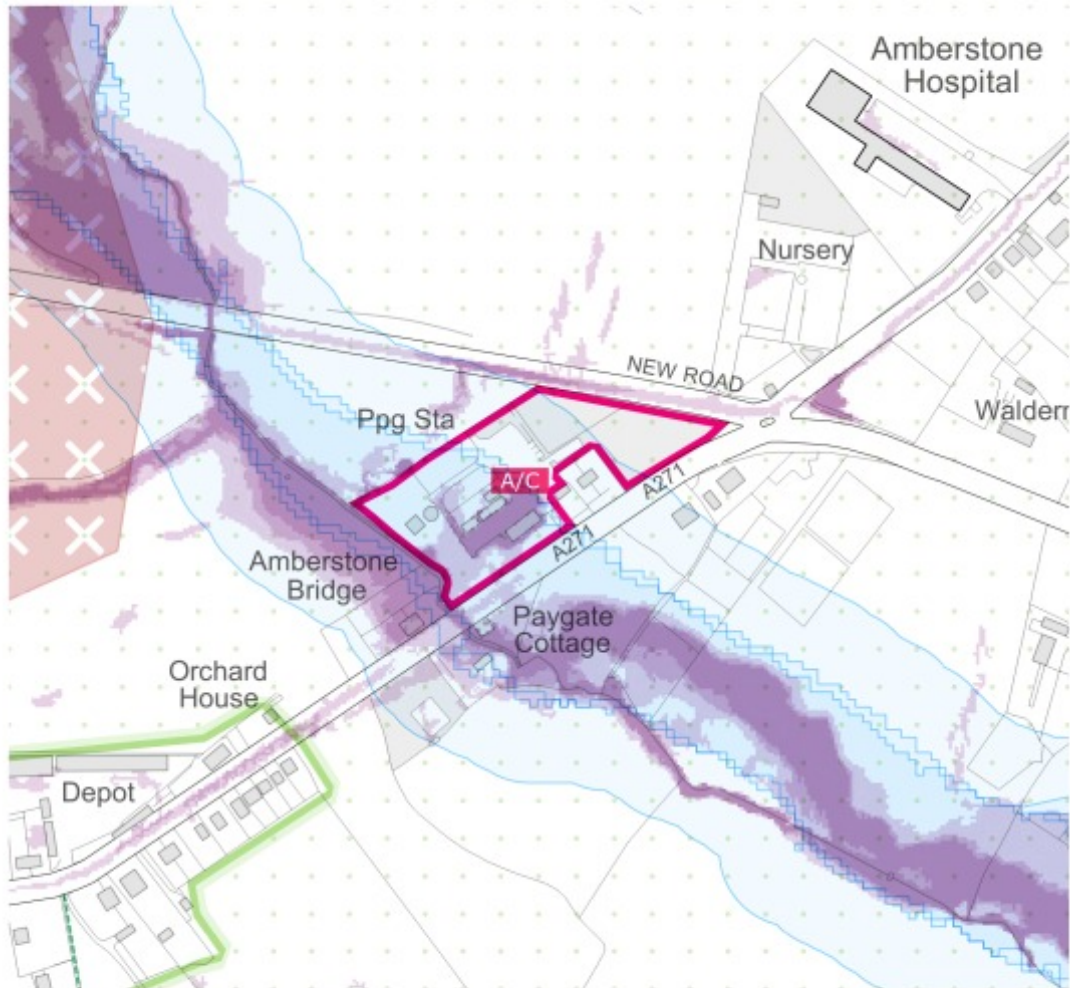
## Habitats Regulation Assessment Summary

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## SP-A/C Pumping Station, A271, nr Amberstone Bridge, Hailsham



Scale: 1:5,000 @ A4 XY:559929, 111399

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**Map 3 SP-A/C Pumping Station, A271, nr Amberstone Bridge, Hailsham**

### Site Details

<b>Site type:</b>	Allocation	<b>Local Authority:</b>	Wealden District
<b>Grid reference:</b>	TQ 599 113	<b>Parish:</b>	Hailsham CP; Hellingly CP
<b>Area:</b>	1.54	<b>Electoral area:</b>	Alfriston, East Hoathly and Hellingly ED; Hailsham and Herstmonceux ED

# Waste Site Profiles A

## Description

The site is a water pumping station and surrounding land. It is located on the northern side of the A271 in Amberstone, a short distance north east of Hailsham. The site comprises a part-single part two-storey modern office building, a two-storey brick built, possibly Victorian era, building with a pitched roof, and a single-storey brick built structure with a flat roof. There is a large area of hardstanding to the east of these buildings which appears to have recently been used to store highways related equipment, such as traffic cones and fencing.

Two residential properties and a row of four garages are located adjacently to the site entrance. A two-storey house with a large garden is located immediately to the south west of the site.

The main vehicle access is off the A271 to the south, whilst New Road is located to the north east of the site. The junction between the A271 and New Road is a short distance to the east of the site. The site is well screened by mature trees and hedgerows to the north of the site, and partially screened to the south although there are clear views into the site from the A271 to the south west.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment; Advanced Thermal Treatment.

An assessment of existing uses may be required.

## Development Considerations\*

- Ancient Woodland sites are located within 1km of this site. There may be potential for air quality / emissions issues.
- Site is adjacent a pond and hedgerows, (BAP Habitats). There may be issues related to potential air quality / emissions and potential for disturbance and / or harm to protected species.
- Uncertain below ground archaeological potential. Past impacts from recent development are unknown. (un-designated)
- Residential amenity.
- Landscape / townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Part of site identified as being within Flood Zone 2, 3a and 3b. Development within Flood Zones 2, 3a, and / or 3b will not be permitted. A flood risk assessment must be undertaken to ascertain site specific flooding extents including allowance for climate change.
- Surface water flooding affects part of this site.
- Access onto the A271 may require minor alterations. Use of the access is also shared with the adjacent residential properties.
- The site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and

# A Waste Site Profiles

neighbouring land uses; the risk and impact of flooding; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

## **Habitats Regulation Assessment Summary**

Any development application should be subject to project-level HRA screening in order to confirm that appropriate avoidance and mitigation mechanisms exist to protect the Pevensey Levels designations. Any waste sites would require inclusion of features such as Sustainable Urban Drainage Systems (SuDS) or balancing ponds incorporated within a proposed development as part of measures to avoid run-off of water and potential pollutants. It is recommended that any development should also include measures to ensure that construction practices include measures to avoid harm to the designated sites through run-off or spillages. Such measures could be incorporated into a Construction and Environment Management Plan.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## Areas of Opportunity

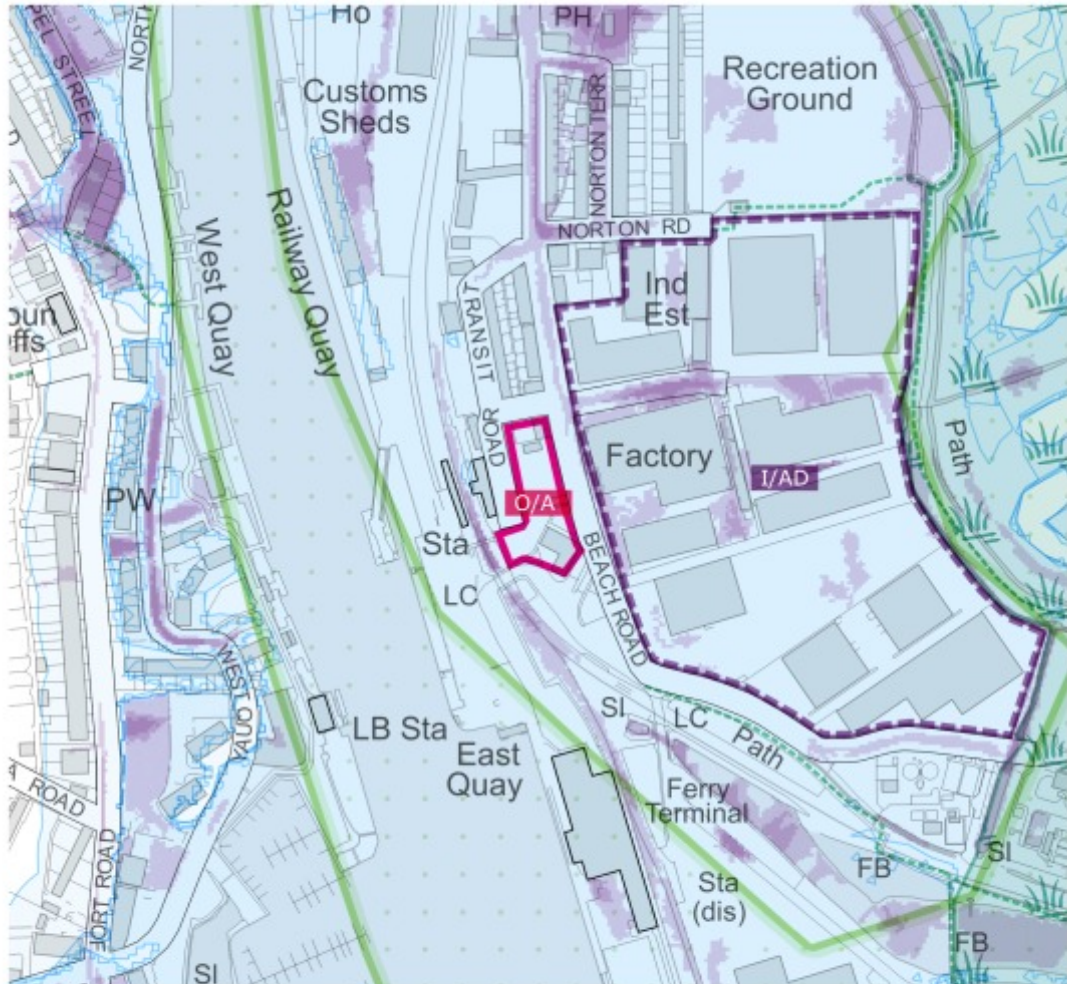
The following sites are identified as Areas of Opportunity:

Ref	Name	Page
SP-O/A	Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven	48
SP-O/B	Former Gasworks, Roedean Road, Brighton	51
SP-O/C	Hollingdean Industrial Estate, Brighton	54
SP-O/D	Hoyle Rd, Peacehaven	57
SP-O/E	Maresfield Camp, Maresfield (Ashdown Business Park)	60
SP-O/F	North Quay, Newhaven	62
SP-O/G	Queensway (Land west of), Hastings	65
SP-O/H	Station Road / Old Swan Lane Industrial Estate, Hailsham	68
SP-O/I	Station Road Industrial Estate, Hailsham	71

Table 2

# A Waste Site Profiles

## SP-O/A Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven



Scale: 1:5,000 @ A4 XY:545001, 100924

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Map 4 SP-O/A Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven

### Site Details

Site type:	Area of Opportunity	Local Authority:	Lewes District
Grid reference:	TQ 450 009	Parish:	Newhaven CP
Area:	0.37	Electoral area:	Ouse Valley East ED

Admin ref: 115 / 545001 / 100942

# Waste Site Profiles A

## Description

Vacant industrial site which is relatively small compared to purpose built industrial estates in the vicinity and is also in state of semi-dereliction. Well located to take advantage of rail and water although there are a number of dwellings to the south and north which could be affected by waste type uses.

Due to small size of site larger recycling or recovery facilities are unlikely to be suitable.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment; Advanced Thermal Treatment.

Site has been identified as potentially being developed for other uses.

## Development Considerations\*

- Tide Mills SNCI is located 220 metres to the east and south-east of the site. May be potential for air quality, litter and water quality leachate issues.
- Within the local vicinity there may be Vegetated shingle and Grazing Marsh (BAP Habitats), and Reptiles, Greater Crested Newts and / or breeding birds (Protected species).
- Archaeological potential with regard to below ground remains; previous development may have had impacts on any potential remains. (un-designated)
- Air quality management is an issue in the Newhaven area. Consideration in relation to traffic movements may be required.
- Residential properties are located to the north of the site. Vehicle movements past these properties and the impact on amenity may be a consideration.
- Landscape/townscape character and visual amenity.
- The existing uses on the site, and those surrounding it.
- Site is within Flood Zone 3b. Development on this site is dependant on the construction on the Newhaven Flood Defence Scheme.
- Transport infrastructure capacity may be an issue depending on the number and size of vehicles.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on previously developed land;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; air quality and air pollution; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

# A Waste Site Profiles

## Habitats Regulation Assessment Summary

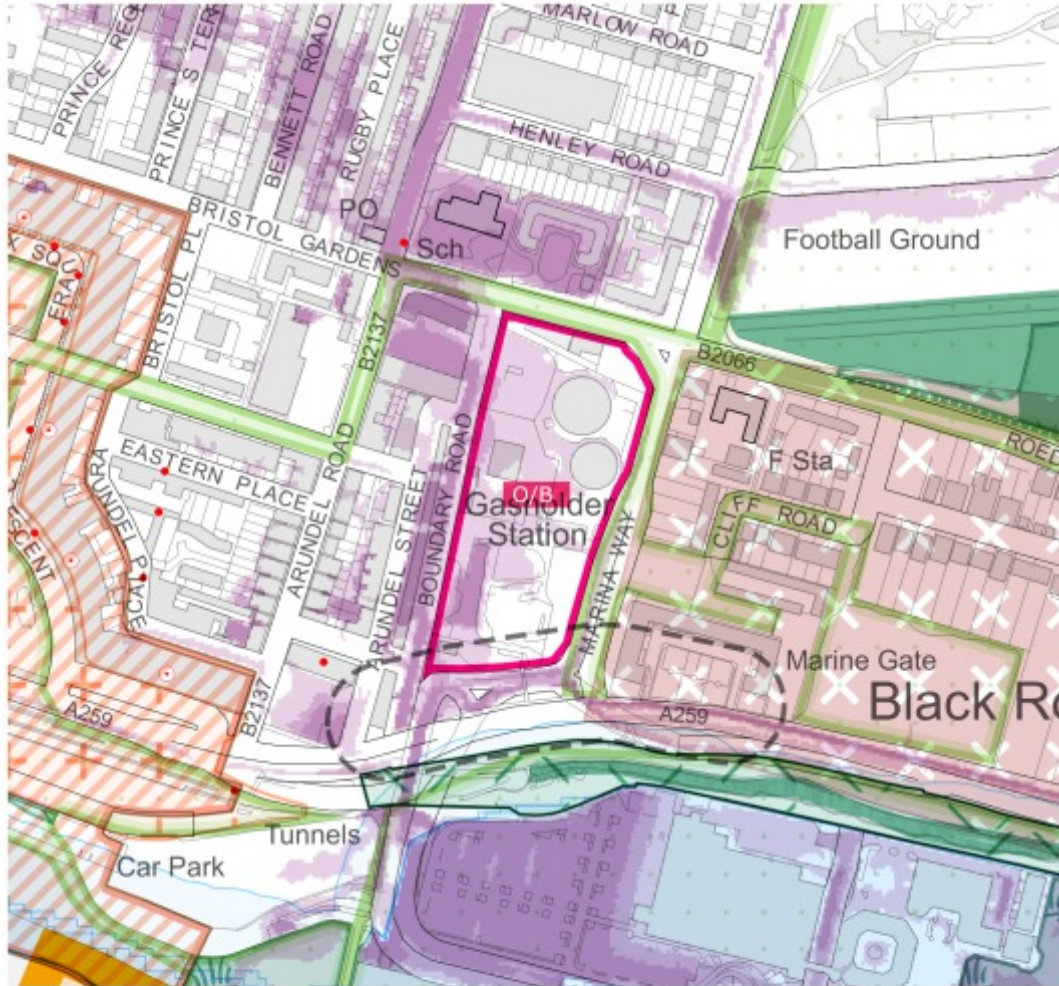
Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.



# Waste Site Profiles A

## SP-O/B Former Gasworks, Roedean Road, Brighton



Scale: 1:5,000 @ A4 XY:533564, 103545

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Map 5 SP-O/B Former Gasworks, Roedean Road, Brighton

### Site Details

Site type:	Area of Opportunity	Local Authority:	The City of Brighton and Hove (B)
Grid reference:	TQ 335 035	Parish:	Non-Civil Parish or Community
Area:	2.28	Electoral area:	Rottingdean Coastal Ward

Admin ref: 4 / 533564 / 103545

# A Waste Site Profiles

## Description

This is a brownfield site. The gasholders from the previous use of the site are feature prominently in the north east of the site. Industrial uses such as Big Yellow Bus depot and a tyre fitter occupy the remainder of the northern half. The southern half is hard standing.

The site is believed to have areas of contaminated land which could affect the viability of a waste management facility. Higher value land uses may be necessary in order to finance decontamination work.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment.

Site is within the Brighton Marina, Gasworks and Black Rock Development Area in Brighton and Hove City Council's City Plan Part One 2016, Policy DA2.

A financial viability assessment of the site may be required.

## Development Considerations\*

- The need to take account of the requirements set out in Policy DA2 of the Submission Brighton & Hove City Plan.
- The National Park extends to a point near the junction of Roedean Road and Marina Way. Redevelopment needs to enhance views from SDNP to the urban area.
- The Brighton to Newhaven Cliffs SSSI is located within 100m of the site. There may be issues relating to disturbance and / or predation to breeding seabirds and coastal squeeze.
- Proximity to Sheepcote Valley SNCI (120m), Black Rock LGS (60m), Black Rock Beach SNCI (170m), Brighton Marina SNCI (330m), and Volk's Railway SNCI (260m). There may be possible issues relating to disturbance and / or predation to birds.
- Potential for coastal squeeze and the potential effects on Maritime Cliff Slope, Coastal Vegetated Shingle (BAP Habitats), and Adder (protected Species).
- Grade II Listed Building, French Apartments on De Courcel road (70m) Proximity to Kemp Town Conservation Area (110m)
- Archaeological potential with regard to below ground remains; previous development may have had impacts on any potential remains. (un-designated)
- Portslade Rottingdean 2013 AQMA is located 770m west of site. Vehicle routing may be an issue.
- Views from the neighbouring public open space and the SDNP.
- Proximity to residential properties. The site is overlooked by the eight-storey Marine Gate block of flats to the east, and by the rear of properties on Arundel Street to the west. There are other residential properties in the wider area.
- Site is close to a DEFRA Noise Area.
- Landscape/townscape character and visual amenity.
- The existing uses on the site, and those surrounding it;
- Highway capacity is unlikely to be generally problematic in this location, as the site is directly adjacent to the A259. However, there may be existing highway issues in the wider network.
- Underground water and wastewater infrastructure.
- A Biodiversity Opportunity Area is adjacent to the site.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;

# Waste Site Profiles A

- Located on previously developed land;
- Located on land identified for industrial use;

## **Sustainability Appraisal Summary**

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. It may have minor negative effect on air quality and air pollution. Depending on the detail of any development it may also affect the amenity of residents and neighbouring land uses; the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

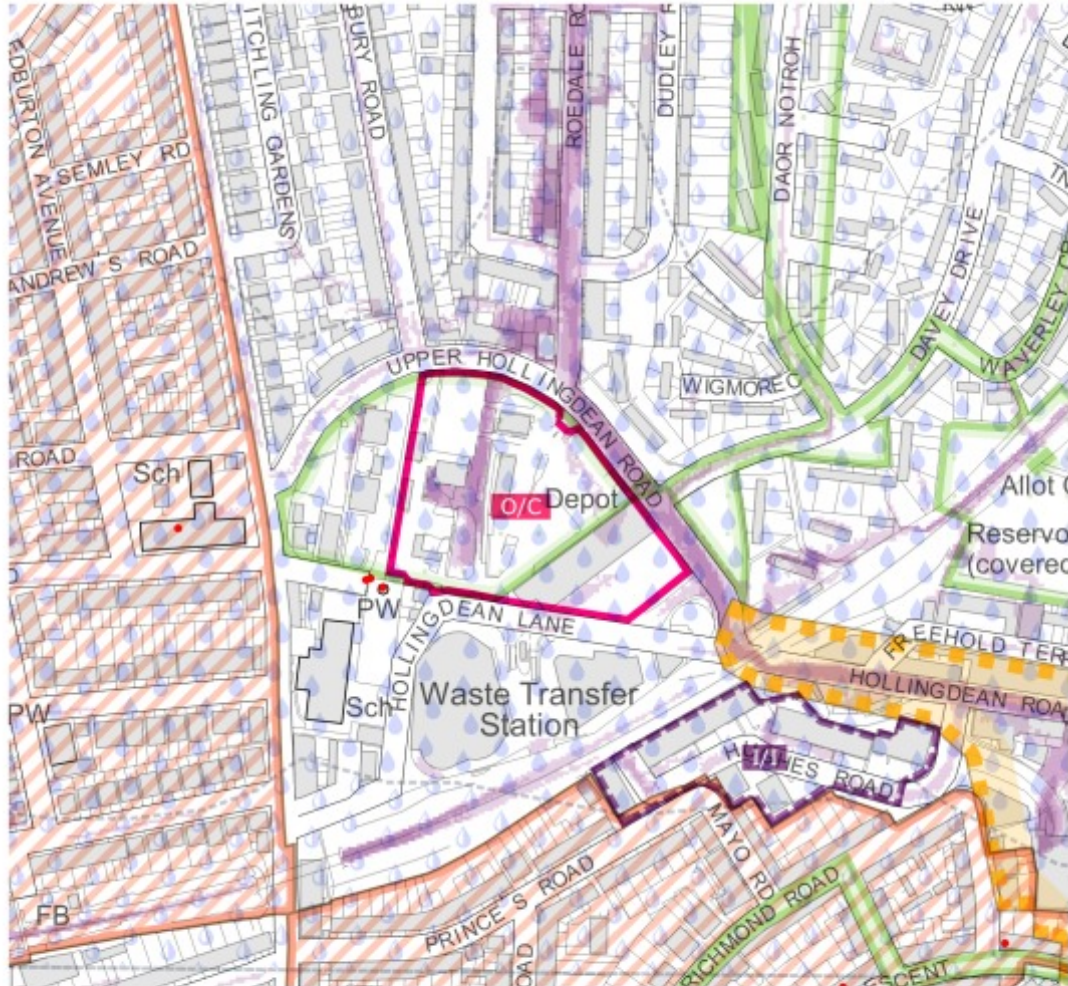
## **Habitats Regulation Assessment Summary**

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## SP-O/C Hollingdean Industrial Estate, Brighton



Scale: 1:5,000 @ A4 XY:531676, 106085

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### Map 6 SP-O/C Hollingdean Industrial Estate, Brighton

#### Site Details

<b>Site type:</b>	Area of Opportunity	<b>Local Authority:</b>	The City of Brighton and Hove (B)
<b>Grid reference:</b>	TQ 316 060	<b>Parish:</b>	Non-Civil Parish or Community
<b>Area:</b>	2.24ha	<b>Electoral area:</b>	Hollingdean and Stanmer Ward

# Waste Site Profiles A

## Description

This is an existing site allocation in the Waste Local Plan 2006. The southern part of the allocation has been developed as a Waste Transfer Station and Materials Recovery Facility and the site boundary has therefore been amended to exclude this part of the original allocation. Northern part remains in use as small older industrial units and a Council depot.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment.

Part of site is an existing waste site: Hollingdean Depot.

Site allocated in Brighton and Hove City Council's City Plan Part One 2016, Policy CP3(3).

## Development Considerations\*

- Potential for air quality/emissions issues affecting Crespin Way SNCI (390m), Woodvale, Extra-mural Downs Cemeteries SNCI (380m), Brighton Station SNCI (770m).
- Potential for air quality/emissions issues affecting Woodland and Chalk grassland (BAP Habitats)
- Site is approximately 30m from Preston Park Conservation Area and 70m from the Round Hill Conservation Area. There are three grade II listed buildings associated with the Jewish Burial Ground in Florence Place that are immediately adjacent to the site whilst the grade II listed Downs Road Junior School is 60-70m away on the other side of Ditchling Road.
- Archaeological potential with regard to below ground remains; previous development may have had impacts on any potential remains. (un-designated)
- AQMA located along Hollingdean Road to the east of the site and on Lewes Road.
- Residential amenity.
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it, (Residential properties and school in close proximity).
- Part of site is identified within Environment Agency Surface Water Flood Risk Map.
- Site is within Groundwater Protection Zone 1.
- Access affected by pinch point at the tunnel under railway line. There may be traffic issues in the wider area.
- Underground water and wastewater infrastructure.
- Part of the site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on previously developed land;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on air quality and air pollution; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the

# A Waste Site Profiles

amenity of residents and neighbouring land uses; the sustainable use of local mineral resources; water quality; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

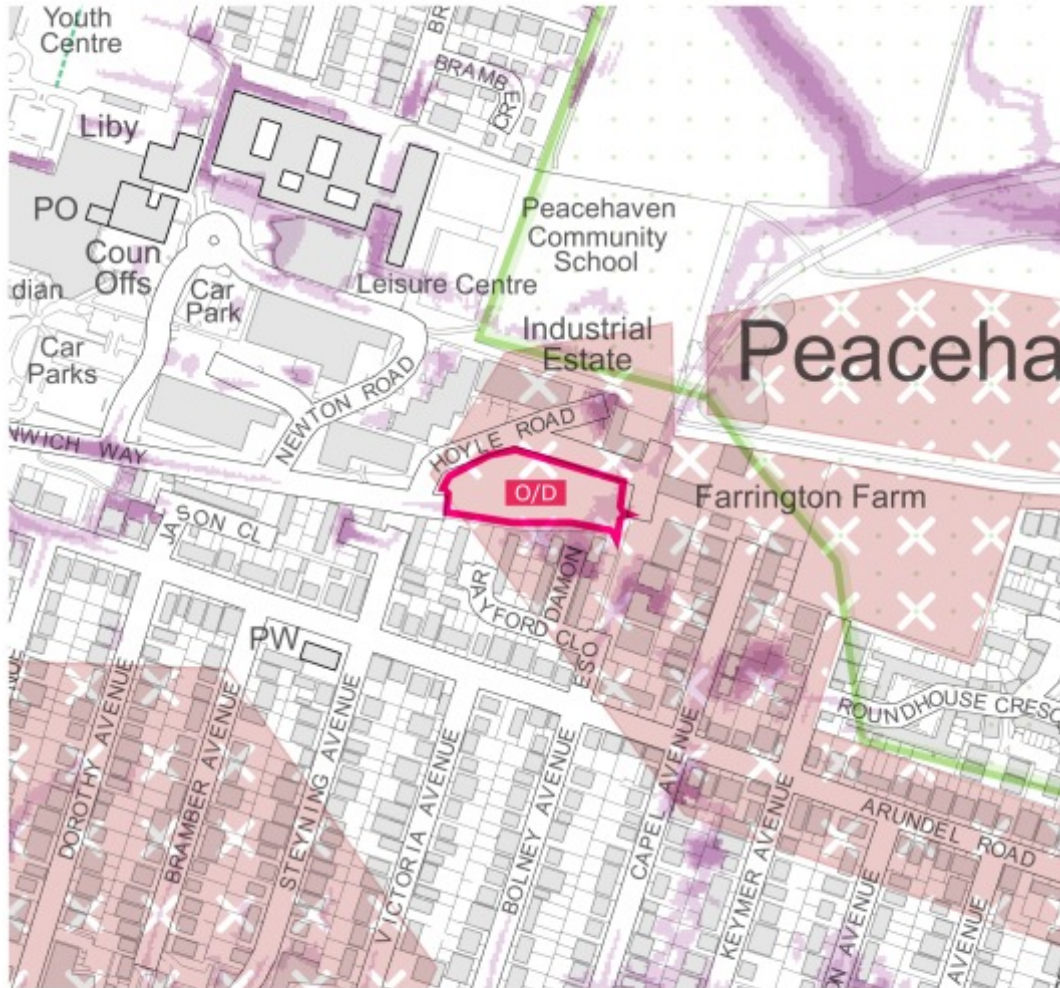
## Habitats Regulation Assessment Summary

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## SP-O/D Hoyle Rd, Peacehaven



Scale: 1:5,000 @ A4 XY:541422, 101304

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Map 7 SP-O/D Hoyle Rd, Peacehaven

### Site Details

Site type:	Area of Opportunity	Local Authority:	Lewes District
Grid reference:	TQ 414 013	Parish:	Peacehaven CP
Area:	0.53	Electoral area:	Peacehaven and Telscombe Towns ED

# A Waste Site Profiles

## Description

Undeveloped site allocated for business type development in Local Plan. There are existing business uses to the north, east and west served from Greenwich Way which would also serve this site. Proximity to residential to the south might inhibit use of site for certain waste uses.

Due to the size of the site it is unlikely to only be suitable for smaller recycling or recovery facilities.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment.

Site allocated in the Lewes District Council's Local Plan 2003 (Adopted), Employment Allocation PT6

## Development Considerations\*

- Proximity to Brighton to Newhaven Cliffs SSSI (590m) which is noted for its coastal habitats and breeding bird interest. There may be potential for air quality emissions issues and / or for disturbance and predation issues.
- Peacehaven Golf Course SNCI, noted for its woodland and scrub grassland, is located 1.2km from the site. There may be potential for air quality emission and litter issues.
- Reptiles and Great Crested Newts (protected species) recorded within 500m of the site. There may be potential for harm/disturbance .
- Site is within an Archaeological Notification Area. There may be archaeological potential with regard to below ground prehistoric remains from Mesolithic to Iron Age.
- Site it close to People's Park.
- Residential amenity.
- Landscape/townscape character and visual amenity.
- The existing uses on the site, and those surrounding it.
- Layout, access and visibility of access will require consideration. A transport assessment or statement may be required due to capacity issues on approach roads and A259.
- Part of site is identified within Environment Agency Surface Water Flood Risk Map.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.



# Waste Site Profiles A

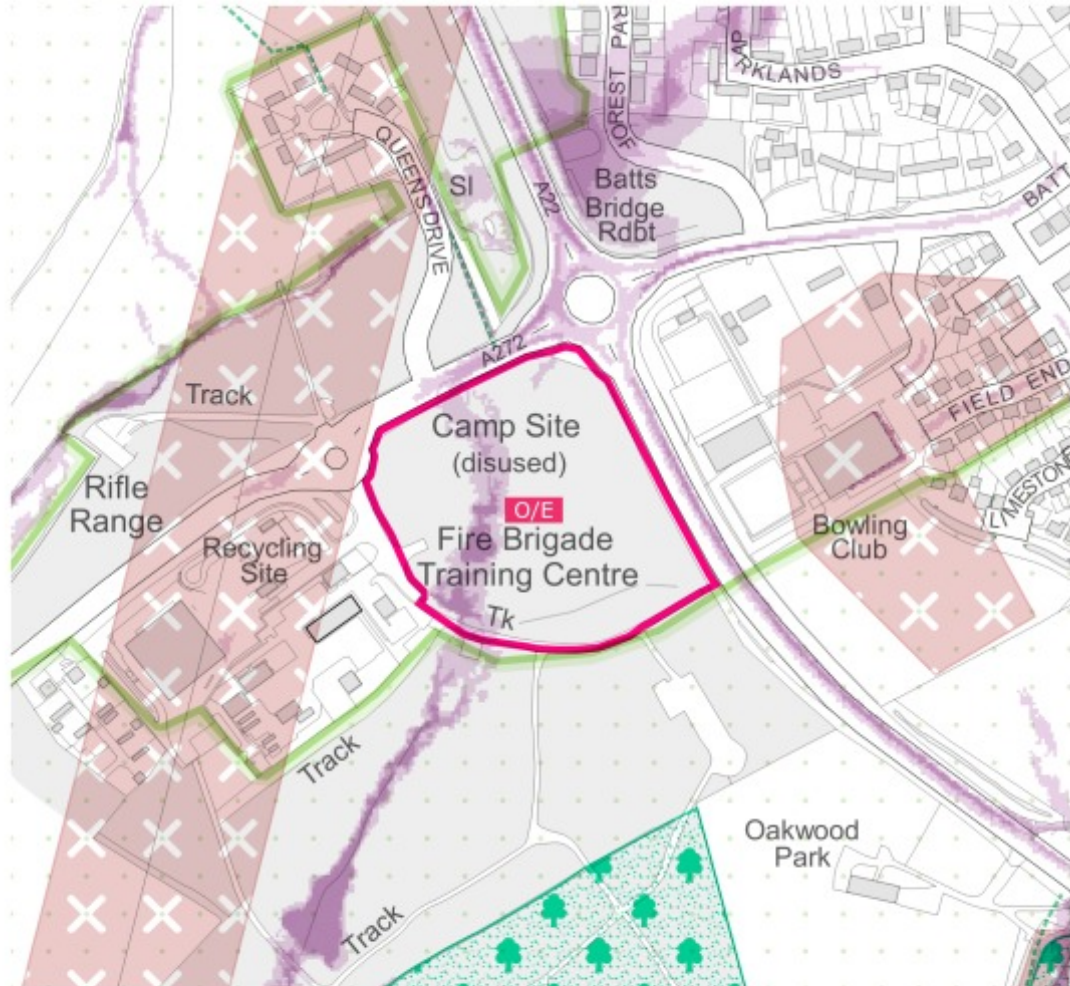
## Habitats Regulation Assessment Summary

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## SP-O/E Maresfield Camp, Maresfield (Ashdown Business Park)



Scale: 1:5,000 @ A4 XY:545919, 123707

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**Map 8 SP-O/E Maresfield Camp, Maresfield (Ashdown Business Park)**

### Site Details

Site type:	Area of Opportunity	Local Authority:	Wealden District
Grid reference:	TQ 459 237	Parish:	Maresfield CP
Area:	3.23	Electoral area:	Buxted Maresfield ED

Admin ref: 65 / 545919 / 123707

### Description

The site is a former camp site located to the south west of Maresfield, adjacent to Batts Bridge Roundabout, a junction between the A272 and the A22. A household waste recycling centre and the Maresfield Fire Service Training Centre are located adjacently to the west of the site. The site is rough ground/grassland and well screened to the north and east from the A22 and A272 by mature

# Waste Site Profiles A

trees, although the site is clearly visible from the west. The nearest residential properties are located across the A22 to the east of the site. The road which provides access to the adjacent waste and fire service uses also connects to this site.

