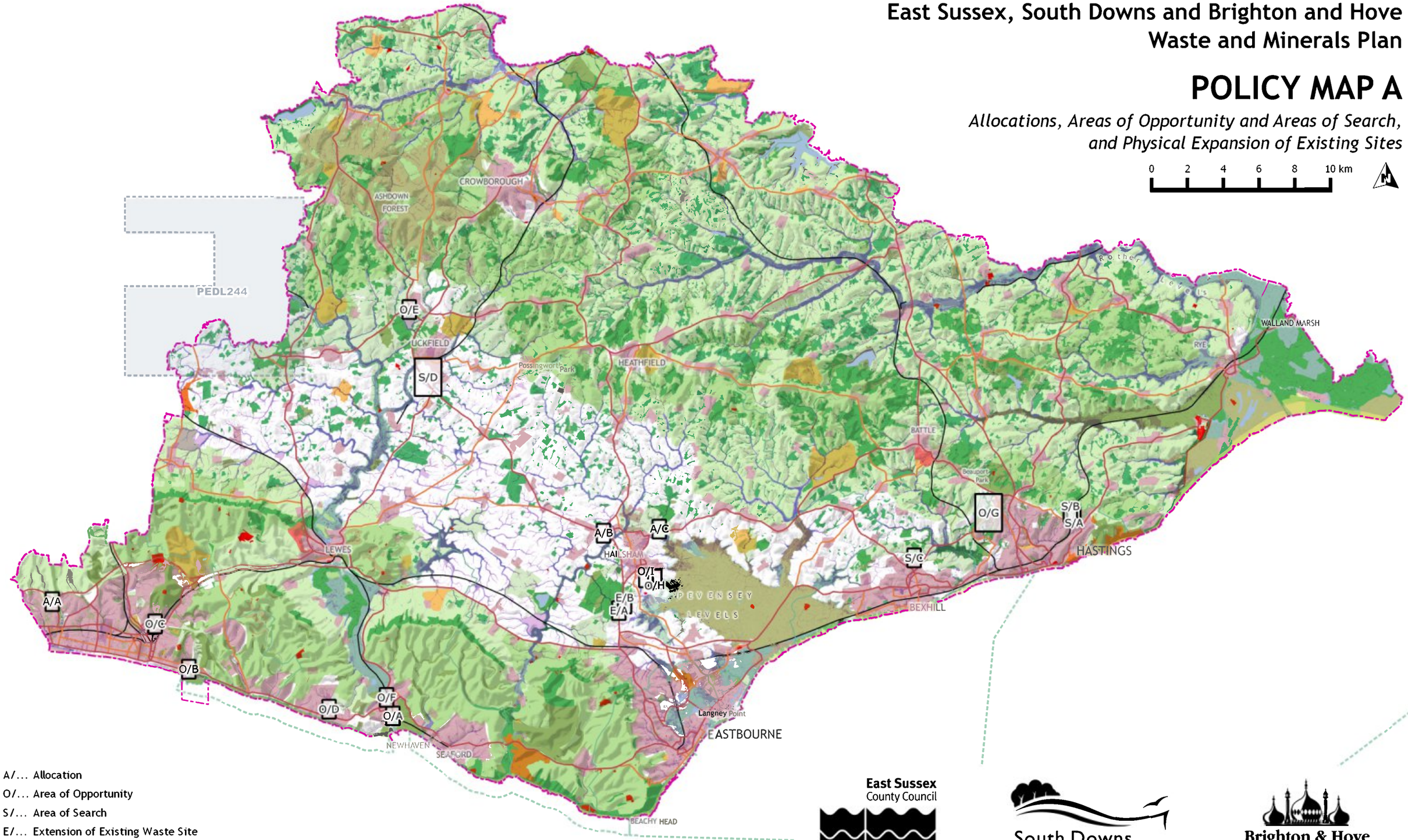
East Sussex, South Downs and Brighton and Hove
Waste and Minerals Plan

POLICY MAP A

Allocations, Areas of Opportunity and Areas of Search, and Physical Expansion of Existing Sites

0 2 4 6 8 10 km



A/... Allocation
O/... Area of Opportunity
S/... Area of Search
E/... Extension of Existing Waste Site

- WMSP 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

East Sussex County Council

South Downs National Park Authority

Brighton & Hove City Council

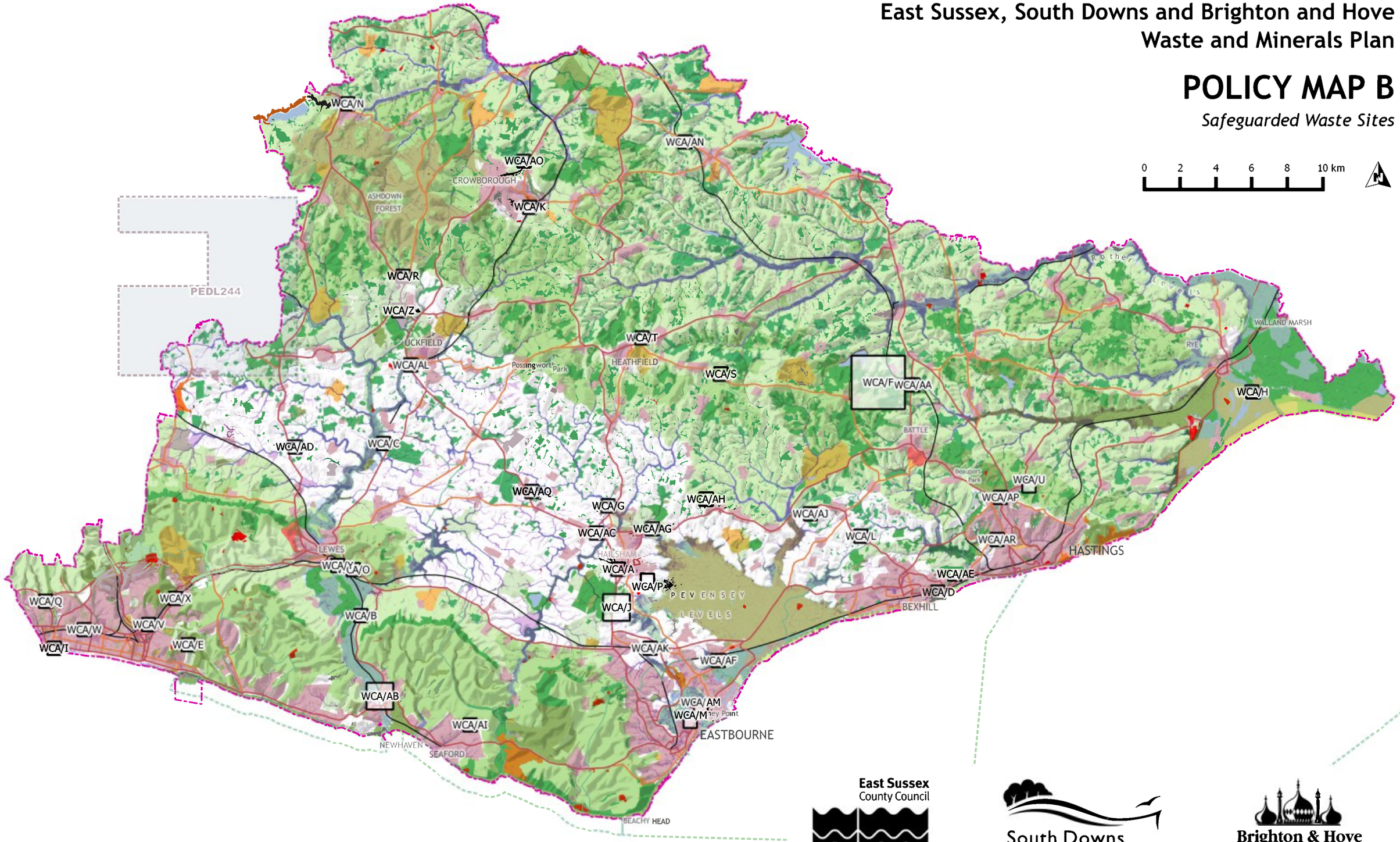
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East Sussex, South Downs and Brighton and Hove
Waste and Minerals Plan

POLICY MAP B

Safeguarded Waste Sites

0 2 4 6 8 10 km



East Sussex County Council

South Downs National Park Authority

Brighton & Hove City Council

- WMSP 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

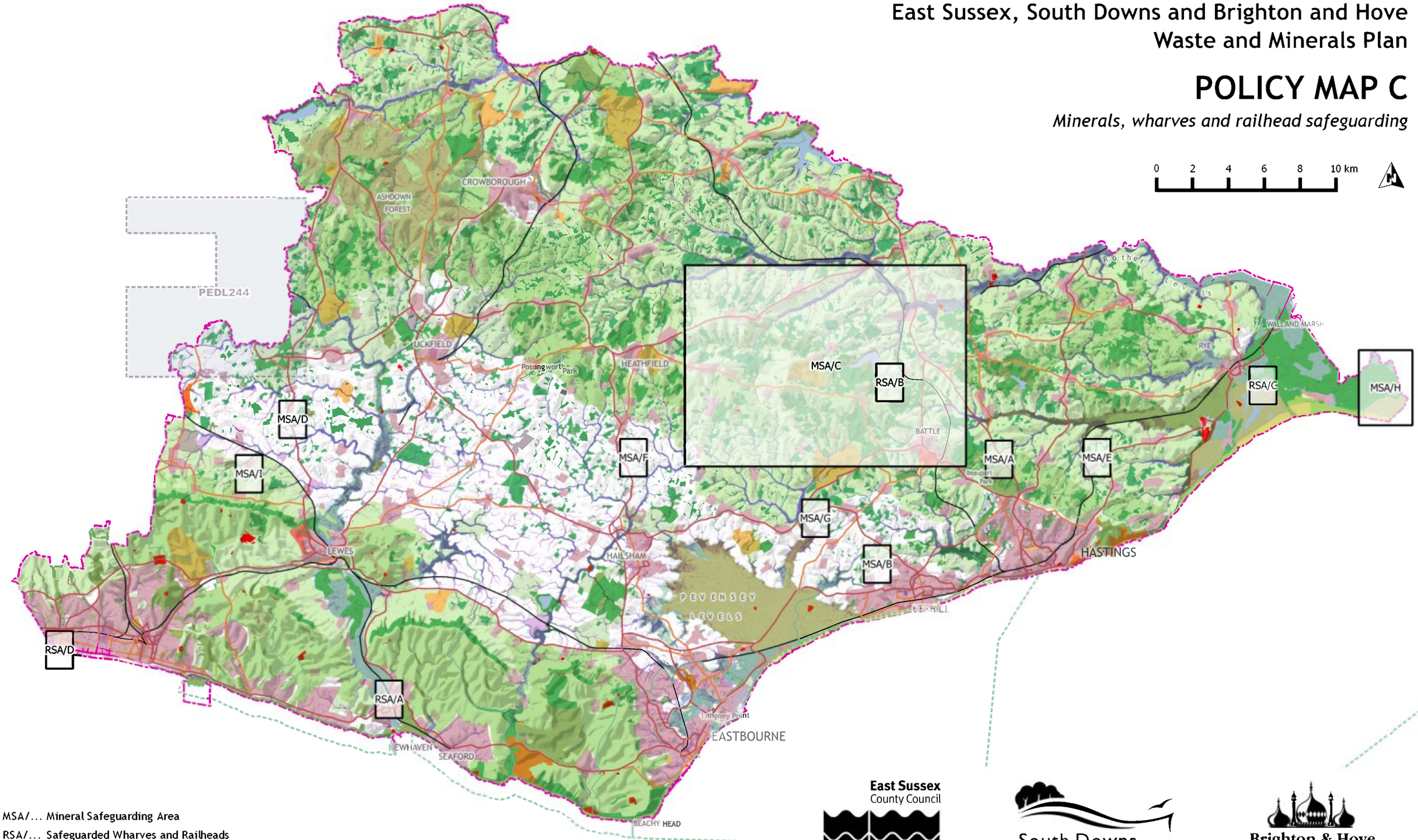
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East Sussex, South Downs and Brighton and Hove
Waste and Minerals Plan

