

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

## Revised Policies Local Policies Map

Adoption Version

July 2024





# Preamble & Copyright

Version: 3.00

Date: TBC July 2024

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Acknowledgements / Data sources:

Base Map & Roads, Ordnance Survey, 2019. Archaeological Notification Areas, ESCC, 2019. Conservation Areas, Lewes District Council, Wealden District Council, Rother District Council, Eastbourne Borough Council, Hastings Borough Council, BHCC, 2019. Listed Buildings, Historic England, 2019. Registered Battlefields, Historic England, 2019. Scheduled Monuments, Historic England, 2019.

Ground Water Protection Zones, Environment Agency, 2019. Flood Zones 2 & 3, Environment Agency, 2019. Flood Zones 3a & 3b, ESCC 2018. Surface Water Flood Zones, Environment Agency 2019. Air Quality Management Areas, Lewes District Council, Rother District Council, Hastings Borough Council, BHCC, 2019. Ancient Woodland, Natural England, 2019. Area of Outstanding Natural Beauty (AONB), Natural England, 2019. Biodiversity Action Areas, Sussex Wildlife Partnership, 2019. DEFRA Noise Priority Areas, DEFRA, 2019.

Local Geological Sites, ESCC, 2019. Local Nature Reserve, ESCC, 2019. Marine Conservation Zone, DEFRA, 2019. National Park, Natural England, 2019. Ramsar Site, Natural England, 2019. Registered County Parks, Historic England, 2019. Rights of Way, ESCC, BHCC, 2019.

Sites of Nature Conservation Interest (SNCI), Natural England, 2019. Site of Special Scientific Interest (SSSI), Natural England, 2019. Special Area of Conservation (SAC), Natural England, 2019. Special Protection Area (SPA), Natural England, 2019.

Other information sourced internally from East Sussex County Council, the South Downs National Park Authority, and Brighton & Hove City Council and through submissions during the consultation process.

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V2.01 - Deletion of SED: Sedlescombe map following deallocation of Aldershaw Tiles Site. Safeguarding designation SP-MSA/A Aldershaw Farm, Sedlescombe remains, safeguarding the site.

V2.02 - Corrections: Deletion of POR: Portslade - Ferry Wharf [E140]: Site has been redeveloped for non-waste use. Addition of HAI (EAST): Hailsham (East) Map: Map identifies previously safeguarded waste site SP-WCA/R HWRC site and the newly safeguarded Hailsham - Swan Barn Road, Coal Yard (The) [E153] waste management site following implementation of waste planning permission.

V3.00 - Incorporation of Main Modifications: Replace Inset Map Legend with updated Inset Map Legend; text on page 3 updated to adoption version; Inserted Map depicting extent of RV1 after page 3; Page 5 and Map: NIN Corrected A259 to A269; Map: NEW (Newhaven) updated. Shoreham Harbour Map RSA/D/2 Inserted, which replaces Map RSA/D in the Waste and Minerals Sites Plan, table of withdrawn maps updated; page numbers and table of contents updated.



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## Inset Map Legend

### Safeguarded Sites



Minerals Site (RM3)



Minerals Site Access (Private Track) (RM3)



Minerals Facility (RM5)



Wharf / Railhead (RM5)



Concrete Batching etc. Plant (RM6)



Waste Site (WMP6 & SP6)



Minerals Site and Waste Management Facility (RM3, WMP6 & SP6)



Minerals Facility including Concrete Batching etc. (RM5 & RM6)



Waste Management Facility including Concrete Batching etc. (WMP6, SP6 & RM6)



Minerals Facility and Waste Management Facility (RM5, WMP6 & SP6)

### Safeguarded Resources



Safeguarded Soft Sand Resource (RM3)

### Consultation Areas



Minerals Consultation Area (RM7)



Waste Consultation Area (SP7)

### South Downs National Park and High Weald Area of Outstanding Natural Beauty

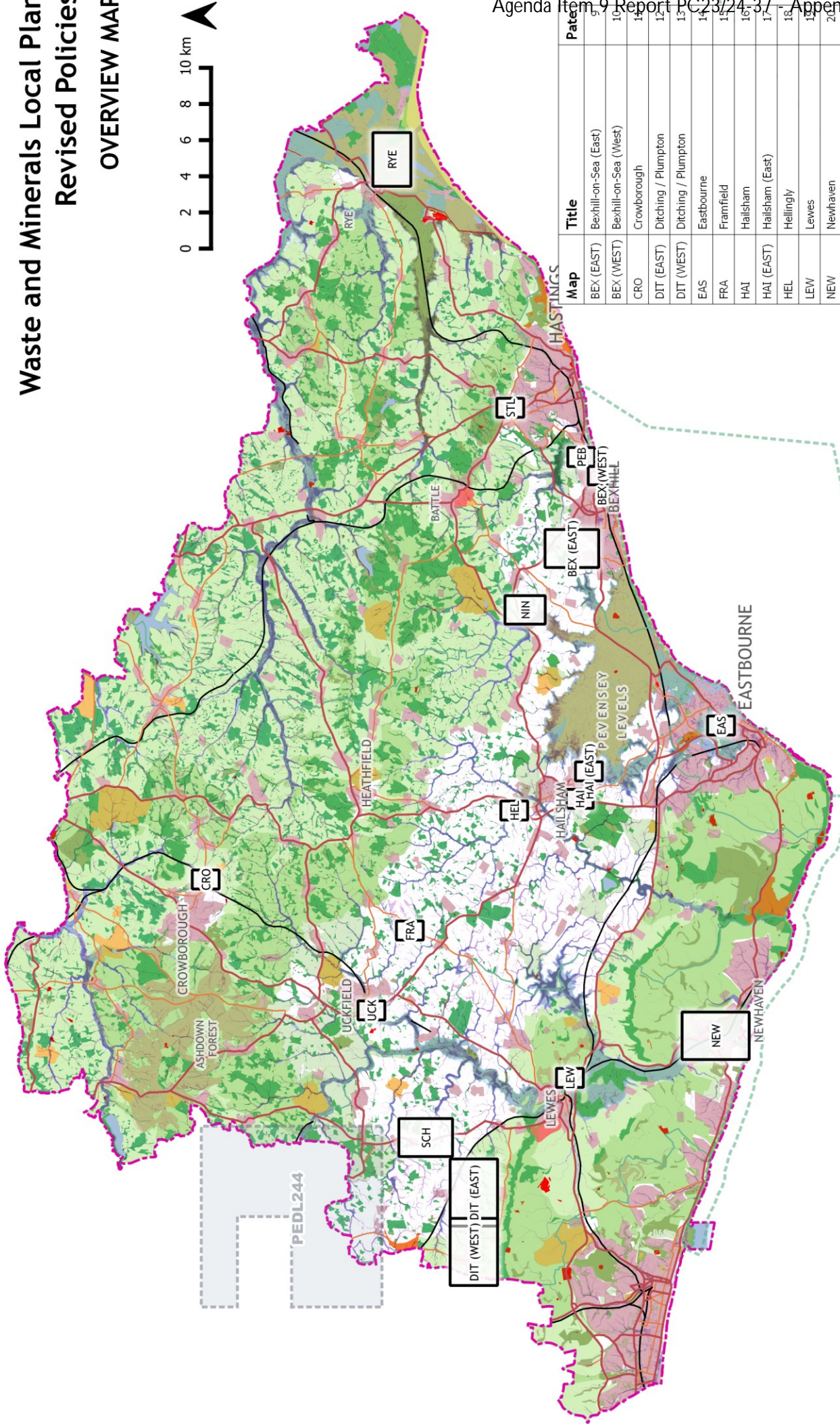


South Downs National Park and High Weald Area of Outstanding Natural Beauty (RV1)  
Depicted on Waste and Minerals Local Plan Revised Policies - Policy RV1 Map ONLY

# Amendments to the Waste and Minerals Local Plan Policies Map

The Revised Policies Document amendments to the Local Plan Policies Map as follows:

# Waste and Minerals Local Plan Revised Policies OVERVIEW MAP



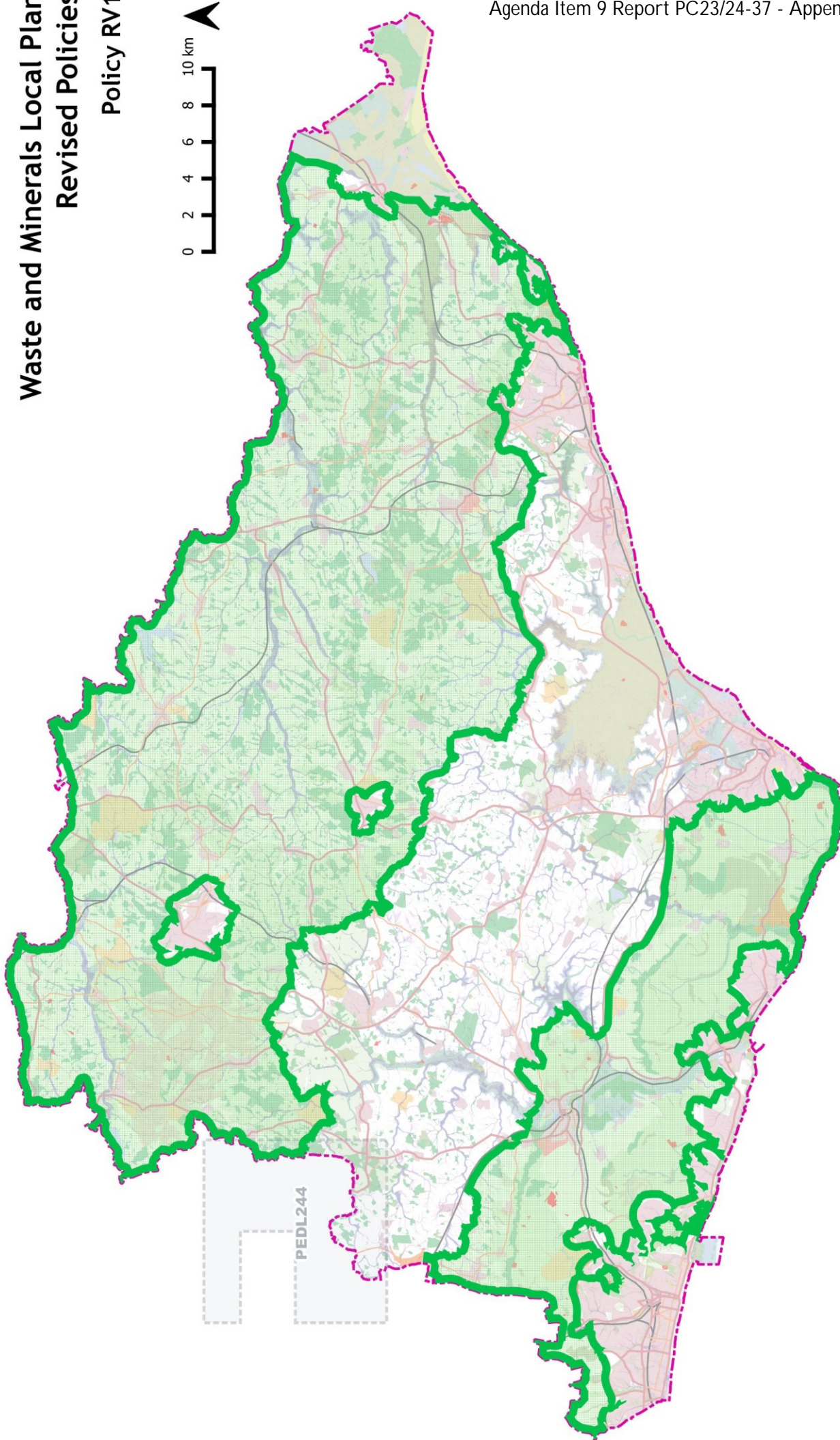
| Map        | Title                 | Page |
|------------|-----------------------|------|
| BEX (EAST) | Bexhill-on-Sea (East) | 5    |
| BEX (WEST) | Bexhill-on-Sea (West) | 10   |
| CRO        | Crowborough           | 14   |
| DIT (EAST) | Ditching / Plumpton   | 14   |
| DIT (WEST) | Ditching / Plumpton   | 15   |
| EAS        | Eastbourne            | 14   |
| FRA        | Framfield             | 17   |
| HAI        | Hailsham              | 16   |
| HAI (EAST) | Hailsham (East)       | 17   |
| HEL        | Hellingly             | 18   |
| LEW        | Lewes                 | 19   |
| NEW        | Newhaven              | 20   |
| NIN        | Ninfield              | 21   |
| PEB        | Pebsham               | 24   |
| RYE        | Rye                   | 23   |
| SCH        | South Chailly         | 24   |
| STL        | St Leonards-on-Sea    | 25   |
| UCK        | Uckfield              | 26   |