## Other Information

A larger area of opportunity may be considered.

## Development Considerations\*

- Several sites within 1km with good connectivity, the closest being Calves Shaw at 120m. Air quality / emissions may be an issue.
- Ashdown Forest SAC within 7km, refer to HRA information below.
- Piltdown Common SNCI is located within 1km which includes heathland, grassland, scrub, woodland habitats with good connectivity. Development may raise potential for air quality and / or emissions issues.
- There are hedgerows and trees on this site, (BAP Habitat). There is the potential for protected species on site (reptiles, bats, dormice and great crested newts). Development may need to consider potential air quality and / or emission issues, and the potential for disturbance and / or harm to protected species.
- Uncertain archaeological potential with regard to below ground remains; previous development may have had impacts on any potential remains. (un-designated)
- Proximity to residential properties;
- Part or all of site is located on Grade 3a/3b Agricultural Land.
- Part of site is identified as within Environment Agency Surface Water Flood Risk Map.
- Underground wastewater infrastructure.
- A Biodiversity Opportunity Area is adjacent to the site.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; causes of and our adaption to climate change; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

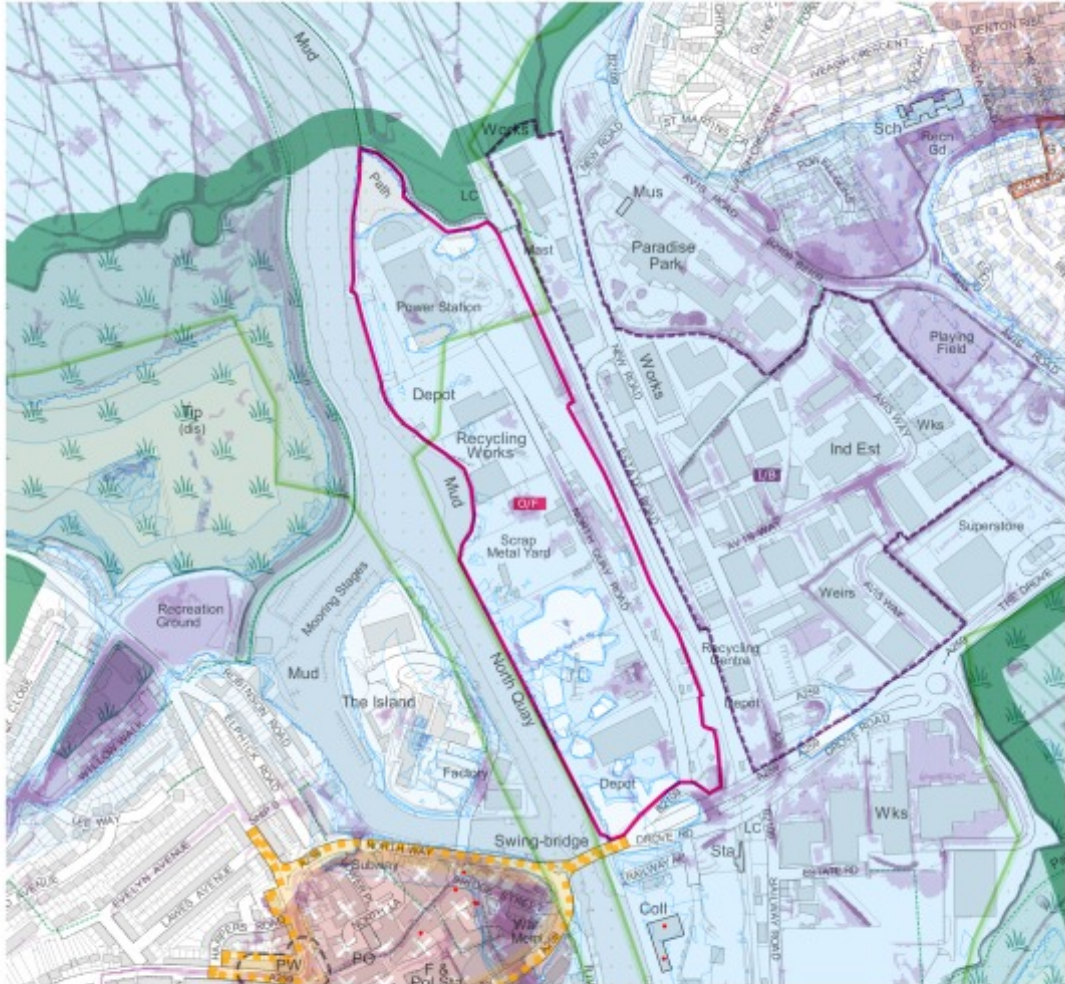
## Habitats Regulation Assessment Summary

Pending further details on site usage, this site is screened in due to the potential for reduced air quality at Ashdown Forest SAC/SPA

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## SP-O/F North Quay, Newhaven



Scale: 1:10,000@ A4 XY:544648, 101962

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### Map 9 SP-O/F North Quay, Newhaven

#### Site Details

Site type:	Area of Opportunity	Local Authority:	Lewes District
Grid reference:	TQ 446 019	Parish:	South Heighton CP; Newhaven CP
Area:	17.96	Electoral area:	Ouse Valley East ED

Admin ref: 86 / 544648 / 101962

# Waste Site Profiles A

## Description

This is a large well established industrial estate containing a number of waste and minerals uses. The site is accessed from the A259 via North Quay Road which runs through the middle in a north-south direction. Sites to the west of the road have the benefit of wharfage, some of which is in use. The northerly section of the site is occupied by the Energy Recovery Facility (ERF). The Lewes to Seaford railway line runs along adjacent to the eastern boundary of the site. A rail link facility has recently been constructed on the north western side of the railway to transport incinerator bottom ash from the ERF. There are currently several vacant plots on site.

## Other Information

Part of site is an existing minerals site: Newhaven North Quay; The Old Timber Yard

Part of site is an existing waste site: Newhaven ERF, Rail Transfer; Newhaven ERF; Southerham Wharf; Newhaven Roadstone Ltd; Kingston Transport (Newhaven); Tarmac (Inert)

Site allocated in the Lewes District Council's Local Plan 2003 (Adopted), Employment Allocation NH24

## Development Considerations\*

- The northern boundary of the site adjoins the South Downs National Park.
- Site is located close to Newhaven Refuse Tip SNCI (60m) , Tide Mills SNCI (340m), and Meeching Down SNCI (850m). Development may need to consider potential air quality/emission issues.
- Records indicate great crested newts and reptiles near site. Development may need to consider potential for harm/disturbance to protected species.
- Archaeological potential (un-designated) with regard to below ground remains, primarily industrial/ modern with some deeper alluvial potential.
- Air quality management is an issue in the Newhaven area. Consideration in relation to traffic routing requirements may be required.
- There are views to area from Denton Island public open space. A public footpath runs in a southeast direction long the northern boundary of the site.
- Site is covered by Flood Zone 3b. Development on this site is dependant on the construction on the Newhaven Flood Defence Scheme.
- Part of site is identified as within Environment Agency Surface Water Flood Risk Map.
- Capacity of surrounding transport infrastructure may be an issue depending on number and size of vehicles, a transport assessment may be required.
- Two culverted watercourses cross this site. Any development will need to ensure these watercourses are not adversely affected.
- Part of the site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on previously developed land;
- Located on land identified for industrial use;
- Potential to improve pedestrian links and rights of way.

# A Waste Site Profiles

## **Sustainability Appraisal Summary**

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; air quality and air pollution; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

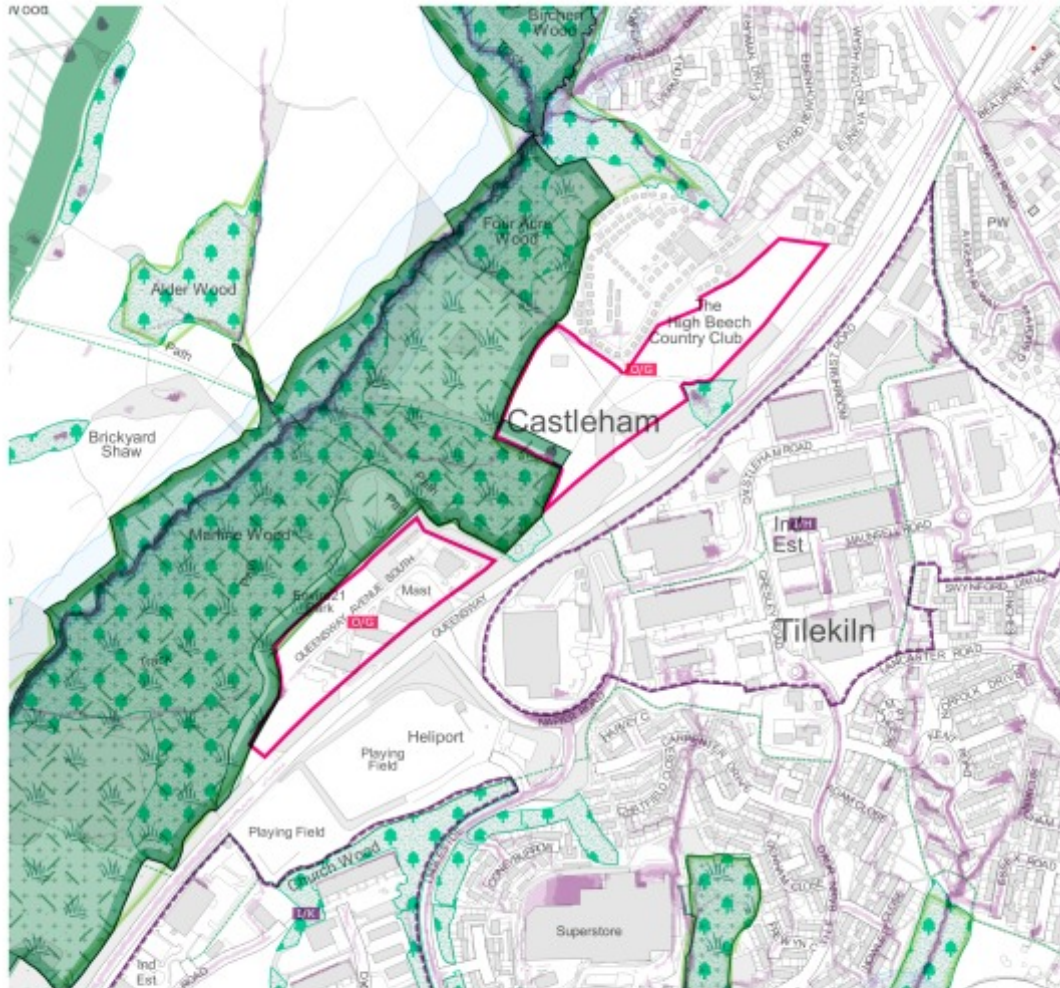
## **Habitats Regulation Assessment Summary**

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## SP-O/G Queensway (Land west of), Hastings



Scale: 1:10,000@ A4 XY:578410, 112315

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Map 10 SP-O/G Queensway (Land west of), Hastings

### Site Details

<b>Site type:</b>	Area of Opportunity	<b>Local Authority:</b>	Hastings District (B)
<b>Grid reference:</b>	TQ 784 123	<b>Parish:</b>	Non-Civil Parish or Community
<b>Area:</b>	8.49	<b>Electoral area:</b>	Ashdown and Conquest ED

Admin ref: 29 / 578410 / 112315

# A Waste Site Profiles

## Description

Partially developed industrial / business type uses on site allocated for business uses. Site configuration is narrow and adjacent to ecological constraints. Adjoining Ancient Woodland could constrain extent of development potential.

## Other Information

Part of site allocated in Hastings Borough Council's Local Plan 2011 (Adopted 2014), Employment Policy LRA9

Part of site allocated in Hastings Borough Council's Local Plan 2011 (Adopted 2014), Employment Policy LRA6

## Development Considerations\*

- The High Weald AONB is approximately 480m from site.
- The site is adjacent to Ancient Woodland.
- Site is adjacent to and partially covered by the Marline Valley Woods SSSI, There may be potential for issues related to water discharge.
- Site is adjacent to and partially covered by the Marline Valley Woods LNR & SNCI.
- Proximity to a number of BAP Habitats including Ancient Woodland, Ghyll woodland, Meadows, Adjacent Marline & Park Woods SWT reserve. Records indicate Dormice (European Protected Species) in the vicinity. There may be potential issues related to air quality / emissions, water quality / leachate and litter.
- Potential for below ground archaeology, ranging from prehistoric to medieval on ridge. (Un-designated)
- Adjacent to and partially overlapping Marline and Park Woods LGS.
- Proximity to residential properties;
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Site access and / or capacity of surrounding transport infrastructure;
- Underground wastewater infrastructure.
- A Biodiversity Opportunity Area is adjacent to the site.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.



# Waste Site Profiles A

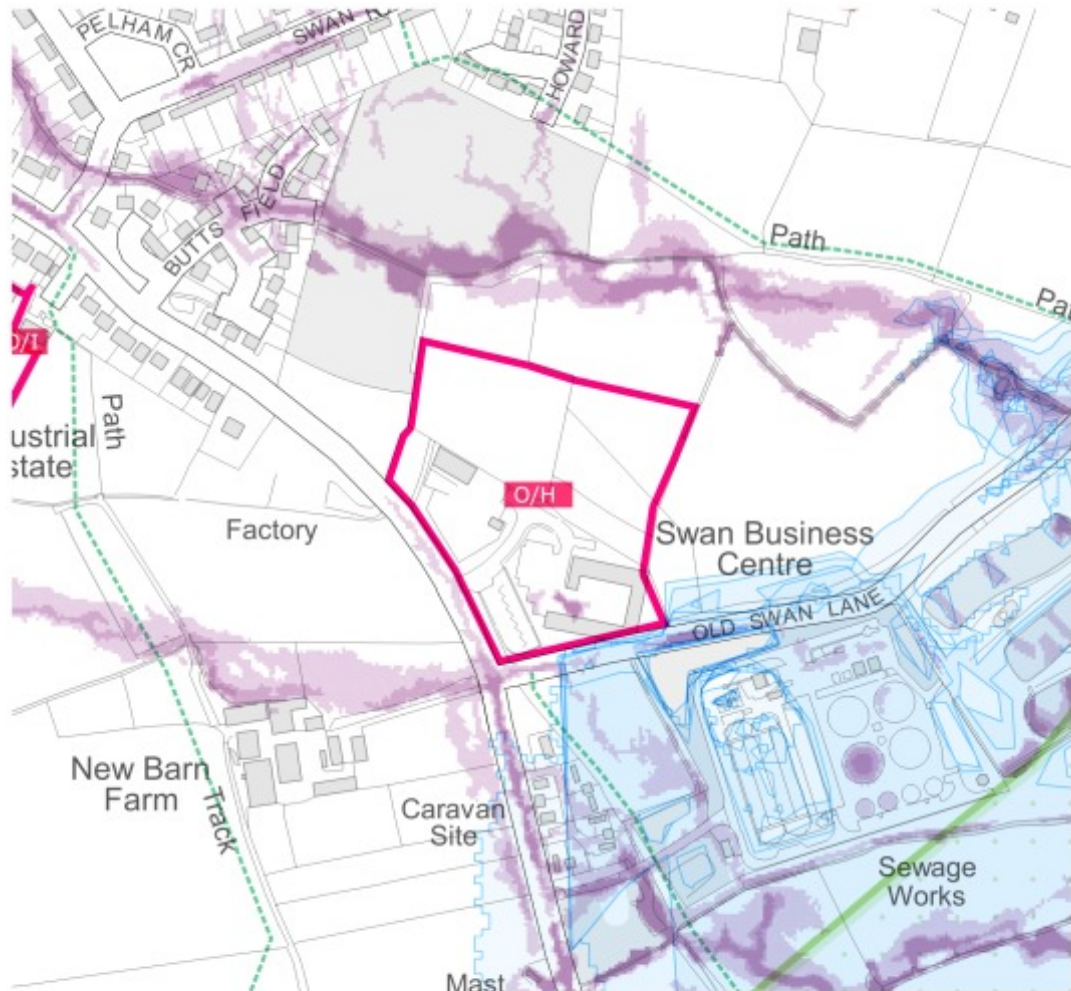
## Habitats Regulation Assessment Summary

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## SP-O/H Station Road / Old Swan Lane Industrial Estate, Hailsham



Scale: 1:5,000 @ A4 XY:559672, 108587

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Map 11 SP-O/H Station Road / Old Swan Lane Industrial Estate, Hailsham

### Site Details

Site type:	Area of Opportunity	Local Authority:	Wealden District
Grid reference:	TQ 596 085	Parish:	Hailsham CP
Area:	2.93	Electoral area:	Hailsham and Herstmonceux ED

Admin ref: 195 / 559672 / 108587

# Waste Site Profiles A

## Description

The site is a mixture of developed, commercial/ industrial uses and undeveloped fields. The south-eastern end of the site has smarter, Business Park appearance (including uses such as a Design Company), but there is also a coal merchants to the north-west and a Household Waste Recycling Site to the south-west. Towards the north-east the site incorporates grassland fields, and hedges. There are some open views to residential properties (for example Howard Close) across the fields to the north of the site.

## Other Information

Part of site is an existing waste site: Hailsham HWRS

Part of site identified as adjoining a wastewater treatment works Hailsham South

Site allocated in Wealden District Council's Local Plan 1998 (Adopted), Policy BS3 (7)

## Development Considerations\*

- Ancient woodland (Cophthorn Wood) sites within 1km with connectivity to woodland habitat on site. There may be potential for air quality and / or emission issues, and potential for fragmentation.
- Pevensey Levels SAC is 400m away, Ramsar within 1km. Refer to HRA summary below.
- Pevensey Levels SSSI within 1km.
- Proximity to Abbots Wood & Wilmington Wood & Milton Hide SNCI (ancient woodland).
- There are records of Spiked Rampion (WCA Sch 5) and Reptiles near this site.
- Potential for prehistoric archaeology, (un-designated).
- Residential amenity.
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Site access and / or capacity of surrounding transport infrastructure;
- Part or all of site is located on Grade 3a/3b Agricultural Land;
- Surface water flooding affects part of this site.
- Underground wastewater infrastructure.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

# A Waste Site Profiles

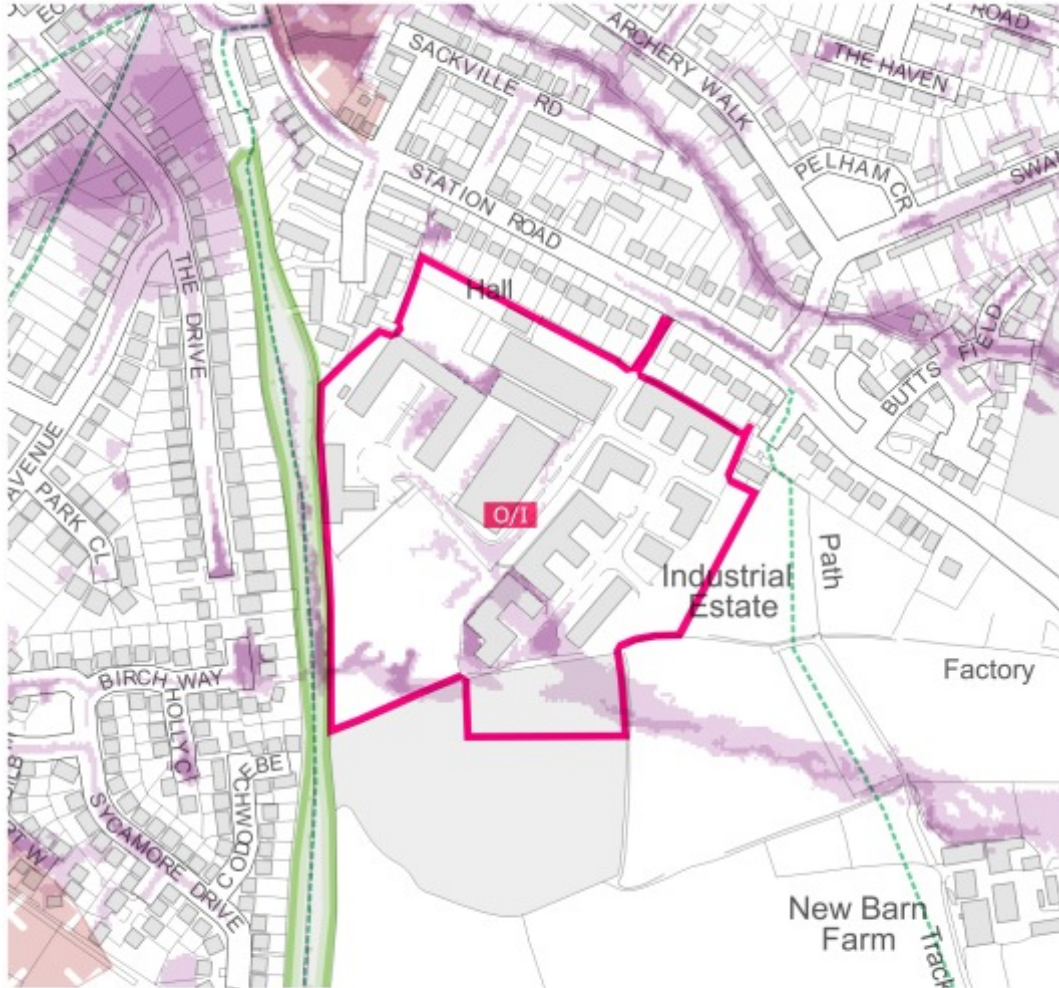
## Habitats Regulation Assessment Summary

Any development application should be subject to project-level HRA screening in order to confirm that appropriate avoidance and mitigation mechanisms exist to protect the Pevensey Levels designations. Any waste sites would require inclusion of features such as Sustainable Urban Drainage Systems (SuDS) or balancing ponds incorporated within a proposed development as part of measures to avoid run-off of water and potential pollutants. It is recommended that any development should also include measures to ensure that construction practices include measures to avoid harm to the designated sites through run-off or spillages. Such measures could be incorporated into a Construction and Environment Management Plan.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## SP-O/I Station Road Industrial Estate, Hailsham



Scale: 1:5,000 @ A4 XY:559179, 108665

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Map 12 SP-O/I Station Road Industrial Estate, Hailsham

### Site Details

<b>Site type:</b>	Area of Opportunity	<b>Local Authority:</b>	Wealden District
<b>Grid reference:</b>	TQ 591 086	<b>Parish:</b>	Hailsham CP
<b>Area:</b>	6.65	<b>Electoral area:</b>	Hailsham and Herstmonceux ED

Admin ref: 194 / 559182 / 108666

# A Waste Site Profiles

## Description

The site largely consists of an established industrial estate, although an area/ field towards the south-west is undeveloped scrubland, buffering the estate from the Cuckoo Trail cycleway to the west. The established estate consists of 1-2 storey buildings with a range of building footprint sizes. It is predominately smaller buildings. The main carriageway on site is not tarmac and has speed humps. The existing site uses appear to be predominately B2 use classes. Station Road may limit the type of Waste use that could operate successfully on site given existing residential on street parking restricting the carriageway width to the north, and traffic calming chicanes along country lanes to the south.

## Other Information

Based on the information contained in this site profile, it is unlikely that the following waste management uses will be acceptable and / or feasible on this site: Conventional Thermal Treatment.

Site allocated in Wealden District Council's Local Plan 1998 (Adopted), Policy BS3 (6)

## Development Considerations\*

- Ancient woodland sites within 1km with connectivity to woodland habitat on site. (Bolneys Wood 690m away.) Potential for air quality/emission issues, fragmentation.
- Pevensey Levels SAC and Ramsar within 1km, (840m away). Refer to HRA summary below .
- Pevensey Levels SSSI within 1km.
- Abbots Wood & Wilmington Wood & Milton Hide SNCI (ancient woodland) approx. 1km from site, potential for air quality/emission issues.
- Site is in proximity to ancient woodland. Spiked Rampion (WCA Sch 5) and Reptiles (protected species) have been recorded near site.
- Site is a former 19th century brickworks, it is now predominately light industrial land uses. There is the potential for brickmaking industrial archaeology to survive. (Un-designated)
- Residential amenity.
- The existing uses on the site, and those surrounding it.
- Site access and / or capacity of surrounding transport infrastructure.
- Surface water flooding affects part of this site.
- A Biodiversity Opportunity Area is adjacent to the site.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use.

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

# Waste Site Profiles A

## Habitats Regulation Assessment Summary

Any development application should be subject to project-level HRA screening in order to confirm that appropriate avoidance and mitigation mechanisms exist to protect the Pevensey Levels designations. Any waste sites would require inclusion of features such as Sustainable Urban Drainage Systems (SuDS) or balancing ponds incorporated within a proposed development as part of measures to avoid run-off of water and potential pollutants. It is recommended that any development should also include measures to ensure that construction practices include measures to avoid harm to the designated sites through run-off or spillages. Such measures could be incorporated into a Construction and Environment Management Plan.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## Areas of Search

The following sites are identified as Areas of Search:

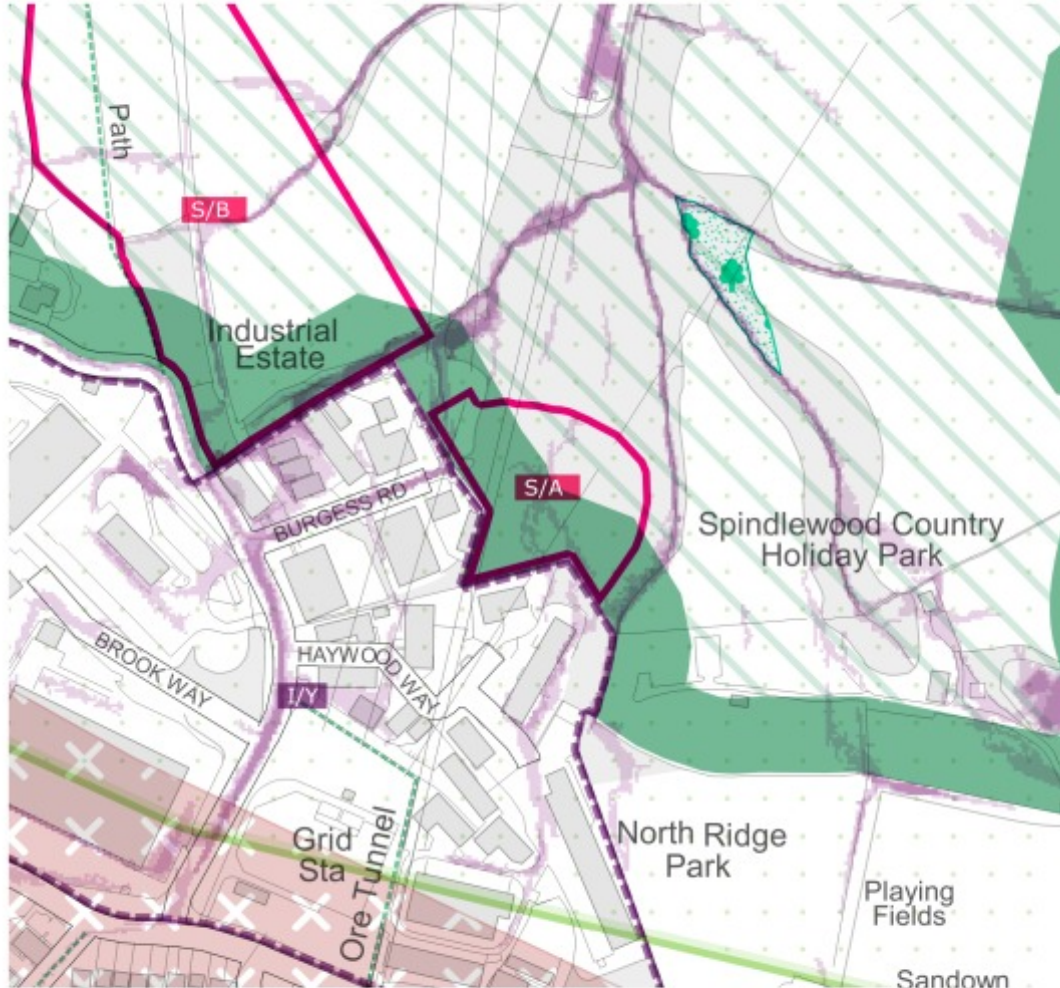
Ref	Name	Page
SP-S/A	Burgess Road, Hastings	75
SP-S/B	Ivyhouse Lane Extension, Hastings	78
SP-S/C	Sidley (Land north of), Bexhill	81
SP-S/D	West Uckfield (Land at), Uckfield	84

**Table 3**



# Waste Site Profiles A

## SP-S/A Burgess Road, Hastings



Scale: 1:5,000 @ A4 XY:583220, 112113

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Map 13 SP-S/A Burgess Road, Hastings

### Site Details

<b>Site type:</b>	Area of Search	<b>Local Authority:</b>	Rother District; Hastings District (B)
<b>Grid reference:</b>	TQ 831 121	<b>Parish:</b>	Guestling CP; Non-Civil Parish or Community
<b>Area:</b>	1.32 ha	<b>Electoral area:</b>	Brede Valley and Marsham ED; Baird and Ore ED

Admin ref: 217 / 345 / 583186 / 112108

# A Waste Site Profiles

## Description

Allocated industrial site but remains undeveloped. Within AONB and may need to be developed in conjunction with land in adjoining Rother District.

## Other Information

Part of site is identified as existing industrial land: Ivyhouse Lane

Site allocated in Hastings Borough Council's Local Plan 2011 (Adopted 2014), Employment Policy HOV12

## Development Considerations\*

- Site within High Weald AONB.
- There are several Ancient Woodlands in the area connected by woodland/scrub habitat. Potential for air quality/emission issues.
- Hastings cemetery SNCI is connected to site via scrub/woodland/hedgerow.
- Woodland (BAP Habitat) nearby. Potential for air quality/emission issues.
- -Potential for below ground archaeology, prehistoric to medieval on south-facing ridge
- Public open space and / or public rights of way;
- Residential amenity.
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Parking and associated access issues in relation to this site. In addition, development would be subject to sufficient capacity on Ridge Road.
- Hastings Borough Council and Rother District Council are working jointly in relation to the detailed planning of this site.
- Underground wastewater infrastructure.
- The site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

## Habitats Regulation Assessment Summary

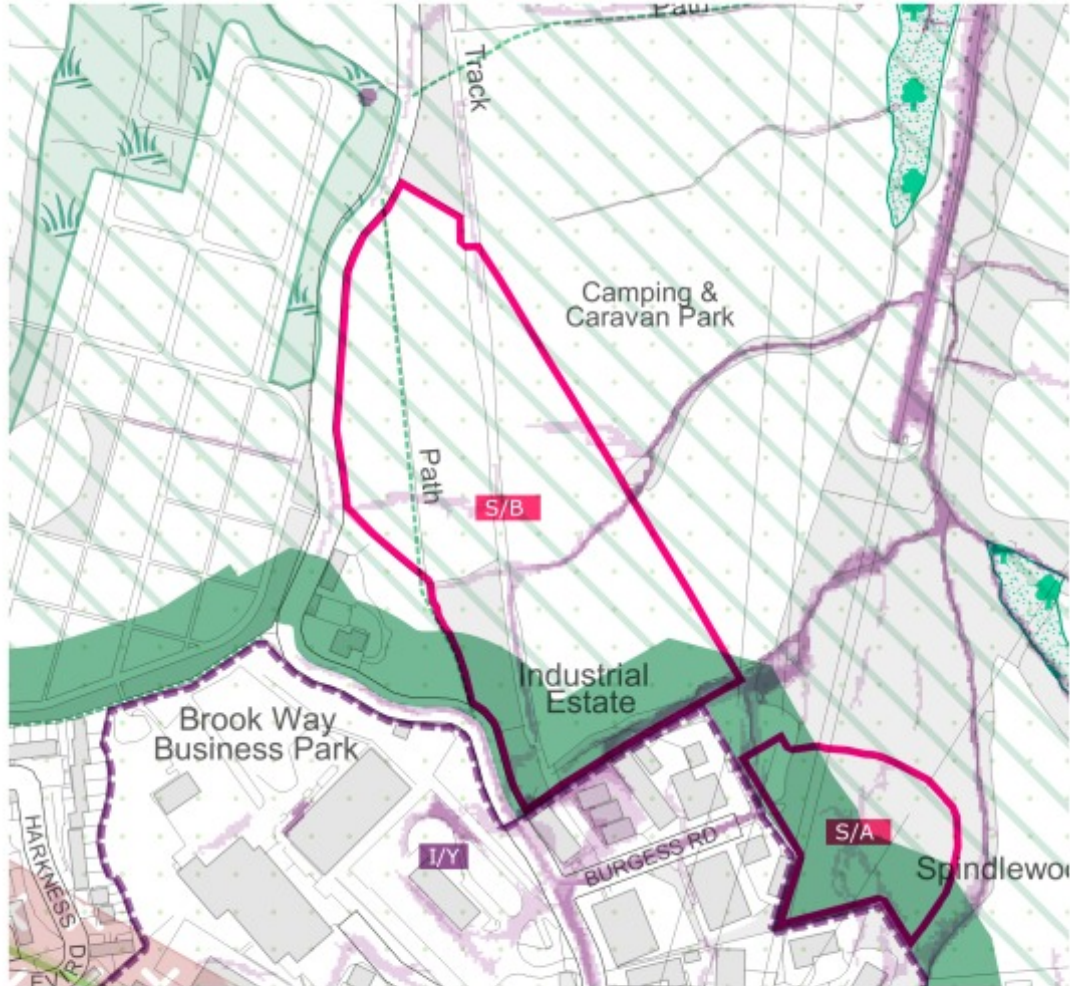
Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

# Waste Site Profiles A

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# A Waste Site Profiles

## SP-S/B Ivyhouse Lane Extension, Hastings



Scale: 1:5,000 @ A4 XY:582989, 112327

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**Map 14 SP-S/B Ivyhouse Lane Extension, Hastings**

### Site Details

<b>Site type:</b>	Area of Search	<b>Local Authority:</b>	Rother District; Hastings District (B)
<b>Grid reference:</b>	TQ 829 123	<b>Parish:</b>	Guestling CP; Non-Civil Parish or Community
<b>Area:</b>	5.65	<b>Electoral area:</b>	Brede Valley and Marsham ED; Baird and Ore ED

Admin ref: 28 / 582989 / 112327

# Waste Site Profiles A

## Description

Greenfield site within High Weald AONB however allocated in Hastings and Rother Local Plans for industrial development

Site is undeveloped and in AONB but identified for industrial type development as an extension to established industrial estates subject to resolution of access and landscape matters. May well come forward in conjunction with compatible allocation in neighbouring Rother District.