POLICY MAP C

Minerals, wharves and railhead safeguarding

0 2 4 6 8 10 km



MSA/... Mineral Safeguarding Area
RSA/... Safeguarded Wharves and Railheads

- WMSP 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

East Sussex County Council

South Downs National Park Authority

Brighton & Hove City Council

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Local Plan Document

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

Waste and Minerals Sites Plan
Adoption Version

February 2017

East Sussex County Council

South Downs National Park Authority

Brighton & Hove City Council

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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[1]. 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:

Introduction	Introduction to the Waste and Minerals Sites Plan
Context	An overview of the current planning policy, waste and minerals in general, and the Plan Area.
Providing for Waste	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.
Providing for Minerals	Identifies minerals, wharves, railheads and concrete batching plants for safeguarding.
Implementation and Monitoring	How the WMSP will be monitored.
Saved Polices	A list of policies that are currently 'saved' and that will no longer be saved on adoption of this Plan.
Appendices	
Appendix A: Waste Site Profiles	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.
Appendix B: Safeguarded Waste Sites	Maps of waste sites safeguarded under policy WMSP1, including those which produce secondary/recycled aggregates.
Appendix C: Mineral Safeguarding areas	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

Appendix D Safeguarded Wharves and Railheads	Maps of wharves and railheads permitted for mineral imports/exports

Table 1

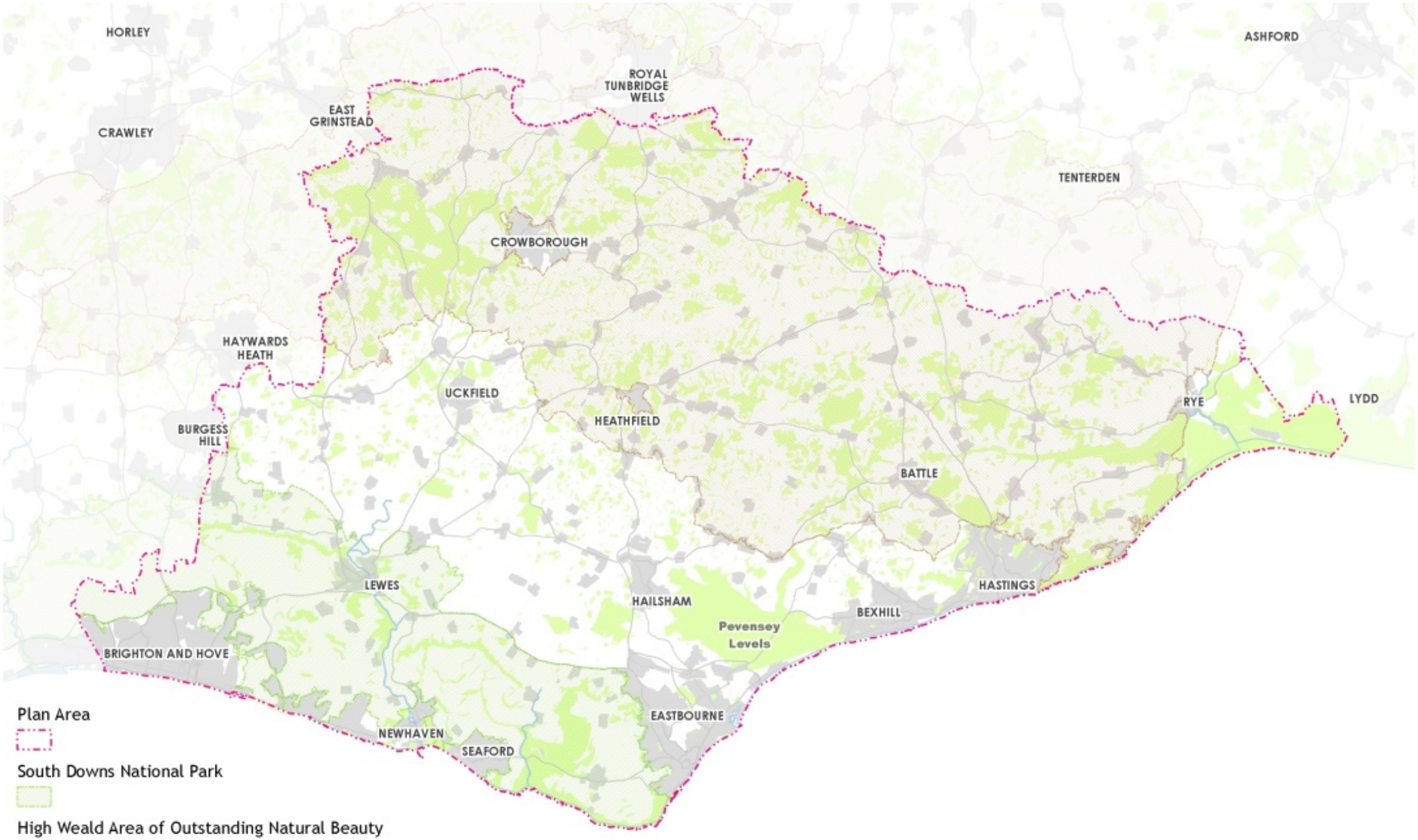


Illustration of the Plan Area

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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 polices, 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, [2] 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.

2 paragraphs 109 and 114

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[3]. 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[4]. 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 degredation 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[(5)] 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:

	Recycling and composting		**Recovery**	
Year	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[6]

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[7].

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.

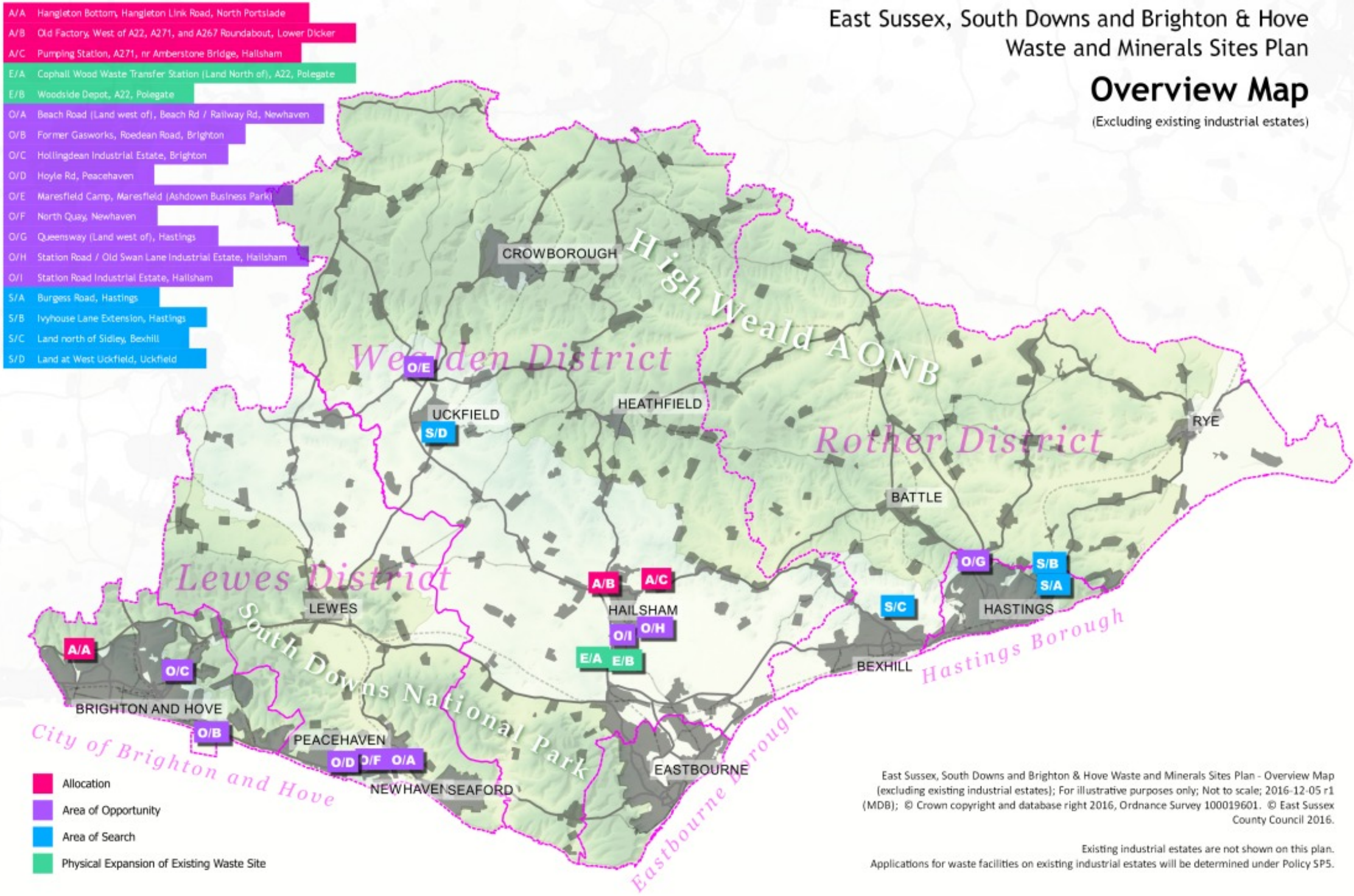
Site Type	Description	Safeguarded
Allocation	Land allocated for waste management purposes.	Yes
Area of Opportunity	An existing employment site identified for expansion within a City, District or Borough Local Plan and / or a brown-field site which is in principle suitable for development for waste management, but not solely allocated for that purpose.	No
Area of Search	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
Physical Extension of Existing Waste Site	An area adjacent to an existing waste management operation which is, in principle, suitable to allow the existing business to expand.	Yes
Existing Industrial Estate	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)



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 r1 (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[8] 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 is 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.

8 Paragraph 4.

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

4.1 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[9].

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 WMSP. 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

5.1 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.