- WMSIP Inset Map Boxes
- Plan Area
- Petroleum Exploration Development Licence Area
- Marine Conservation Zone
- Historic Battlefield
- Historic Parks and Gardens
- Country Parks
- Scheduled Monument
- EA Floodzone 2
- EA Floodzone 3
- Environmental Designation - Local
- Environmental Designation - National
- Environmental Designation - International
- National Park and AONB

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# Waste and Minerals Local Plan Revised Policies Policy RV1



 Extent of Policy RV1  
(High Weald AONB & South Downs National Park within Plan Area)

## Allocations (None)

The Revised Policies document proposes the following additional allocations:

None

## Amended Safeguarded Sites & Resources

The East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan safeguards: Minerals Resources & Minerals Sites; Minerals Infrastructure (Wharves and Railheads); Concrete Batching Plants etc.; and Waste Sites. **The following locations are proposed to be safeguarded in addition to those already safeguarded as depicted in the Waste and Minerals Sites Plan.** The sites / areas below are depicted together on the following maps which are organised by approximate locality.

### Safeguarded Minerals Resources & Minerals Sites (RM3)

| Map Reference             | Locality             | Title                              | Admin #        | LPM Page |
|---------------------------|----------------------|------------------------------------|----------------|----------|
| DIT (EAST)/<br>DIT (WEST) | Ditchling / Plumpton | Soft Sand Reserve                  | MSA/DIT (SAND) | 12/13    |
|                           |                      | Stanton's Farm & Novington Sandpit | MSA/DIT [STA]  | 13       |
| NIN                       | Ninfield             | A269 (Little Standard Hill Farm)   | EX09           | 21       |

### Safeguarded Minerals Infrastructure (Wharves & Railheads) (RM5)

| Map Reference | Locality      | Title                 | Admin #          | LPM Page |
|---------------|---------------|-----------------------|------------------|----------|
| NEW           | Newhaven      | East Quay             | R-RSA/NEW [EQ]   | 20       |
| RYE           | Rye           | ARC Wharf             | R-RSA/RYE [ARC]  | 23       |
|               |               | Rastrum's Wharf       | R-RSA/RYE [RAS]  | 23       |
| RSA/D/2       | Shoreham Port | Shoreham (Port of)    | R-RSA/D/2 [W005] | 24       |
|               |               | Britannia Wharf       | R-RSA/D/2 [ES02] | 24       |
|               |               | Cemex Plant and Wharf | R-RSA/D/2 [ES01] | 24       |

### Safeguarded Concrete Batching Plants etc. (RM6)

The following concrete batching plants were safeguarded with the adoption of the Waste and Minerals Sites Plan, but owing to an omission the maps were omitted from the policies map at the time.

| Map Reference | Locality       | Title                                      | Admin # | LPM Page |
|---------------|----------------|--|---------|----------|
| BEX (WEST)    | Bexhill-on-Sea | Brett Drive, Brett Concrete Works - Unit 1 | E112    | 10       |
| CRO           | Crowborough    | Jarvis Brook, (Coppard Plant Hire Ltd)     | E142    | 11       |

|            |                    |  |      |    |
|------------|--------------------|--|------|----|
| <b>EAS</b> | Eastbourne         | Hammonds Drive (Cemex)                                       | E143 | 14 |
| <b>HAI</b> | Hailsham           | Diplocks Way (Hanson Premix)                                 | E144 | 16 |
| <b>HEL</b> | Hellingly          | North Street, Broad Farm (The Granary Rural Business Centre) | E106 | 18 |
| <b>NEW</b> | Newhaven           | North Quay (Newhaven Roadstone Ltd (East))                   | E145 | 20 |
| <b>NIN</b> | Ninfield           | A269 (Tarmac Topblock (Ninfield Concrete Plant))             | E147 | 21 |
| <b>RYE</b> | Rye                | Harbour Road, Rye Wharf / Saltings                           | E148 | 23 |
| <b>STL</b> | St Leonards-on-Sea | Sedlescombe Road North (Hanson Concrete)                     | E149 | 26 |
| <b>UCK</b> | Uckfield           | Bellbrook Industrial Estate, Unit 19                         | E082 | 27 |

### Safeguarded Waste Sites (WMP6 & SP6)

| Map Reference     | Locality       | Title  | Reason for Safeguarding |                         |                      |                                | #    | LPM Page |
|-------------------|----------------|--|-------------------------|-------------------------|----------------------|--------------------------------|------|----------|
|                   |                |  | HWRC                    | Recycled Aggregate Site | Strategic Waste Site | Specialist Site / Other Reason |      |          |
| <b>BEX (EAST)</b> | Bexhill-on-Sea | Turkey Road, Ashdown Brickworks  |                         | ●                       |                      |                                | E155 | 9        |
| <b>FRA</b>        | Framfield      | Framfield - Squires Farn Ind. Estate, Knights Business Centre - Unit 8 |                         |                         | ●                    |                                | E120 | 15       |
| <b>HAI (EAST)</b> | Hailsham       | Hailsham, Swan Barn Road, Coal Yard (The)                              |                         |                         |                      | ●                              | E153 | 17       |
| <b>LEW</b>        | Lewes          | Cliffe Ind. Estate - Unit 18   |                         |                         | ●                    |                                | E081 | 19       |
| <b>NEW</b>        | Newhaven       | Avis Way / New Road Ind. Estate - Newhaven HWRC                        | ●                       |                         |                      |                                | E125 | 20       |
|                   |                | Avis Way / New Road Ind. Estate - Titan Works (Greenacre)              |                         |                         | ●                    |                                | E124 | 20       |
|                   |                | Beach Road, Endeavour Works - Unit G                                   |                         |                         | ●                    |                                | E109 | 20       |
|                   |                | Newhaven Port, 4A Fisher Terminal, East Quay                           |                         |                         |                      | ●                              | E151 | 20       |
|                   |                | North Quay (Kingston Transport (Newhaven))                             |                         | ●                       | ●                    |                                | E097 | 20       |
|                   |                | North Quay (Newhaven Roadstone Ltd (West))                             |                         | ●                       | ●                    |                                | E102 | 20       |
|                   |                | North Quay, Newhaven ERF Rail Transfer                                 |                         | ●                       | ●                    |                                | E095 | 20       |
|                   |                | North Quay, Newhaven Energy Recovery Facility (ERF)                    |                         |                         | ●                    |                                | E063 | 20       |
|                   |                | North Quay, Old Timber Yard, The                                       |                         |                         | ●                    |                                | E013 | 20       |
|                   |                | North Quay, Southerham Wharf   |                         |                         | ●                    |                                | E076 | 20       |
| <b>PEB</b>        | Pebsham        | Freshfields, Pebsham HWRC  | ●                       |                         | ●                    |                                | E067 | 22       |
|                   |                | Freshfields, Pebsham Landfill Leachate Tanks                           |                         |                         | ●                    |                                | E130 | 22       |
|                   |                | Freshfields, Pebsham WTS   |                         |                         | ●                    | ●                              | E069 | 22       |
| <b>RYE</b>        | Rye            | Harbour Road (Rye Oil Ltd)   |                         |                         |                      | ●                              | E073 | 23       |
|                   |                | Harbour Road, Rye Wharf / Saltings                                     |                         | ●                       |                      |                                | E148 | 23       |
| <b>SCH</b>        | South Chailey  | A275, Chailey Brickworks   |                         | ●                       |                      |                                | E154 | 24       |