## Other Information

Site allocated in Hastings Borough Council's Local Plan 2011 (Adopted 2014), Employment Policy HOV11

## Development Considerations\*

- Site within High Weald AONB.
- There are several Ancient Woodlands within 1km, nearest c. 175m west. There may be potential for air quality/emissions and litter issues.
- Hastings Cliffs SSSI located 1.8km to the south.
- Hastings Cemetery SNCI (adjacent), Ochiltree Woods SNCI, St Helens Wood SNCI & LNR and Hastings Country Park SNCI are located within 1km of the site. There may be potential for air quality/emissions issues.
- In the local vicinity there is Woodland, Heathland and Coastal Cliffs. (BAP Habitats)
- There may be potential for below ground archaeology, prehistoric to medieval on south-facing ridge.
- Residential amenity.
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Development would be dependant on suitable access is from Ivyhouse Lane or via Burgess Road, and subject to capacity on the Ridge Road.
- Part or all of site is located on Grade 3a/3b Agricultural Land;
- Hastings Borough Council and Rother District Council are working jointly in relation to the detailed planning of this site.
- Underground wastewater infrastructure.
- The site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; the historic built environment and countryside; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of

# A Waste Site Profiles

local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

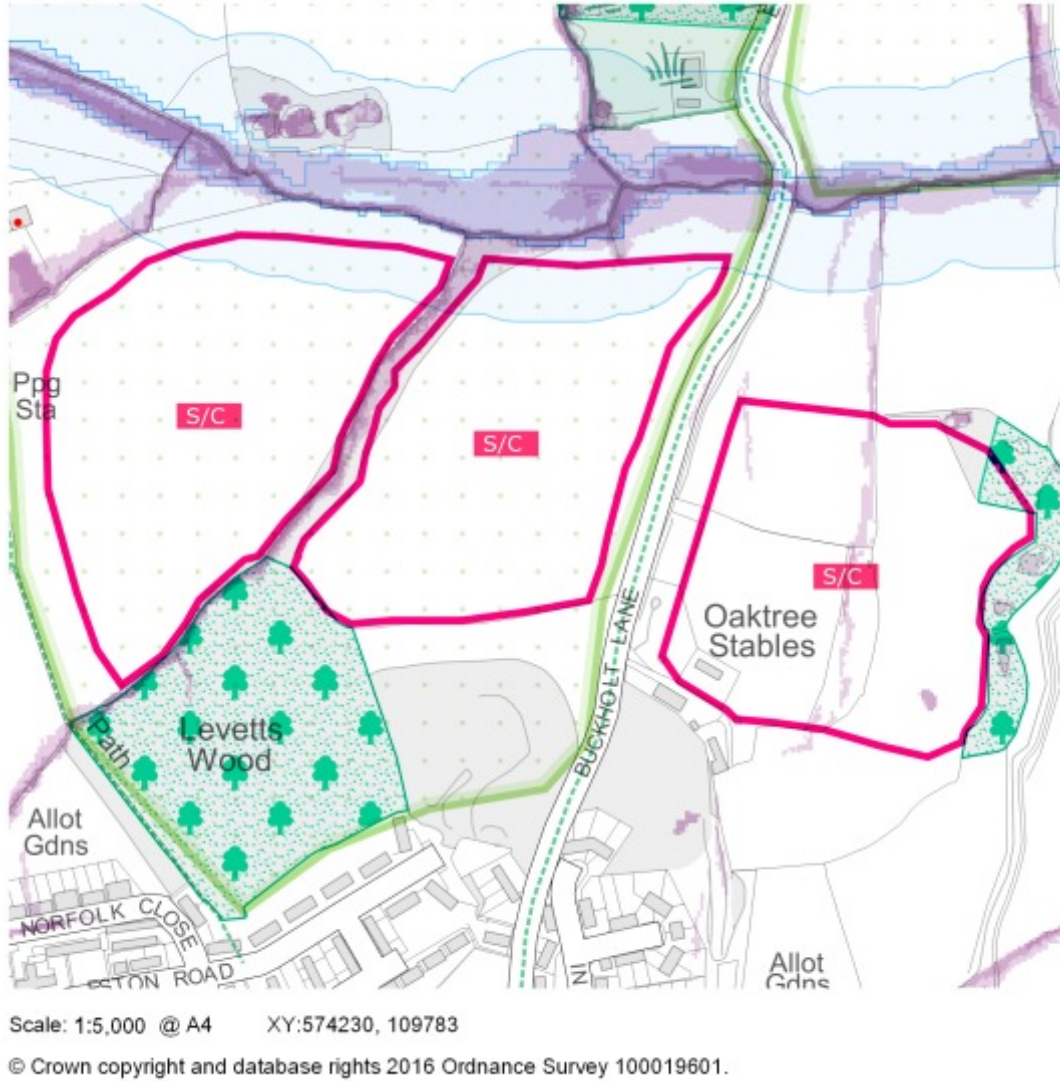
## **Habitats Regulation Assessment Summary**

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## SP-S/C Sidley (Land north of), Bexhill



Map 15 SP-S/C Land north of Sidley, Bexhill

### Site Details

Site type:	Area of Search	Local Authority:	Rother District
Grid reference:	TQ 742 097	Parish:	Non-Civil Parish or Community
Area:	13.47	Electoral area:	Bexhill King Offa ED

# A Waste Site Profiles

## Description

Area allocated for business development by Rother District Council. Currently land is undeveloped with poor access. Development is dependant upon completion of BHLR and construction of Bexhill Gateway link.

## Other Information

Site may be affected by new road infrastructure proposals.

## Development Considerations\*

- Ancient Woodland located adjacent to site. There may be potential for air quality and / or emission issues as well as potential litter issues.
- Combe Valley SSSI approx. 940 metres east (wetland, ancient woodland)
- There are several SNCIs within 1km, with Ancient Woodland, meadow and wetland interest.
- Site is in proximity to Ancient Woodland, Ghyll woodland, Meadows, with records of Dormice (EPS), Small heath butterfly and Reptiles in the vicinity. There may be potential for air quality and / or emission issues and potential for issues with litter. There may also be potential water quality and / or leachate issues.
- Setting of Listed buildings at Preston Hall.
- Link Road archaeological work and subsequent English Heritage (Historic England) funded research indicates high potential for nationally important, undesignated archaeological remains in this area. These are 'Flint scatter' lithic sites which without structure cannot be scheduled. Very high potential for important below ground archaeological remains, prehistoric to medieval particularly close to the stream. Archaeology in relation to Wadhurst Clay, T Wells Sands and Ashdown Beds may be found and there is potential for evidence of iron working. (Un-designated)
- Site may affect a public open space and / or public rights of way;
- Residential amenity.
- The existing uses on the site, and those surrounding it;
- Site access and / or capacity of surrounding transport infrastructure;
- Part or all of site is located on Grade 3a/3b Agricultural Land;
- Surface water flooding present on part of site.
- Site is a strategically important business site, development will need to be suitably compatible.
- Part of the site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on land identified for industrial use;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; the risk and impact of flooding; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

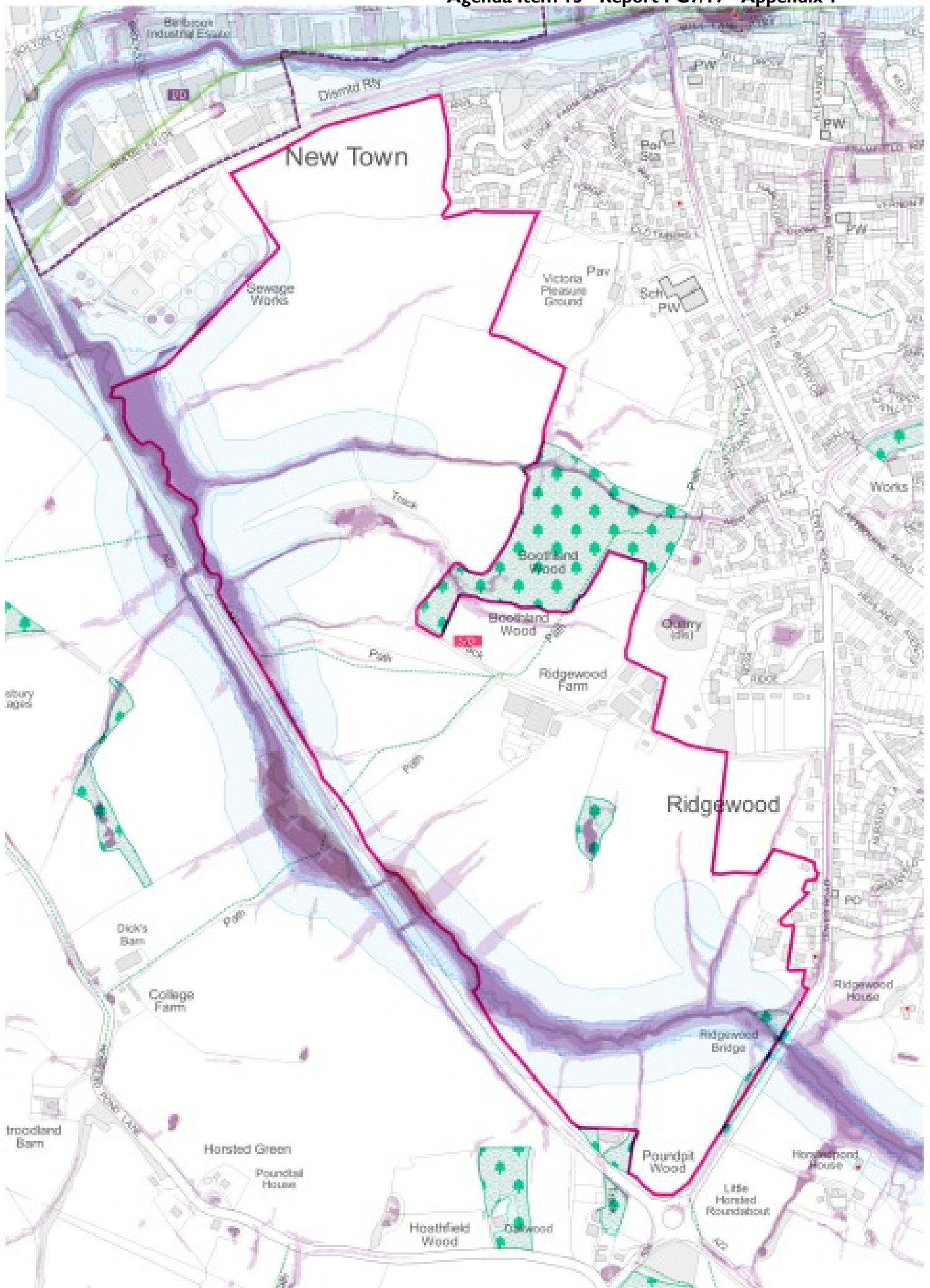


# Waste Site Profiles A

## Habitats Regulation Assessment Summary

Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.



# Waste Site Profiles A

## SP-S/D West Uckfield (Land at), Uckfield

### Site Details

Site type:	Area of Search	Local Authority:	Wealden District
Grid reference:	TQ 469 199	Parish:	Little Horsted CP; Uckfield CP
Area:	81.55	Electoral area:	Buxted Maresfield ED; Framfield and Horam ED; Uckfield ED

Admin ref: 118 / 546973 / 119913

### Description

The site covers approximately 81.55 hectares of land located to the east of the A22 Uckfield by-pass in Ridgewood. The site slopes down from north to south and comprises of fields, Ancient Woodland, marshy grassland, pond and Ridgewood Stream which enters and leaves the site to the south west.

The site has been identified as a mixed use urban extension in the Wealden Council's Proposed Submission Strategic Sites Local Plan (Policy SUC1) June 2013, comprising of housing, employment provision, education facilities and associated infrastructure.

To the north and east of the site are residential properties and Victoria Pleasure Grounds. Uckfield town centre is further north of the site. The waster water treatment works and Bellbrook Industrial Estate are located to the north west of the site.

### Other Information

Part of site identified as adjoining a wastewater treatment works Uckfield

Site allocated in Wealden District Council's Strategic Sites Document: Land at west Uckfield

### Development Considerations\*

- The Ashdown Forest SAC/SPA is approximately 5km north of the site. It is important that levels of nitrogen deposition in the Forest are not increased.
- Ancient Woodland adjacent and within the site. (Boothland Wood).
- Ancient Woodland, potential harm to species or habitats such as; Adder, Grass Snake or Common Lizard. In addition, the potential for harm to protected species and disturbance to core habitats.
- Below ground archaeological potential for Prehistoric through to post-medieval remains. Farmland in 19th century, still farmland today, (un-designated).
- Site may affect a public open space and / or public rights of way;
- Residential amenity.
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Part of site is within Flood Zone 2, 3a and / or 3b.
- Part or all of site is located on Grade 3a/3b Agricultural Land;
- Underground wastewater infrastructure.

### Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;

# A Waste Site Profiles

- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on previously developed land;
- Located on land identified for industrial use;

## **Sustainability Appraisal Summary**

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the risk and impact of flooding; causes of and our adaption to climate change; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; biodiversity and geodiversity; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

## **Habitats Regulation Assessment Summary**

Pending further details details on site useage, this site is screened in due to the potential for reduced air quality at Ashdown Forest SAC/SPA

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Waste Site Profiles A

## Physical Extension of Existing Waste Sites

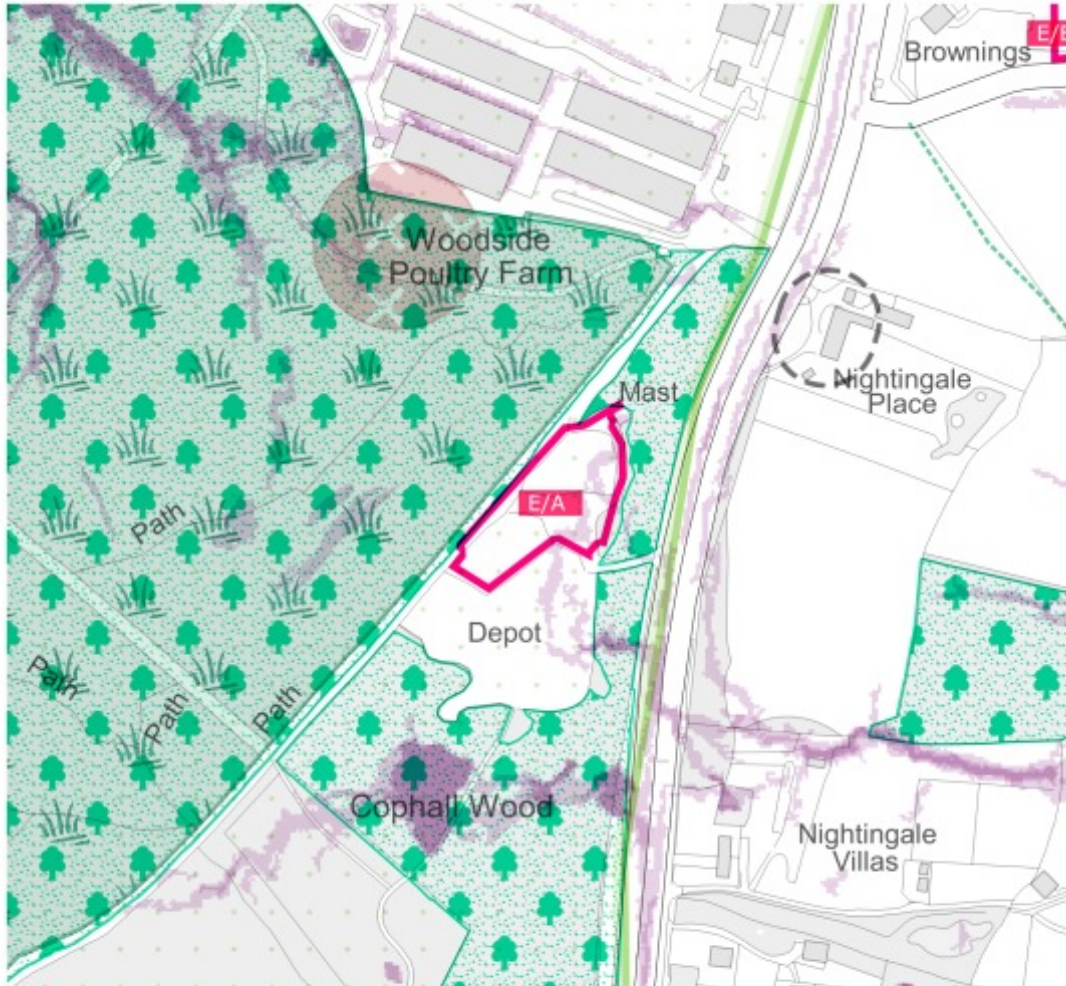
The following sites are identified as having the potential for a Physical Extension to an Existing Waste Site:

Ref	Name	Page
SP-E/A	Cophall Wood Waste Transfer Station (Land North of), A22, Polegate	88
SP-E/B	Woodside Depot, A22, Hailsham	91

Table 4

# A Waste Site Profiles

## SP-E/A Cophall Wood Waste Transfer Station (Land North of), A22, Polegate



Scale: 1:5,000 @ A4 XY:557668, 106833

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Map 17 SP-E/A Cophall Wood Waste Transfer Station (Land North of), A22, Polegate

### Site Details

Site type:	Physical Extension of Existing Waste Site	Local Authority:	Wealden District
Grid reference:	TQ 576 068	Parish:	Polegate CP
Area:	0.74	Electoral area:	Polegate, Willingdon and East Dean ED

Admin ref: 191 / 557670 / 106838

# Waste Site Profiles A

## Description

Cophall Wood is an existing waste recycling facility. The proposed area is the area in the north of the site. This description relates to the entire site including the operational (southern) and proposed (northern) location.

The site is triangular in shape, bounded to the east by a track and ancient woodland, and to the north, east, and south ancient woodland. The A22 is located to the east (beyond the ancient woodland). Access is from the A22. There does not appear to be any immediately adjacent residential properties.

Site layout will be important to ensure buffer with Ancient Woodland.

## Other Information

Part of site is an existing waste site: Cophall Wood

## Development Considerations\*

- Adjacent to ancient woodland site with good connectivity. Minimum 15m buffer required between development and ancient woodland. Development may need to consider potential for air quality/emission issues, water quality/leachates, litter, direct impacts/habitat loss.
- Adjacent to site is Long Wood & Wet Wood SNCI (ancient woodland inc wet wood)
- Site contains or is close to Biodiversity Action Plan species, habitats or wildlife reserves; In the local area there is Ancient woodland; Wet woodland; Grazing marsh; and Open water (BAP Habitats). Records of Fen raft spider (protected species) in vicinity.
- The archaeological potential of area is undefined. (un-designated)
- Landscape/townscape character and visual amenity;
- Site access may require improvement.
- The site is within a Biodiversity Opportunity Area.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;

## Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this site, without mitigation, may have a negative effect on biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; increasing energy efficiency and the proportion of energy generated from renewable sources; and the growth of a sustainable and diversified economy.

## Habitats Regulation Assessment Summary

Any development application should be subject to project-level HRA screening in order to confirm that appropriate avoidance and mitigation mechanisms exist to protect the Pevensy Levels designations. Any waste sites would require inclusion of features such as Sustainable Urban Drainage Systems (SuDS) or balancing ponds incorporated within a proposed development as part of measures

# A Waste Site Profiles

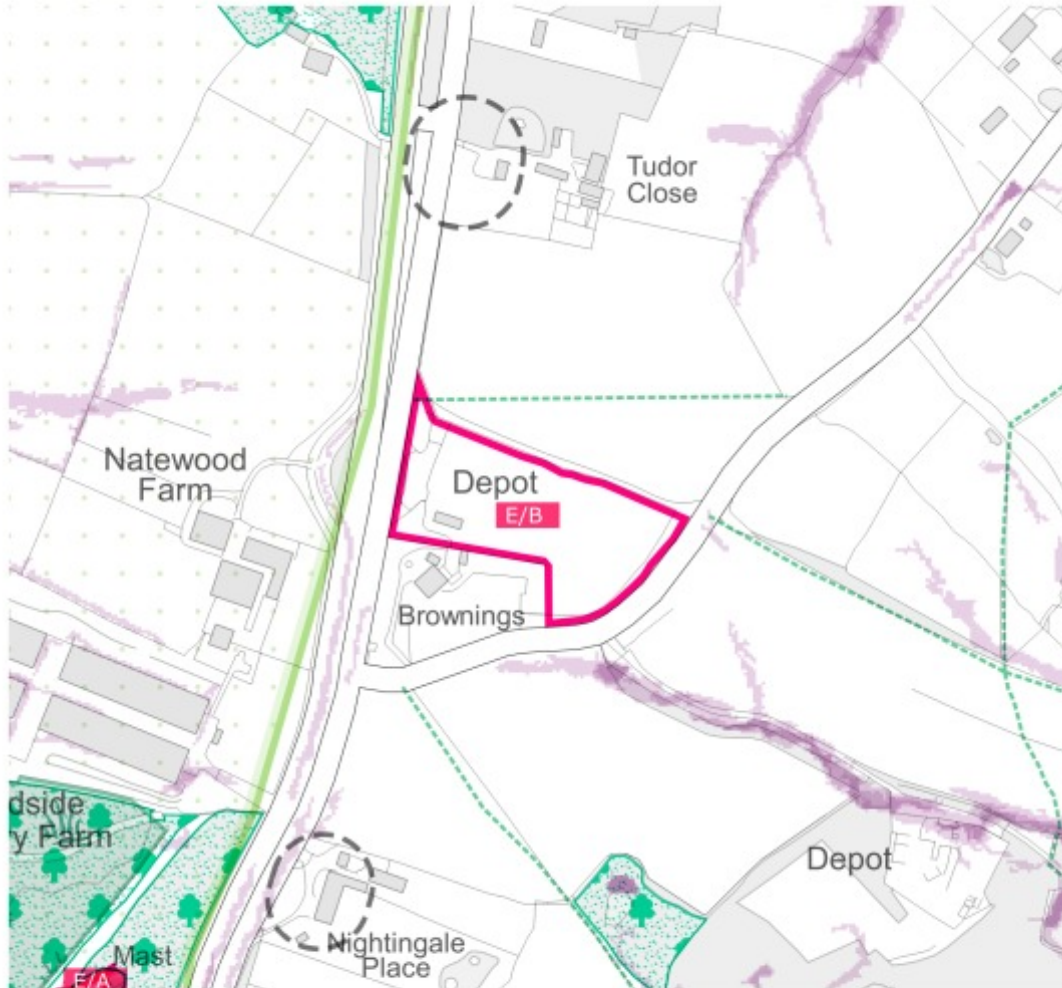
to avoid run-off of water and potential pollutants. It is recommended that any development should also include measures to ensure that construction practices include measures to avoid harm to the designated sites through run-off or spillages. Such measures could be incorporated into a Construction and Environment Management Plan.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.



# Waste Site Profiles A

## SP-E/B Woodside Depot, A22, Hailsham



Scale: 1:5,000 @ A4 XY:557987, 107198

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Map 18 SP-E/B Woodside Depot, A22, Polegate

### Site Details

<b>Site type:</b>	Physical Extension of Existing Waste Site	<b>Local Authority:</b>	Wealden District
<b>Grid reference:</b>	TQ 579 072	<b>Parish:</b>	Hailsham CP
<b>Area:</b>	1.47 ha	<b>Electoral area:</b>	Hailsham and Herstmonceux ED

Admin ref: 341 / 557969 / 107207

# A Waste Site Profiles

## Description

Woodside Depot is an existing highway / construction depot, mostly comprising of a large hardstanding area. Presently, the operator stores and reuses material generated from their construction business. The house located to the south of the site is owned by the owners of the yard. The site is bounded by the A22 to the west, and open countryside to the north, east and south. there is screening along the perimeter of the site.

## Other Information

None.

## Development Considerations\*

- Ancient Woodland sites within 1km with connectivity between sites. Development may need to consider potential for air quality/emissions issues.
- The Pevensy Levels are within 2km. Development may need to consider potential for leachate/water quality issues
- Abbots & Wilmington Wood & Milton Hide SNCI within 500m (ancient woodland site). Potential for air quality/emission issues.
- Ancient woodland (BAP Habitat) within 1km. Local records of protected species. Potential air quality/emission issues.
- Two Grade II Listed Buildings located 300m to east.
- Uncertain below ground archaeological potential. Some early 20 th century structures in south indicated on historic mapping. (un-designated)
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- Site access arrangements.

## Opportunities\*

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;

## Sustainability Appraisal Summary

Summary of assessment not available at this time, refer to Sustainability Appraisal for complete assessment.

## Habitats Regulation Assessment Summary

Any development application should be subject to project-level HRA screening in order to confirm that appropriate avoidance and mitigation mechanisms exist to protect the Pevensy Levels designations. Any waste sites would require inclusion of features such as Sustainable Urban Drainage Systems (SuDS) or balancing ponds incorporated within a proposed development as part of measures to avoid run-off of water and potential pollutants. It is recommended that any development should also include measures to ensure that construction practices include measures to avoid harm to the designated sites through run-off or spillages. Such measures could be incorporated into a Construction and Environment Management Plan.

\* The development considerations and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.

# Safeguarded Waste Sites B

## B Safeguarded Waste Sites

# Appendix B Safeguarded Waste Sites

The table below was drawn up in line with Policy WMP6 and SP6 on 1 December 2016. An updated version of this table and associated Local Policies Map will be published periodically.

Ref	Name	Safeguarding Reason(s)				HWRC	Page
		Allocation	Physical Extension to Waste Site	Strategic Waste Site	Recycled secondary aggregate facility		
SP-WCA/A	Apex Way, Hailsham	N	N	Y	Y	N	97
SP-WCA/B	Beddingham Composting Facility	N	N	Y	N	N	98
SP-WCA/C	Boathouse Farm, Isfield	N	N	Y	N	N	99
SP-WCA/D	Brett Concrete Works (Unit 1), Brett Drive, Bexhill	N	N	N	N	N	100
SP-WCA/E	Brighton HWRC	N	N	N	N	Y	101
SP-WCA/F	British Gypsum	N	N	Y	N	N	102
SP-WCA/G	Broad Farm (The Granary Rural Business Centre), North Street, Hellingly	N	N	N	Y	N	103
SP-WCA/H	Church Fields, Rye Harbour Road, Rye	N	N	N	Y	N	104
SP-WCA/I	City Recycling Centre & Ferry Wharf, Portslade-By-Sea	N	N	Y	Y	N	105
SP-WCA/J	Cophall Wood, Polegate Yard & Woodside Depot, Polegate	N	Y	Y	Y	N	106
SP-WCA/K	Crowborough HWRC	N	N	N	N	Y	107
SP-WCA/L	Downbarn Farm, Ninfield	N	N	N	Y	N	108
SP-WCA/M	Eastbourne Household Waste Site	N	N	Y	N	Y	109
SP-WCA/N	Forest Row HWRC	N	N	N	N	Y	110
SP-WCA/O	Greystone Quarry, Southerham, Lewes	N	N	Y	Y	N	111
SP-WCA/P	Hailsham HWRC	N	N	N	N	Y	112
SP-WCA/Q	Hangleton Bottom, Hangleton Link Road, North Portslade	Y	N	Y	N	N	113
SP-WCA/R	Hazelbank, Maresfield	N	N	Y	Y	N	114

# Safeguarded Waste Sites B

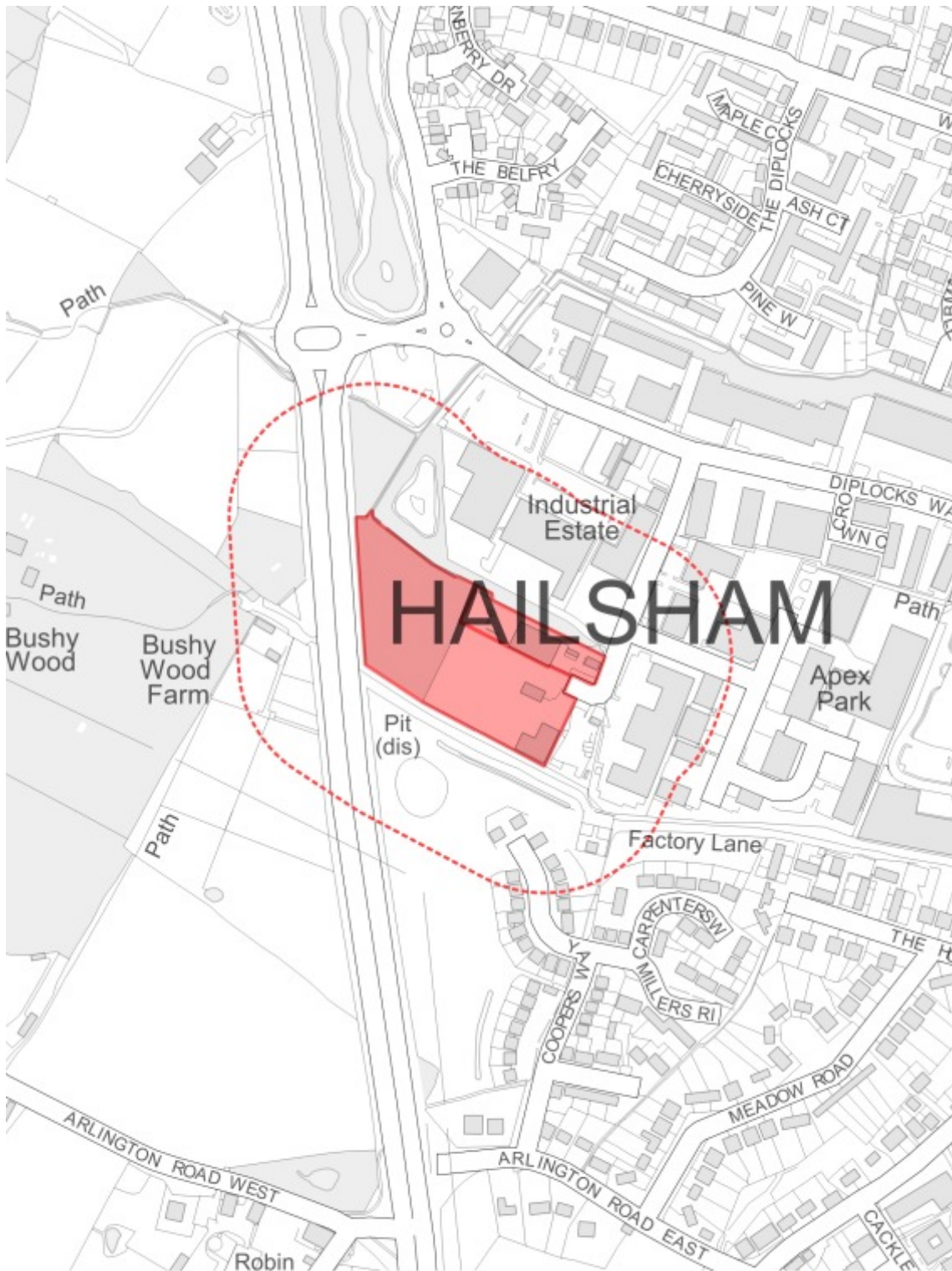
Ref	Name	Safeguarding Reason(s)					Page
		Allocation	Physical Extension to Waste Site	Strategic Waste Site	Recycled secondary aggregate facility	HWRC	
SP-WCA/S	Hazelmere, Three Cups Corner	N	N	Y	N	N	115
SP-WCA/T	Heathfield HWRC	N	N	N	N	Y	116
SP-WCA/U	Hole Farm, Westfield	N	N	Y	N	N	117
SP-WCA/V	Hollingdean, Brighton	Y	N	Y	N	N	118
SP-WCA/W	Hove HWRC	N	N	N	N	Y	119
SP-WCA/X	Kingspan Recycling, Moulsecoomb	N	N	Y	N	N	120
SP-WCA/Y	Lewes HWRC	N	N	N	N	Y	121
SP-WCA/Z	Maresfield Camp	N	N	Y	N	Y	122
SP-WCA/AA	Mountfield HWRC	N	N	N	N	Y	123
SP-WCA/AB	Newhaven	Y	N	Y	Y	Y	124
SP-WCA/AC	Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker	Y	N	N	N	N	125
SP-WCA/AD	Old Hamsey Brickworks, South Chailey	N	N	Y	N	N	126
SP-WCA/AE	Pebsham HWRC & WTS	N	N	Y	N	Y	127
SP-WCA/AF	Potts Marsh Industrial Estate, Westham	N	N	Y	N	N	128
SP-WCA/AG	Pumping Station, A271, nr Amberstone Bridge, Hailsham	Y	N	N	N	N	129
SP-WCA/AH	Sandbanks, Chilsham Lane, Herstmonceux	N	N	N	Y	N	130
SP-WCA/AI	Seaford HWRC & Unit 3, Cradle Hill Industrial Estate, Seaford	N	N	N	Y	Y	131
SP-WCA/AJ	Tarmac Topblock, Ninfield	N	N	N	Y	N	132
SP-WCA/AK	Unit 13, Chaucer Industrial Estate, Polegate	N	N	Y	Y	N	133
SP-WCA/AL	Unit 19, Bellbrook Industrial Estate, Uckfield	N	N	Y	Y	N	134
SP-WCA/AM	Units 2A and 2B, Birch Close, Eastbourne	N	N	Y	N	N	135
SP-WCA/AO	Wadhurst HWRC	N	N	N	N	Y	136
SP-WCA/AP	Wealden Worms, Steel Cross, Crowborough	N	N	N	Y	N	137