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 sit 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 exiting 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 Proection 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 Reseve

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



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

Admin ref: 338 / 556804 / 111181

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

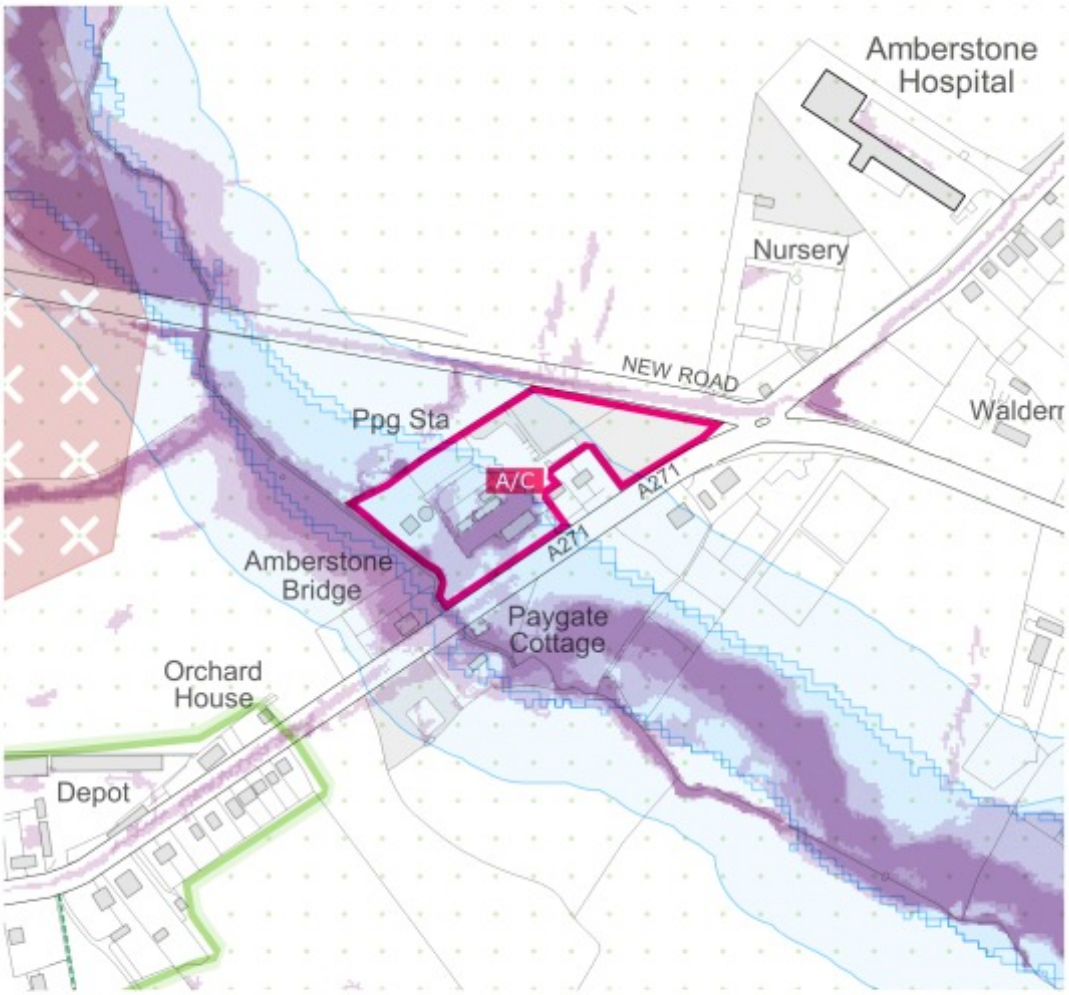
Habitats Regulation Assessment Summary

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



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

Site Details

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

Admin ref: 339 / 559923 / 111396

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

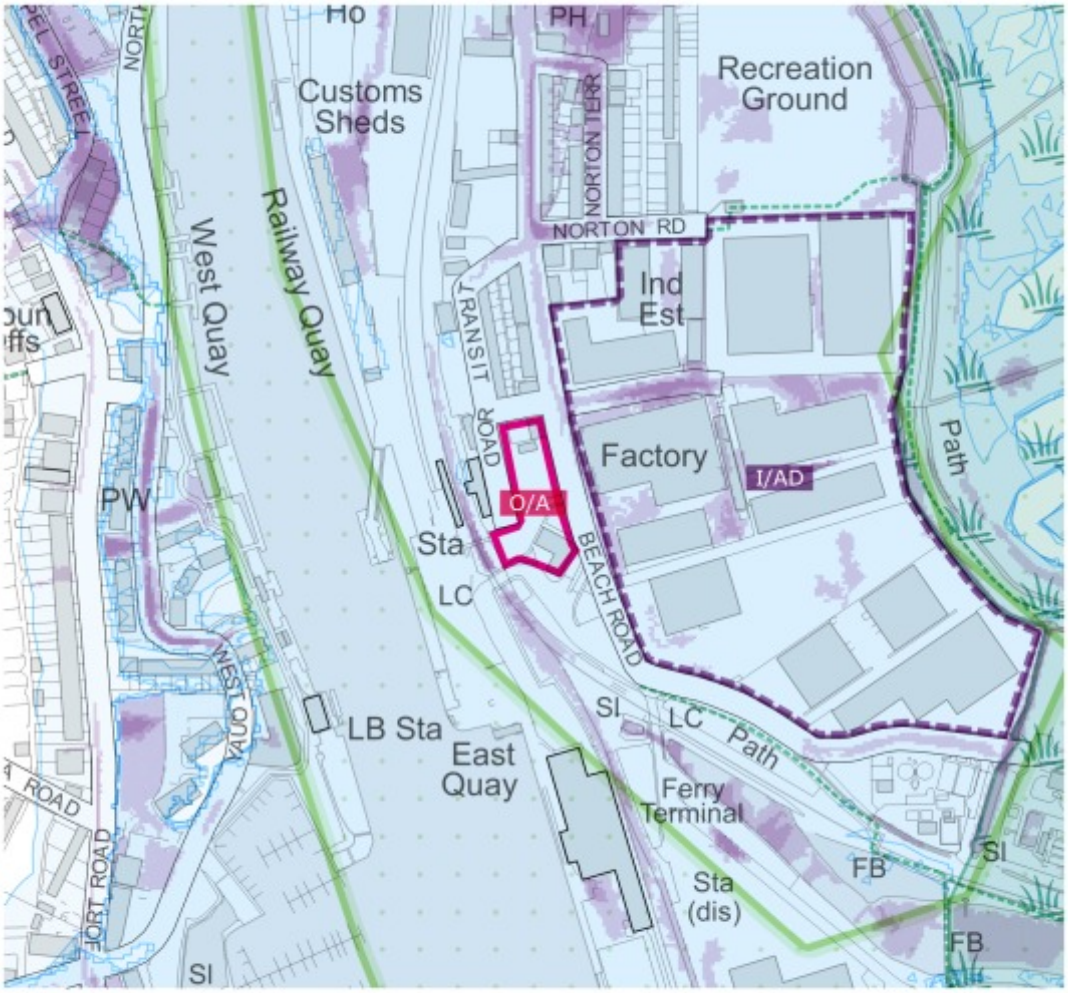
The following sites are identified as Areas of Opportunity:

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

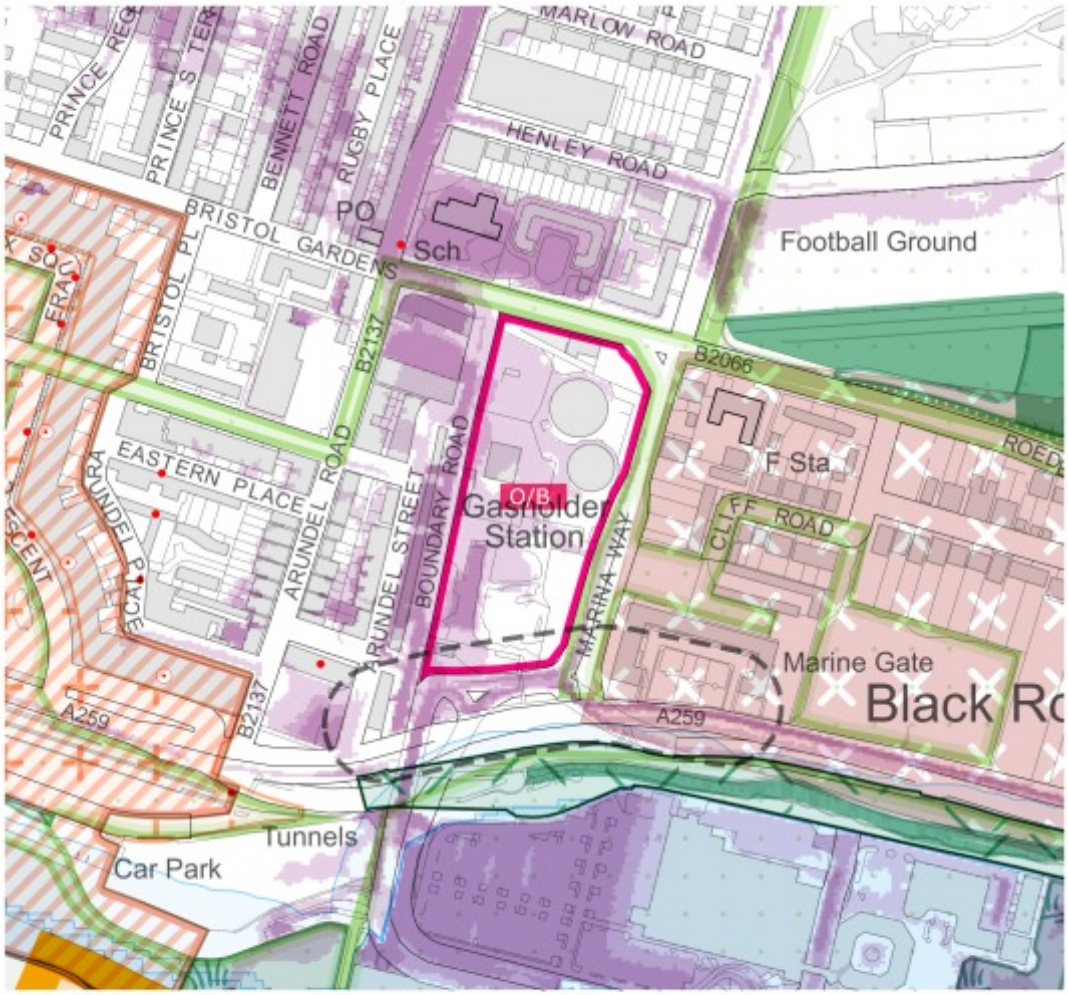
Habitats Regulation Assessment Summary

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;

- 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.

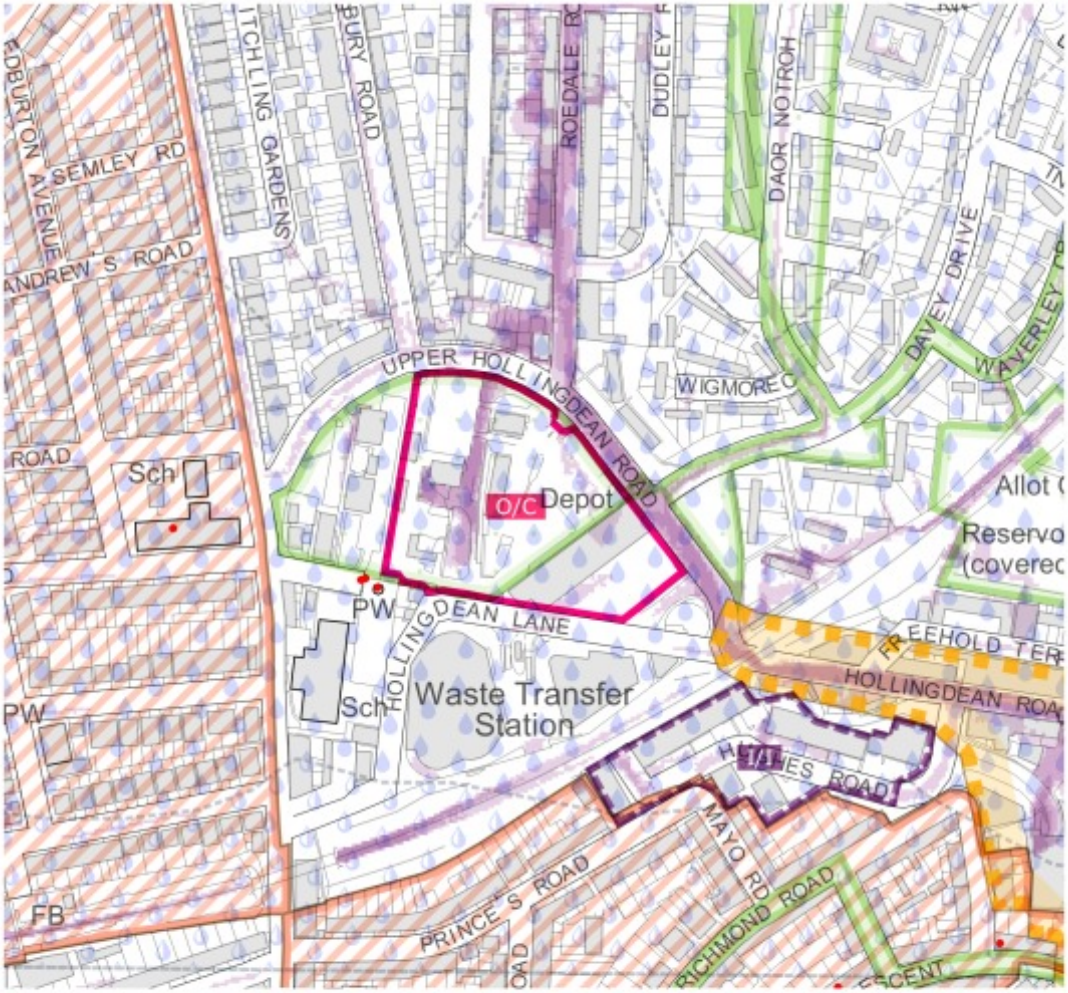
Habitats Regulation Assessment Summary

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

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

Admin ref: 16 / 531681 / 106037

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.