*Maps*



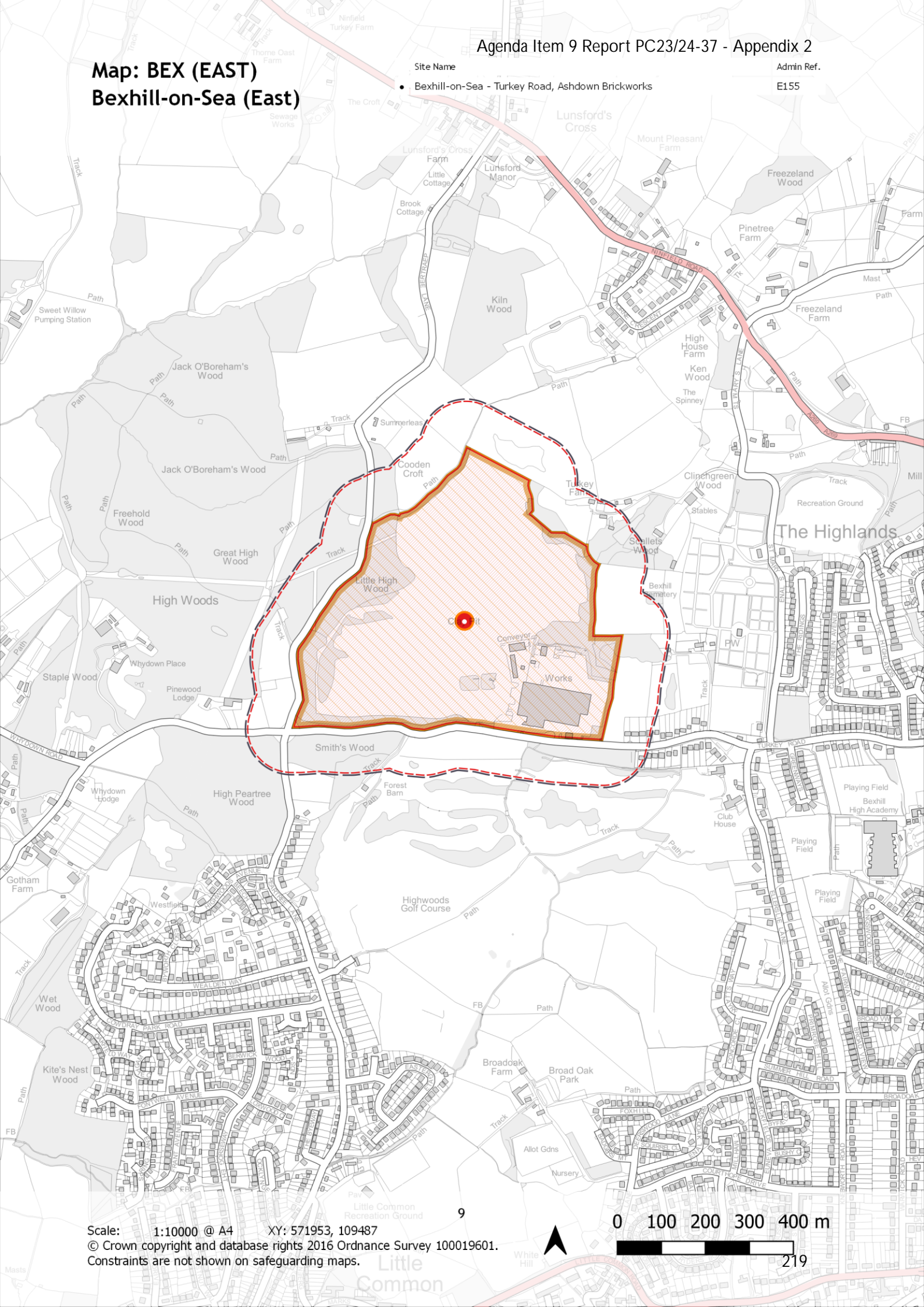
# Map: BEX (EAST) Bexhill-on-Sea (East)

Site Name

Admin Ref.

- Bexhill-on-Sea - Turkey Road, Ashdown Brickworks

E155



Scale: 1:10000 @ A4 XY: 571953, 109487

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Constraints are not shown on safeguarding maps.



0 100 200 300 400 m





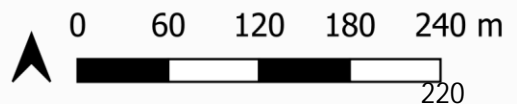
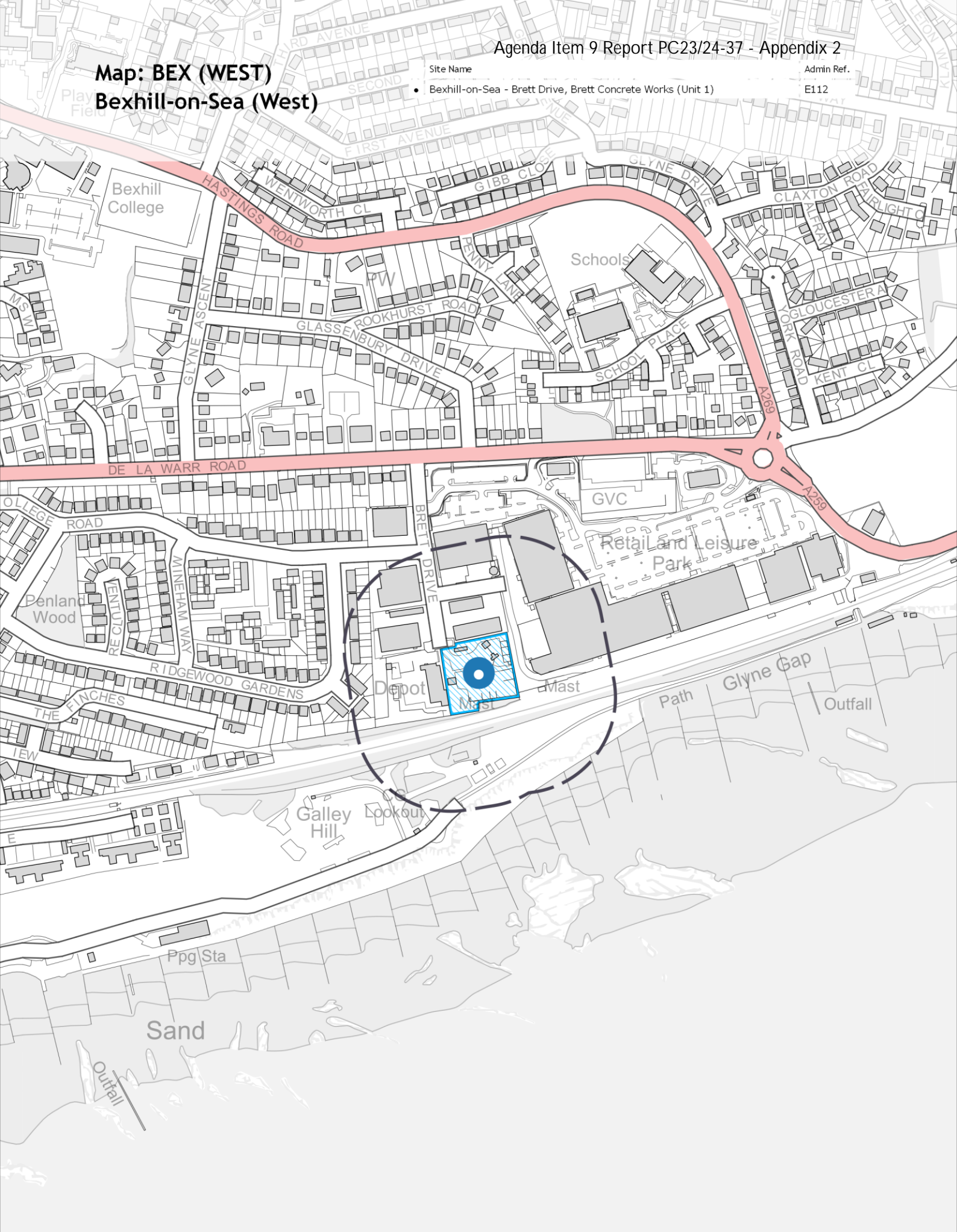
# Map: BEX (WEST) Bexhill-on-Sea (West)

Site Name

Admin Ref.

- Bexhill-on-Sea - Brett Drive, Brett Concrete Works (Unit 1)

E112



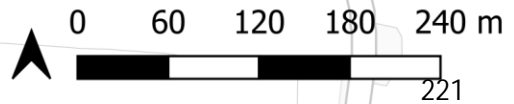
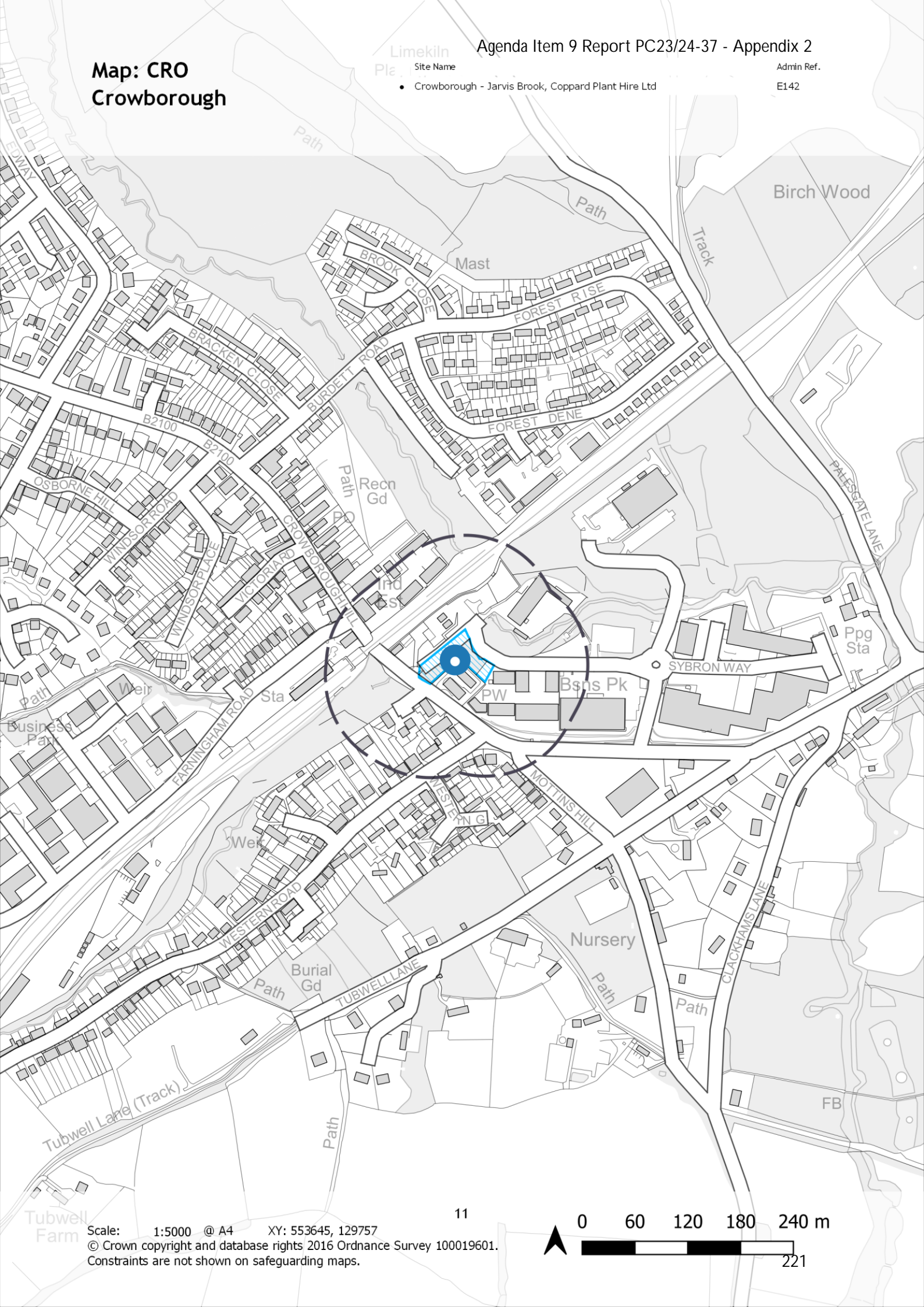