## B Safeguarded Waste Sites



Ref	Name	Safeguarding Reason(s)				HWRC	Page
		Allocation	Physical Extension to Waste Site	Strategic Waste Site	Recycled secondary aggregate facility		
SP-WCA/AQ	Whitworth Road, Hastings	N	N	Y	Y	N	138
SP-WCA/AR	Woodland Centre, Chiddingly	N	N	Y	N	N	139
SP-WCA/AS	Woodland House, Ponswood Ind. Estate, Hastings	N	N	Y	Y	N	140

**Table 1**

# Safeguarded Waste Sites B

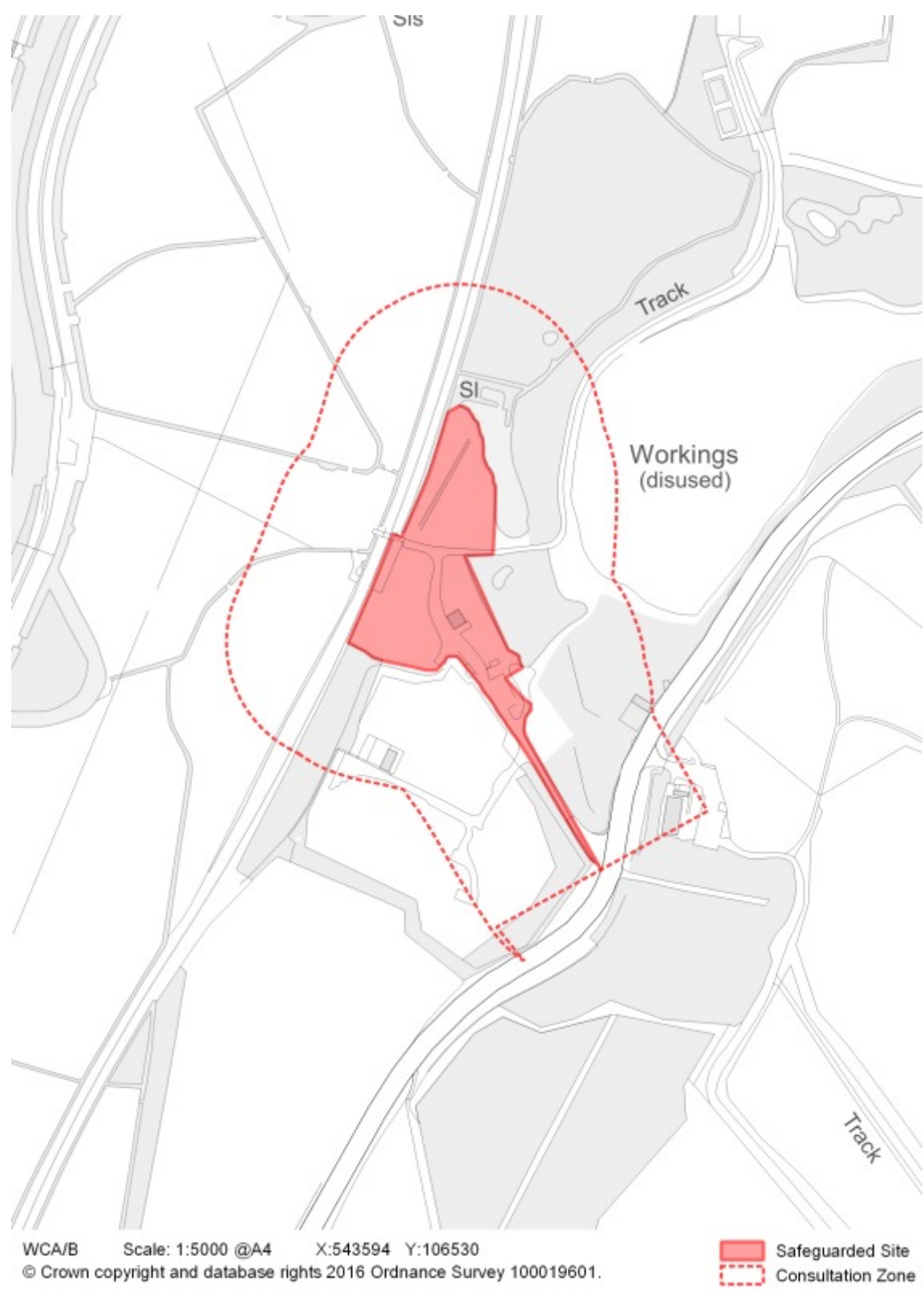


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 Safeguarded Site  
 Consultation Zone

Map 19 SP-WCA/A Apex Way, Hailsham

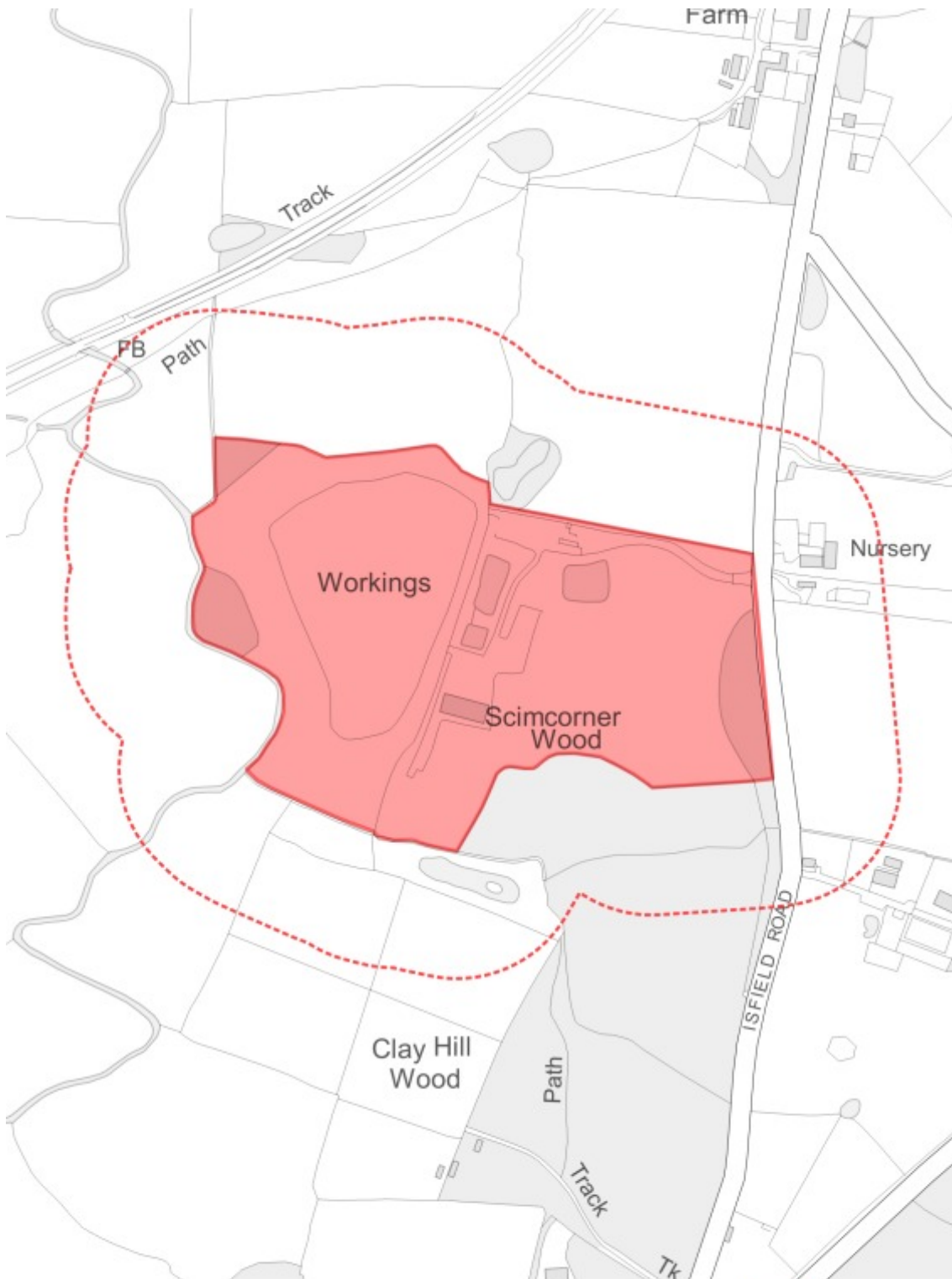
# B Safeguarded Waste Sites





**Map 20 SP-WCA/B Beddingham Composting Facility**



# Safeguarded Waste Sites B

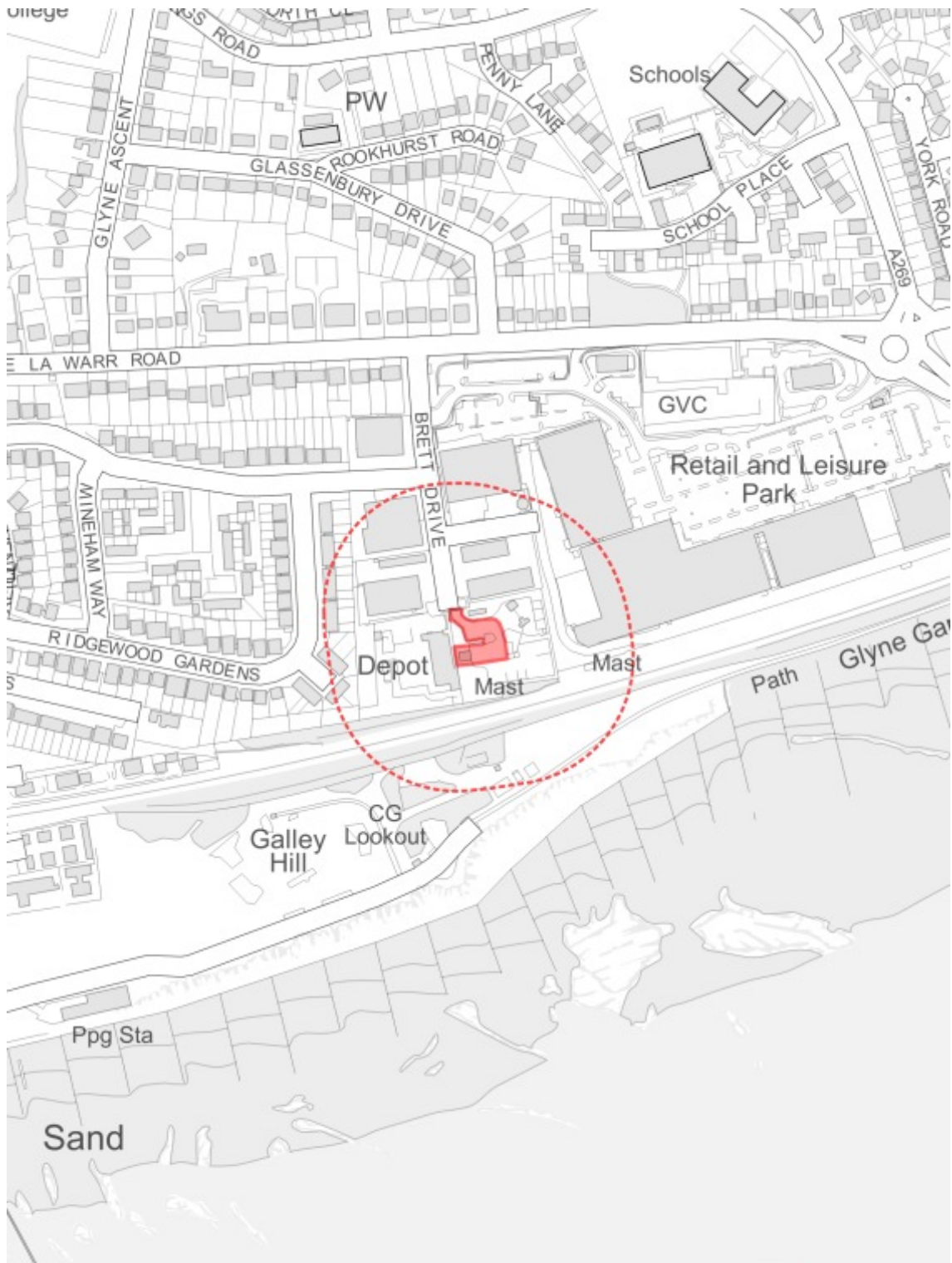


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Map 21 SP-WCA/C Boathouse Farm, Isfield

# B Safeguarded Waste Sites



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Map 22 SP-WCA/D Brett Concrete Works (Unit 1), Brett Drive, Bexhill

# Safeguarded Waste Sites B

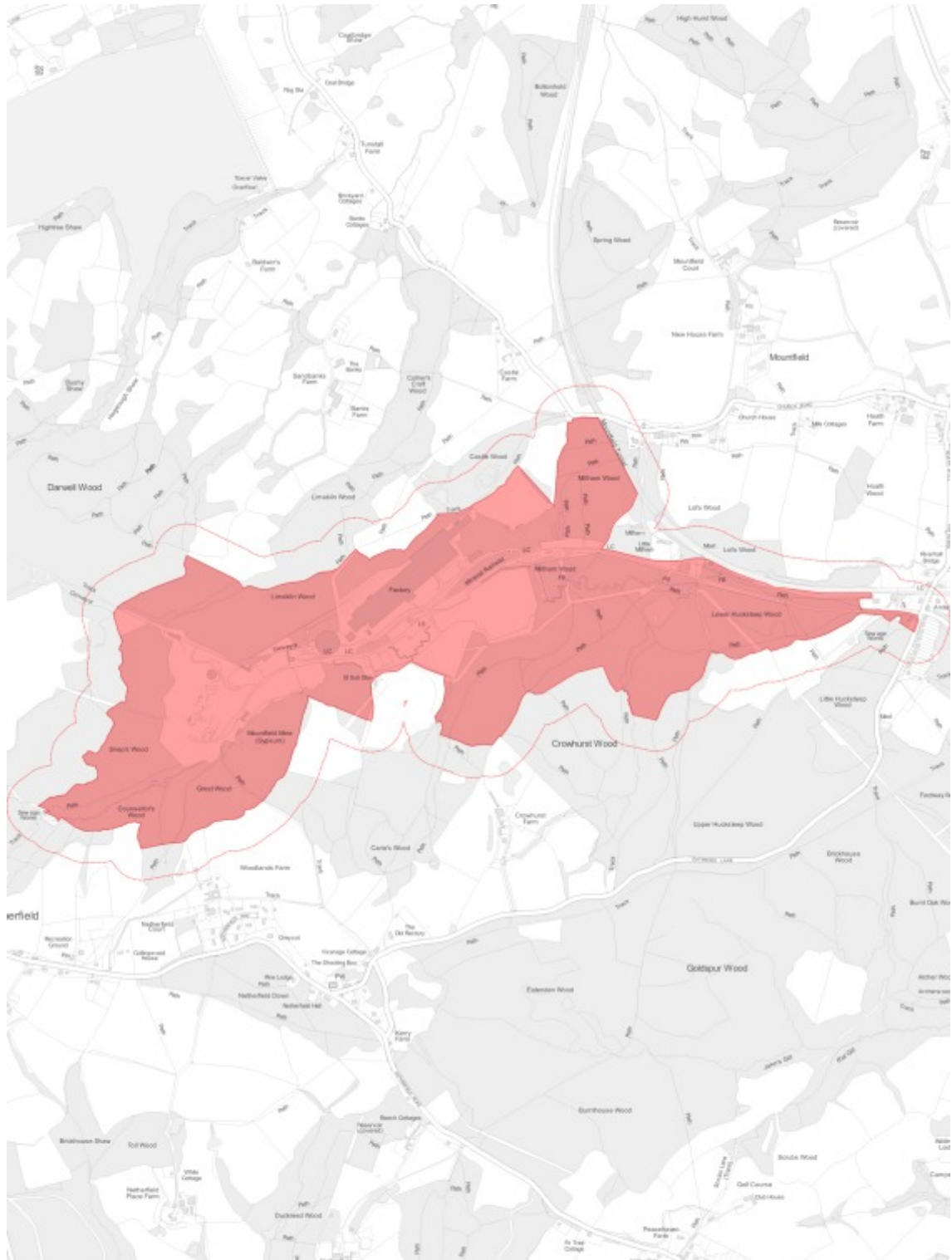


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Map 23 SP-WCA/E -Brighton HWRC

# B Safeguarded Waste Sites

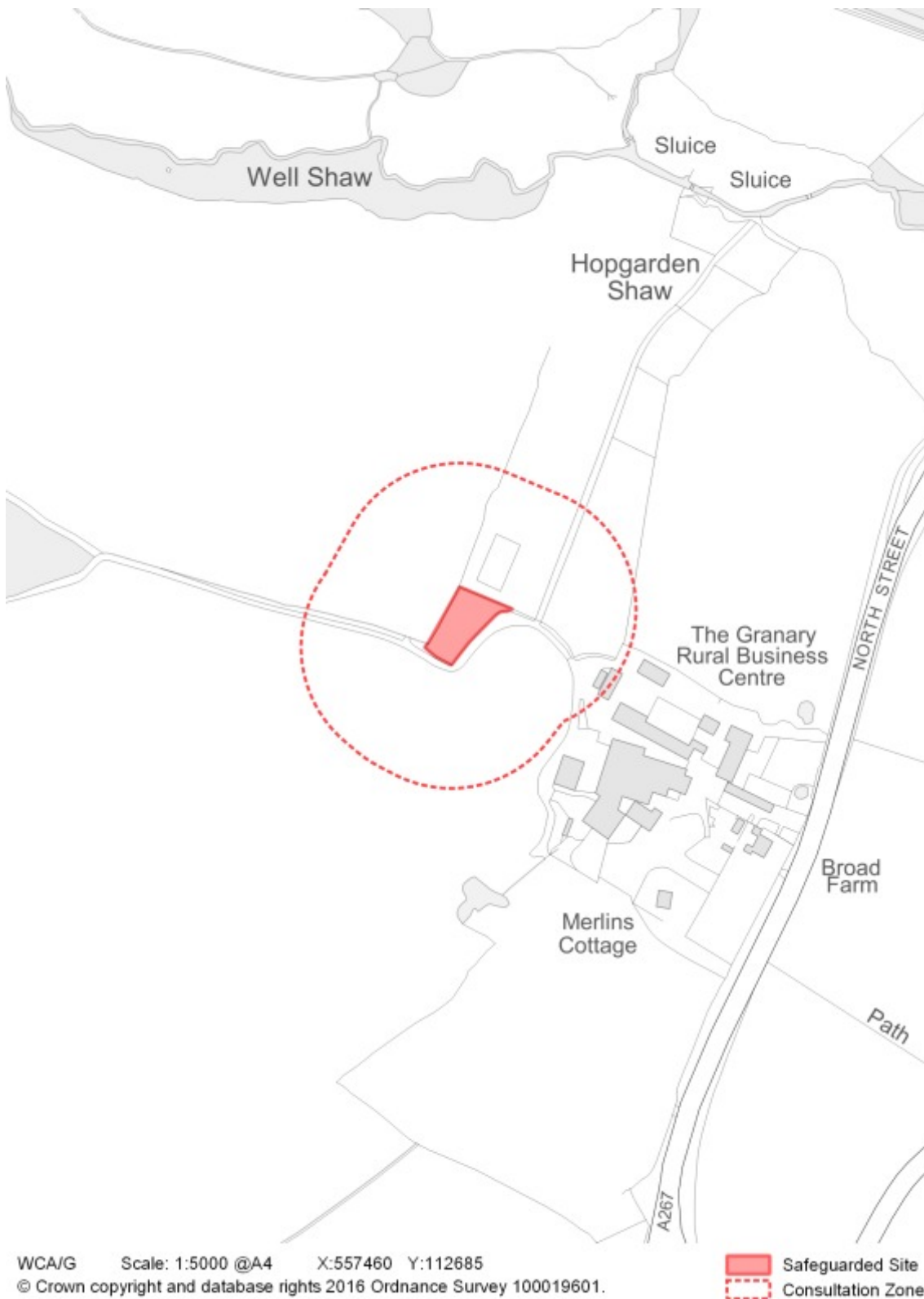


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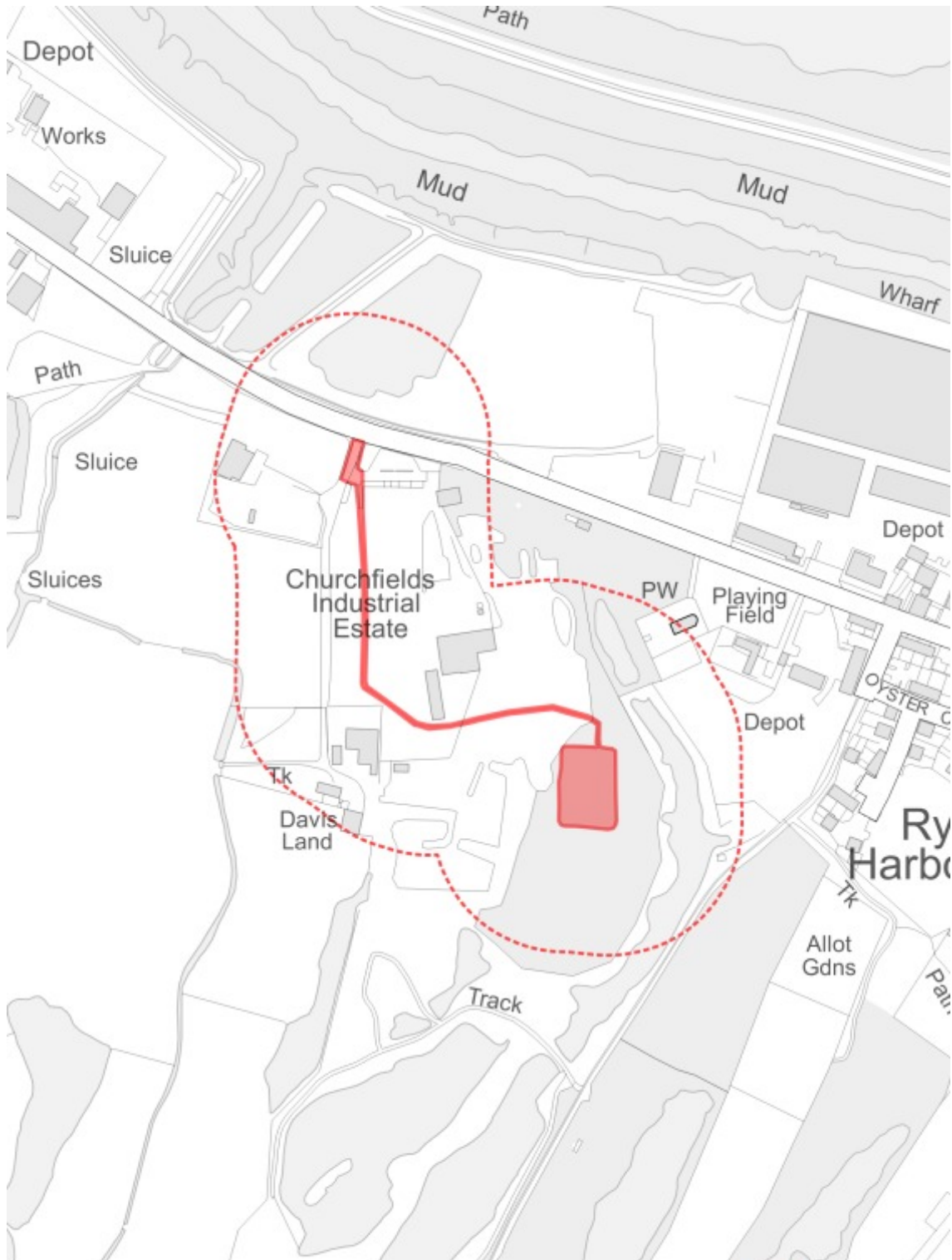
Map 24 SP-WCA/F British Gypsum

# Safeguarded Waste Sites B





Map 25 SP-WCA/G Broad Farm (The Granary Rural Business Centre), North Street, Hellingly

# B Safeguarded Waste Sites



WCA/H Scale: 1:5000 @A4 X:593606 Y:119075  
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Map 26 SP-WCA/H Church Fields, Rye Harbour Road, Rye

# Safeguarded Waste Sites B



## PORTSLADE-BY-SEA

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 Consultation Zone

Map 27 SP-WCA/I City Recycling Centre & Ferry Wharf, Portslade-By-Sea

# B Safeguarded Waste Sites



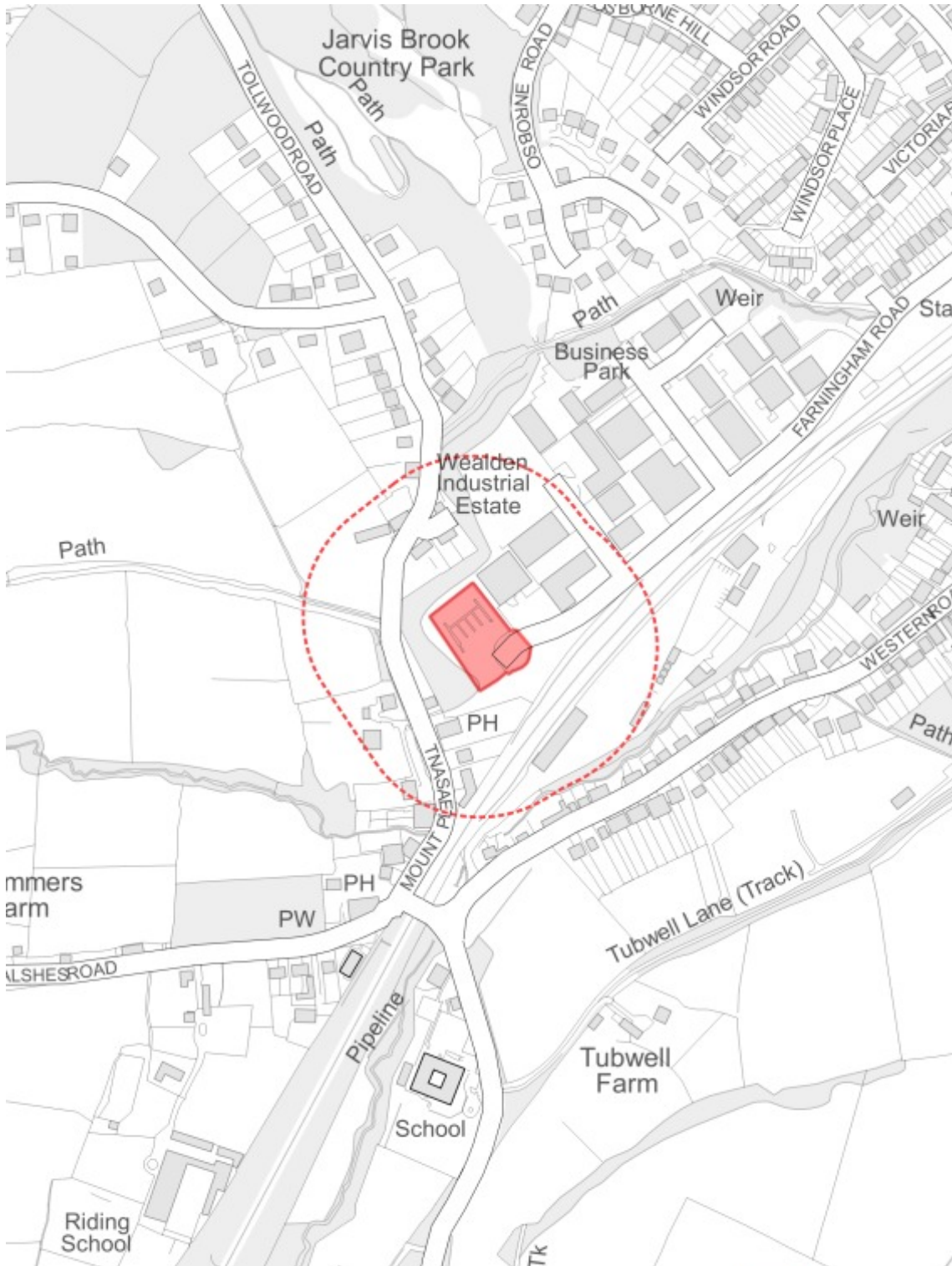
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Map 28 SP-WCA/J Cophall Wood, Polegate Yard & Woodside Depot, Polegate



# Safeguarded Waste Sites B



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Map 29 SP-WCA/K Crowborough HWRC

# B Safeguarded Waste Sites

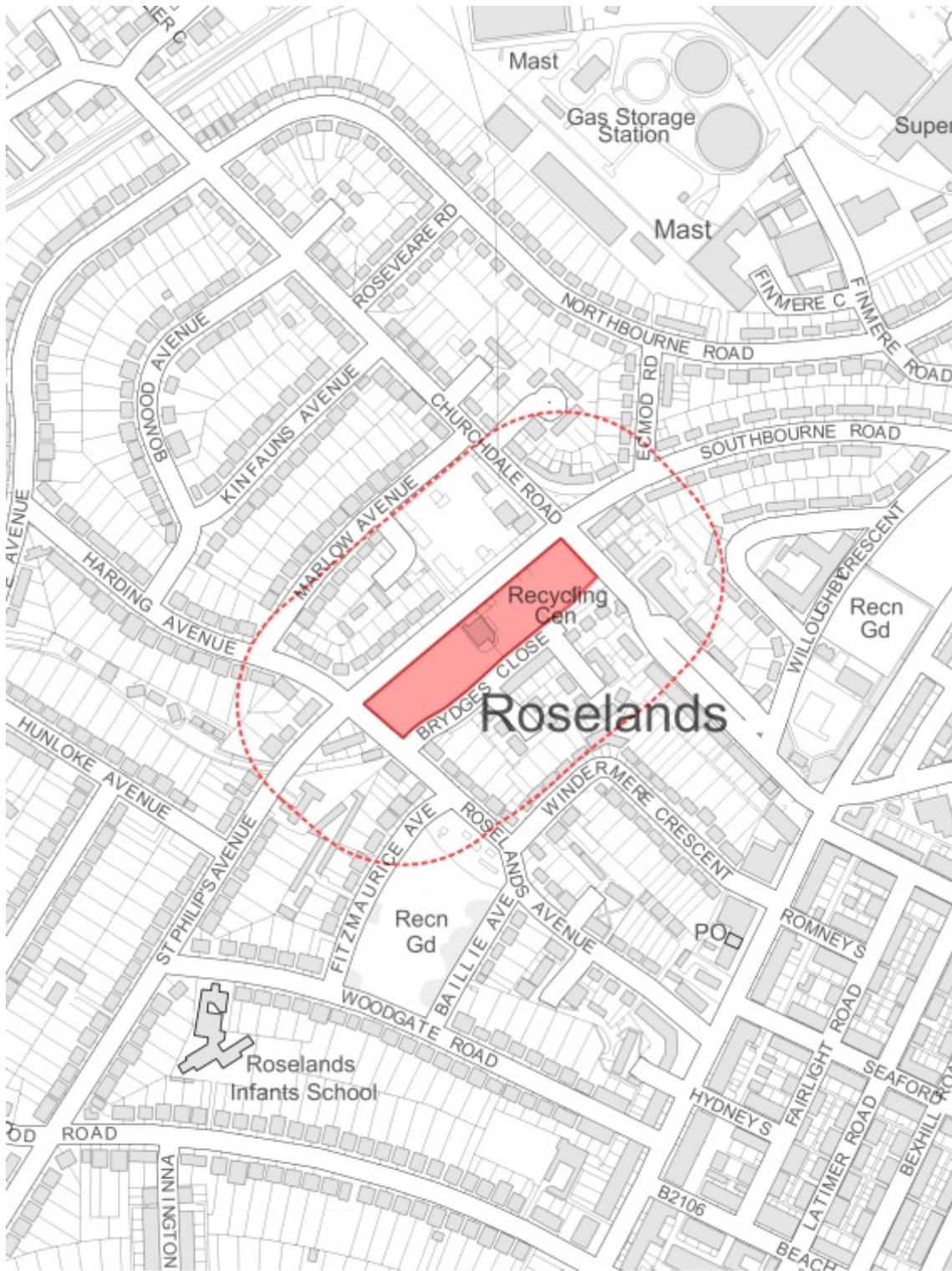


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Map 30 SP-WCA/L Downbarn Farm, Ninfield