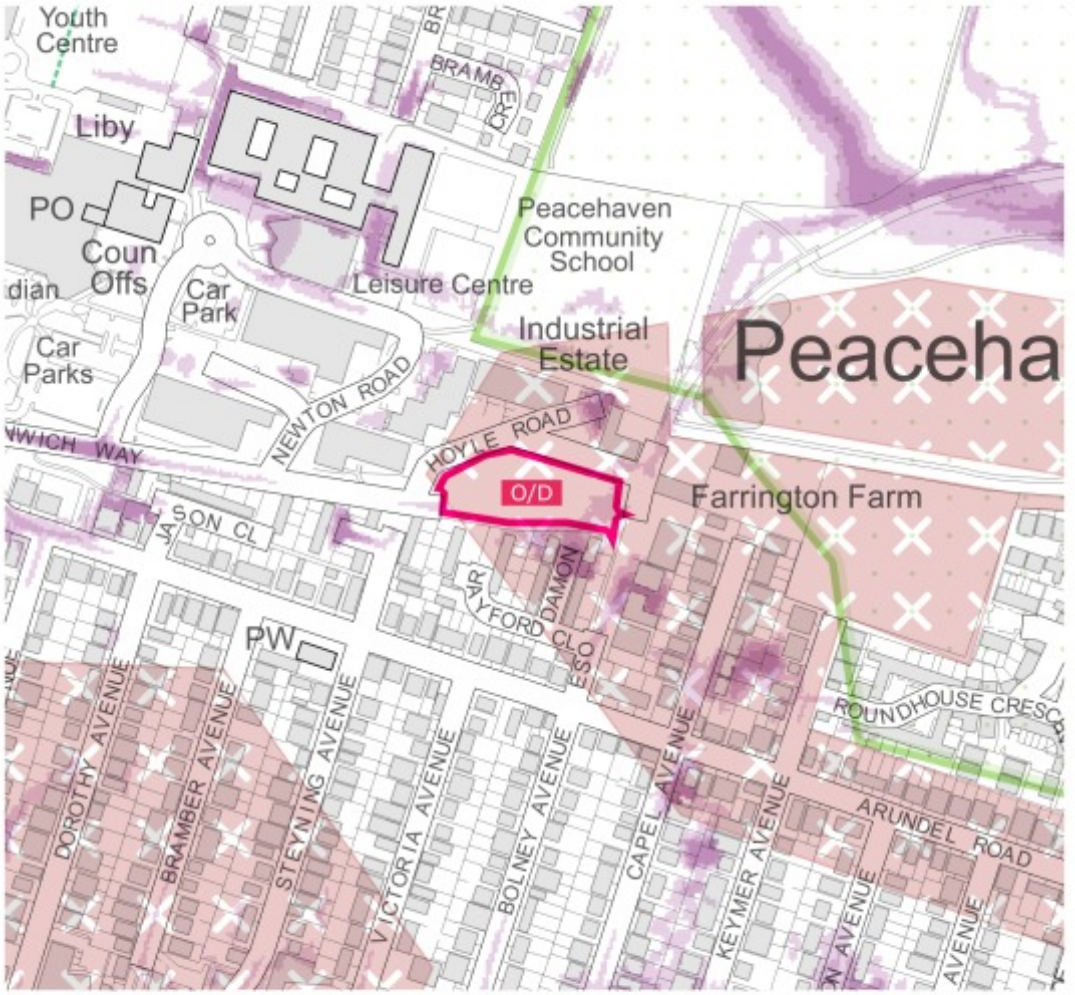
Habitats Regulation Assessment Summary

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



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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

Admin ref: 157 / 541422 / 101304

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

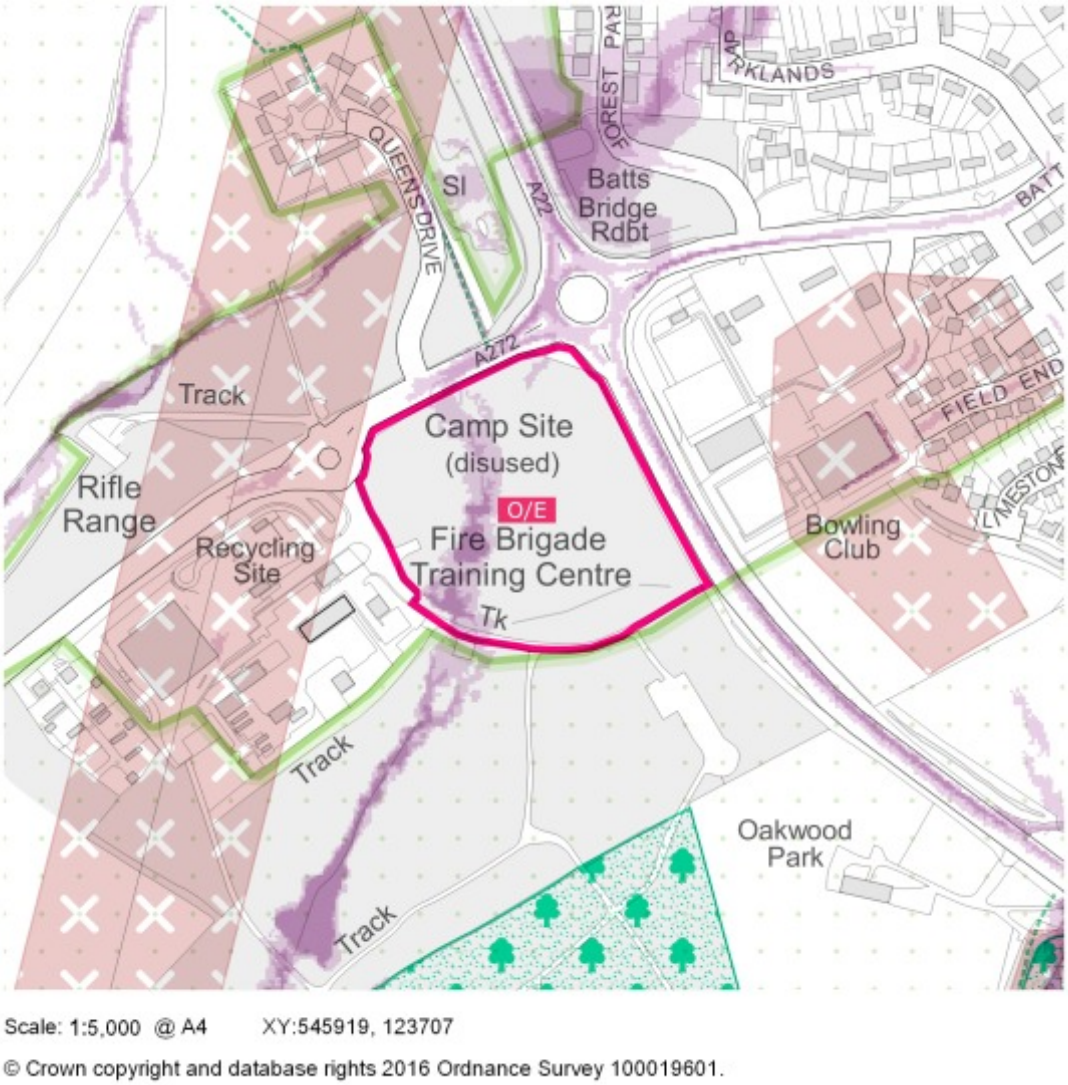
Habitats Regulation Assessment Summary

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)



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

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.

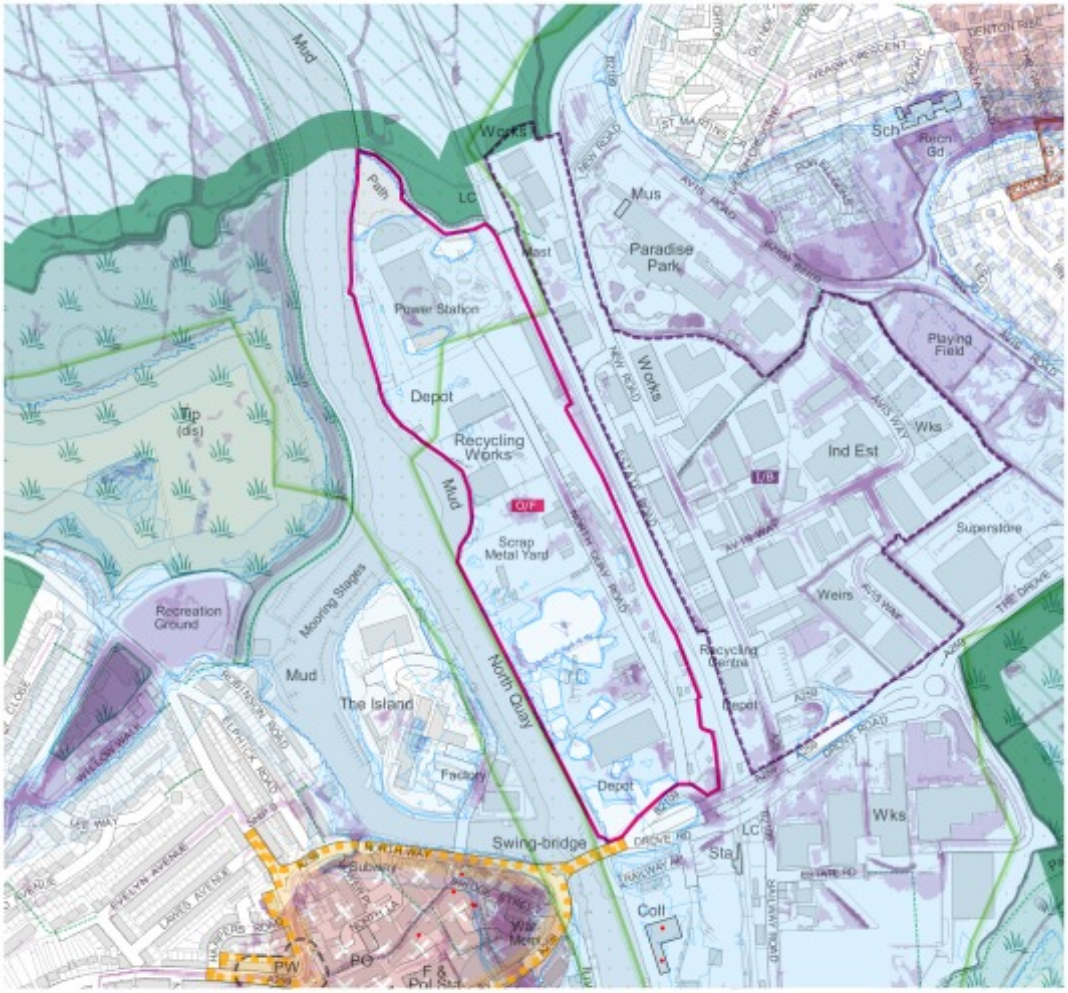
Habitats Regulation Assessment Summary

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



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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 exiting 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

Site type:	Area of Opportunity	**Local Authority:**	Hastings District (B)
Grid reference:	TQ 784 123	**Parish:**	Non-Civil Parish or Community
Area:	8.49	**Electoral area:**	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