# Map: CRO Crowborough

Limekiln Pla. Site Name

Admin Ref.  
E142

- Crowborough - Jarvis Brook, Coppard Plant Hire Ltd



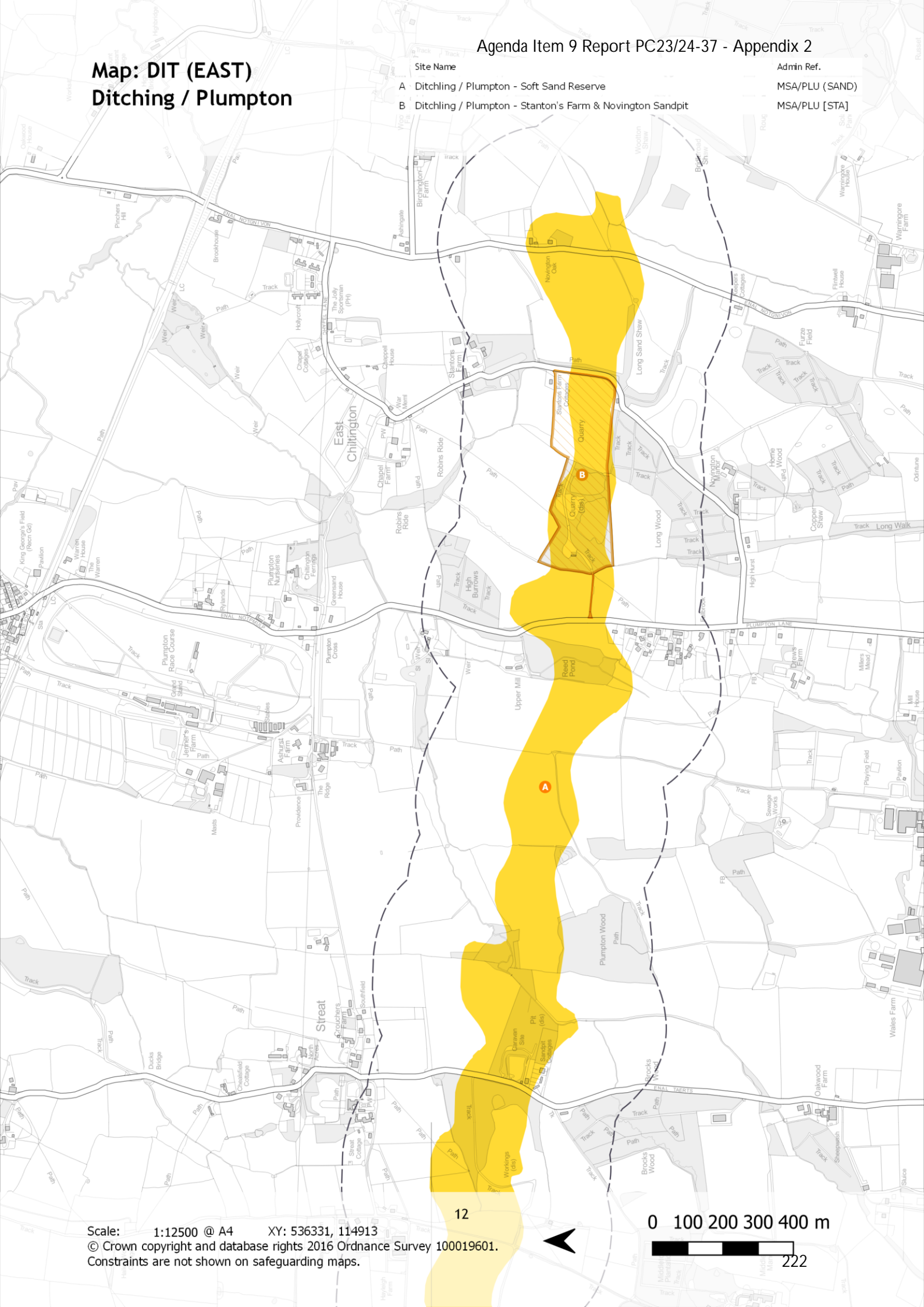
# Map: DIT (EAST) Ditching / Plumpton

Site Name

- A Ditchling / Plumpton - Soft Sand Reserve
- B Ditchling / Plumpton - Stanton's Farm & Novington Sandpit

Admin Ref.

- MSA/PLU (SAND)
- MSA/PLU [STA]



Scale: 1:12500 @ A4 XY: 536331, 114913

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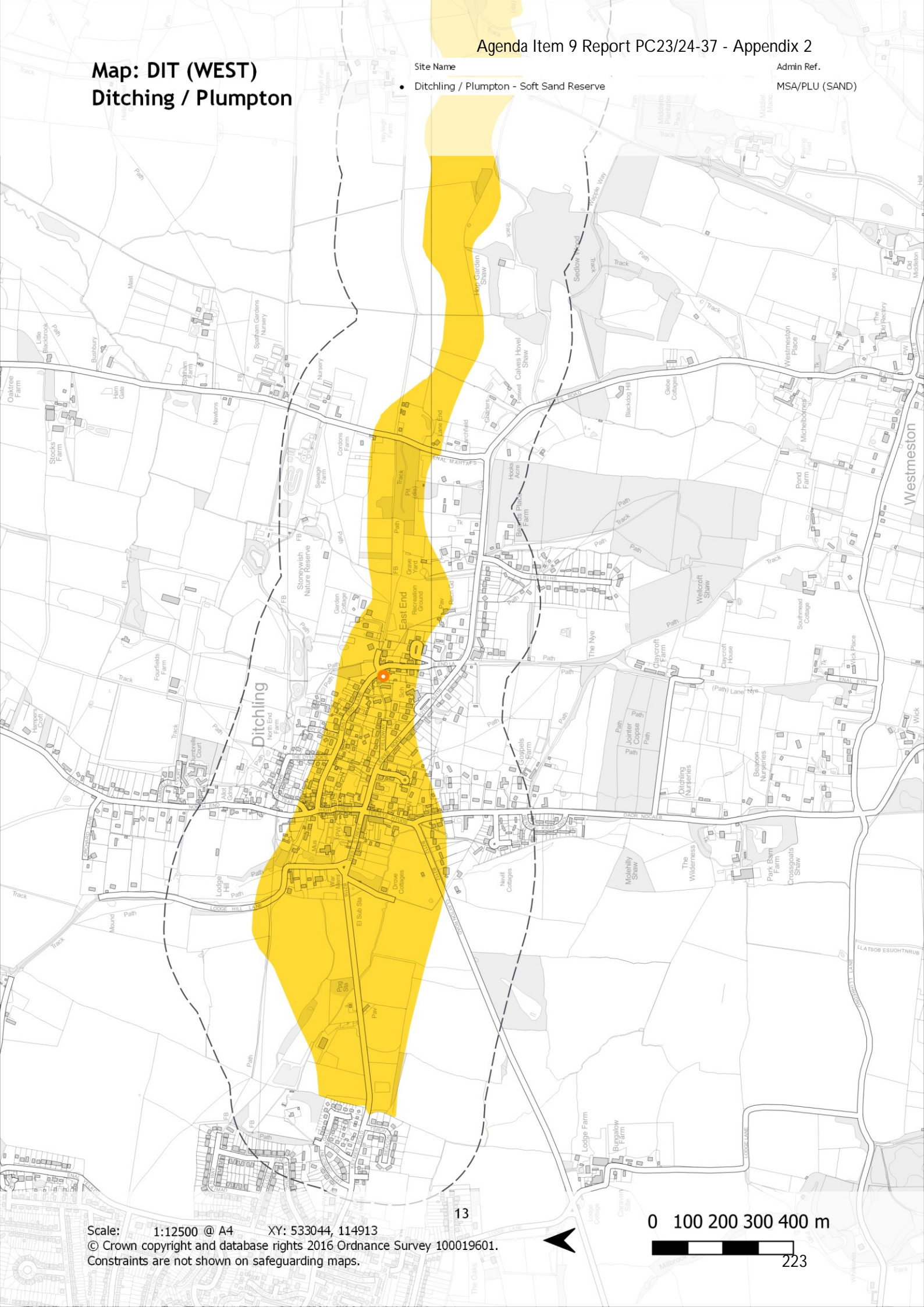
# Map: DIT (WEST) Ditching / Plumpton

Site Name

Admin Ref.