# Safeguarded Waste Sites B

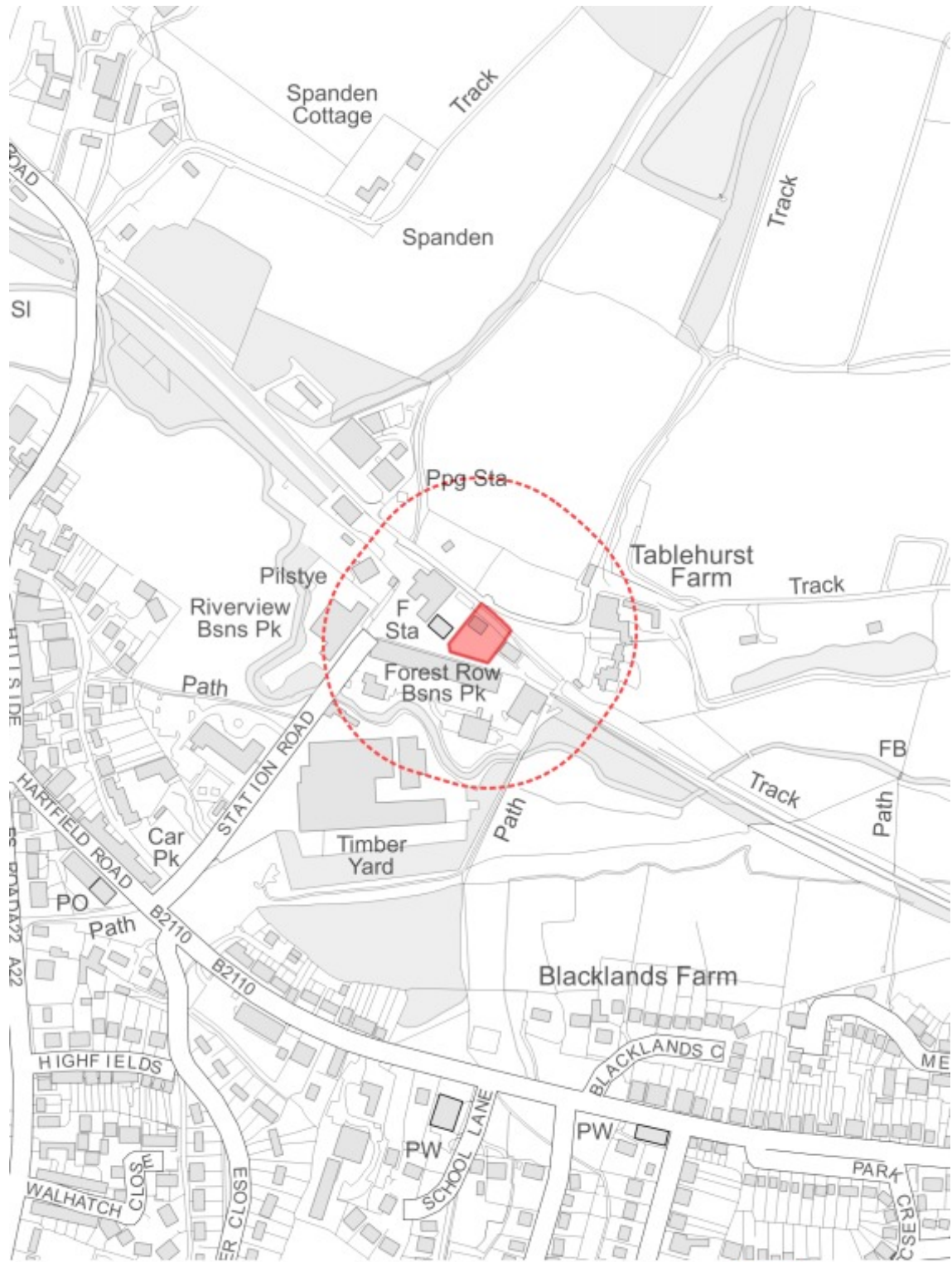


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Map 31 SP-WCA/M Eastbourne Household Waste Site

# B Safeguarded Waste Sites



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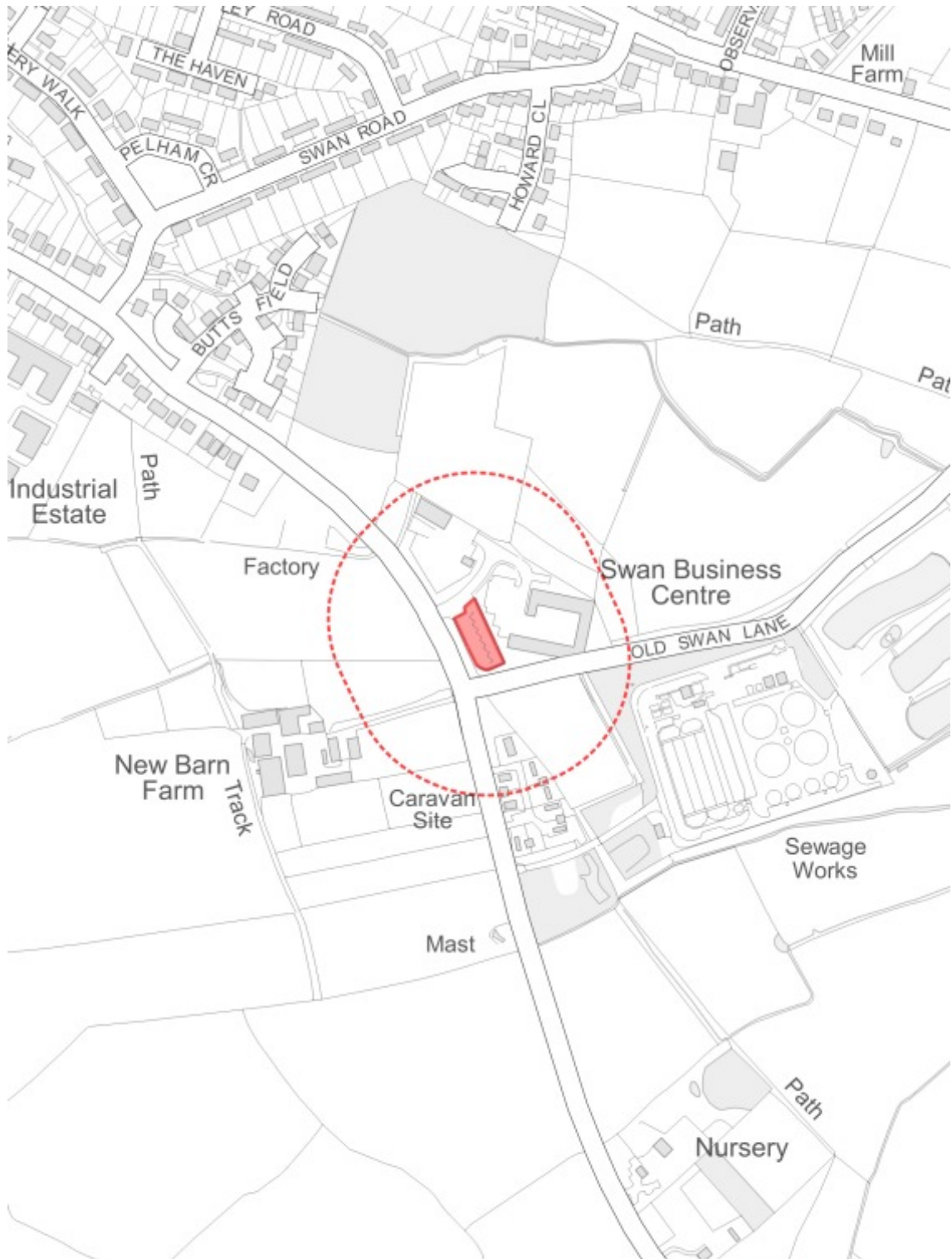
Map 32 SP-WCA/N Forest Row HWRC

# Safeguarded Waste Sites B





Map 33 SP-WCA/O Greystone Quarry, Southernham, Lewes

# B Safeguarded Waste Sites

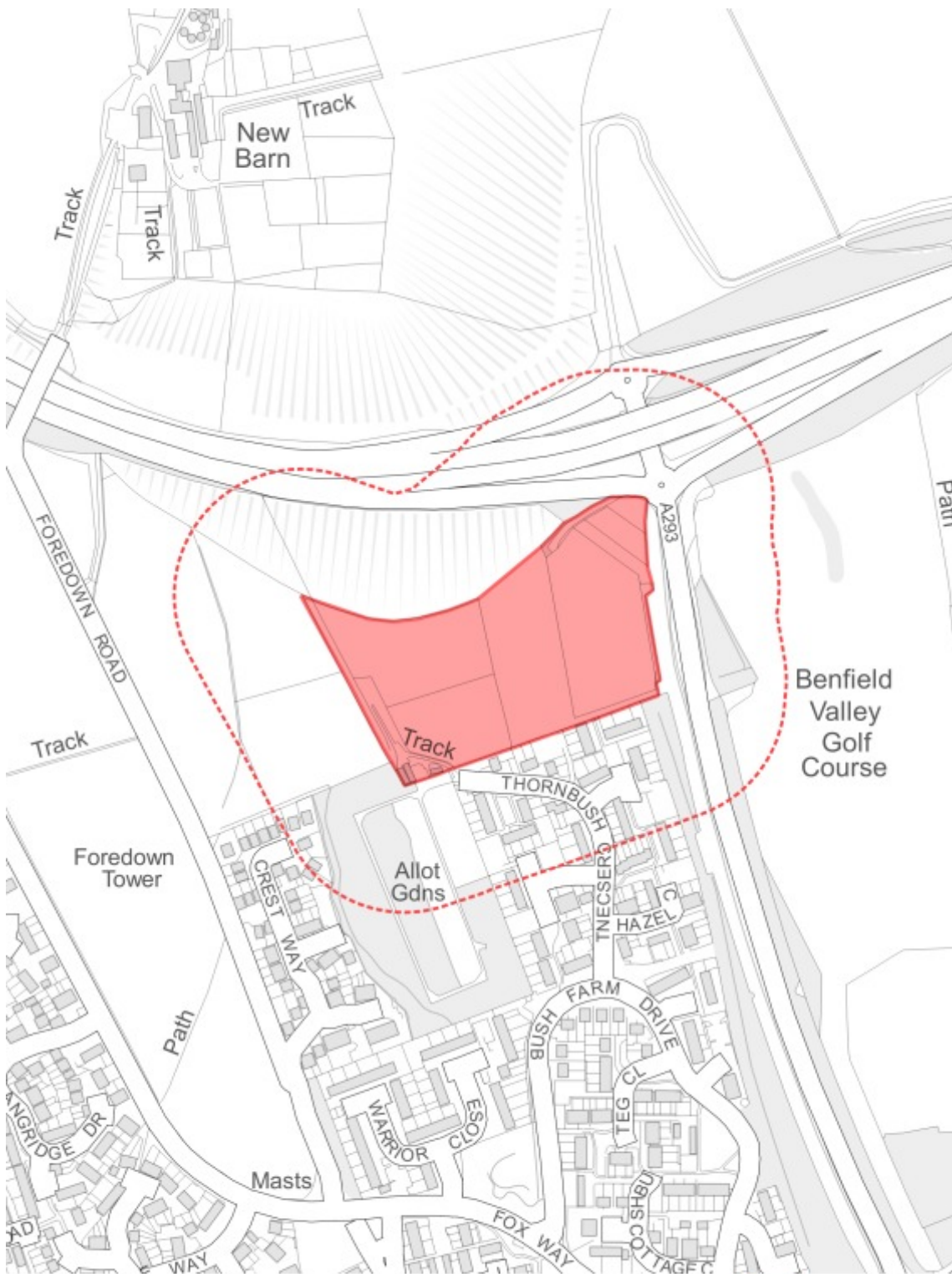


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Map 34 SP-WCA/P Hailsham HWRC

# Safeguarded Waste Sites B

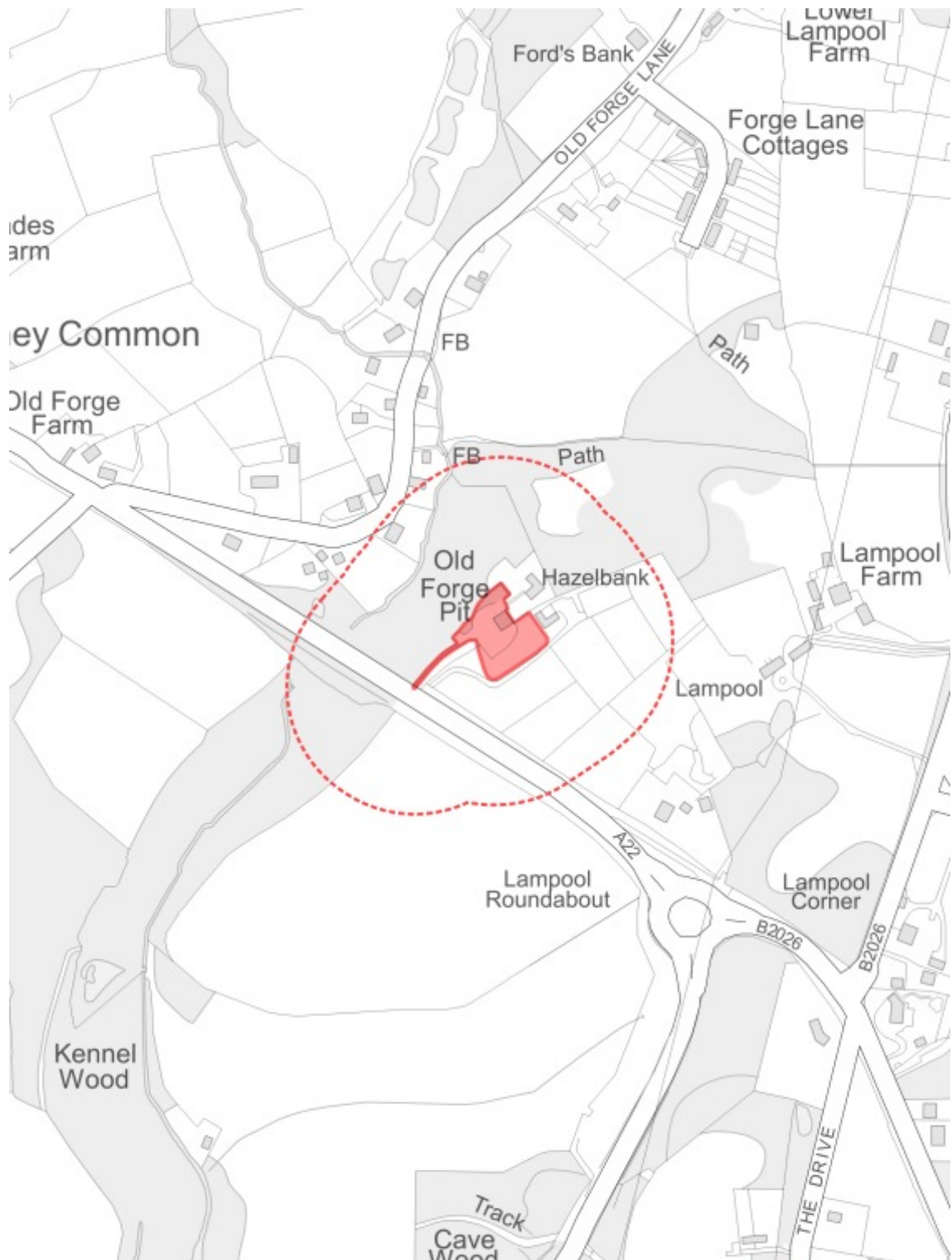


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 Safeguarded Site  
 Consultation Zone

Map 35 SP-WCA/Q Hangleton Bottom, Hangleton Link Road, North Portslade

# B Safeguarded Waste Sites



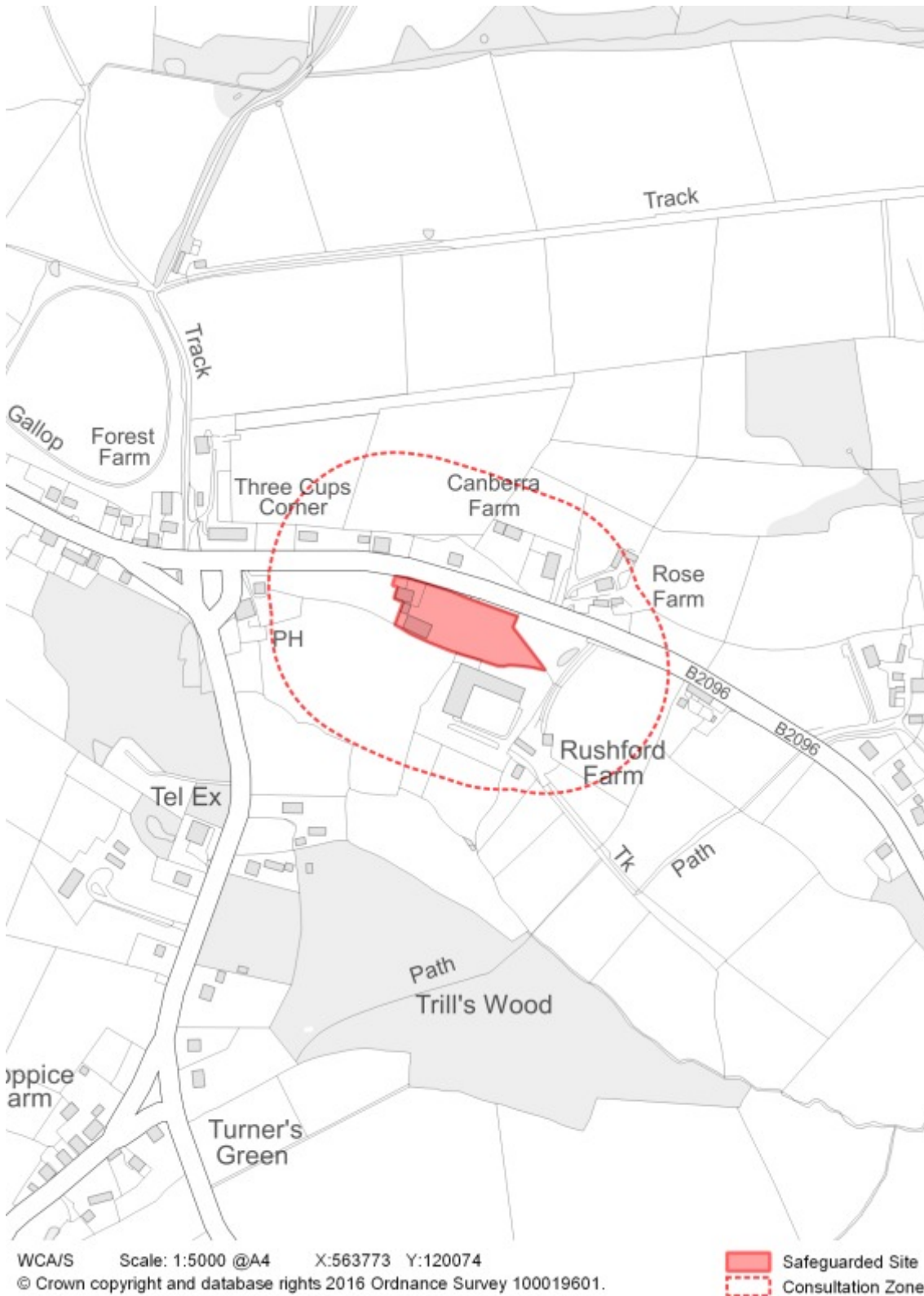
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 Safeguarded Site  
 Consultation Zone

Map 36 SP-WCA/R Hazelbank, Maresfield



# Safeguarded Waste Sites B





Map 37 SP-WCA/S Hazelmere, Three Cups Corner

# B Safeguarded Waste Sites



WCA/T Scale: 1:5000 @A4 X:559358 Y:122109  
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 Safeguarded Site  
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Map 38 SP-WCA/T Heathfield HWRC

# Safeguarded Waste Sites B

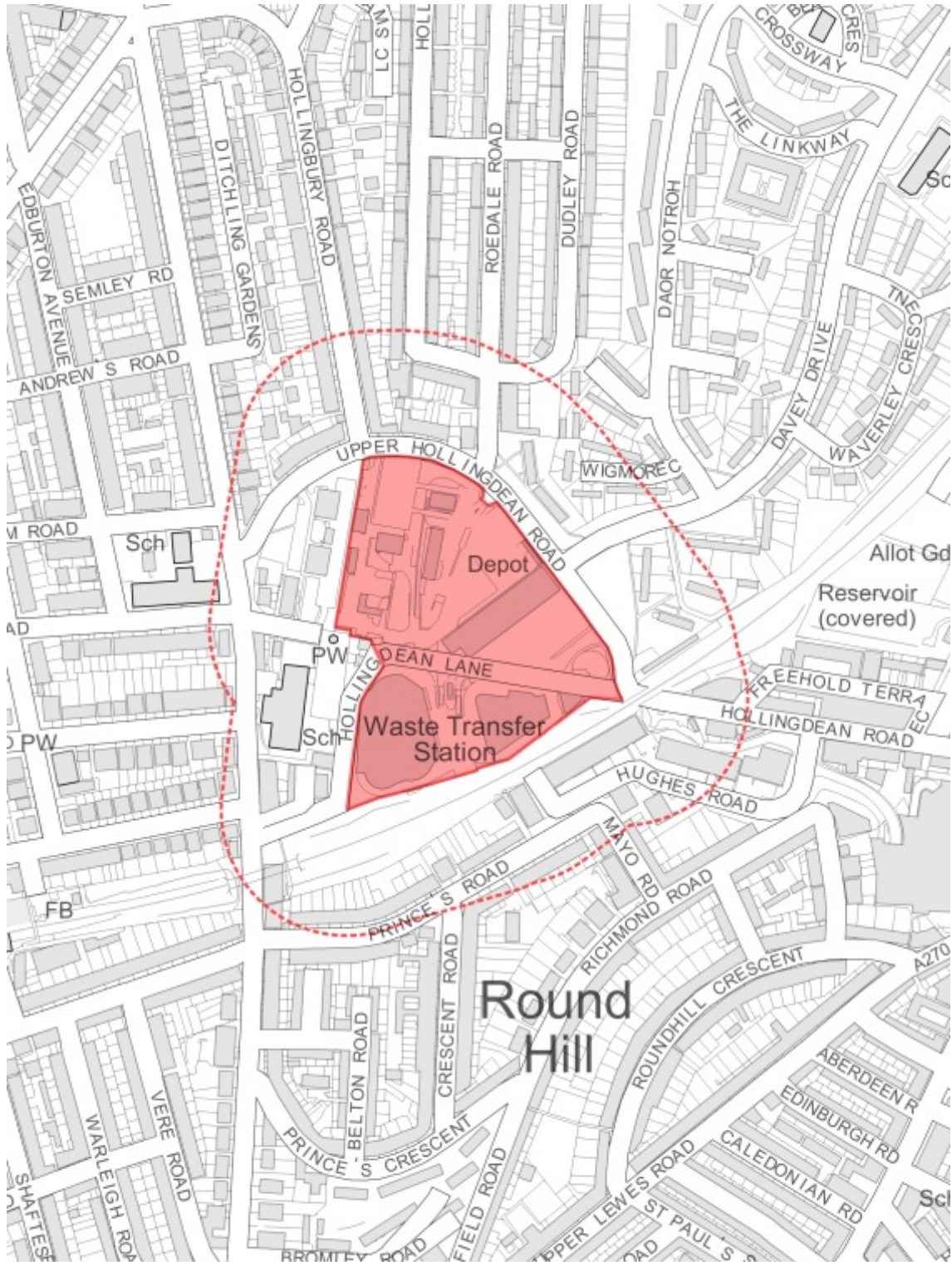


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Map 39 SP-WCA/U Hole Farm, Westfield

# B Safeguarded Waste Sites

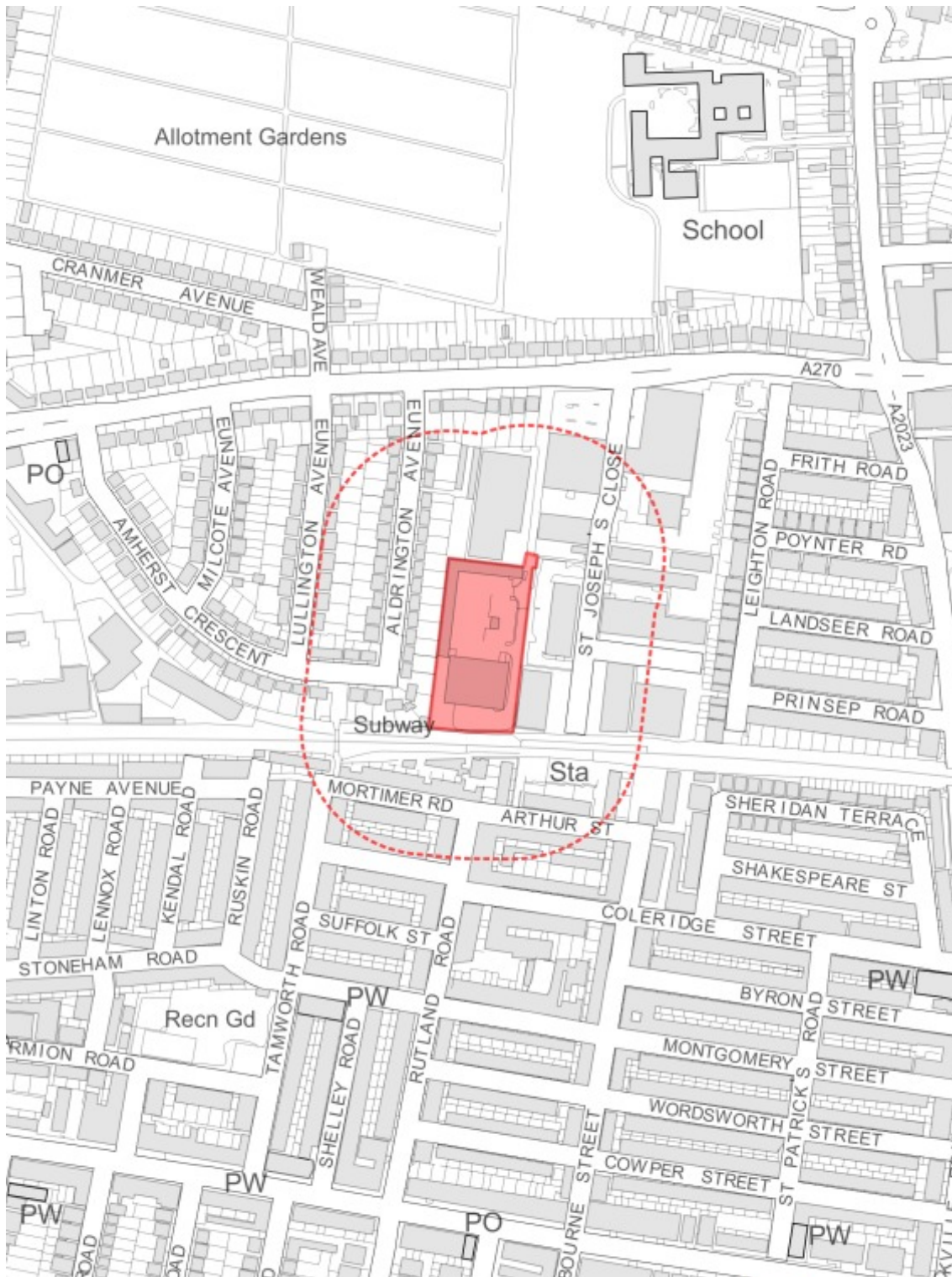


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 Safeguarded Site  
 Consultation Zone

Map 40 SP-WCA/V Hollingdean, Brighton

# Safeguarded Waste Sites B

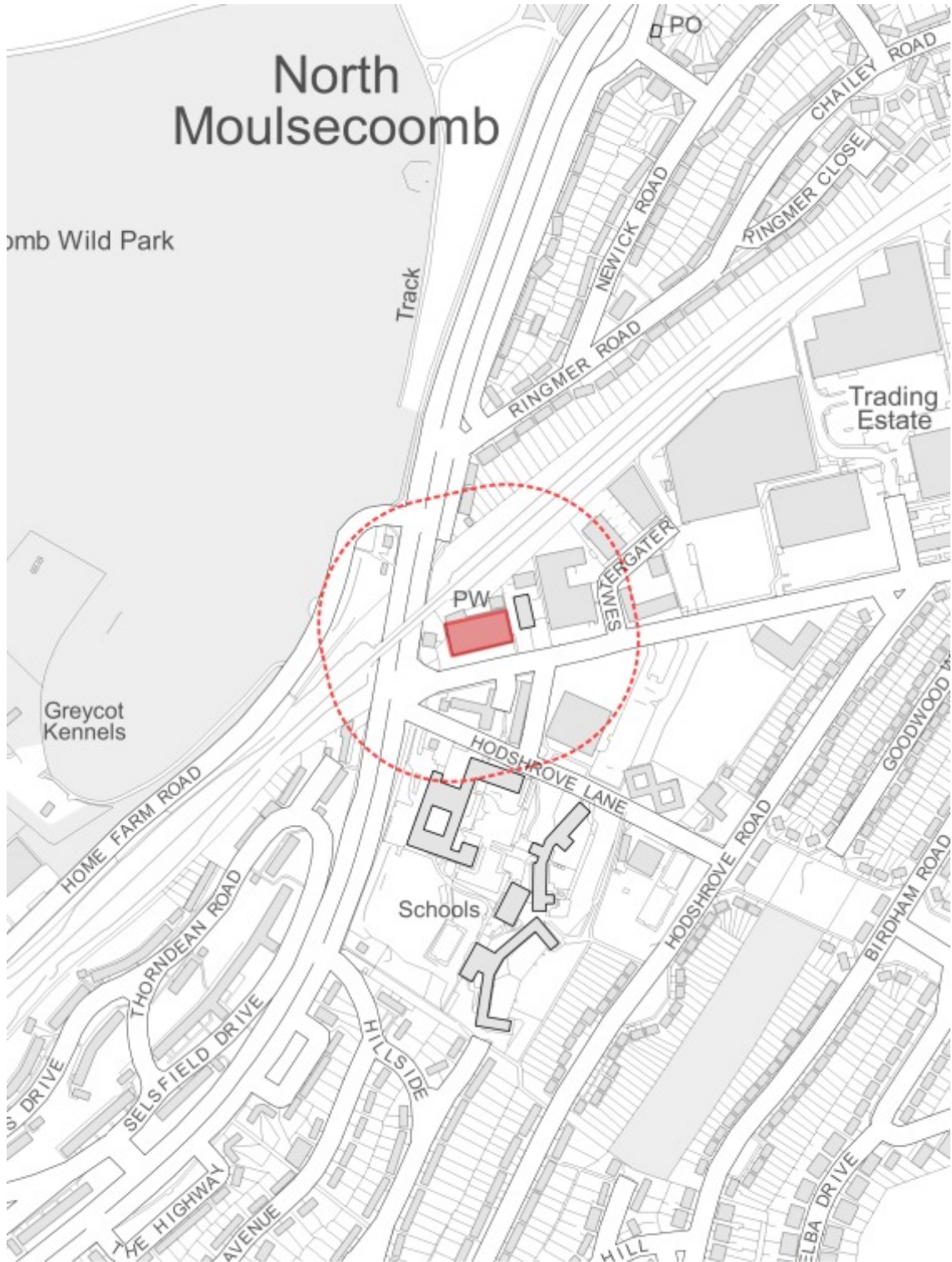


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 Safeguarded Site  
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Map 41 SP-WCA/W Hove HWRC

# B Safeguarded Waste Sites

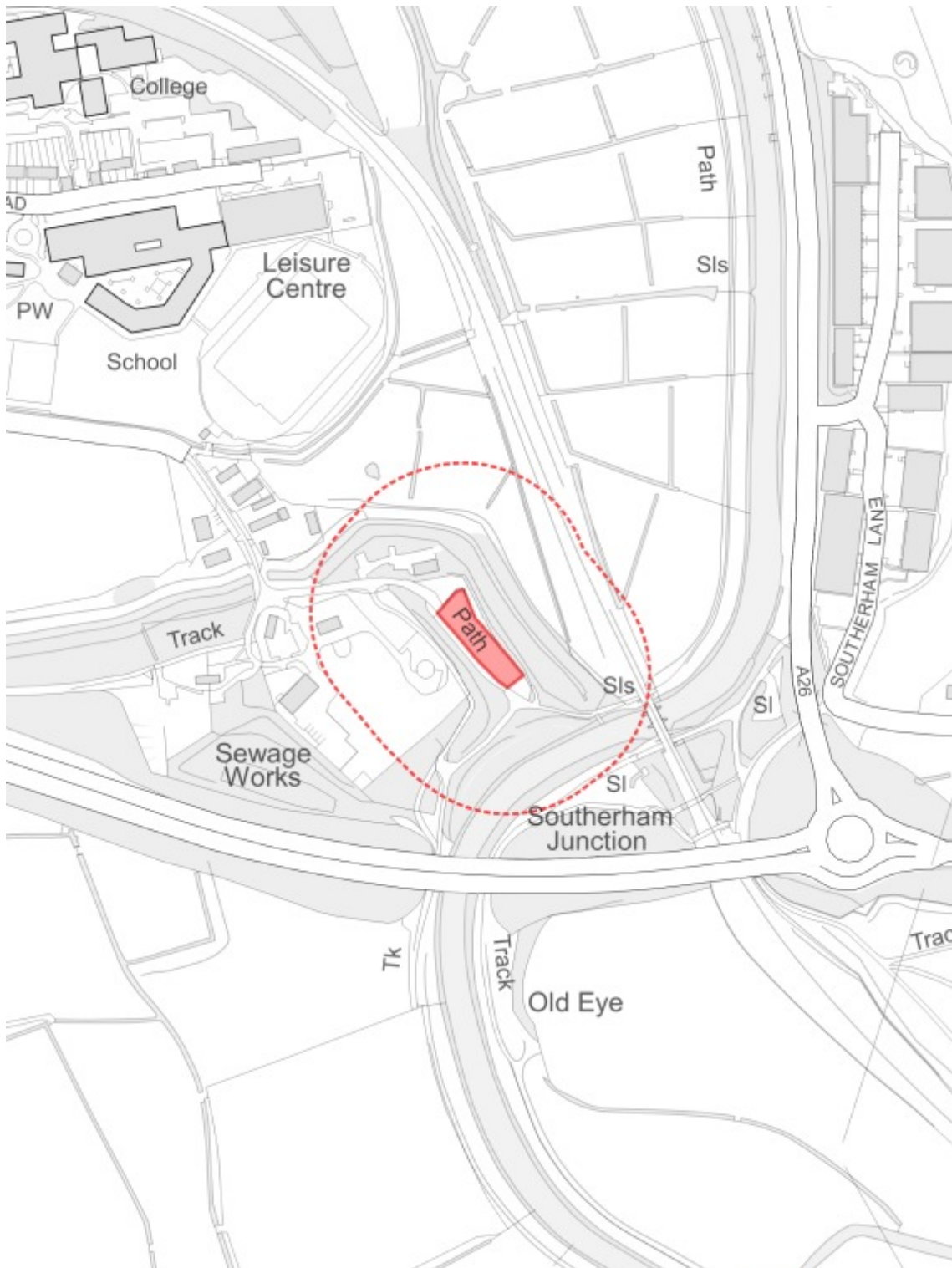


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 Safeguarded Site  
 Consultation Zone