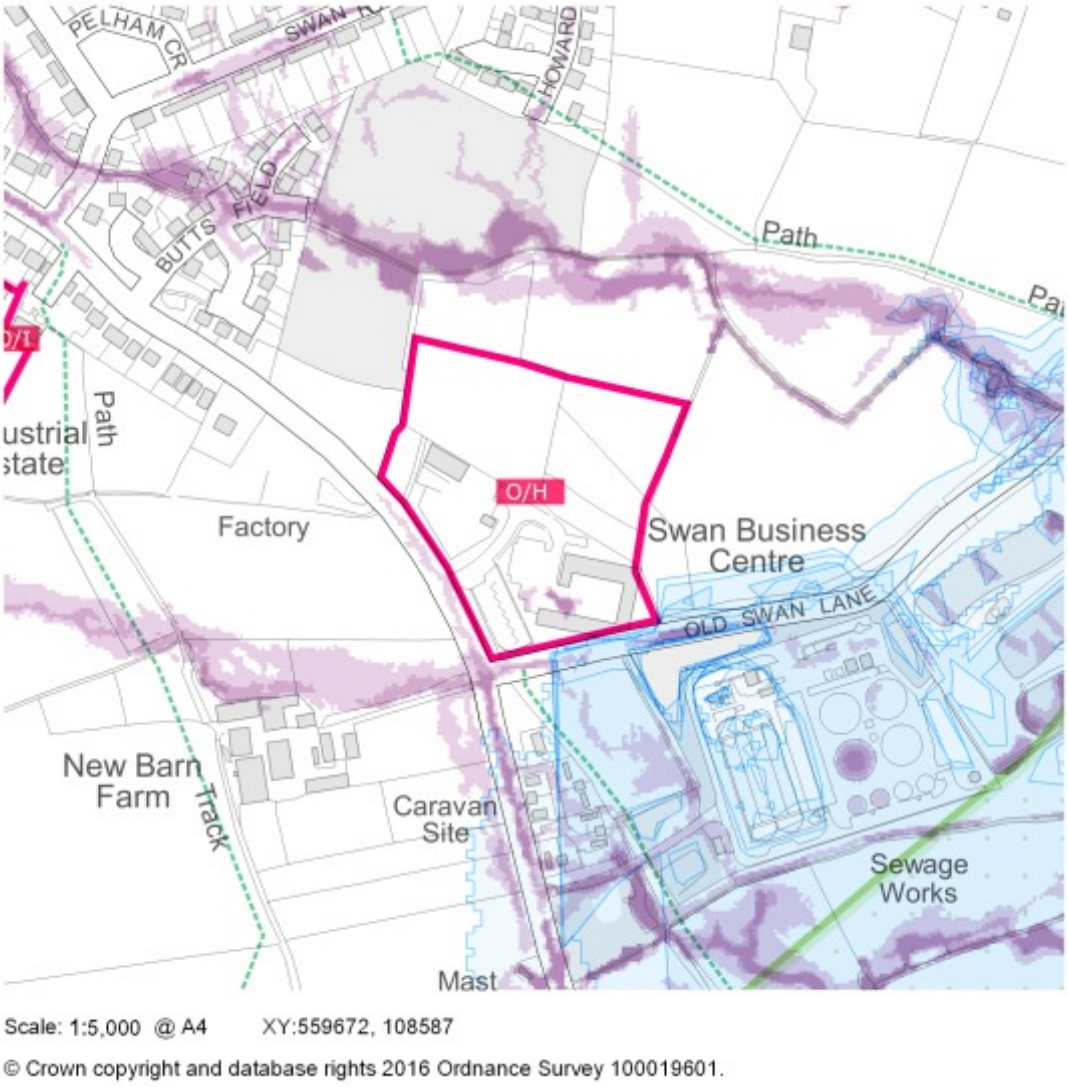
Habitats Regulation Assessment Summary

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



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 (Copthorn 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

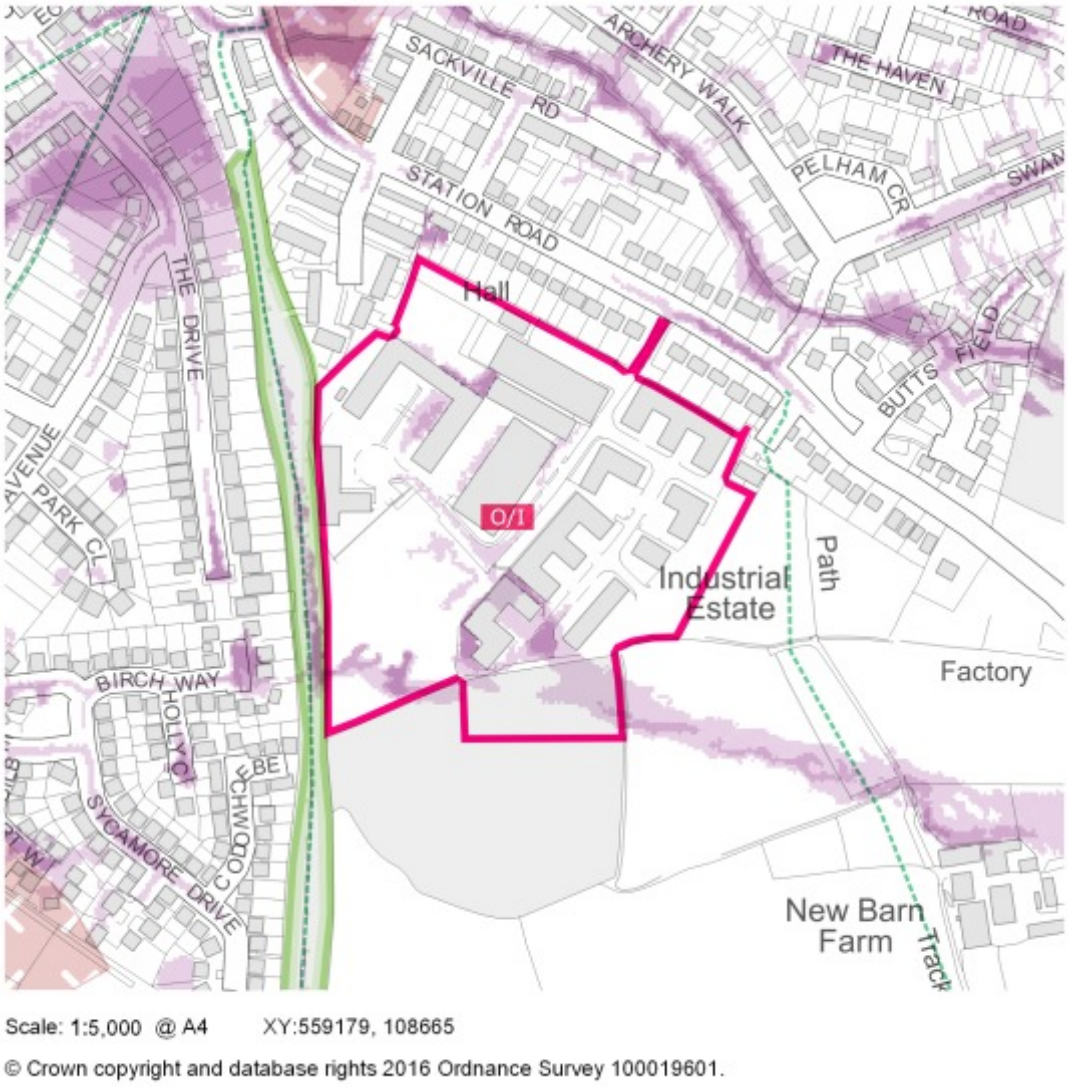
Habitats Regulation Assessment Summary

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



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

Site Details

Site type:	Area of Opportunity	**Local Authority:**	Wealden District
Grid reference:	TQ 591 086	**Parish:**	Hailsham CP
Area:	6.65	**Electoral area:**	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

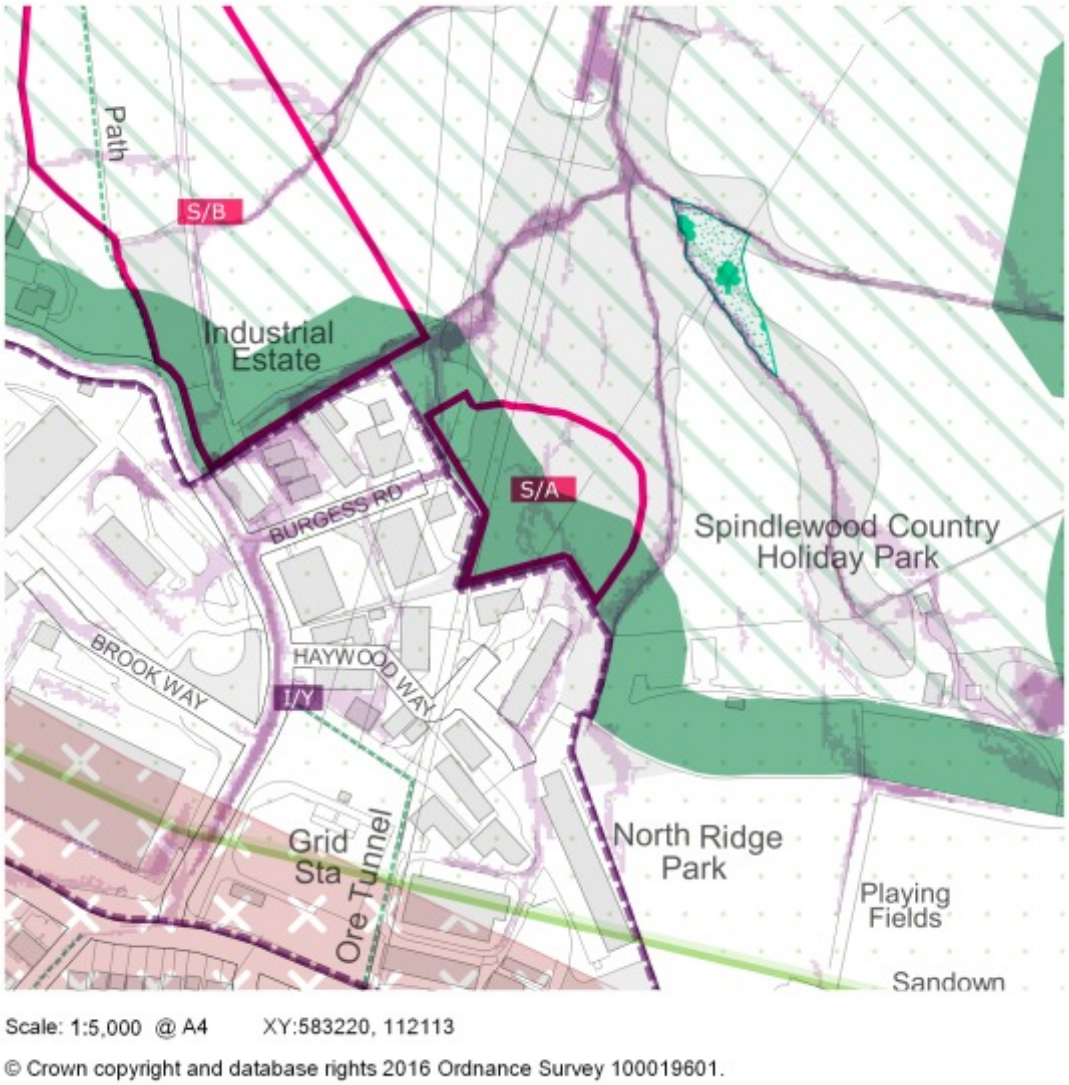
The following sites are identified as Areas of Search:

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



Map 13 SP-S/A Burgess Road, Hastings

Site Details

Site type:	Area of Search	**Local Authority:**	Rother District; Hastings District (B)
Grid reference:	TQ 831 121	**Parish:**	Guestling CP; Non-Civil Parish or Community
Area:	1.32 ha	**Electoral area:**	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