- Ditchling / Plumpton - Soft Sand Reserve

MSA/PLU (SAND)



Scale: 1:12500 @ A4 XY: 533044, 114913

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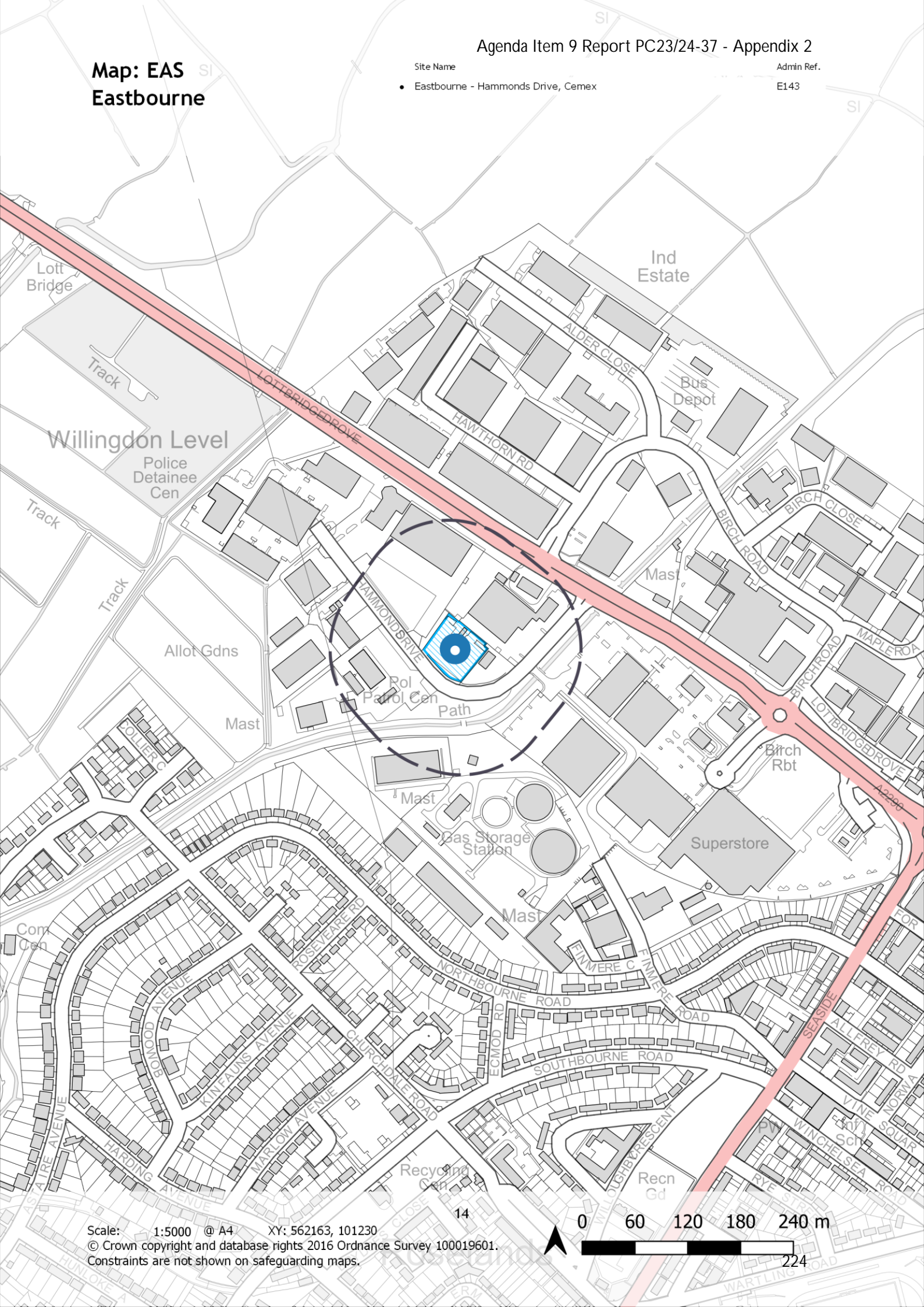
Map: EAS  
Eastbourne

Site Name

Admin Ref.

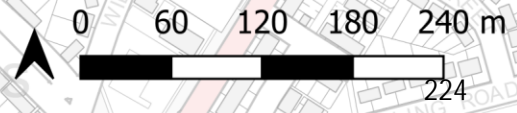
- Eastbourne - Hammonds Drive, Cemex

E143



Scale: 1:5000 @ A4 XY: 562163, 101230

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# Map: FRA Framfield

Site Name

Admin Ref.

- Framfield - Squires Farm Ind. Estate, Knights Business Centre - Unit 8

E120



Scale: 1:5000 @ A4 XY: 550822, 118457

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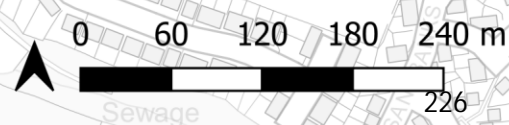
# Map: HAI Hailsham

Site Name

Admin Ref.

- Hailsham - Diplocks Way, Hanson Premix

E144



16

226

Sewage Ppg Sta



# Map: HAI (EAST) Hailsham (East)

| Site Name                                    | Admin Ref. |
|--|------------|
| A Hailsham - Swan Barn Road, Coal Yard (The) | E153       |
| B Hailsham - Swan Barn Road, HWRC            | WCA/R      |



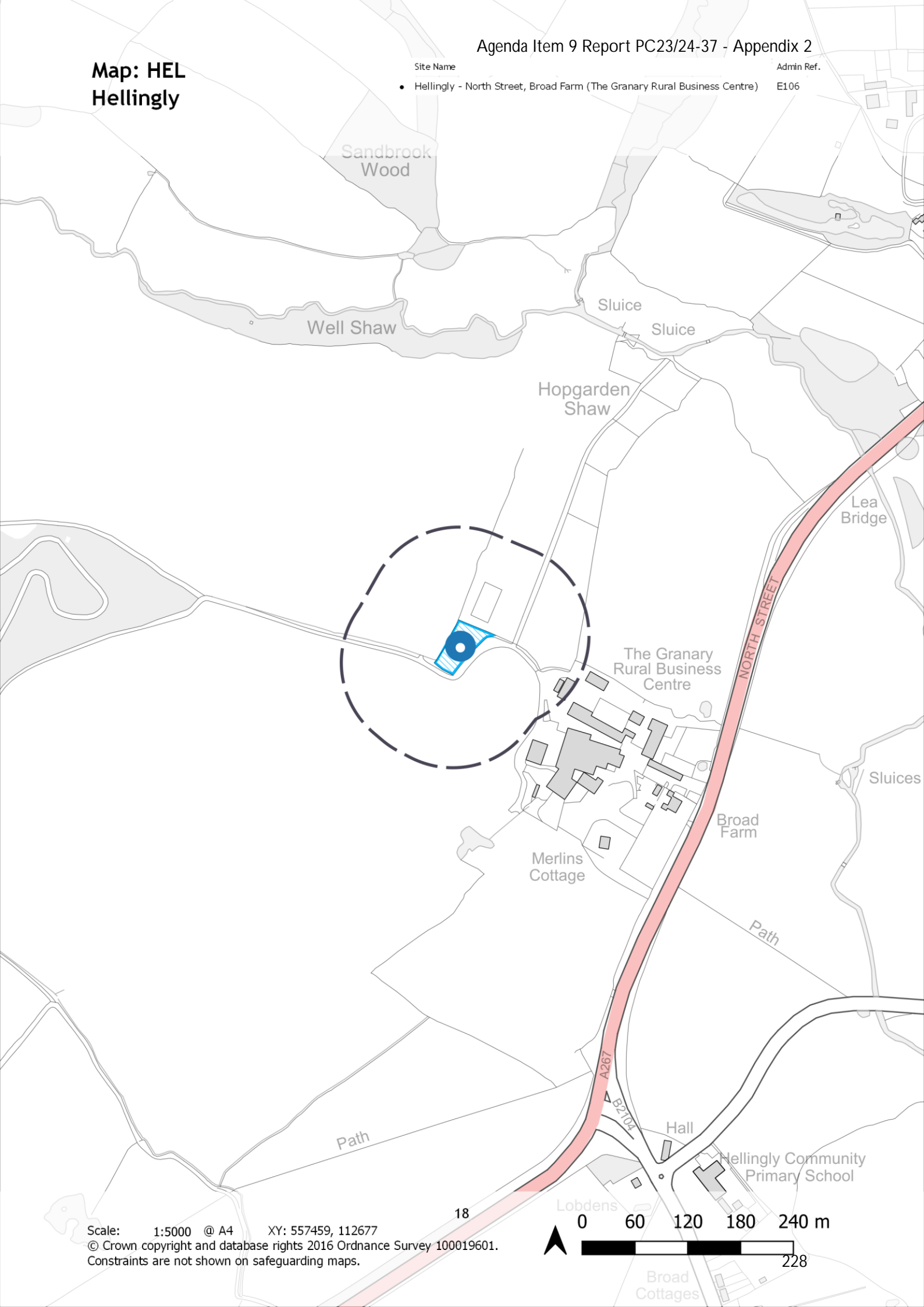
**Map: HEL  
Hellingly**

Site Name

Admin Ref.

- Hellingly - North Street, Broad Farm (The Granary Rural Business Centre)

E106



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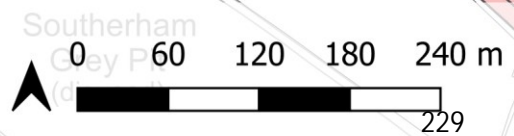
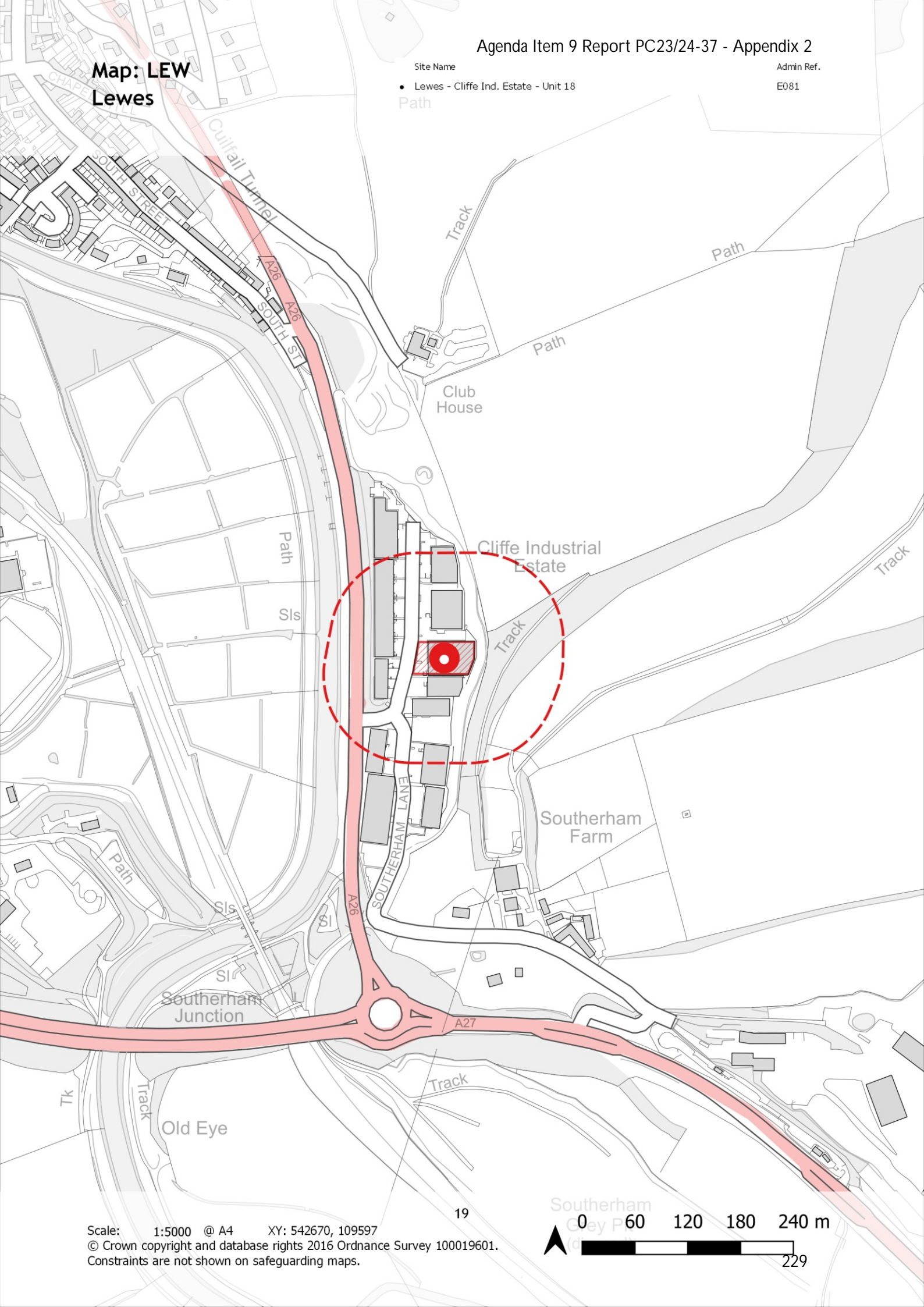
Map: LEW  
Lewes