Map 42 SP-WCA/X Kingspan Recycling, Moulsecoomb

# Safeguarded Waste Sites B



WCA/Y Scale: 1:5000 @A4 X:542291 Y:109345  
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 Safeguarded Site  
 Consultation Zone

Map 43 SP-WCA/Y Lewes HWRC

# B Safeguarded Waste Sites



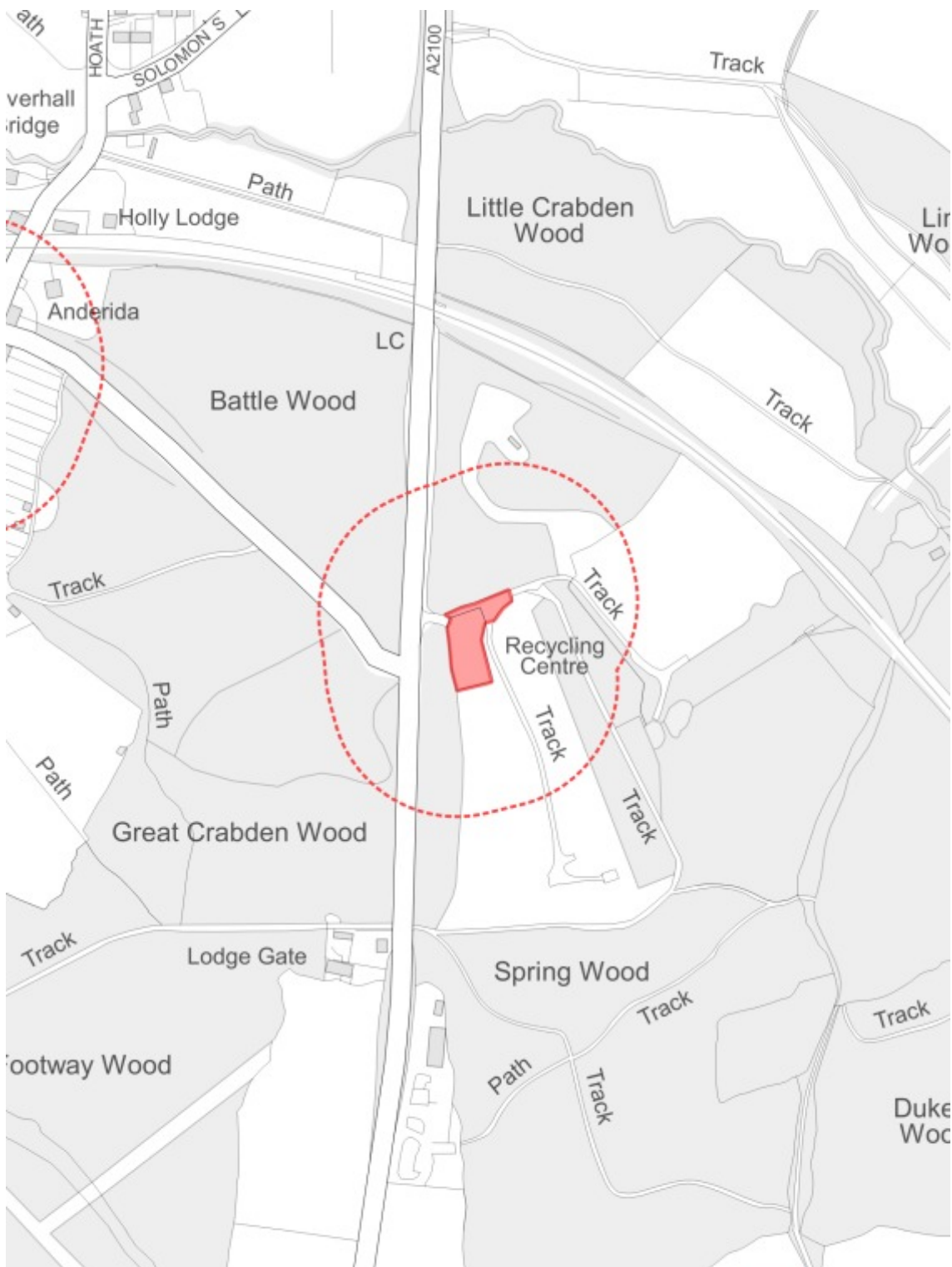
WCA/Z Scale: 1:5000 @A4 X:545710 Y:123631  
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 Safeguarded Site  
 Consultation Zone



Map 44 SP-WCA/Z Maresfield Camp



# Safeguarded Waste Sites B

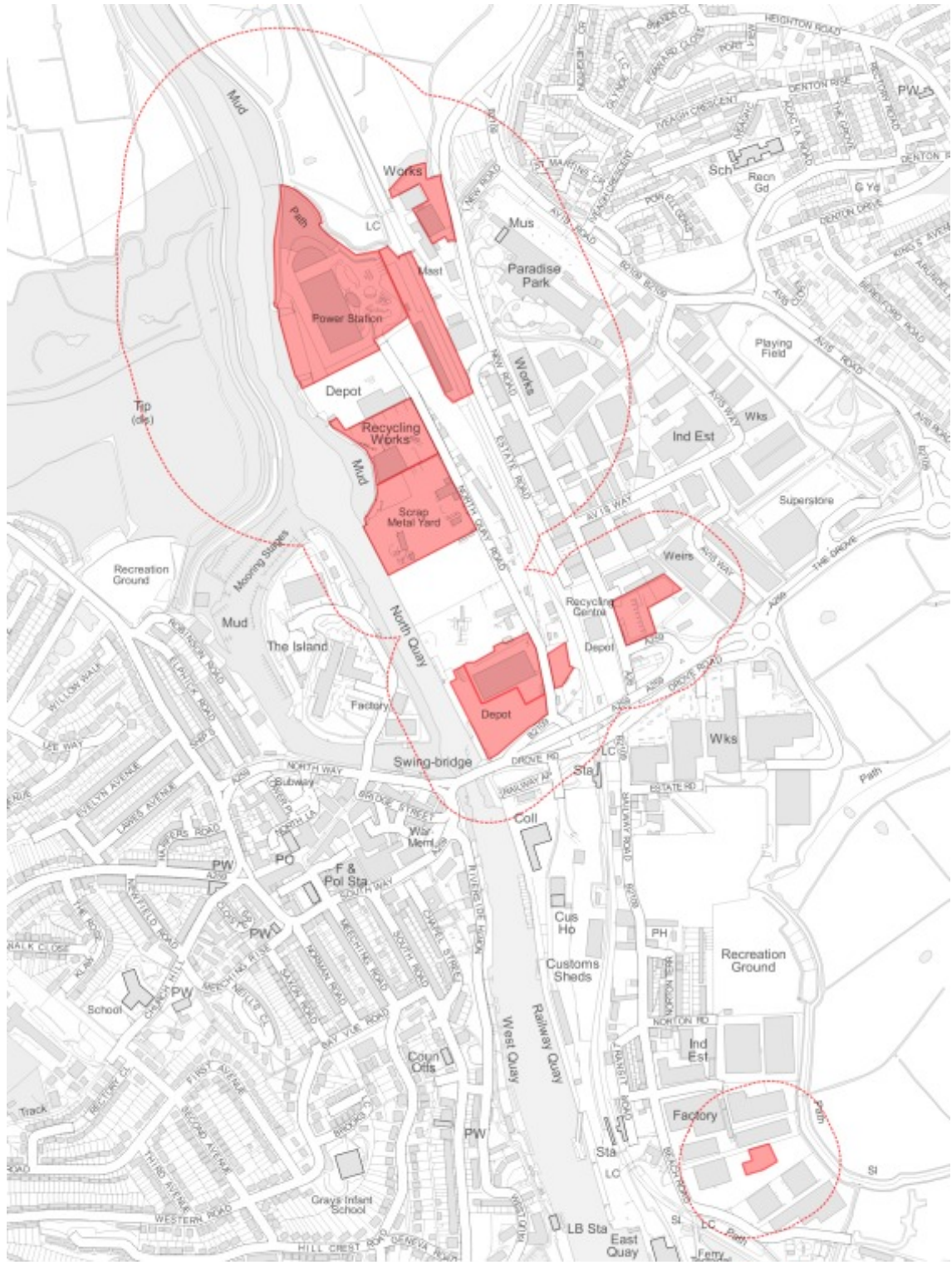


WCA/AA Scale: 1:5000 @A4 X:574577 Y:119470  
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Map 45 SP-WCA/AA Tarmac Topblock, Ninfield

# B Safeguarded Waste Sites



WCA/AB Scale: 1:10000 @A4 X:544656 Y:102018  
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Map 46 SP-WCA/AB Newhaven

# Safeguarded Waste Sites B



WCA/AC Scale: 1:5000 @A4 X:556809 Y:111167  
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 Safeguarded Site  
 Consultation Zone

Map 47 SP-WCA/AC Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker

# B Safeguarded Waste Sites

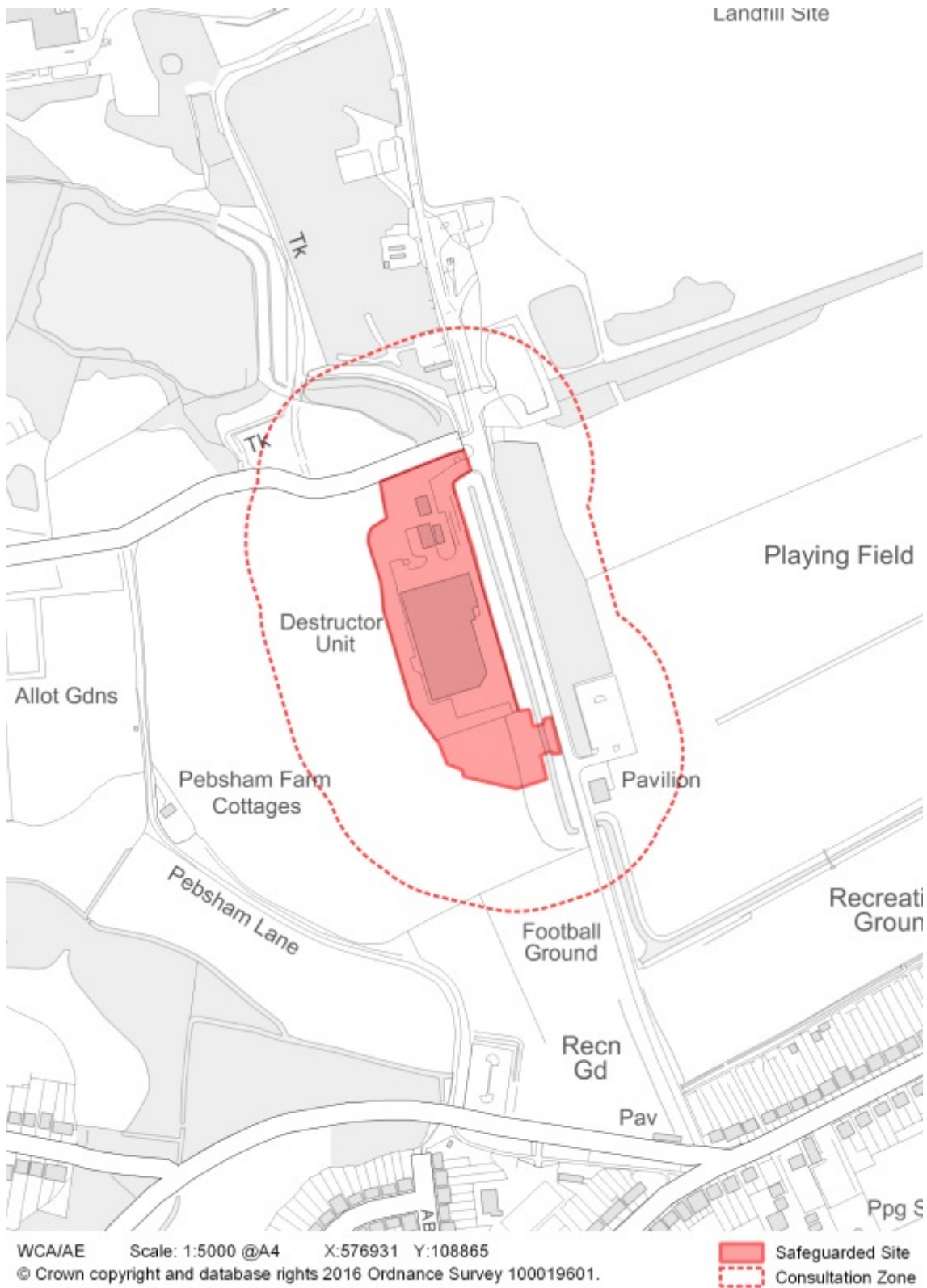


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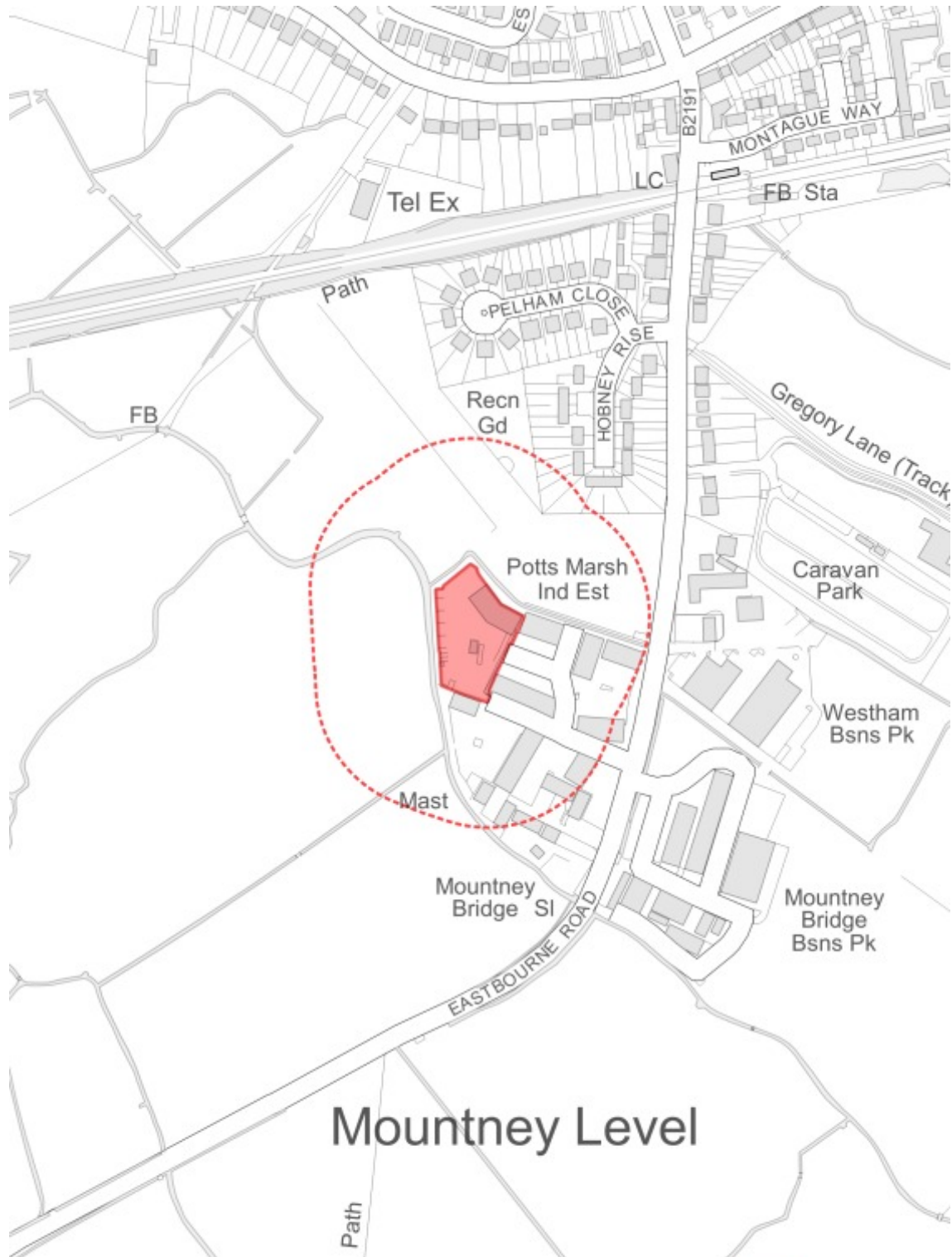
Map 48 SP-WCA/AD Old Hamsey Brickworks, South Chailey

# Safeguarded Waste Sites B





Map 49 SP-WCA/AE Pebsham HWRC & WTS

# B Safeguarded Waste Sites



WCA/AF Scale: 1:5000 @A4 X:563662 Y:104015  
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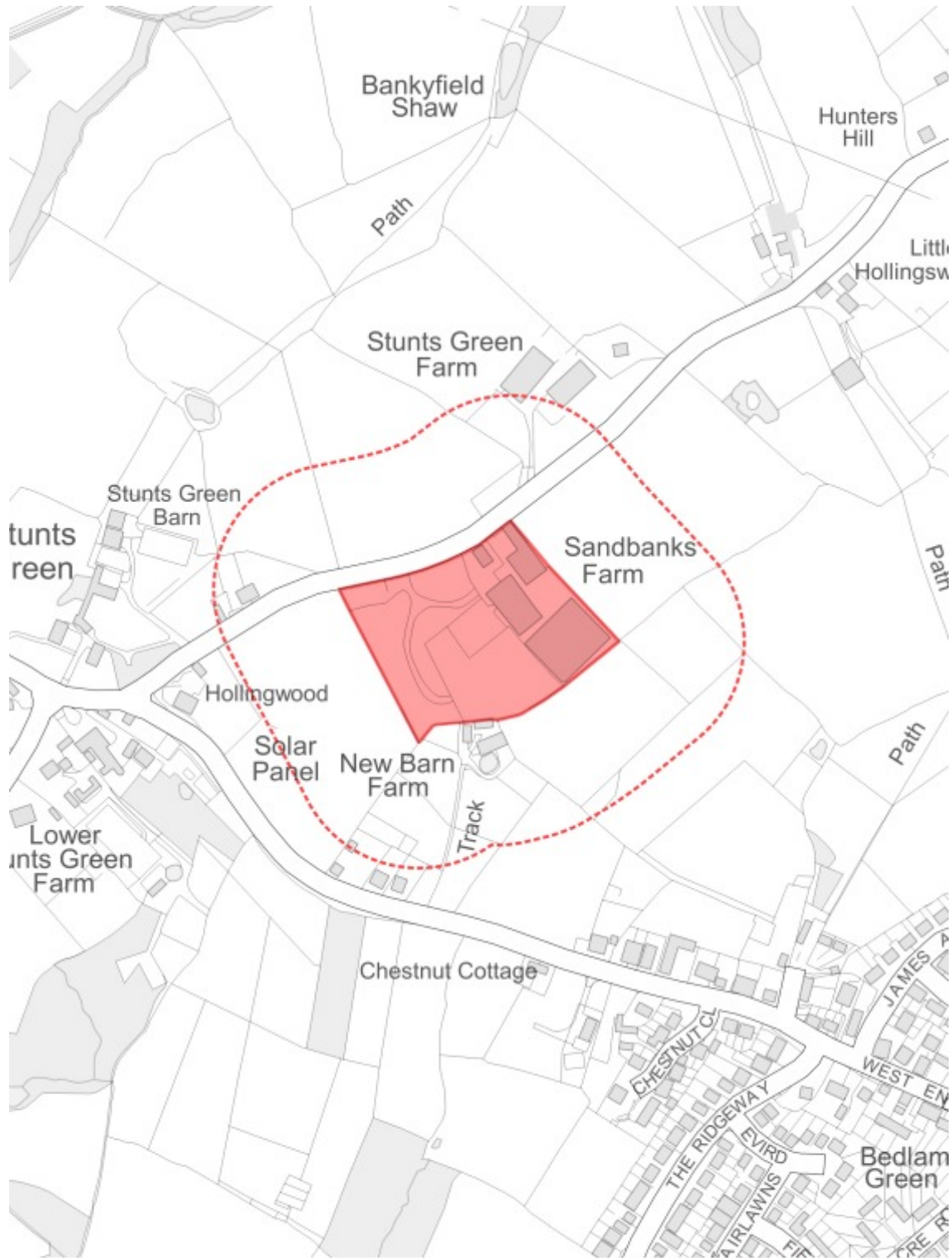
Map 50 SP-WCA/AF Potts Marsh Industrial Estate, Westham

# Safeguarded Waste Sites B





Map 51 SP-WCA/AG Pumping Station, A271, nr Amberstone Bridge, Hailsham

# B Safeguarded Waste Sites



WCA/AH Scale: 1:5000 @A4 X:562941 Y:113061  
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 Consultation Zone



Map 52 SP-WCA/AH Sandbanks, Chilsham Lane, Herstmonceux



# Safeguarded Waste Sites B



WCA/AI Scale: 1:5000 @A4 X:549720 Y:100403  
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 Safeguarded Site  
 Consultation Zone

Map 53 SP-WCA/AI Seaford HWRC & Unit 3, Cradle Hill Industrial Estate, Seaford

# B Safeguarded Waste Sites

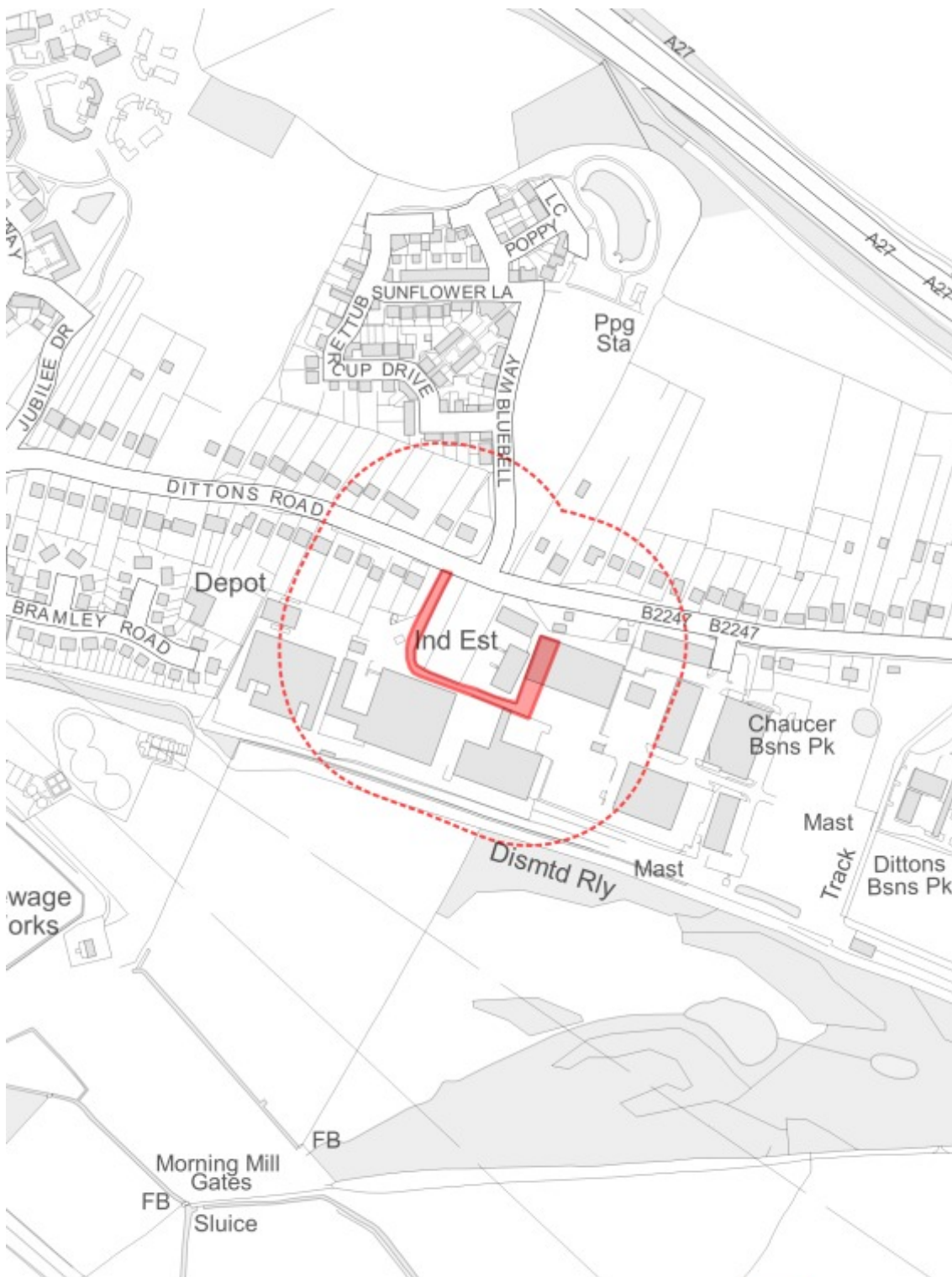


WCA/AJ Scale: 1:5000 @A4 X:568834 Y:112247  
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Map 54 SP-WCA/AJ Tarmac Topblock, Ninfield

# Safeguarded Waste Sites B



WCA/AK Scale: 1:5000 @A4 X:559820 Y:104702  
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Map 55 SP-WCA/AK Unit 13, Chaucer Industrial Estate, Polegate

# B Safeguarded Waste Sites



WCA/AL Scale: 1:5000 @A4 X:546397 Y:120589  
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Map 56 SP-WCA/AL Unit 19, Bellbrook Industrial Estate, Uckfield

# Safeguarded Waste Sites B

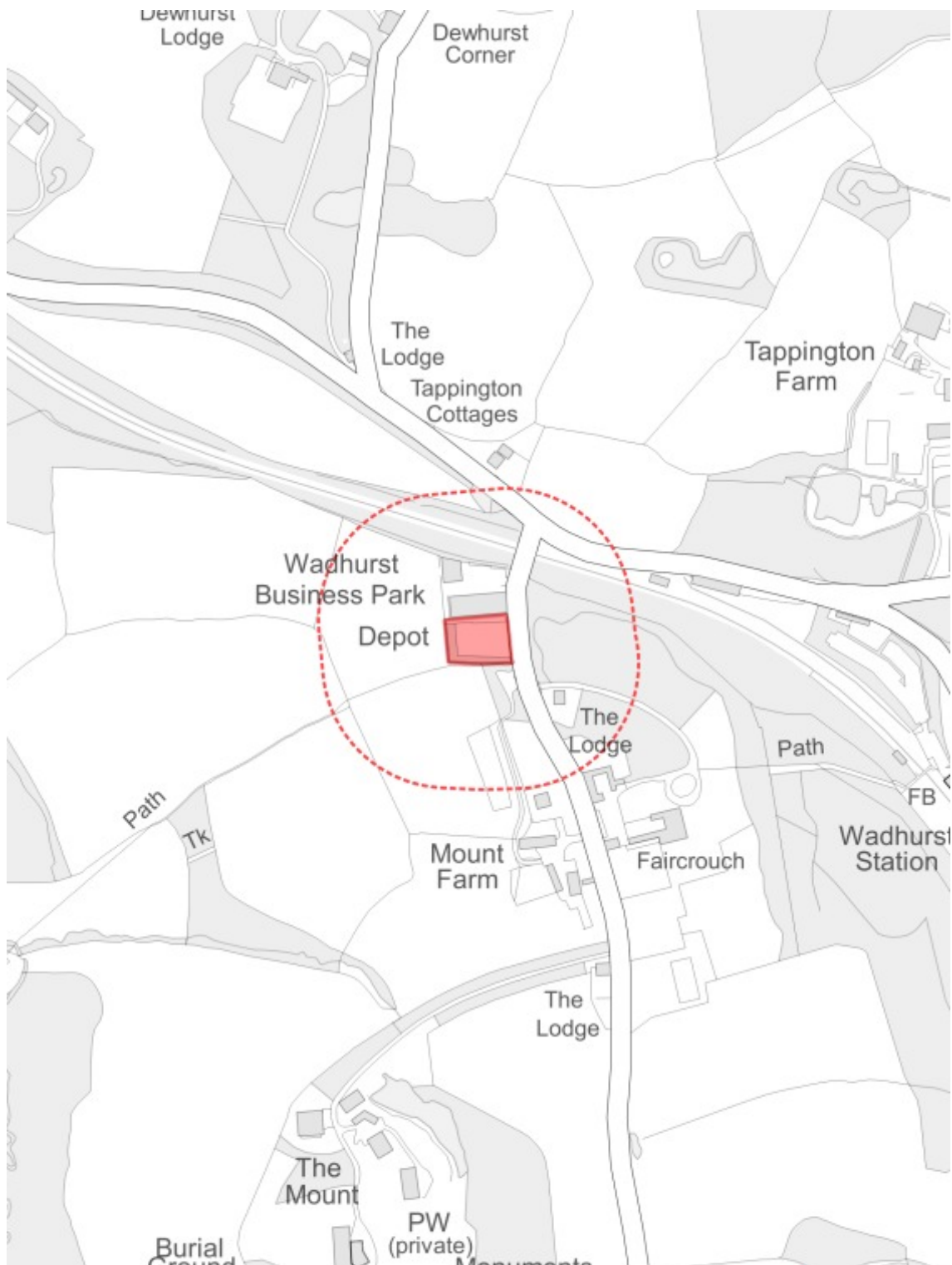


WCA/AM Scale: 1:5000 @A4 X:562649 Y:101325  
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 Safeguarded Site  
 Consultation Zone

Map 57 SP-WCA/AM Units 2A and 2B, Birch Close, Eastbourne

# B Safeguarded Waste Sites

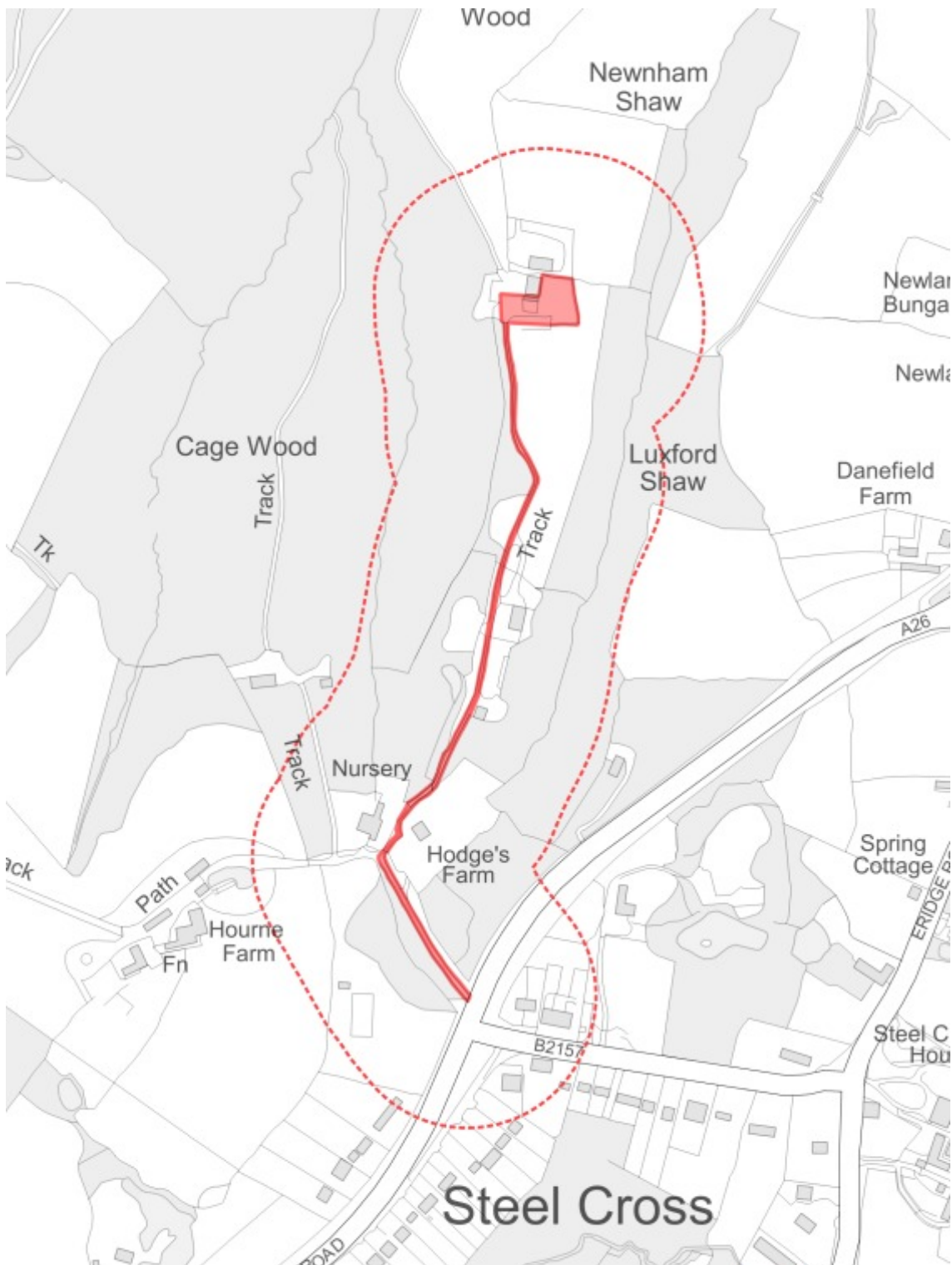


WCA/AN Scale: 1:5000 @A4 X:561776 Y:133111  
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 Safeguarded Site  
 Consultation Zone