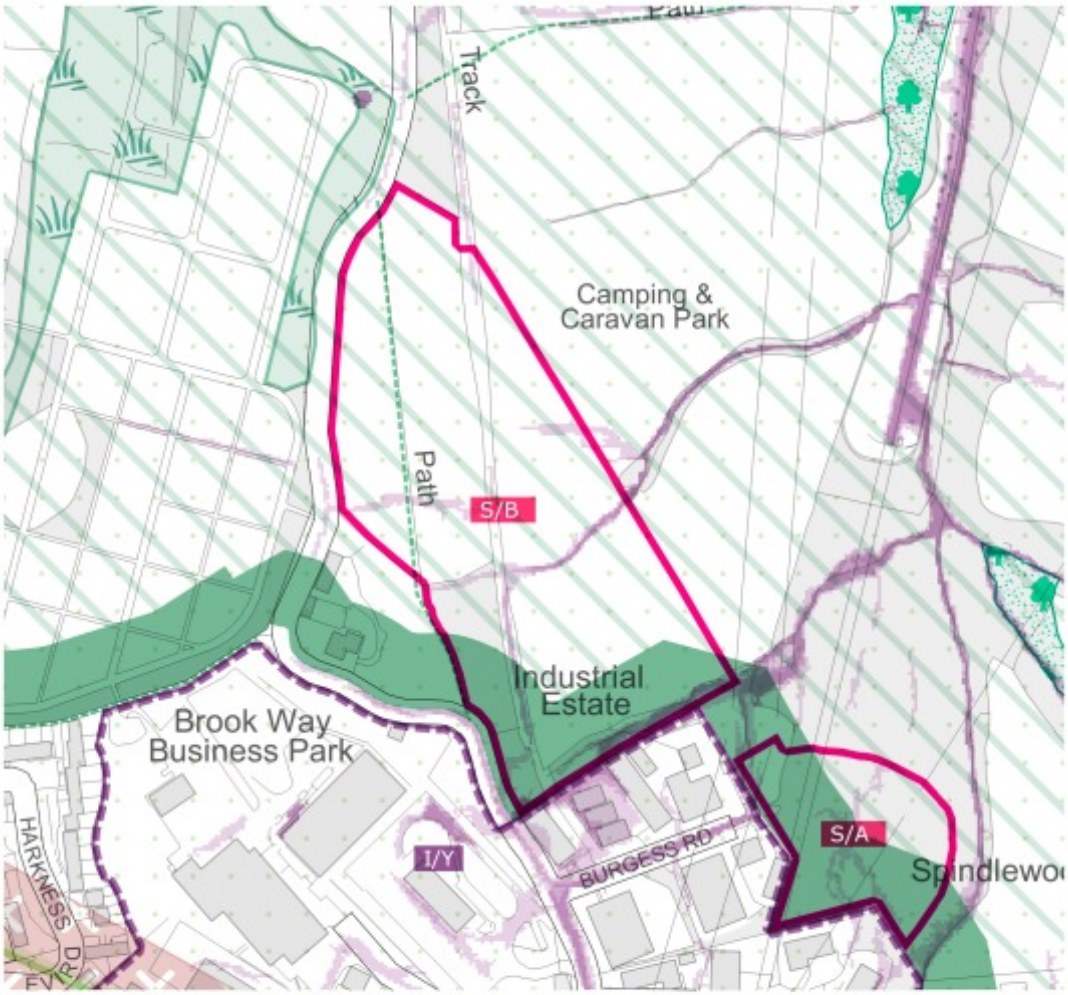
Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

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

Site type:	Area of Search	**Local Authority:**	Rother District; Hastings District (B)
Grid reference:	TQ 829 123	**Parish:**	Guestling CP; Non-Civil Parish or Community
Area:	5.65	**Electoral area:**	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.

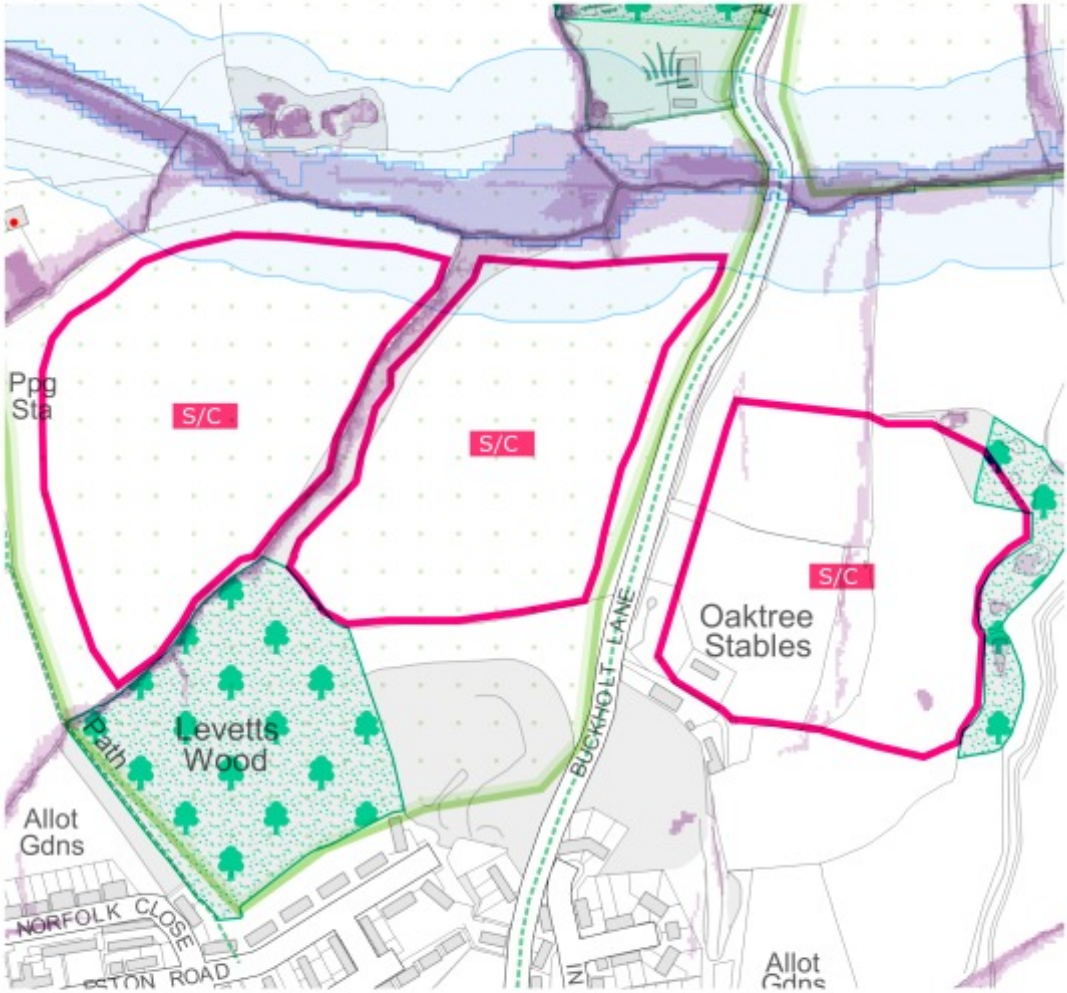
Habitats Regulation Assessment Summary

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

Admin ref: 40 / 574230 / 109783

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

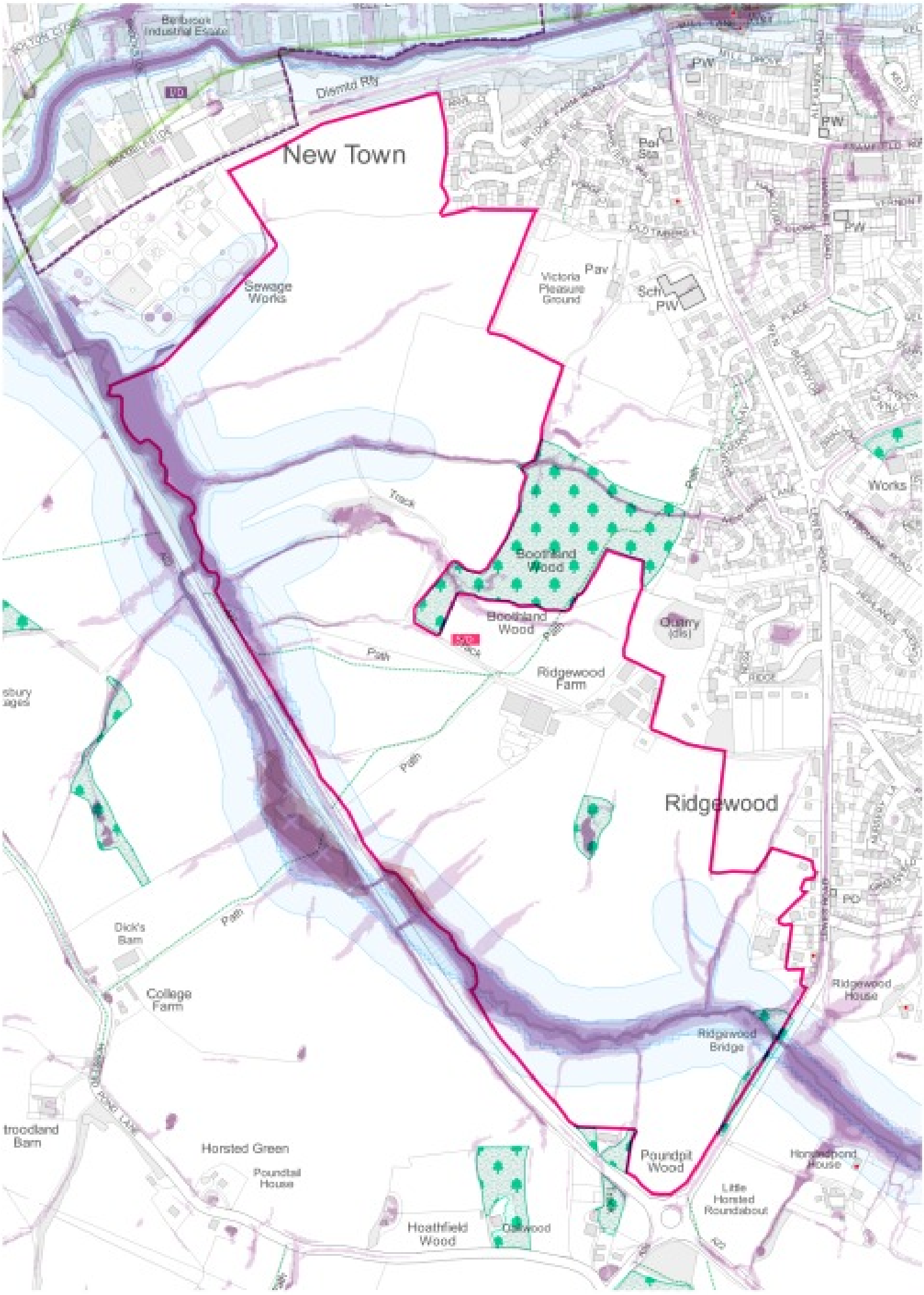
Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this 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.