Site Name

Admin Ref.

- Lewes - Cliffe Ind. Estate - Unit 18

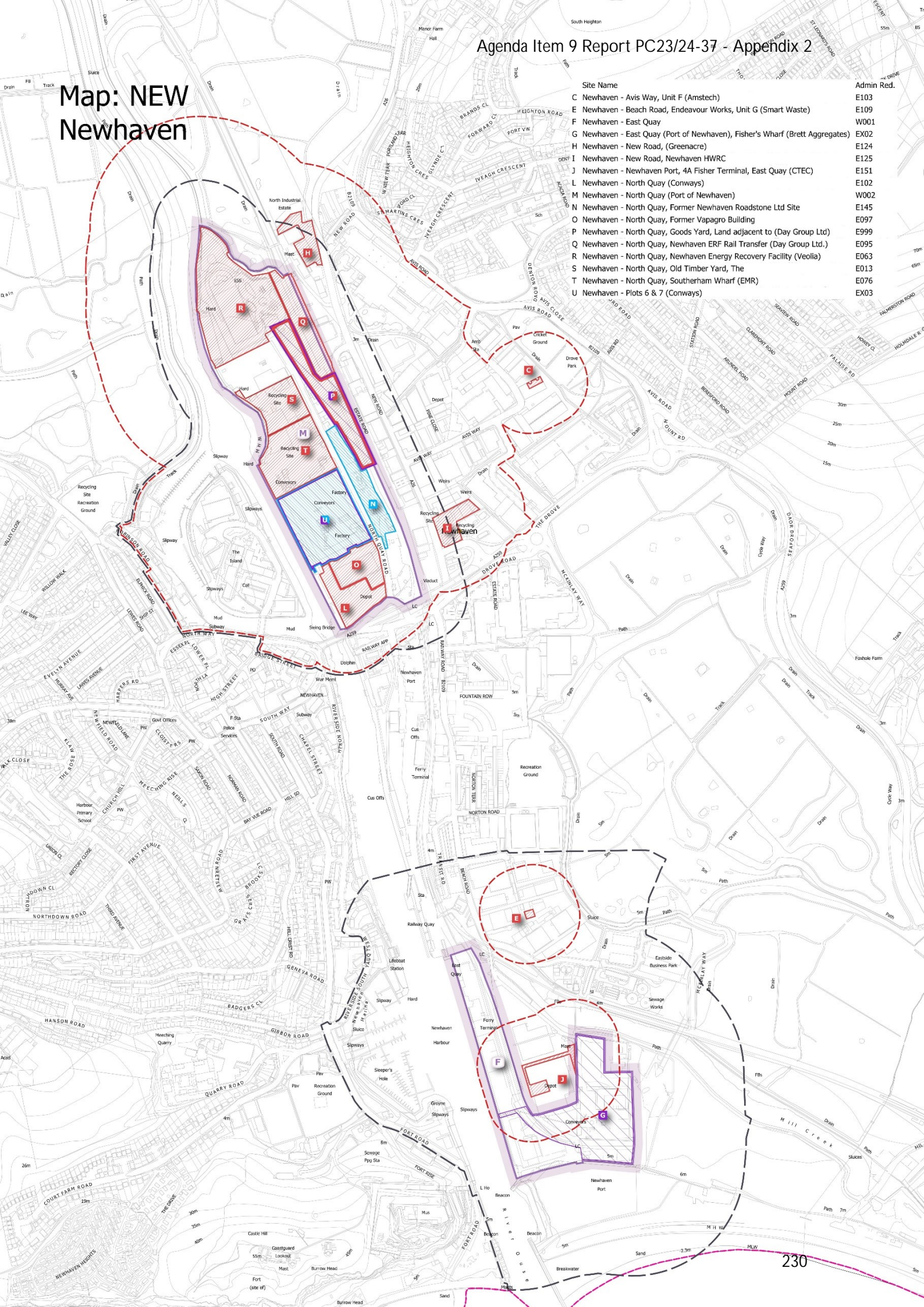
E081





# Map: NEW Newhaven

| Site Name  | Admin Ref. |
|--|------------|
| C Newhaven - Avis Way, Unit F (Amstech)                                      | E103       |
| E Newhaven - Beach Road, Endeavour Works, Unit G (Smart Waste)               | E109       |
| F Newhaven - East Quay   | W001       |
| G Newhaven - East Quay (Port of Newhaven), Fisher's Wharf (Brett Aggregates) | EX02       |
| H Newhaven - New Road, (Greenacre)   | E124       |
| I Newhaven - New Road, Newhaven HWRC   | E125       |
| J Newhaven - Newhaven Port, 4A Fisher Terminal, East Quay (CTEC)             | E151       |
| L Newhaven - North Quay (Conways)  | E102       |
| M Newhaven - North Quay (Port of Newhaven)                                   | W002       |
| N Newhaven - North Quay, Former Newhaven Roadstone Ltd Site                  | E145       |
| O Newhaven - North Quay, Former Vapagro Building                             | E097       |
| P Newhaven - North Quay, Goods Yard, Land adjacent to (Day Group Ltd)        | E999       |
| Q Newhaven - North Quay, Newhaven ERF Rail Transfer (Day Group Ltd.)         | E095       |
| R Newhaven - North Quay, Newhaven Energy Recovery Facility (Veolia)          | E063       |
| S Newhaven - North Quay, Old Timber Yard, The                                | E013       |
| T Newhaven - North Quay, Southerham Wharf (EMR)                              | E076       |
| U Newhaven - Plots 6 & 7 (Conways)   | EX03       |

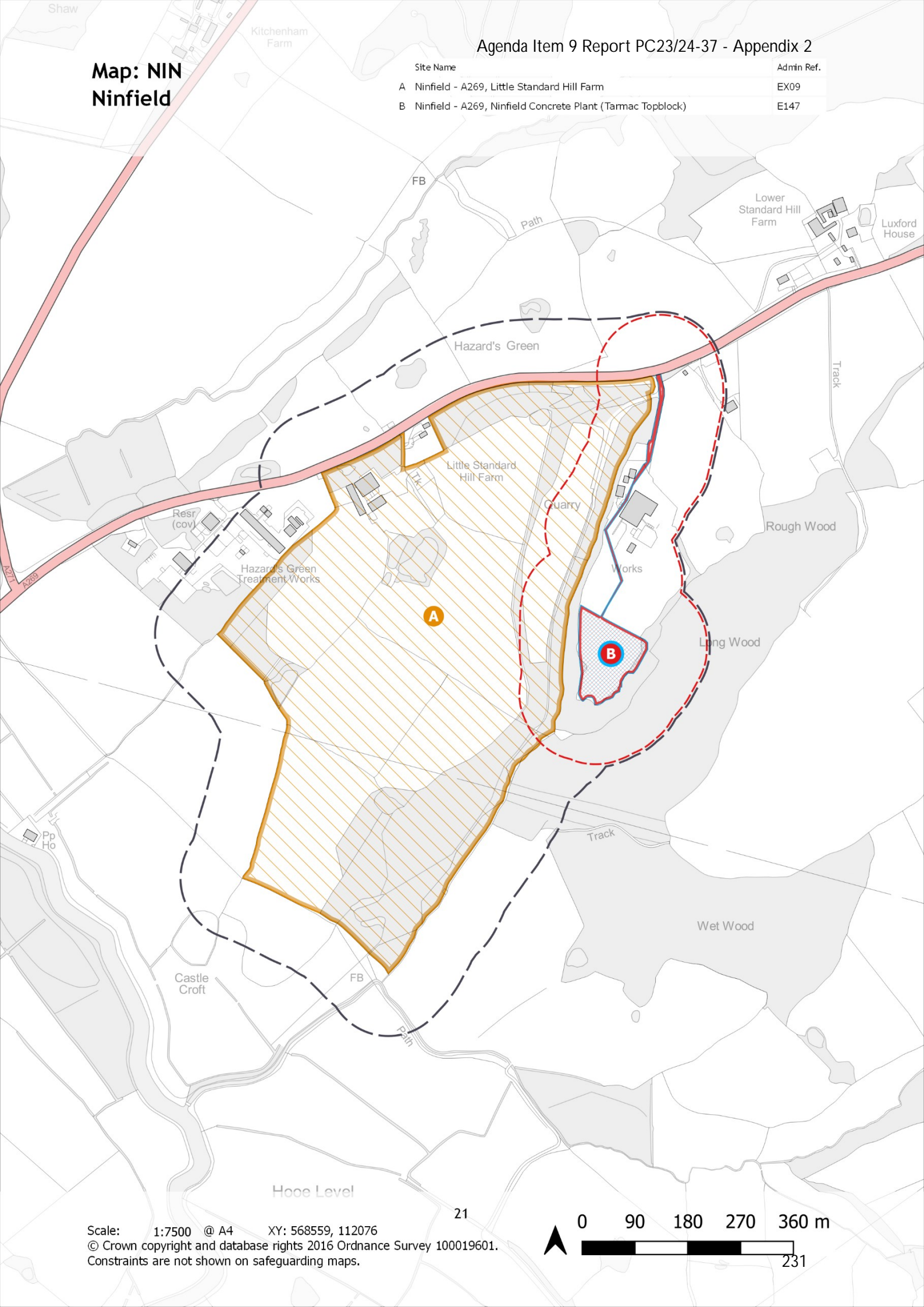




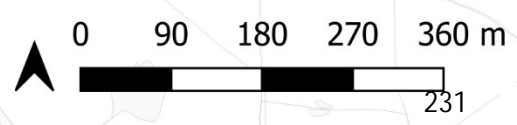
Agenda Item 9 Report PC23/24-37 - Appendix 2