Map 58 SP-WCA/AO Wadhurst HWRC

# Safeguarded Waste Sites B

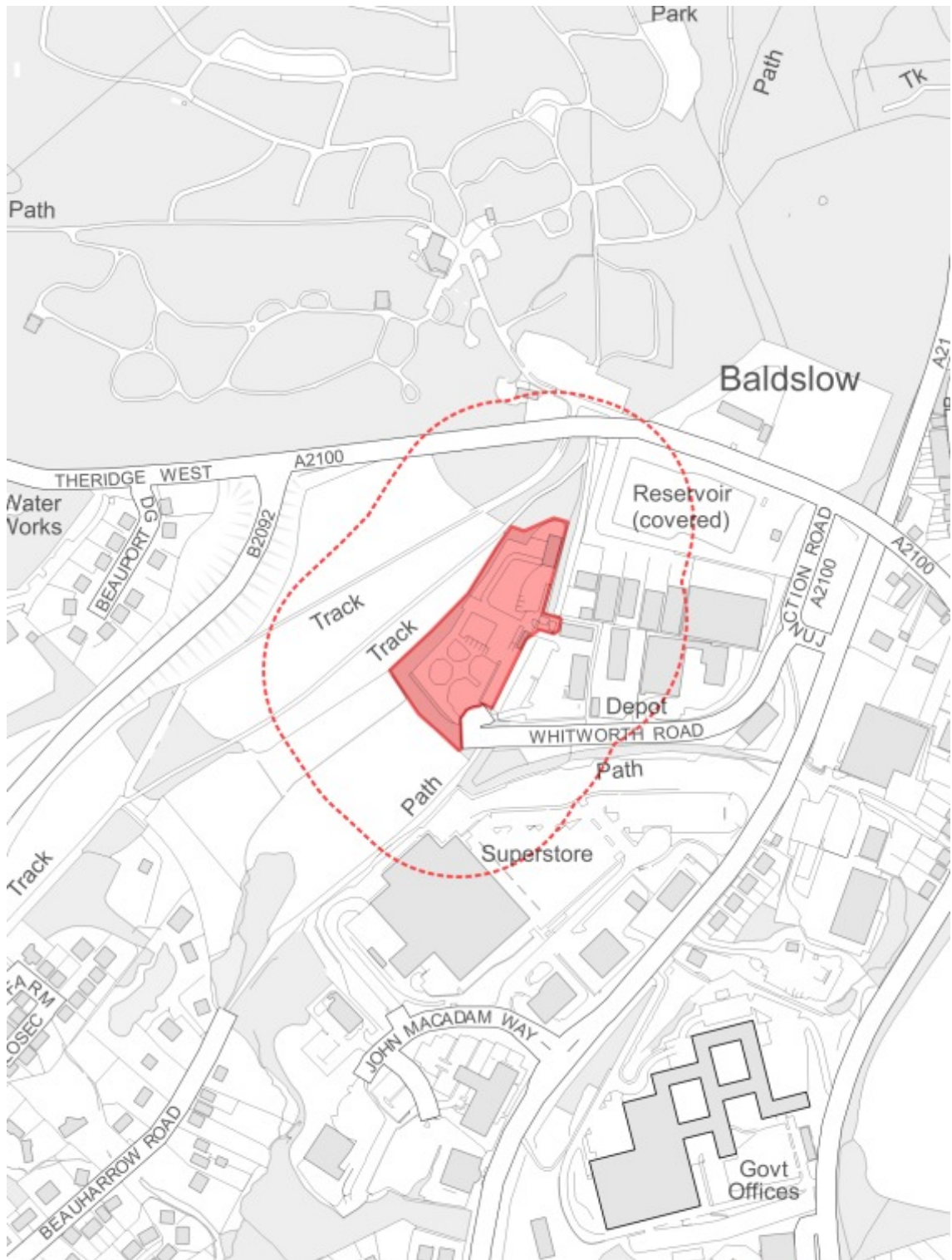


WCA/AO Scale: 1:5000 @A4 X:552731 Y:132025  
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 Consultation Zone

Map 59 SP-WCA/AP Wealden Worms, Steel Cross, Crowborough

# B Safeguarded Waste Sites



WCA/AP Scale: 1:5000 @A4 X:579496 Y:113165  
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Map 60 SP-WCA/AQ Whitworth Road, Hastings



# Safeguarded Waste Sites B

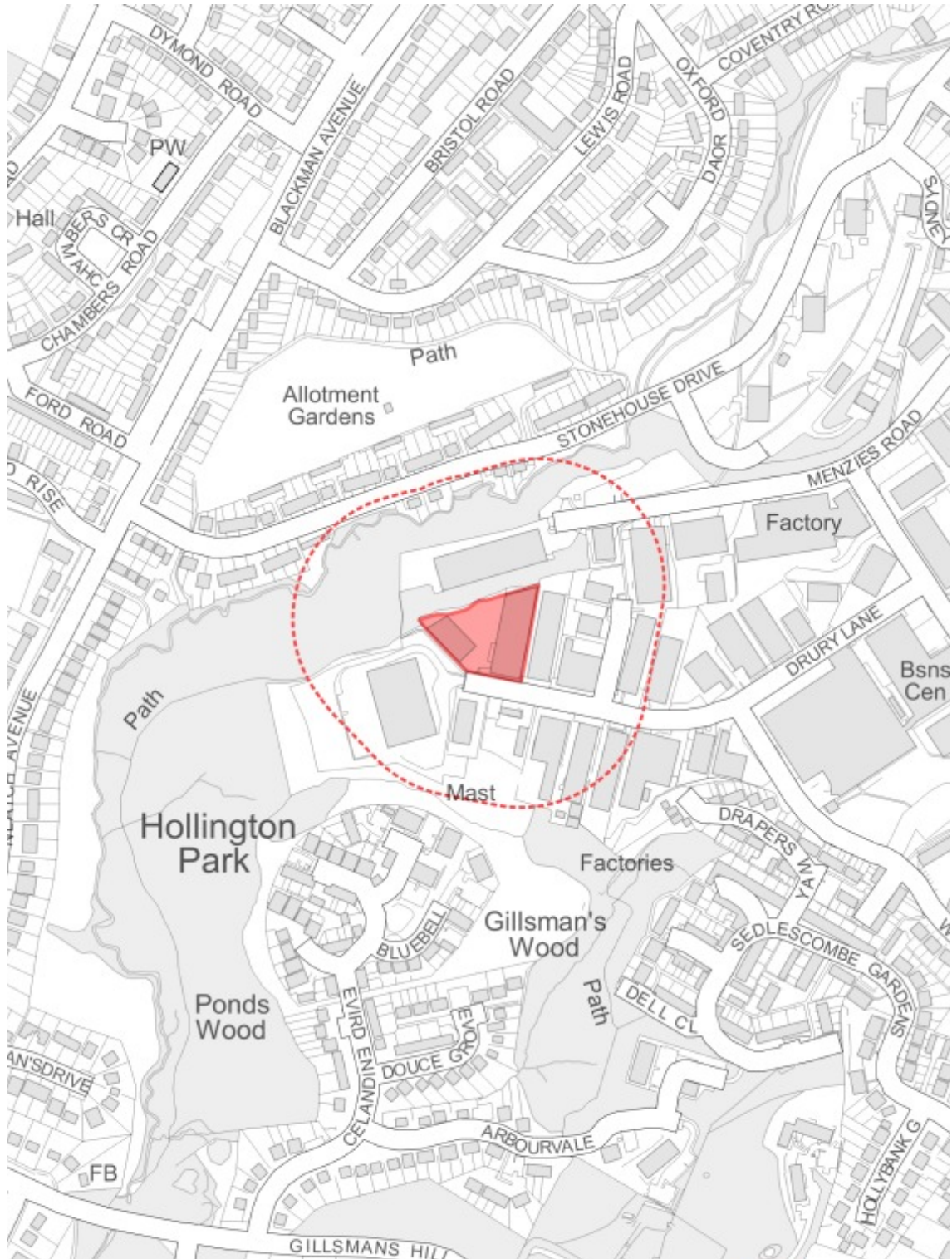


WCA/AQ Scale: 1:5000 @A4 X:553178 Y:113491  
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 Consultation Zone

Map 61 SP-WCA/AR Woodland Centre, Chiddingly

# B Safeguarded Waste Sites



WCA/AR Scale: 1:5000 @A4 X:579305 Y:110801  
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 Safeguarded Site  
 Consultation Zone

Map 62 SP-WCA/AS Woodland House, Ponswood Ind. Estate, Hastings

# Mineral Safeguarding Areas C

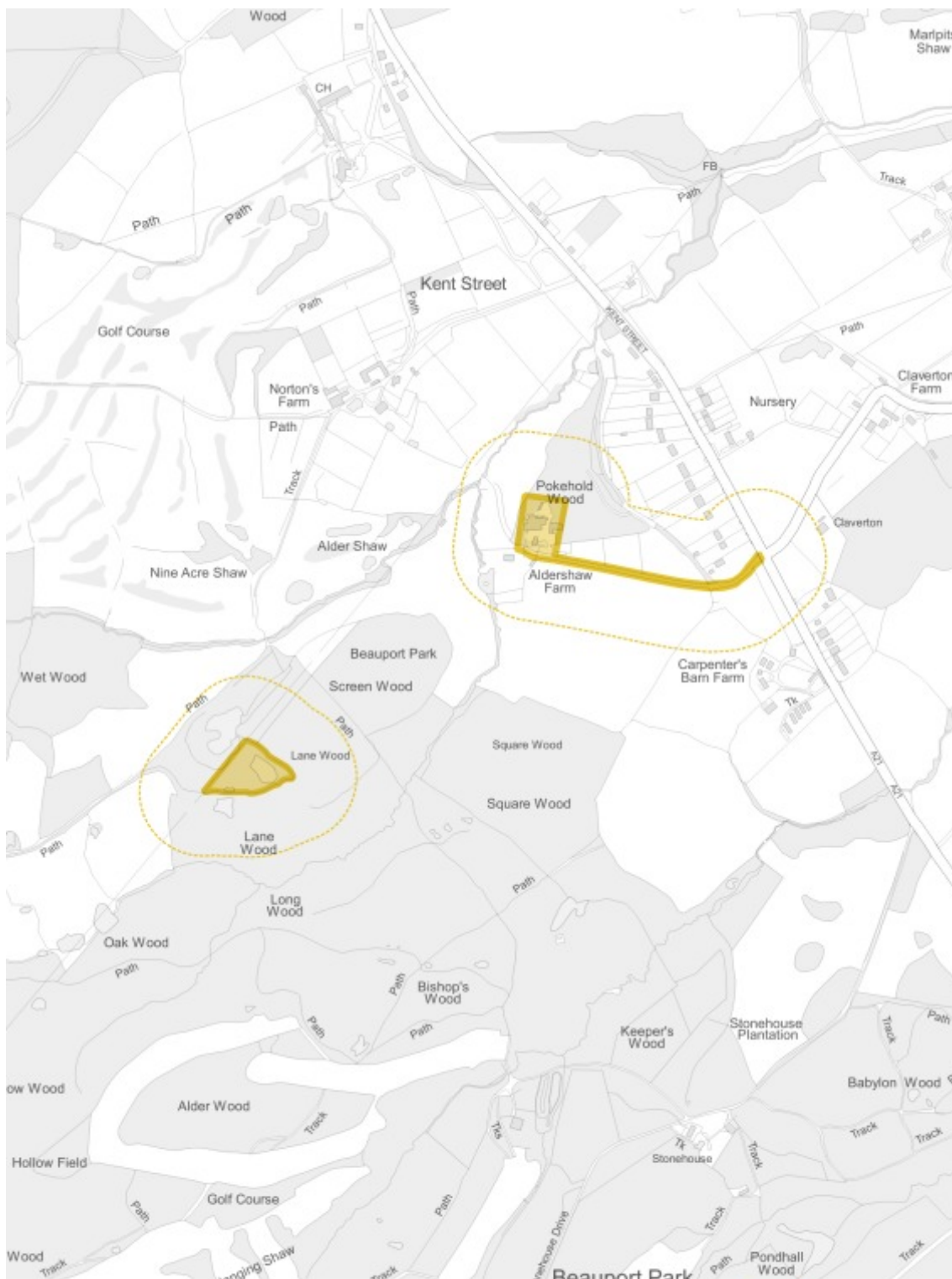
## C Mineral Safeguarding Areas

# Appendix C Mineral Safeguarding Areas



Ref	Safeguarded Minerals Site	Mineral	Page No.
SP-MSA/A	Aldershaw Farm, Sedlescombe	Clay	143
SP-MSA/B	Ashdown Brickworks, Bexhill	Clay	144
SP-MSA/C	Brightling Mine / Robertsbridge works	Gypsum	145
SP-MSA/D	Chailey Brickworks, South Chailey	Clay	146
SP-MSA/E	Hastings Brickworks, Guestling	Clay	147
SP-MSA/F	Horam Brickworks, Horam	Clay	148
SP-MSA/G	Little Standard Hill Farm, Ninfield	Clay	149
SP-MSA/H	Broomhill, Lydd	Sand and gravel	150
SP-MSA/H	Scotney Court, Lydd	Sand and gravel	150
SP-MSA/H	Scotney Court extension / Wall Farm, Lydd	Sand and gravel	150
SP-MSA/I	Stanton's Farm and Novington Sandpit, Plumpton	Building Sand	151

**Table 1**

# Mineral Safeguarding Areas C

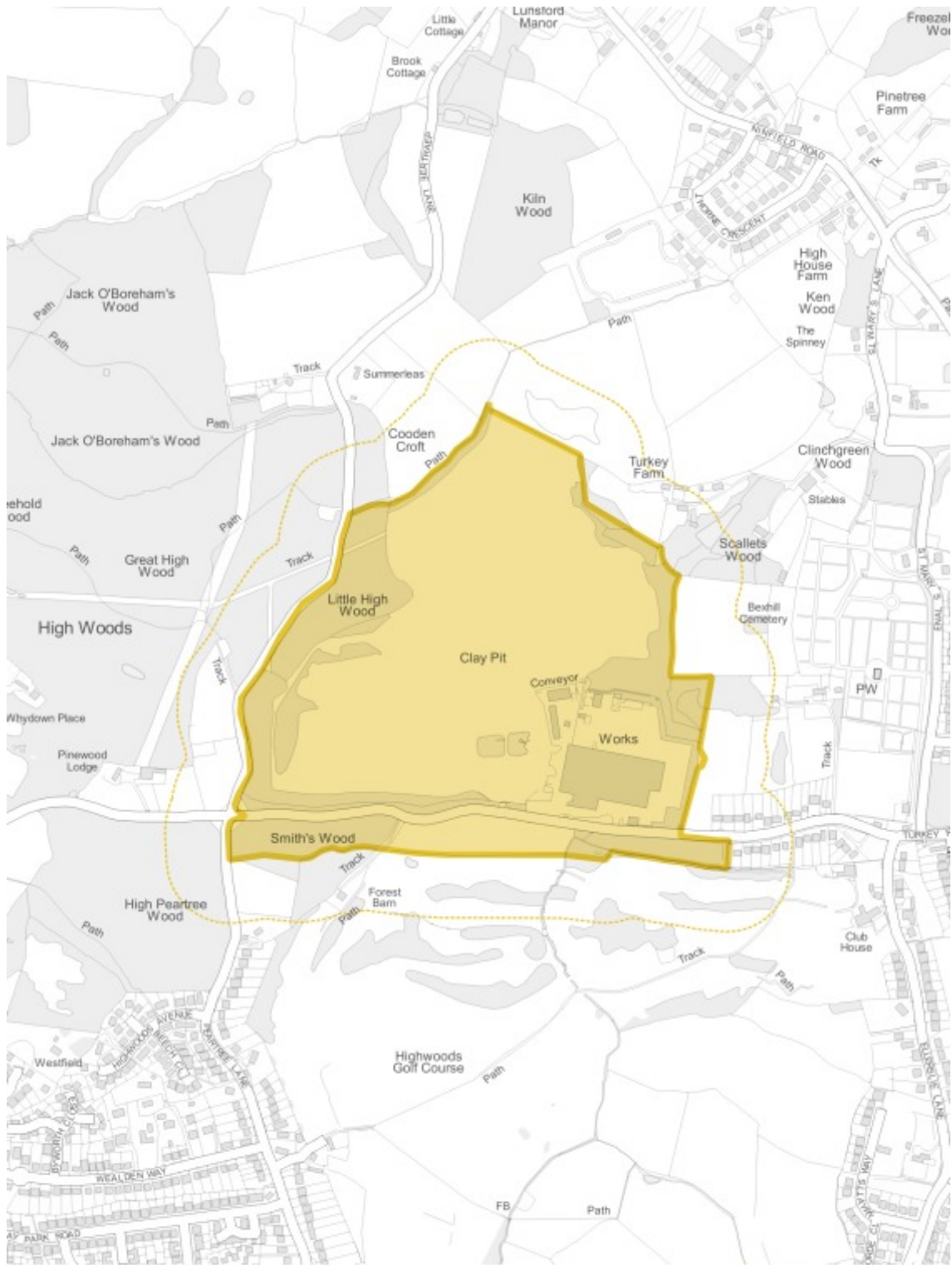


MSA/A Scale: 1:10000 @ A4 X:578637 Y:115241  
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 Safeguarded Site  
 Consultation Zone

Map 63 SP-MSA/A Aldershaw Farm, Sedlescombe

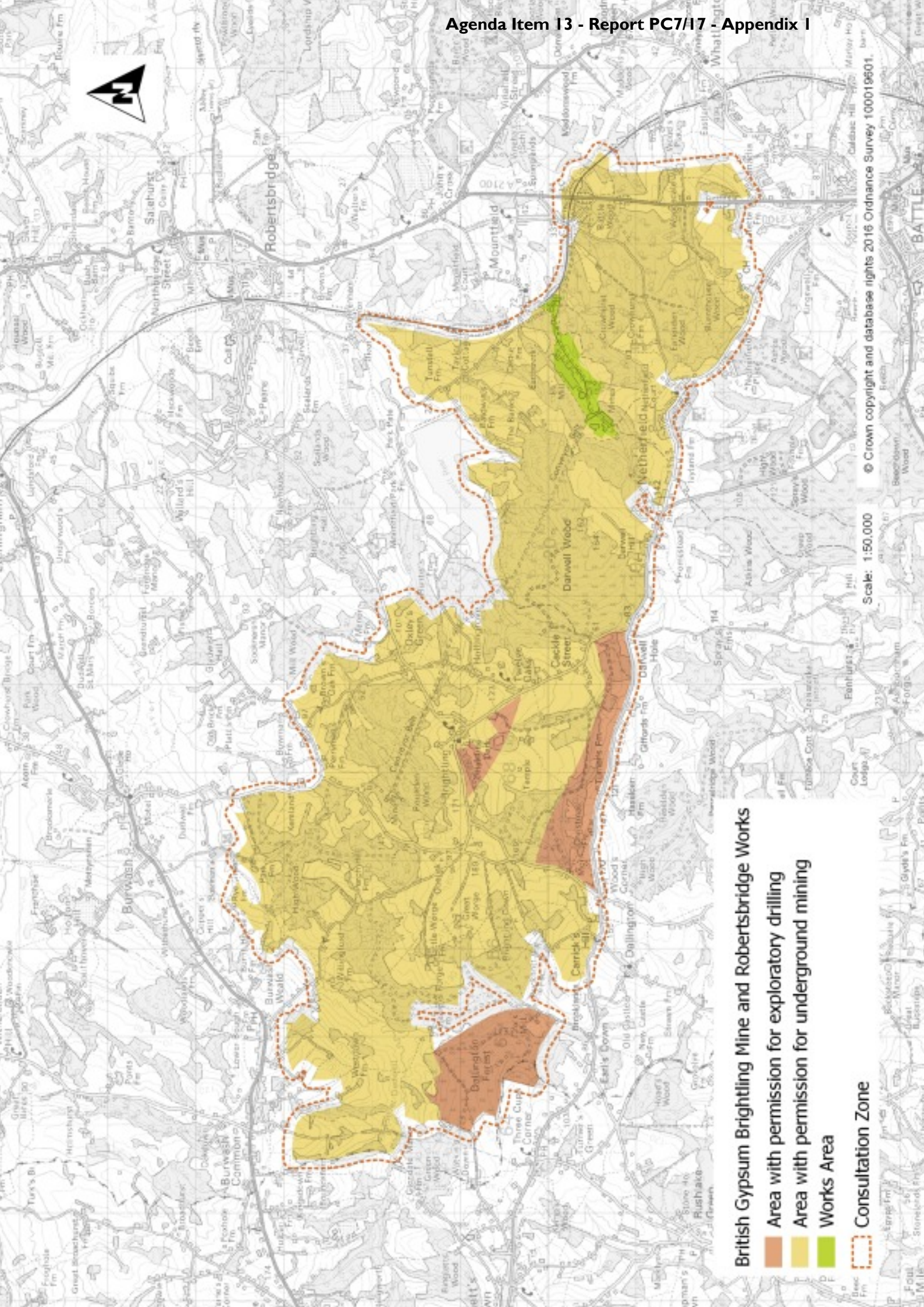
# C Mineral Safeguarding Areas



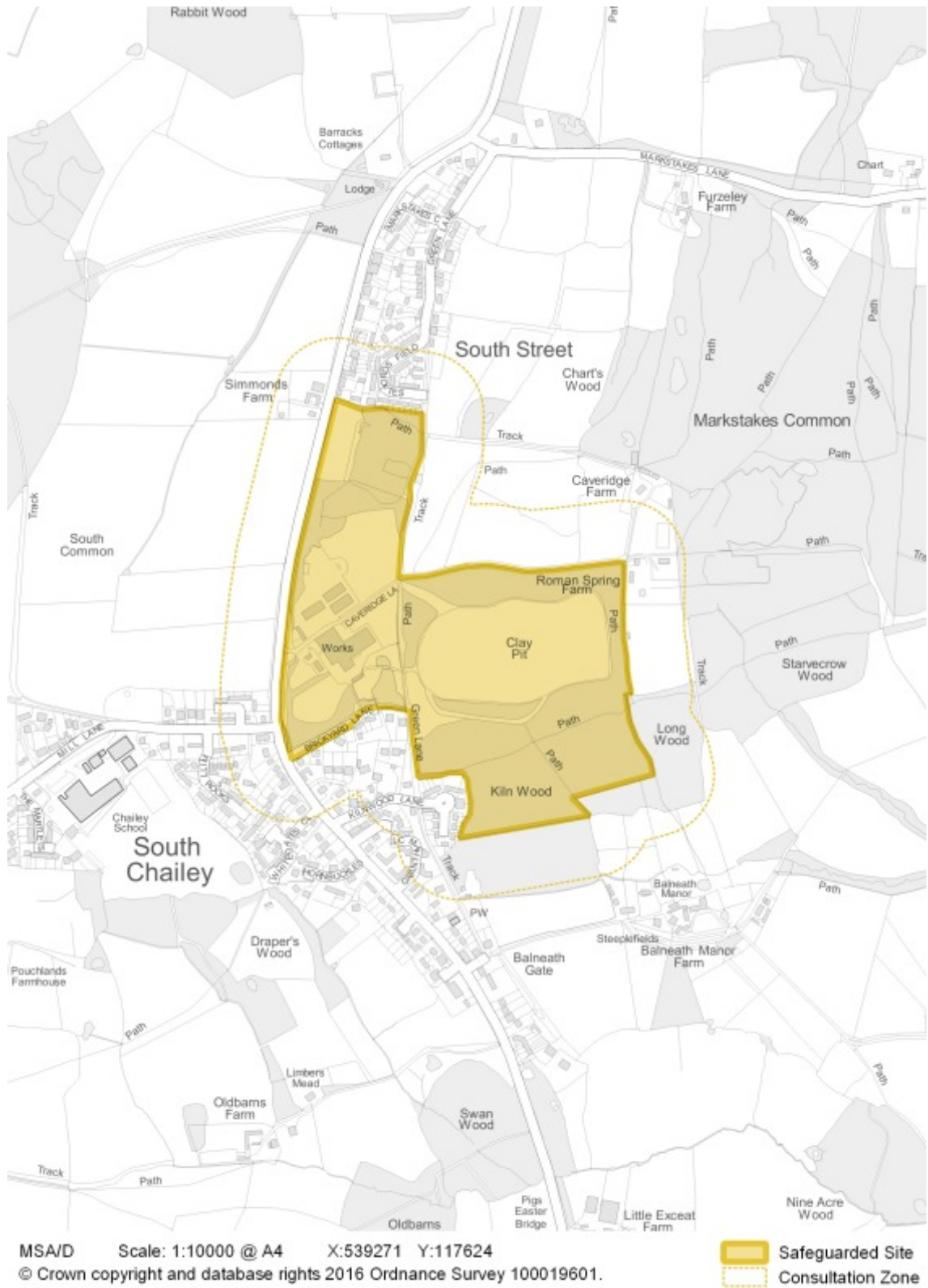
MSA/B Scale: 1:10000 @ A4 X:571959 Y:109519  
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 Safeguarded Site  
 Consultation Zone

Map 64 SP-MSA/B Ashdown Brickworks, Bexhill



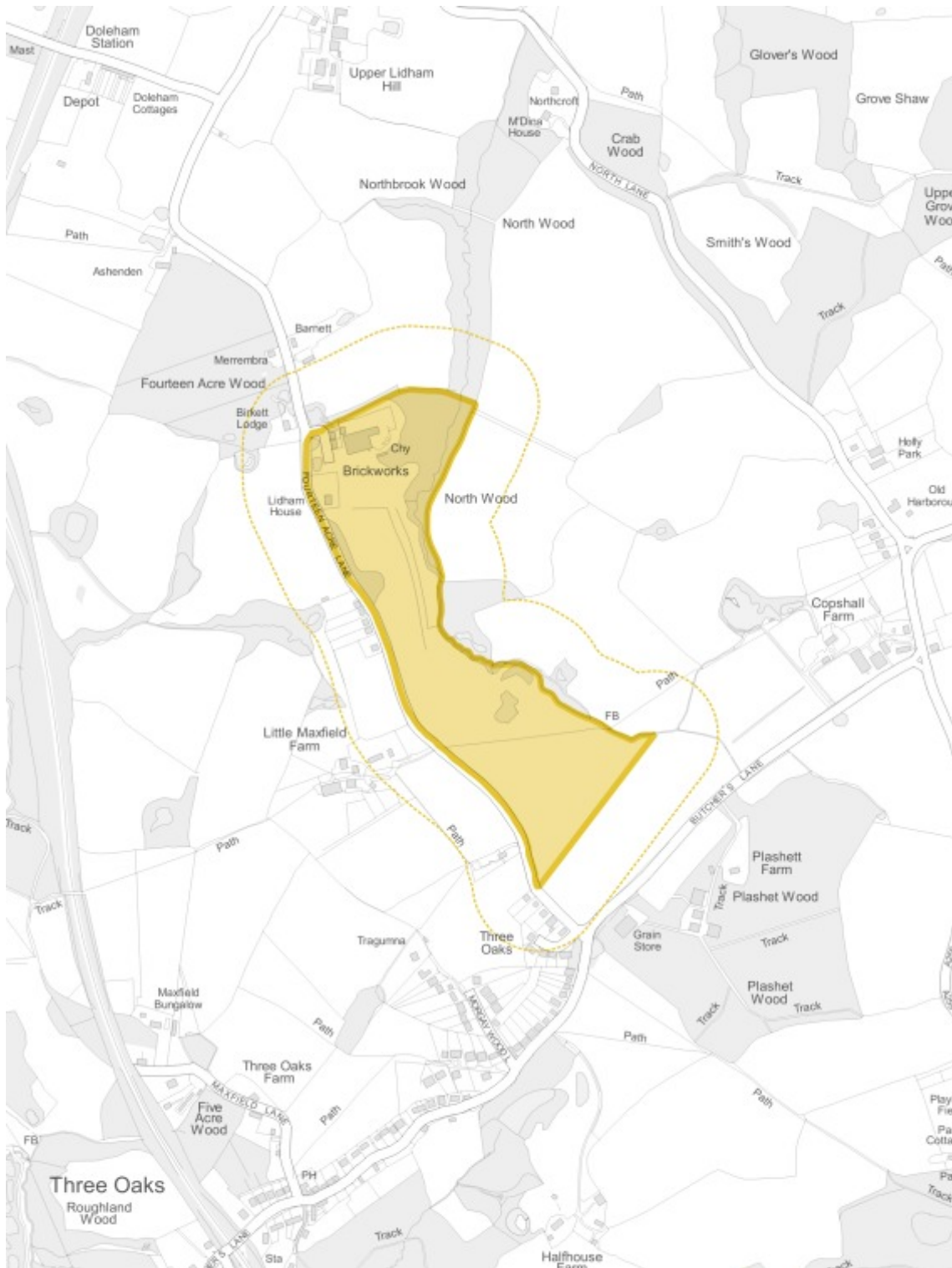
# C Mineral Safeguarding Areas





Map 66 SP-MSA/D Chailey Brickworks, South Chailey



# Mineral Safeguarding Areas C

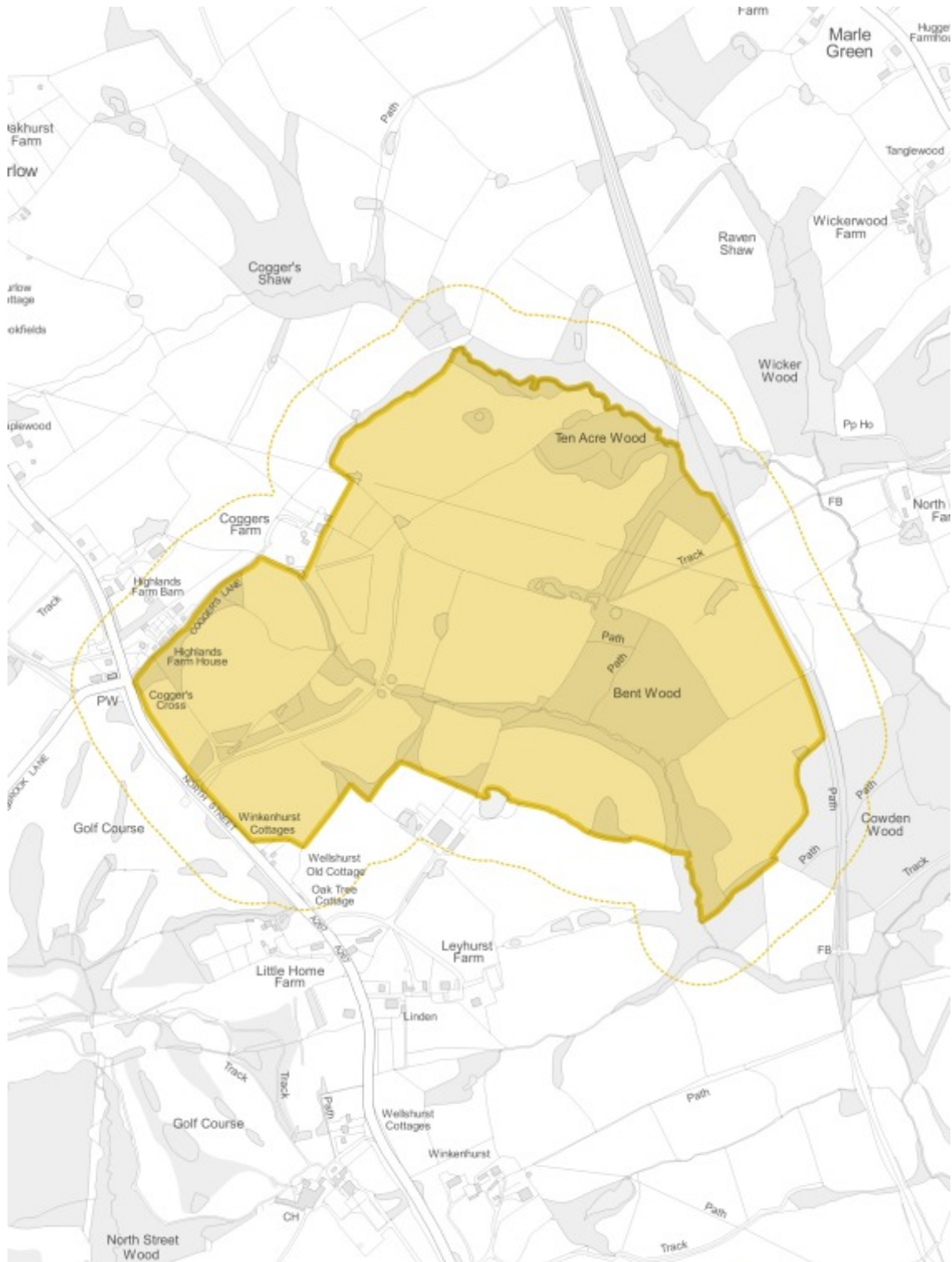


MSA/E Scale: 1:10000 @ A4 X:584186 Y:115539  
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 Safeguarded Site  
 Consultation Zone