Scale: 1:7,500 @ A4 xy: 546968, 119906

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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 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

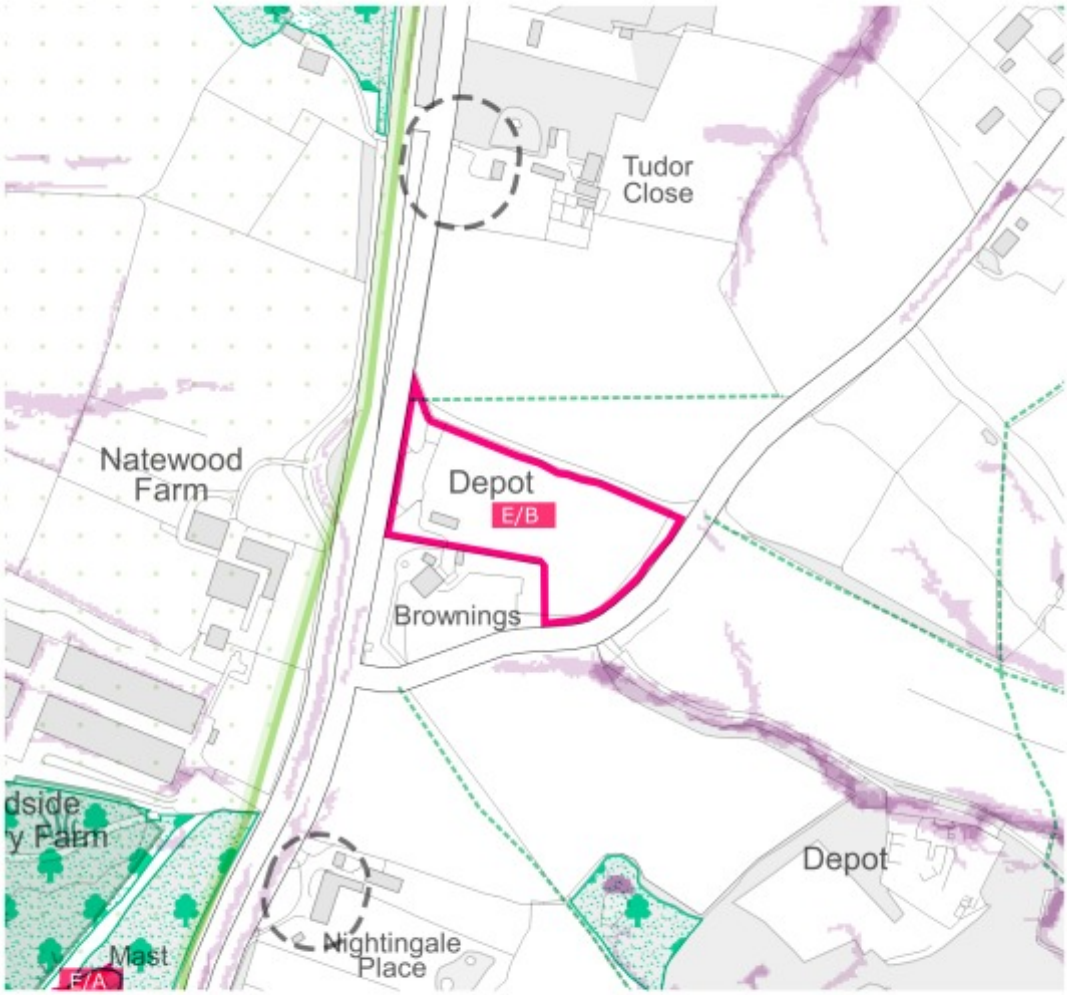
A Waste Site Profiles

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

Site type:	Physical Extension of Existing Waste Site	**Local Authority:**	Wealden District
Grid reference:	TQ 579 072	**Parish:**	Hailsham CP
Area:	1.47 ha	**Electoral area:**	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 Pevensey 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 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.

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.

		Safeguarding Reason(s)					
Ref	Name	Allocation	Physical Extension to Waste Site	Strategic Waste Site	Recycled secondary aggregate facility	HWRC	Page
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

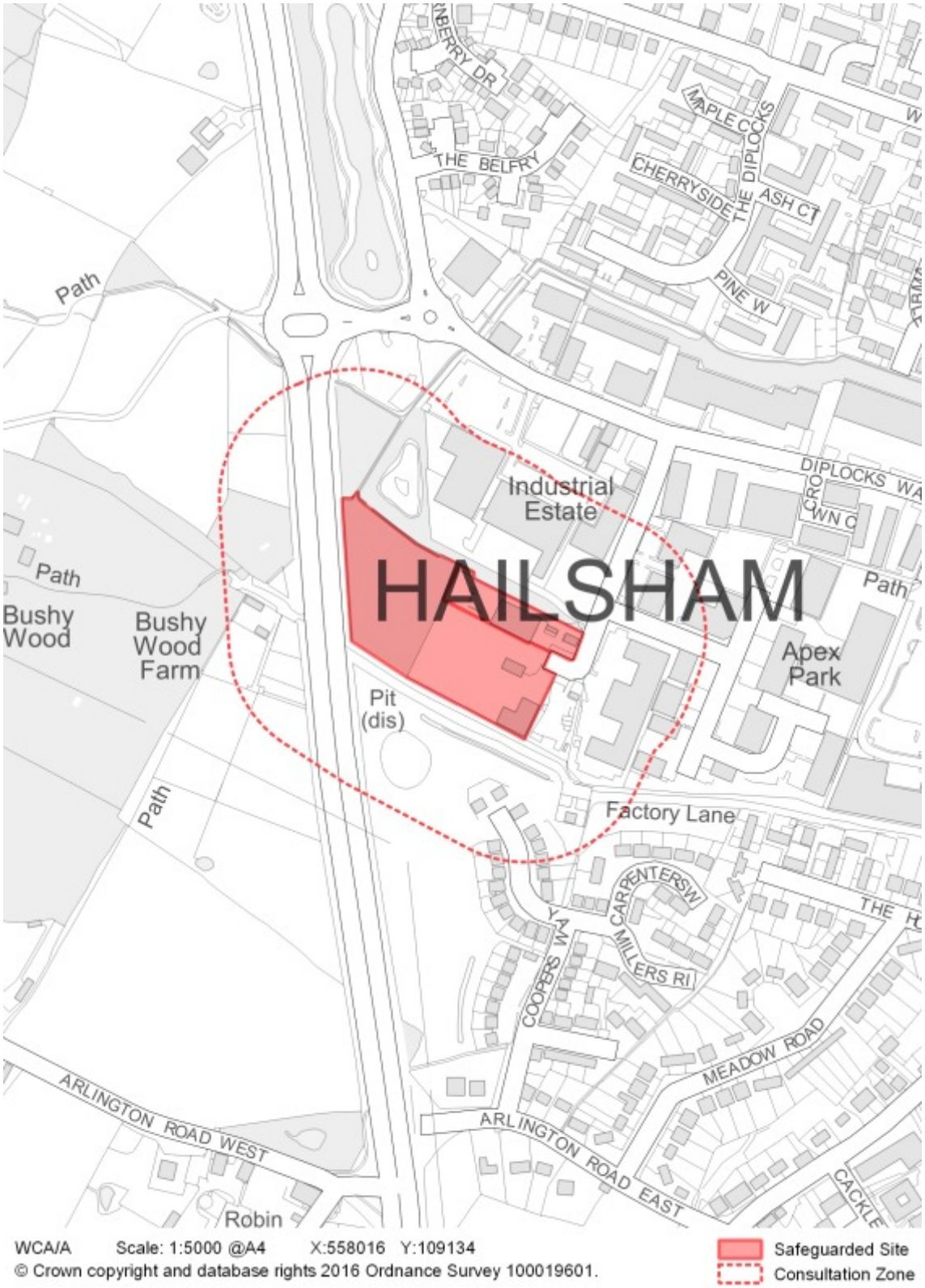
Ref	Name	Safeguarding Reason(s)					Page
		Allocation	Physical Extension to Waste Site	Strategic Waste Site	Recycled secondary aggregate facility	HWRC	
SP-WCA/S	Hazelmere, Three Cups Corner	N	N	Y	N	N	115
SP-WCA/T	Heathfield HWRC	N	N	N	N	Y	116
SP-WCA/U	Hole Farm, Westfield	N	N	Y	N	N	117
SP-WCA/V	Hollingdean, 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