Map: NIN  
Ninfield

| Site Name  | Admin Ref. |
|--|------------|
| A Ninfield - A269, Little Standard Hill Farm                 | EX09       |
| B Ninfield - A269, Ninfield Concrete Plant (Tarmac Topblock) | E147       |

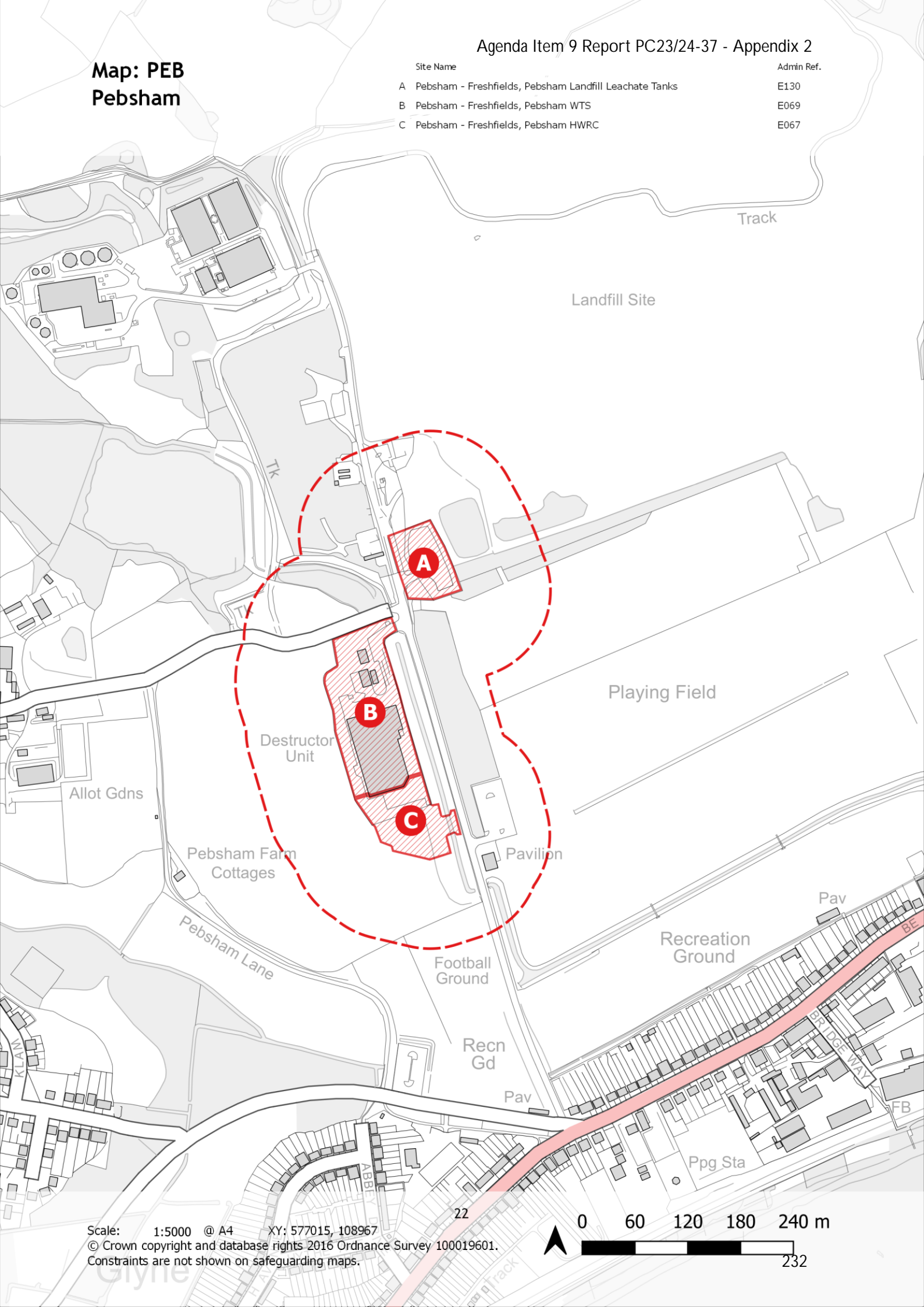


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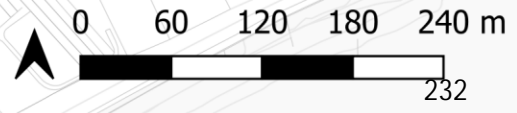


Map: PEB  
Pebsham

| Site Name  | Admin Ref. |
|--|------------|
| A Pebsham - Freshfields, Pebsham Landfill Leachate Tanks | E130       |
| B Pebsham - Freshfields, Pebsham WTS                     | E069       |
| C Pebsham - Freshfields, Pebsham HWRC                    | E067       |



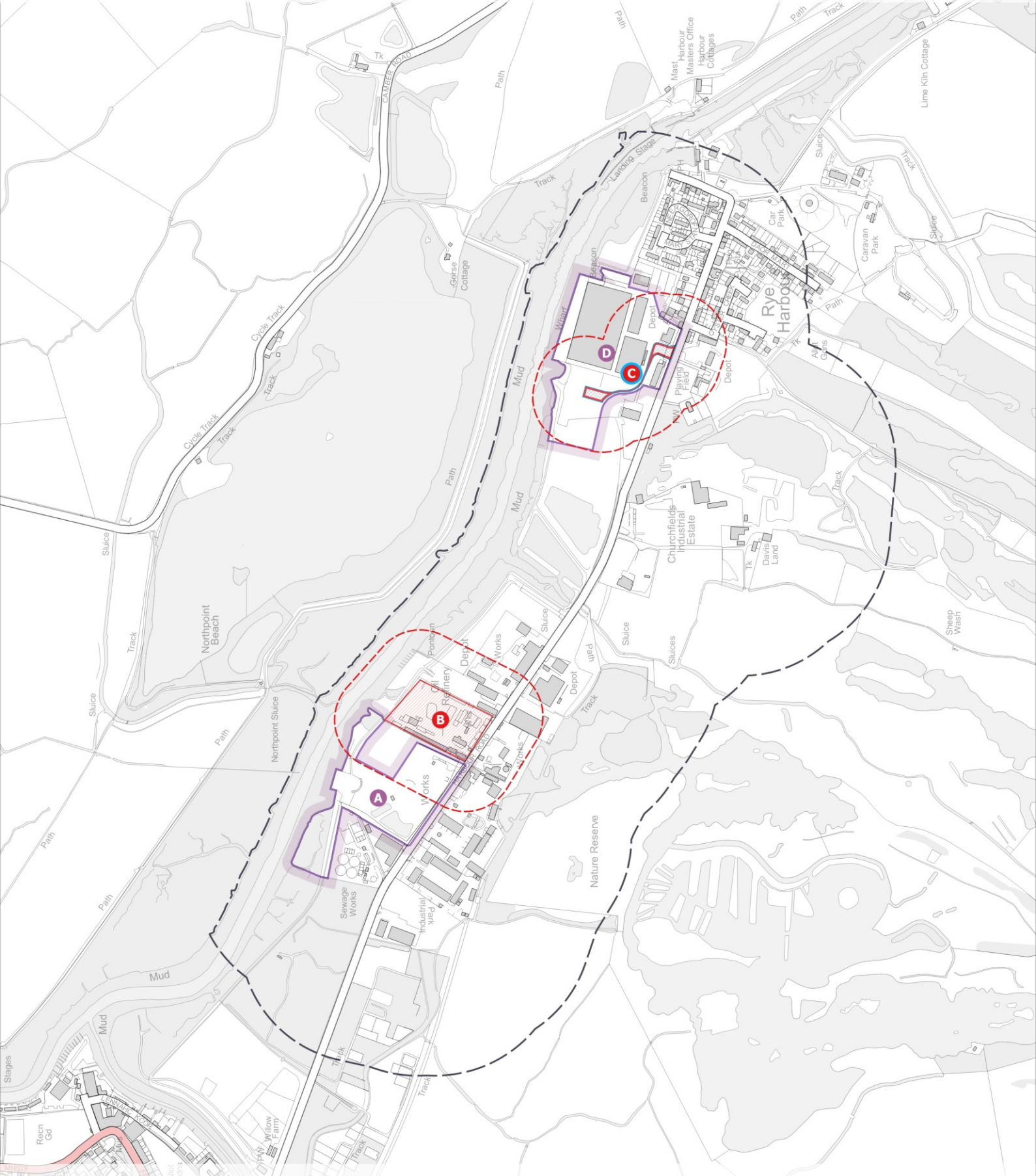
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**Map: RYE  
Rye**

| Site Name                                  | Admin Ref.      |
|--|-----------------|
| A Rye - ARC Wharf                          | R-RSA/RYE [ARC] |
| B Rye - Harbour Road, Rye Oil Ltd          | E073            |
| C Rye - Harbour Road, Rye Wharf / Saltings | E148            |
| D Rye - Rastrum's Wharf                    | R-RSA/RYE [RAS] |