Map 67 SP-MSA/E Hastings Brickworks, Guestling

# C Mineral Safeguarding Areas

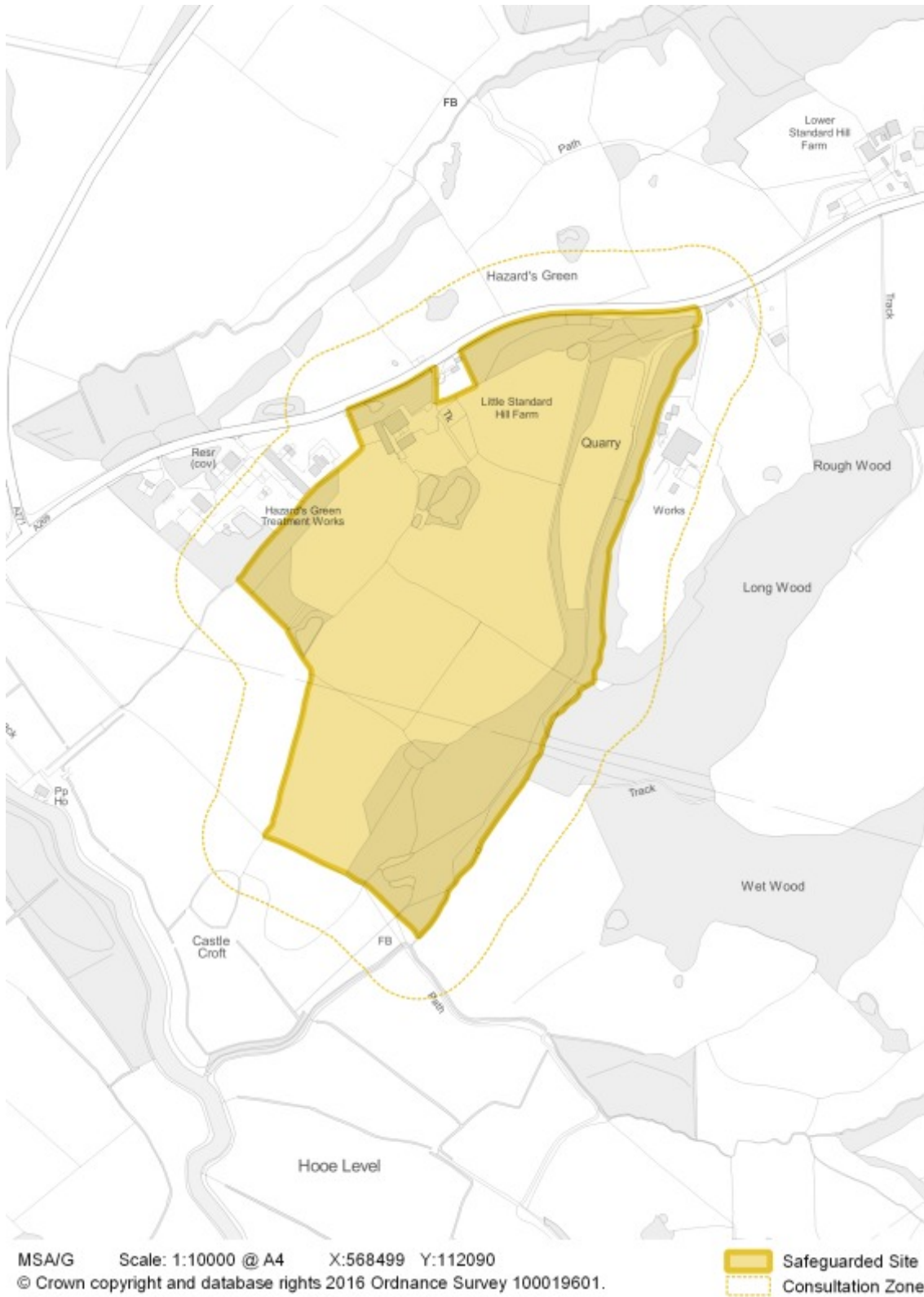


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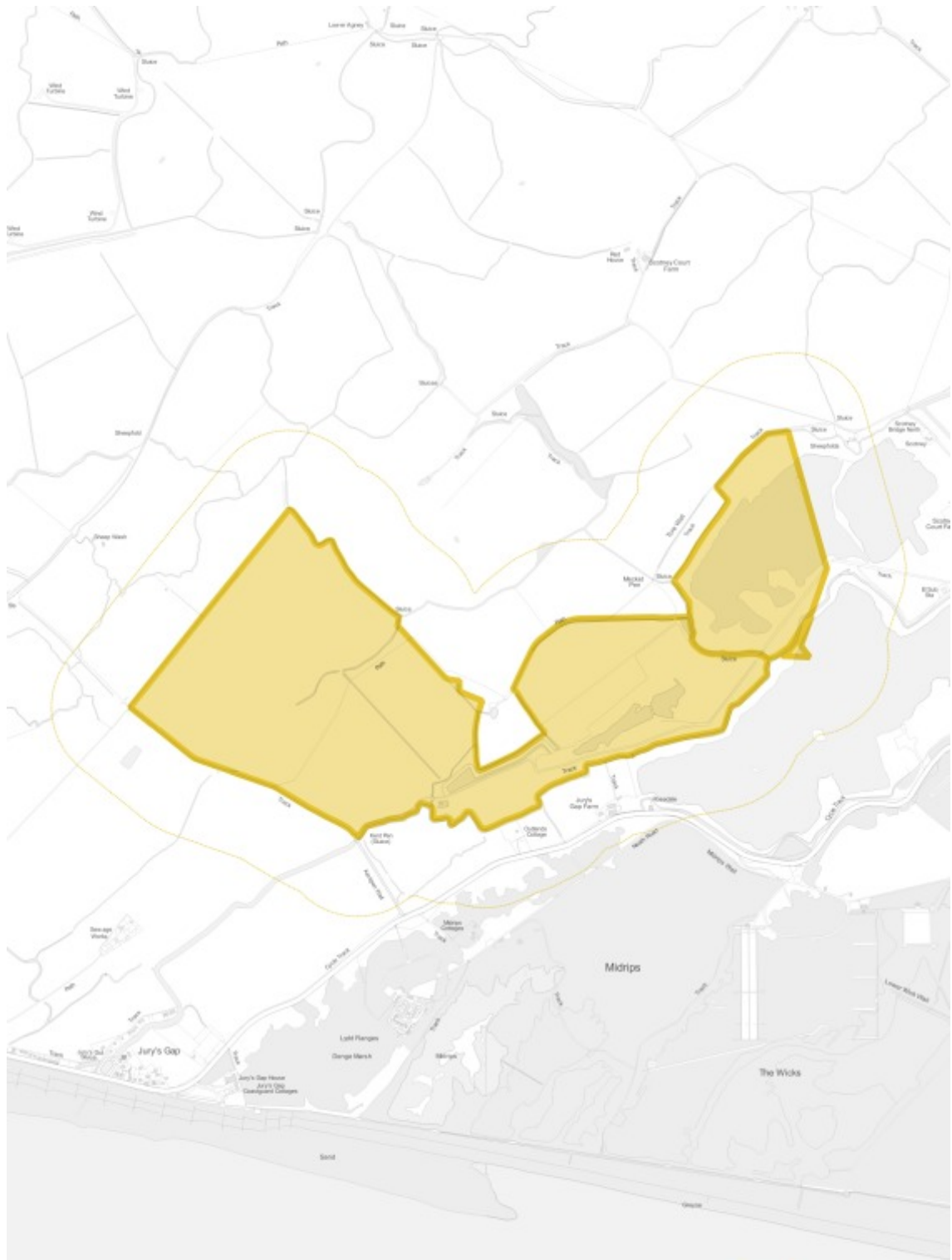
Map 68 SP-MSA/F Horam Brickworks, Horam

# Mineral Safeguarding Areas C





Map 69 SP-MSA/G Little Standard Hill Farm, Ninfield

# C Mineral Safeguarding Areas

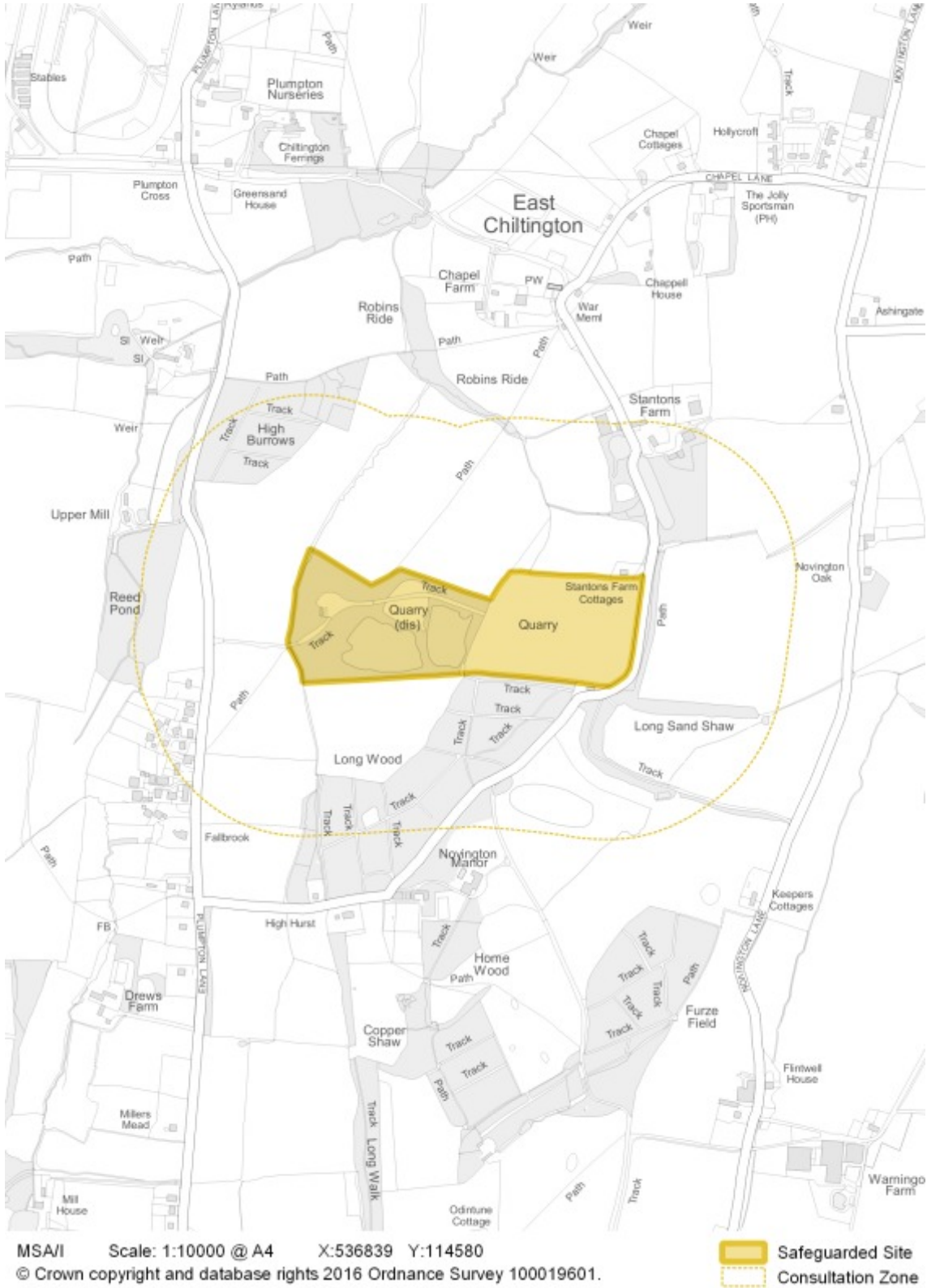


MSA/H Scale: 1:20000 @ A4 X:600027 Y:119437  
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 Safeguarded Site  
 Consultation Zone

**Map 70 SP-MSA/H Scotney Court & Extension, Lydd**

# Mineral Safeguarding Areas C



Map 71 SP-MSA/I Stanton's Farm and Novington Sandpit

# Safeguarded Wharves and Railheads D

# Safeguarded Wharves and Railheads D

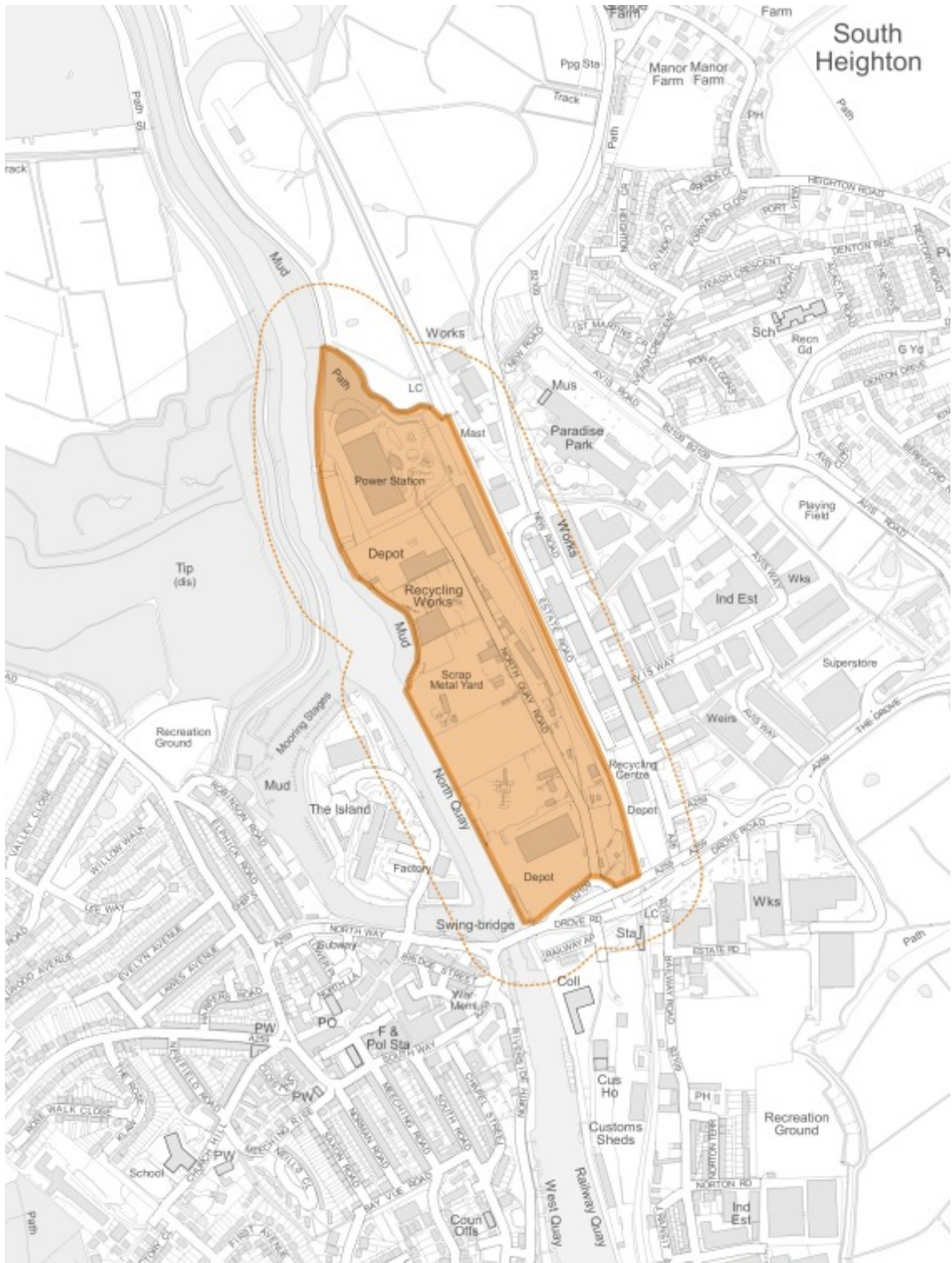
## Appendix D Safeguarded Wharves and Railheads

The following sites are identified as Wharf and Railhead Safeguarded Areas:



Ref	Name	Page
SP-RSA/A	North Quay, Newhaven, safeguarded wharves and railhead	154
SP-RSA/B	Robertsbridge, British Gypsum railhead safeguarding area	155
SP-RSA/C	Rye (Port of), safeguarded wharves	156
SP-RSA/D	Shoreham Port (area within which facilities to land, process and handle, and associated storage of minerals and their consequential capacity are safeguarded)	157

**Table 1**

# D Safeguarded Wharves and Railheads



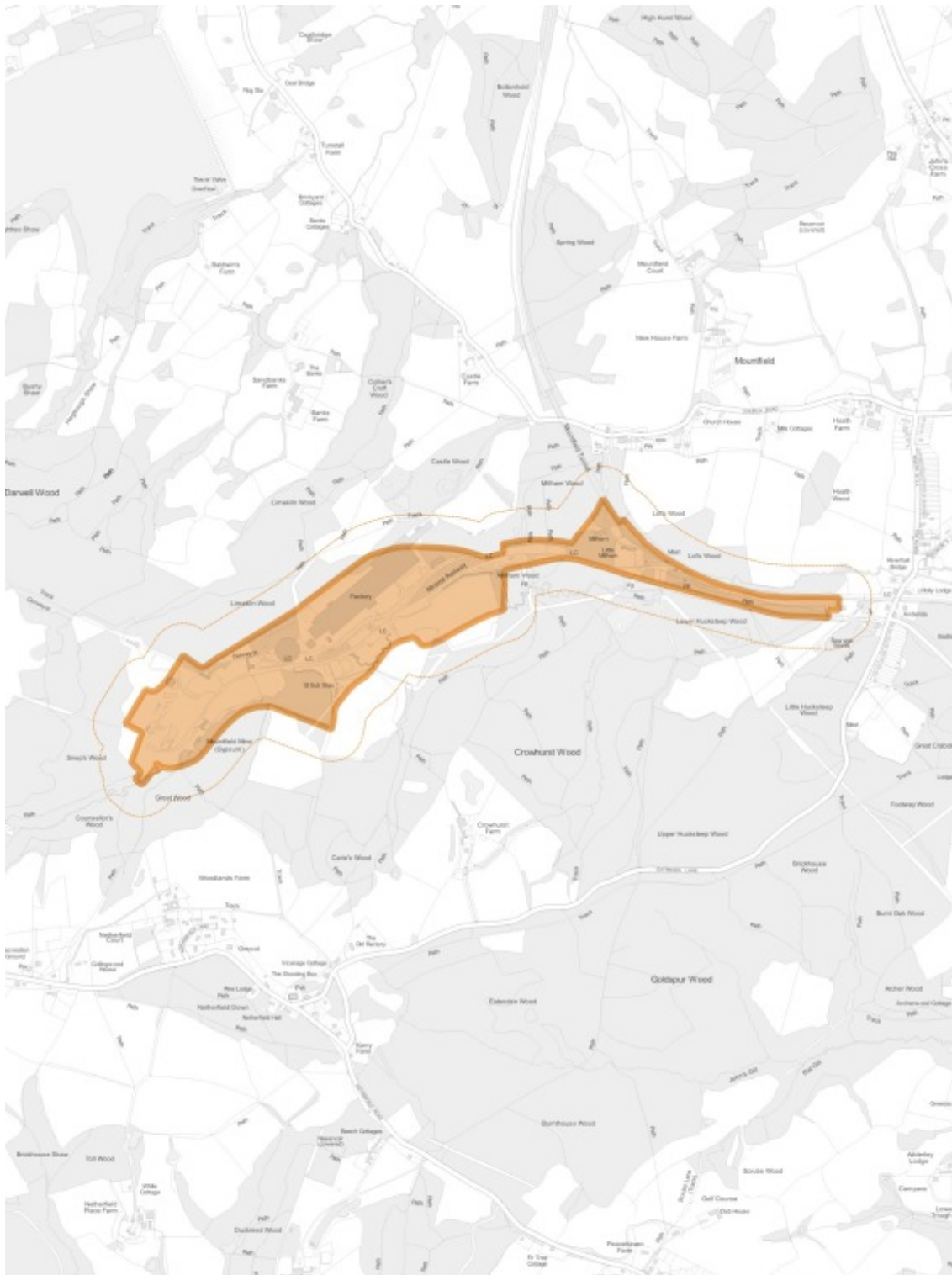
RSA/A Scale: 1:10000 @ A4 X:544651 Y:101970  
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 Safeguarded Site  
 Consultation Zone



Map 72 SP-RSA/A North Quay, Newhaven, safeguarded wharves and railhead



# Safeguarded Wharves and Railheads D



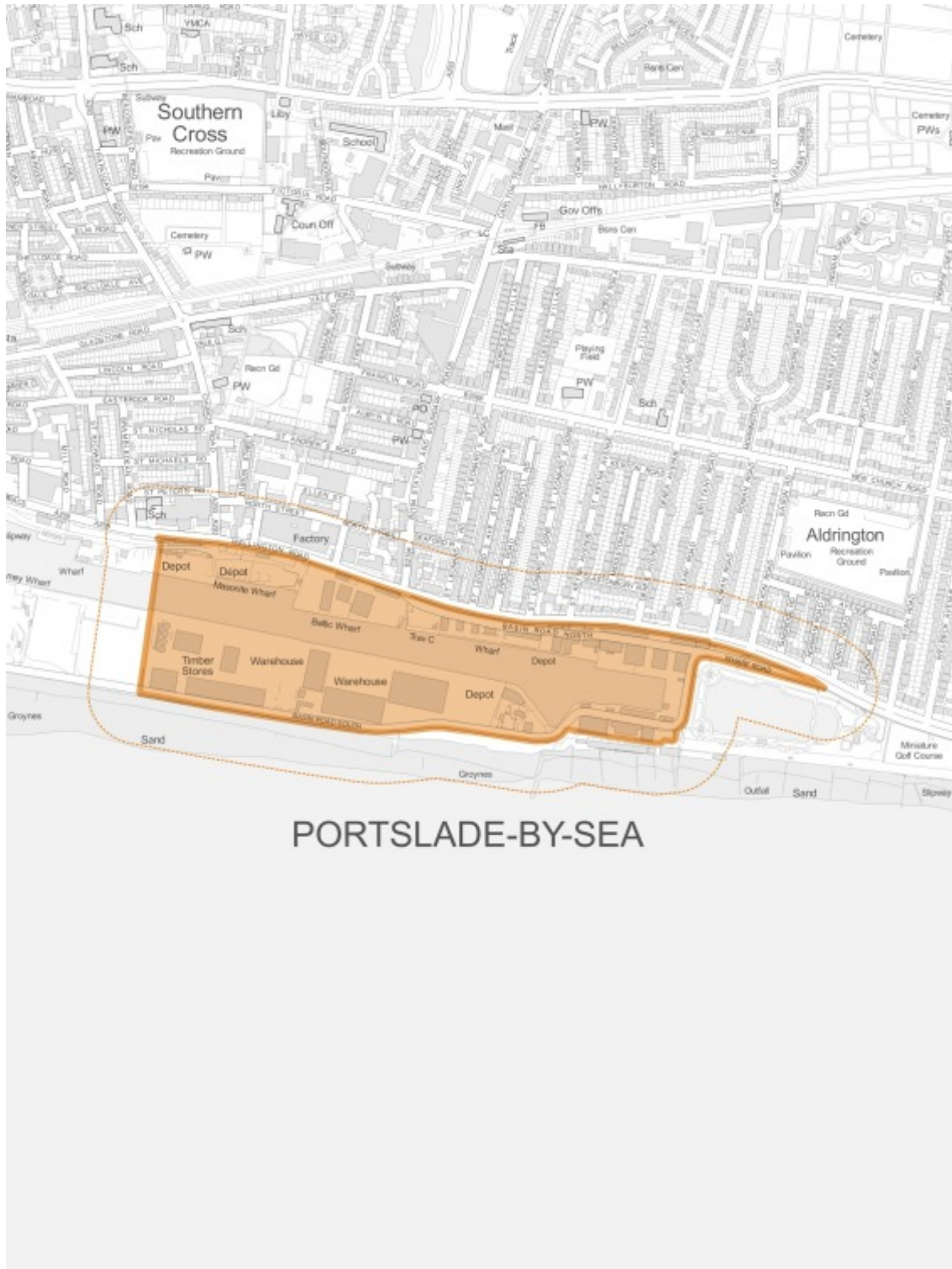
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
Map 73 SP-RSA/B Robertsbridge, British Gypsum railhead safeguarding area



# Safeguarded Wharves and Railheads D



RSA/D Scale: 1:12500 @ A4 X:526322 Y:104730  
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 Safeguarded Site  
 Consultation Zone

Map 75 SP-RSA/D Shoreham Port (area within which facilities to land, process and handle, and associated storage of minerals and their consequential capacity are safeguarded)

# Glossary

## Glossary

**Advanced Thermal Treatment (ATT)** - is the name given to a group of technologies that primarily include gasification and pyrolysis which degrade waste at high temperatures while controlling the amount of oxygen present.

**Allocation** - strategic site location that has been assessed as being suitable, in principle, for a waste management activity. It is considered that the location meets appropriate criteria and could be deliverable within the Plan period. There would be material considerations associated with these sites which would need to be appraised at the planning application stage. These locations are safeguarded under Policy SP6.

**Anaerobic digestion (AD)** - A biological process where biodegradable waste is broken down into a 'digestage' and biogas. AD facilities are usually fully enclosed in an industrial type building, with some infrastructure required such as storage tanks.

**Area of Opportunity** - Previously Developed or Allocated Land is a location that is suitable, in principle, for a waste treatment activity but a specific site allocation is not identified. These locations could be either existing mixed use areas, or sites with planning permission for employment, or, allocated land for employment use. They are likely to be deliverable within the Plan period. There would be material considerations associated with these sites which would need to be appraised at the planning application stage. These locations are not safeguarded under Policy SP6, existing waste management facilities within these location are safeguarded.

**Area of Outstanding Natural Beauty (AONB)** - area with a statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty.

**Area of Search** - a broad geographic area within which a site, on which a waste management facility could be developed, could be found which is more likely to be acceptable than a site which is identified outside of the area.

**Built waste facilities** - There are waste management facilities that treat or transfer (bulk up) waste rather than landfill it. Treatment includes recycling or other recovery, the most common kinds of built waste facilities involve Materials Recovery (screening and sorting), stockpiling materials, Anaerobic Digestion, Mechanical Biological Treatment or Energy Recovery Facilities. The size and scale, and therefore the appearance, of buildings housing waste management facilities varies depending on the type of facility and the quantity of waste being managed.

**Call for Sites** - where a council or authority asks for landowners, developers or any other interested parties to submit a site to be considered for inclusion in a Local Plan.

**Commercial and Industrial waste (C&I)** - waste produced by business and commerce, and includes waste from restaurants, offices, retail and wholesale businesses, and manufacturing industries.

**Composting** - the breaking down of organic matter aerobically (in presence of oxygen) into a stable material that can be used as a fertiliser or soil conditioner.

**Construction, Demolition and Excavation waste (CDEW)** - Waste arising from the construction and demolition of buildings and infrastructure. Materials arising in each of the three streams (i.e. Construction; Demolition; Excavation) are substantially different: construction waste being composed of mixed non inert materials e.g. timber off cuts, plasterboard, metal banding, plastic packaging; demolition waste being primarily hard materials with some non inert content e.g. bricks, mortar, reinforced concrete; and excavation waste being almost solely soft inert material e.g. soil and stones.

**Conventional Thermal Treatment** - The incineration of waste at high temperatures. The heat generated is then used to generate power.

# Glossary

**Energy from Waste (EfW) Facility** - A facility which undertakes *energy recovery*, see below.

**Energy recovery** - covers a number of established and emerging technologies, though most energy recovery is through incineration technologies. Many wastes are combustible, with relatively high calorific values - this energy can be recovered through processes such as incineration with electricity generation, gasification or pyrolysis.

**Gasification** - is considered to be part of a group of processes and technologies known as Advanced Thermal Treatment. It involved the heating of waste material in the presence of air or air enriched with oxygen. Temperatures employed are generally higher than pyrolysis at 900°C-1100°C when in air and 1000°C-1400°C using oxygen. The result is a gas (syngas) and a solid char residue.

**Greenfield site** - site previously unaffected by built development.

**Groundwater** - water held in water-bearing rocks, in pores and fissures underground.

**Hazardous waste** - waste that may be hazardous to humans and that requires specific and separate provision for dealing with it.

**In-vessel Composting** - is a form of composting biodegradable waste that occurs in enclosed containers. These generally consist of metal tanks or concrete bunkers in which air flow and temperature can be controlled.

**Incineration (without energy recovery)** - burning of waste at high temperatures under controlled conditions. This results in a reduction bulk. Produces a burnt residue or 'bottom ash' whilst the chemical treatment of emissions from the burning of the waste produces smaller amounts of 'fly ash'. For incineration with energy generation see *Conventional Thermal Treatment*.

**Local Authority Collected Waste (LACW)** - formally known as Municipal Solid Waste (MSW), waste that is collected by a waste collection authority. The majority is household waste, but also includes waste from municipal parks and gardens, beach cleansing, cleared fly-tipped materials and some commercial waste.

**Local Development Scheme** - the programme for the preparation of a planning authority's Development Plan Documents.

**Localism Act** - Received Royal Assent on 15 November 2011. The Act shifts power from central government back into the hands of individuals, communities and councils. The Act proposes changes to the planning system.

**Marine aggregates** - aggregates sourced by dredging from the sea bed.

**Marine borne material** - minerals imported by sea from other areas.

**Mineral Consultation Areas** - areas of potential mineral resource where district and borough planning authorities should notify the County Council if applications for development come forward. This should prevent mineral resource being lost ('sterilised').

**Mineral Safeguarding Areas** - areas of known mineral resource that are of sufficient economic or conservation value (such as building stones) to warrant protection for the future.

**Mineral Local Plan (1999)** - a statutory development plan that includes saved policies in relation to minerals within the minerals planning authority (unitary or county council).

**Minerals Planning Authority** - the planning authority responsible for planning control of minerals development.

**Mitigation measures** - actions to prevent, avoid, or minimise the actual or potential adverse affects of a development, plan, or policy.

# Glossary

**Municipal Solid Waste (MSW)** - See entry for 'Local Authority Collected Waste (LACW)'.

**Non-inert waste** - Waste that is potentially biodegradable or may undergo any significant physical, chemical or biological change when deposited at a landfill site. Sometimes referred to as 'non-hazardous waste'.

**Open windrow composting** - A composting operation which takes place in the open and involves placing shredded organic waste into long piles known as windrows.

**Plan Area** - The geographical area covered by this Plan.

**Primary aggregates** - naturally-occurring mineral deposits that are used for the first time.

**Pyrolysis** - Pyrolysis is considered to be part of a group of processes and technologies known as Advanced Thermal Treatment. It involves the heating of waste material, normally between temperatures of 400°C and 800°C, in the complete absence or a very limited amount of oxygen. (The Waste Incineration Directive requires a temperature of 850°C to be reached for a minimum of 2 seconds). The result is a gas (syngas) and a solid char residue.

**Recovery** - 'Recovery' refers to waste treatment processes such as anaerobic digestion, energy recovery via direct combustion, gasification, pyrolysis or other technologies. These processes can recover value from waste, for instance by recovering energy or compost, in addition they can reduce the mass of the waste and stabilise it prior to disposal. The definition of recovery set out in the EU Waste Framework Directive applies which states: " 'recovery' means any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy."

**Recycled aggregates** - are derived from reprocessing waste arisings from construction and demolition activities (concrete, bricks, tiles), highway maintenance (asphalt planings), excavation and utility operations. Examples include recycled concrete from construction and demolition waste material, spent rail ballast, and recycled asphalt.

**Recycling** - the processing of waste materials into new products to prevent waste of potentially useful resources. This activity can include the physical sorting of waste which involves separating out certain materials from mixed waste.

**Recycling Facility** - A facility where waste is sorted and separated before being processed back into raw materials. Unless the processing takes place in the same location, the recyclables are bulked up and taken away for reprocessing elsewhere.

**Residual waste** - refers to the material that remains after the process of waste treatment has taken place, that cannot practicably be recycled, composted or recovered any further.

**Restoration** - methods by which the land is returned to a condition suitable for an agreed after-use following the completion of waste or minerals operations.

**Secondary aggregates** - recycled material that can be used in place of primary aggregates. Usually a by-product of other industrial processes. Examples include blast furnace slag, steel slag, pulverised-fuel ash (PFA), incinerator bottom ash, furnace bottom ash, recycled glass, slate aggregate, china clay sand, colliery spoil.

**Sewage sludge** - the semi-solid or liquid residue removed during the treatment of waste water.

**Sites Plan** - See *Waste and Minerals Sites Plan*.

**Statutory consultee** - Organisations with which the local planning authority must consult with on the preparation of plans or in determining a planning application. Include the Environment Agency, Natural England and English Heritage.

# Glossary

**Sustainability Appraisal** - a tool for appraising policies to ensure they reflect sustainable development objectives. The Planning and Compulsory Purchase Act requires a sustainability appraisal to be undertaken for all development plan documents.

**Sustainable development** - various definitions, but in its broadest sense it is about ensuring well-being and quality of life for everyone, now and for generations to come, by meeting social and environmental as well as economic needs.

**Transfer station** - facility where waste is bulked up before being transported to another facility for further processing.

**Waste and Minerals Local Plan (WMLP)** - term used to describe the suite of Plan Documents and other items prepared by Waste and Minerals Planning Authorities, that outline the planning strategy for waste and minerals for the local area.

**Waste and Minerals Plan (WMP)** - the plan that sets out the long-term spatial vision for the area and the strategic policies to deliver that vision.

**Waste and Minerals Sites Plan (WMSP)** - the plan that details specific sites where waste and minerals development is preferred.

**Waste Collection Authority** - district or unitary authority that has a duty to collect household waste.

**Waste Disposal Authority** - local county or unitary authority responsible for managing the waste collected by the collection authorities, and the provision of household waste recycling centres.

**Waste Planning Authority** - county or unitary council planning authority responsible for planning control of waste management facilities.

**Waste Local Plan (2006)** - a statutory document that includes saved land-use policies in relation to the allocation of land for the management and disposal of waste within the Plan Area.

**Waste water** - the water and solids from a community that flow to a sewage treatment plant operated by a water company.

**Planning Policy & Development Management**

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