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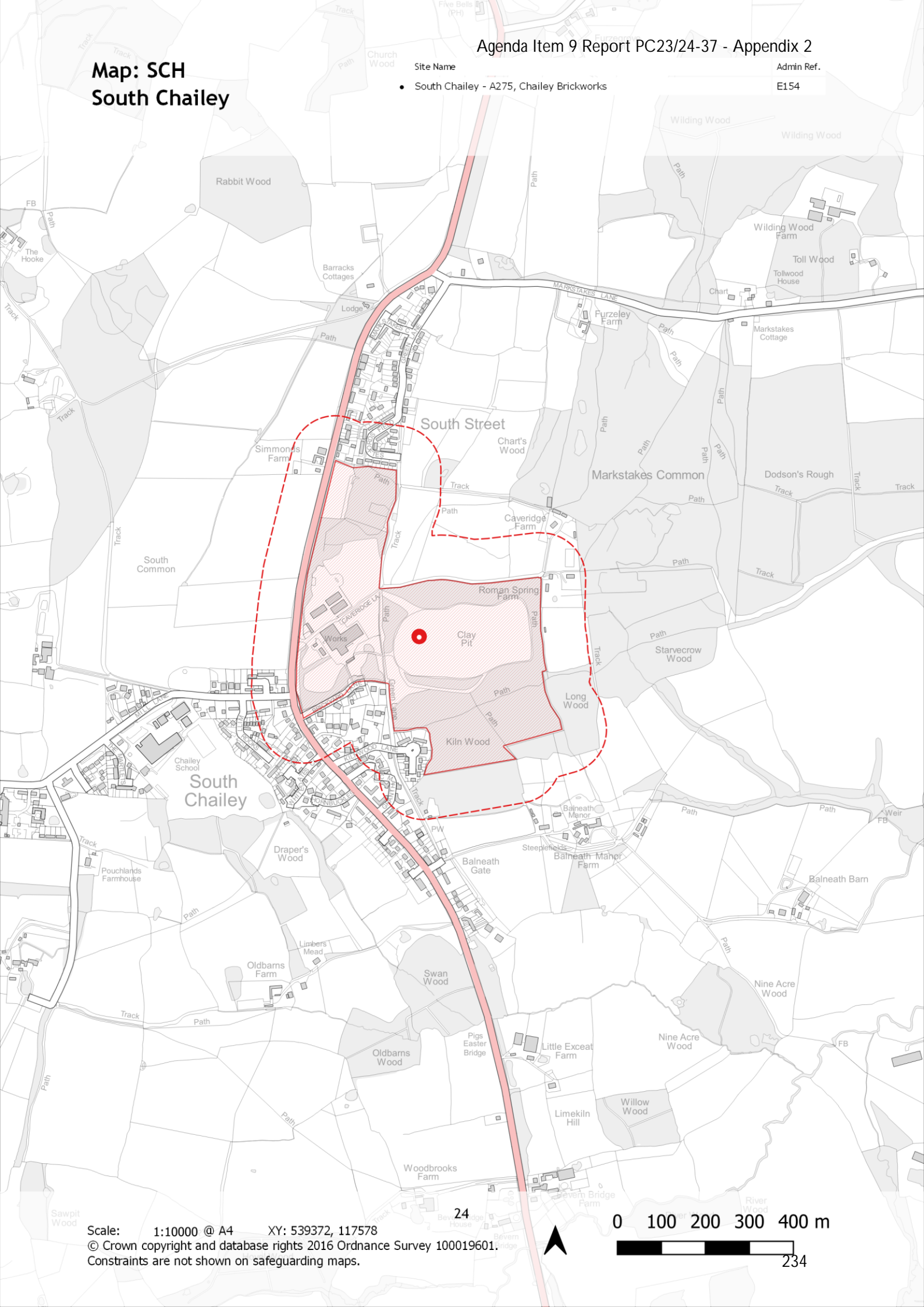
# Map: SCH South Chailey

Site Name

Admin Ref.

- South Chailey - A275, Chailey Brickworks

E154



Scale: 1:10000 @ A4 XY: 539372, 117578

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0 100 200 300 400 m





# MAP: RSA/D/2 Shoreham Port



This map replaces map RSA/D (Map 75) found on page 157 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan 2017.

| Label | Locality          | Name                  | Ref  |
|-------|-------------------|-----------------------|------|
| J     | Shoreham          | Shoreham (Port of)    | W005 |
| K     | Shoreham, Port of | Britannia Wharf       | ES02 |
| L     | Shoreham, Port of | Cemex Plant and Wharf | ES01 |



PORTSLADE-BY-SEA

## Legend

-  Safeguarded Minerals Facility (Policy RM5)
-  Area within which facilities to land, process and handle, and associated storage of minerals and their consequential capacity are safeguarded (Policy RM5)

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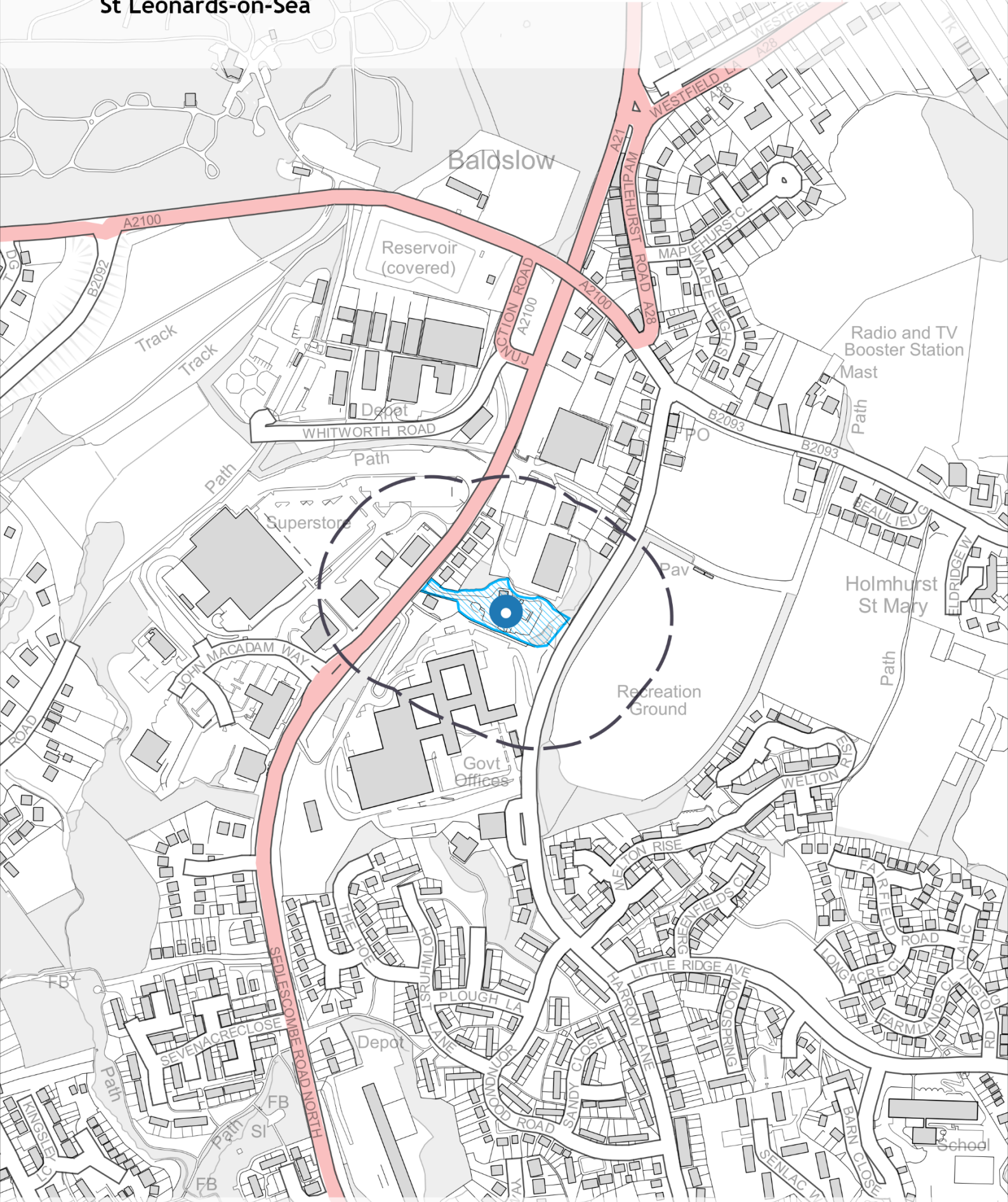
# Map: STL St Leonards-on-Sea

Site Name

Admin Ref.

- St Leonards-on-Sea - Sedlescombe Road North (Hanson Concrete)

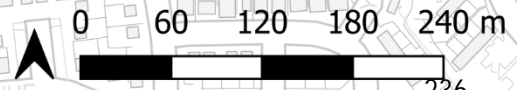
E149



Scale: 1:5000 @ A4 XY: 579738, 112896

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Constraints are not shown on safeguarding maps.





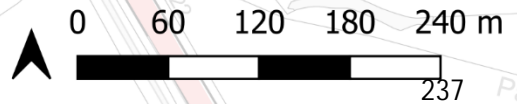
# Map: UCK Uckfield

Site Name

Admin Ref.

• Uckfield - Bellbrook Industrial Estate, Unit 19

E082



## Withdrawn Maps

The following safeguarding and consultation areas are withdrawn:

### East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)

| Reference                                | Title   | WMSP Page | Map Re-placed? |
|--|---|-----------|----------------|
| <b>Minerals Safeguarding Areas</b>       |   |           |                |
| MSA/H                                    | Broomhill, Lydd (Sand and Gravel)   | 150       | ✗              |
| MSA/H                                    | Scotney Court, Lydd (Sand and Gravel)   | 150       | ✗              |
| MSA/H                                    | Scotney Court extension / Wall Farm, Lydd (Sand and Gravel)   | 150       | ✗              |
| MSA/I                                    | Stanton's Farm and Novington Sandpit, Plumpton (Building Sand)  | 151       | ✓              |
| MSA/G                                    | Little Standard Hill Farm (Clay)  | 149       | ✓              |
| <b>Safeguarded Waste Sites</b>           |   |           |                |
| WCA/D                                    | Brett Concrete Works (Unit 1), Brett Drive, Bexhill (SWS)   | 100       | ✓              |
| WCA/H                                    | Church Fields, Rye Harbour Road, Rye (AGG)  | 104       | ✗              |
| WCA/I                                    | City Recycling Centre & Ferry Wharf, Portslade-By-Sea (SWS/AGG)   | 105       | ✗              |
| WCA/L                                    | Downbarn Farm, Ninfield (AGG)   | 108       | ✗              |
| WCA/AB                                   | Newhaven (ALOC/SWS/AGG/HRC)   | 124       | ✓              |
| WCA/AE                                   | Pebsham HWRC & WTS (SWS/HRC)  | 127       | ✓              |
| WCA/AJ                                   | Tarmac Topblock, Ninfield (AGG)   | 132       | ✗              |
| <b>Safeguarded Wharves and Railheads</b> |   |           |                |
| RSA/C                                    | Rye (Port of), safeguarded wharves  | 156       | ✓              |
| 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       | ✓              |



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