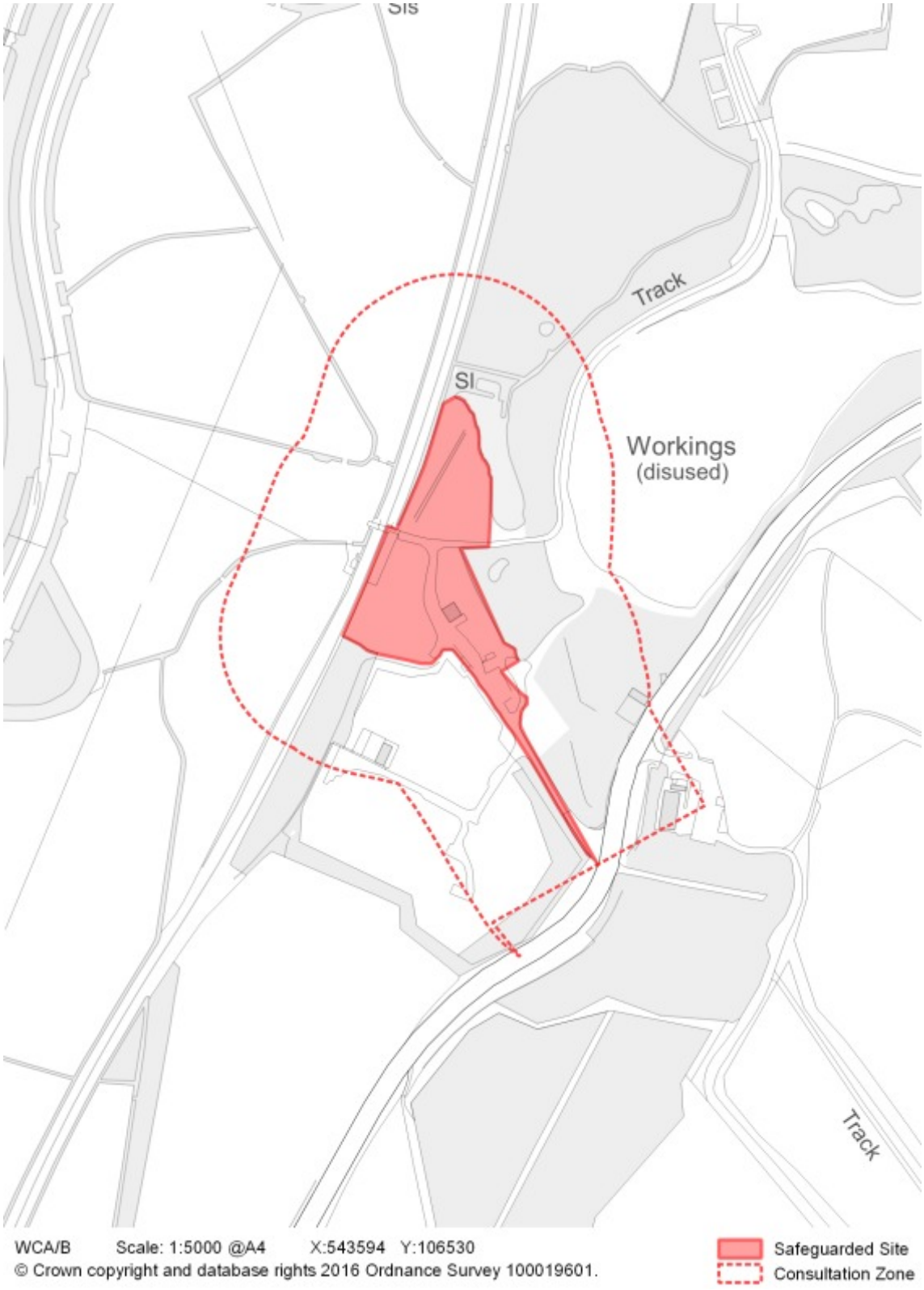
Table 1

Safeguarded Waste Sites B



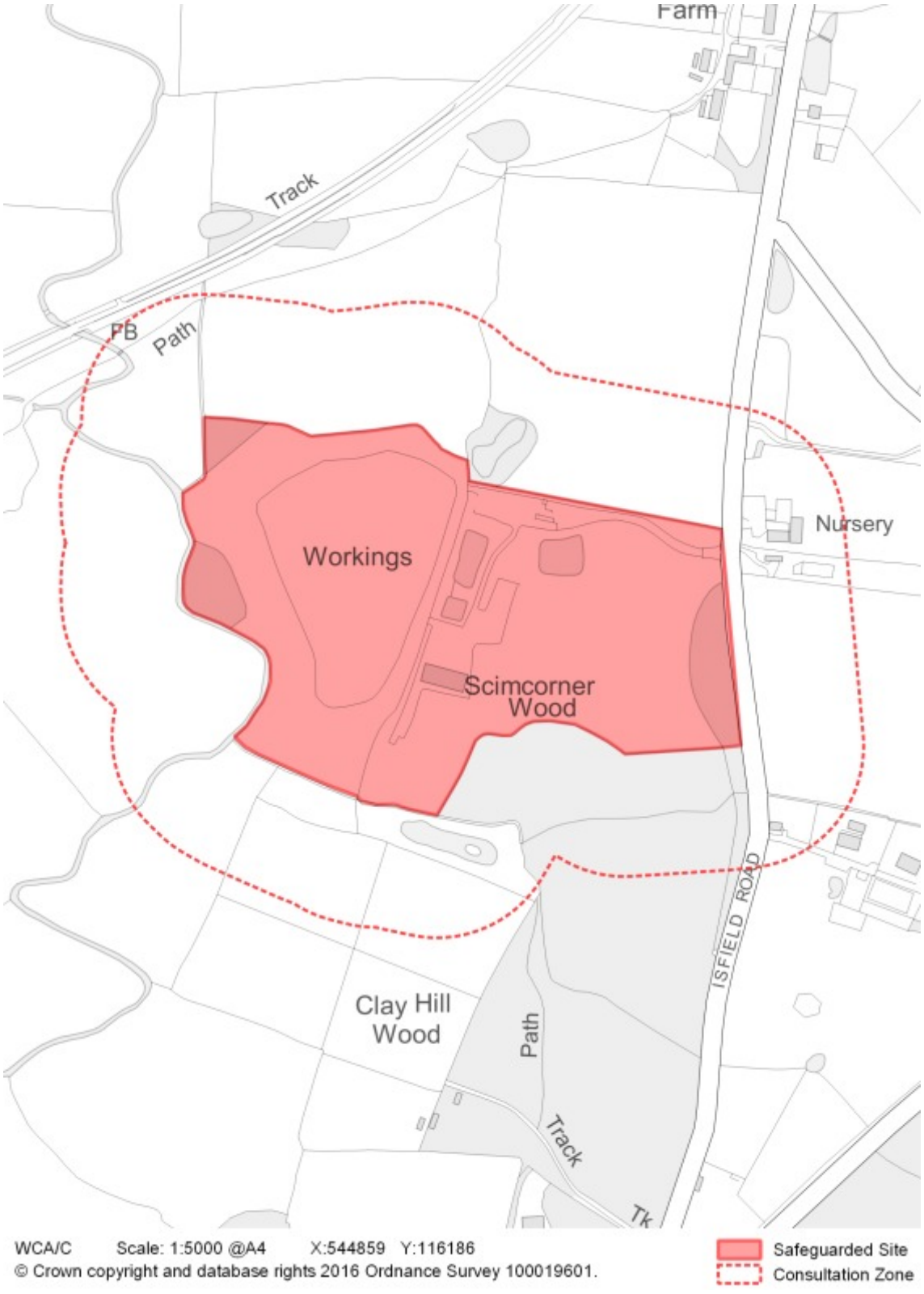
Map 19 SP-WCA/A Apex Way, Hailsham

B Safeguarded Waste Sites



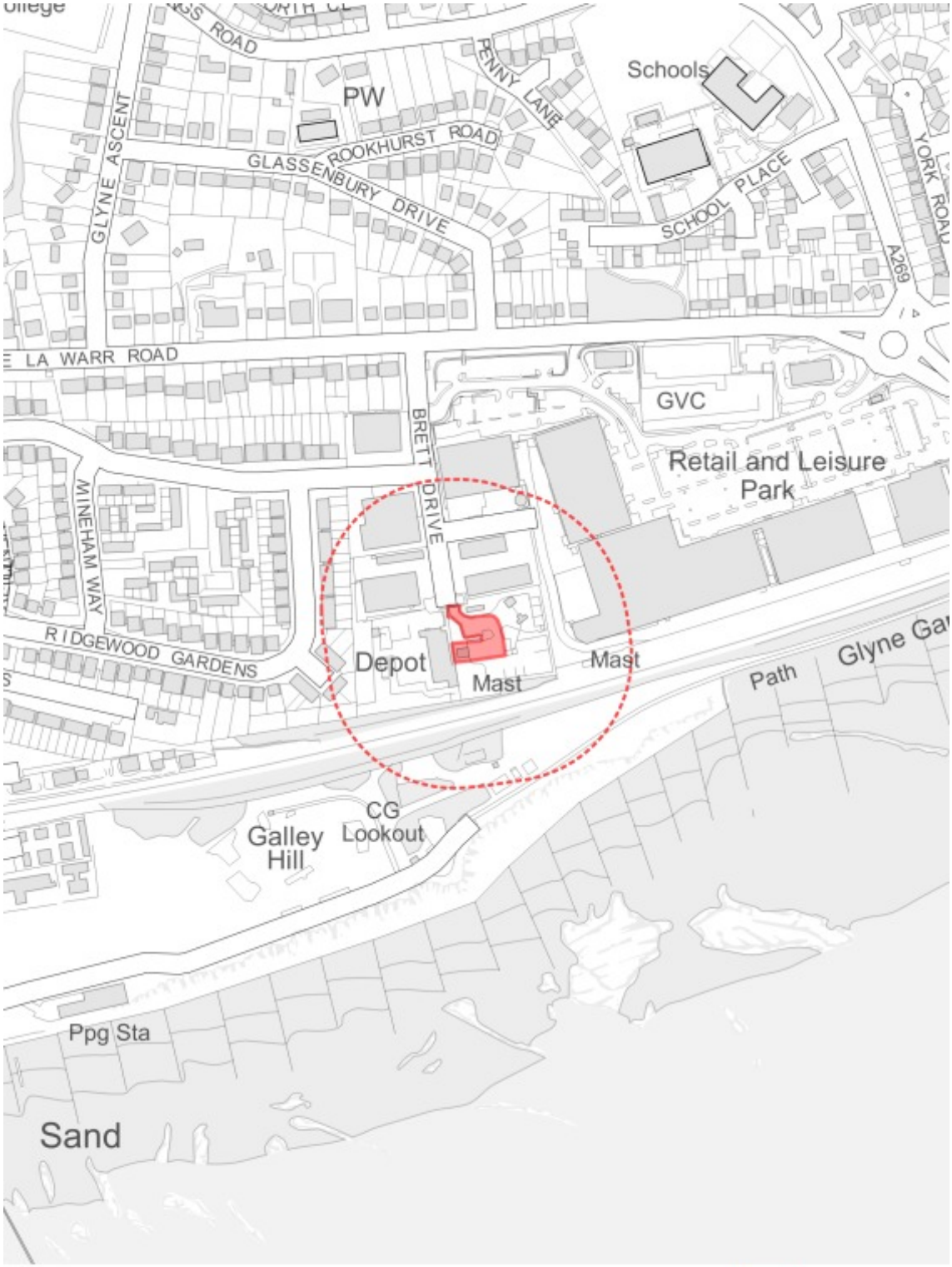
Map 20 SP-WCA/B Beddingham Composting Facility

Safeguarded Waste Sites B



Map 21 SP-WCA/C Boathouse Farm, Isfield

B Safeguarded Waste Sites



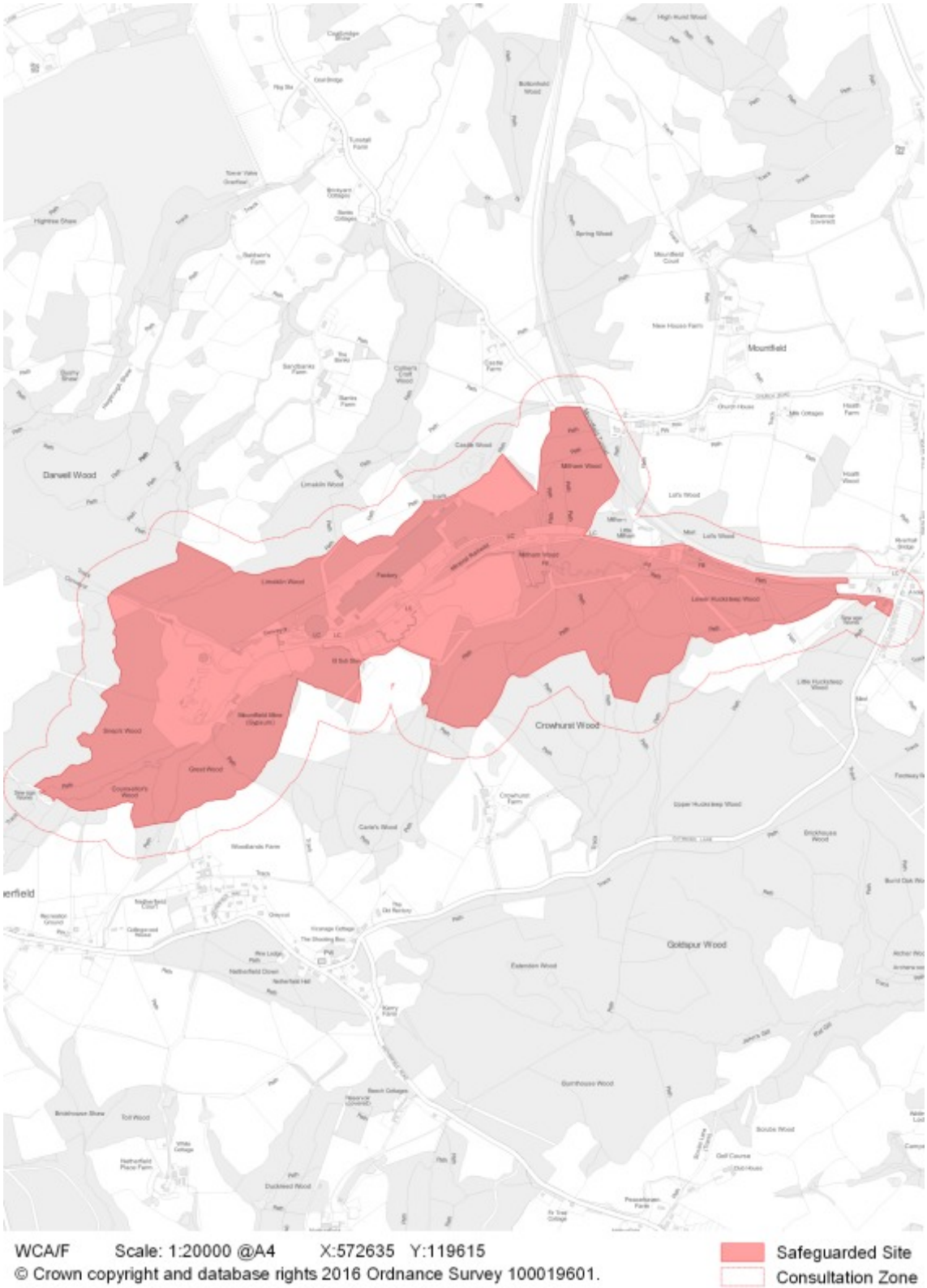
Map 22 SP-WCA/D Brett Concrete Works (Unit 1), Brett Drive, Bexhill

Safeguarded Waste Sites B



Map 23 SP-WCA/E -Brighton HWRC

B Safeguarded Waste Sites



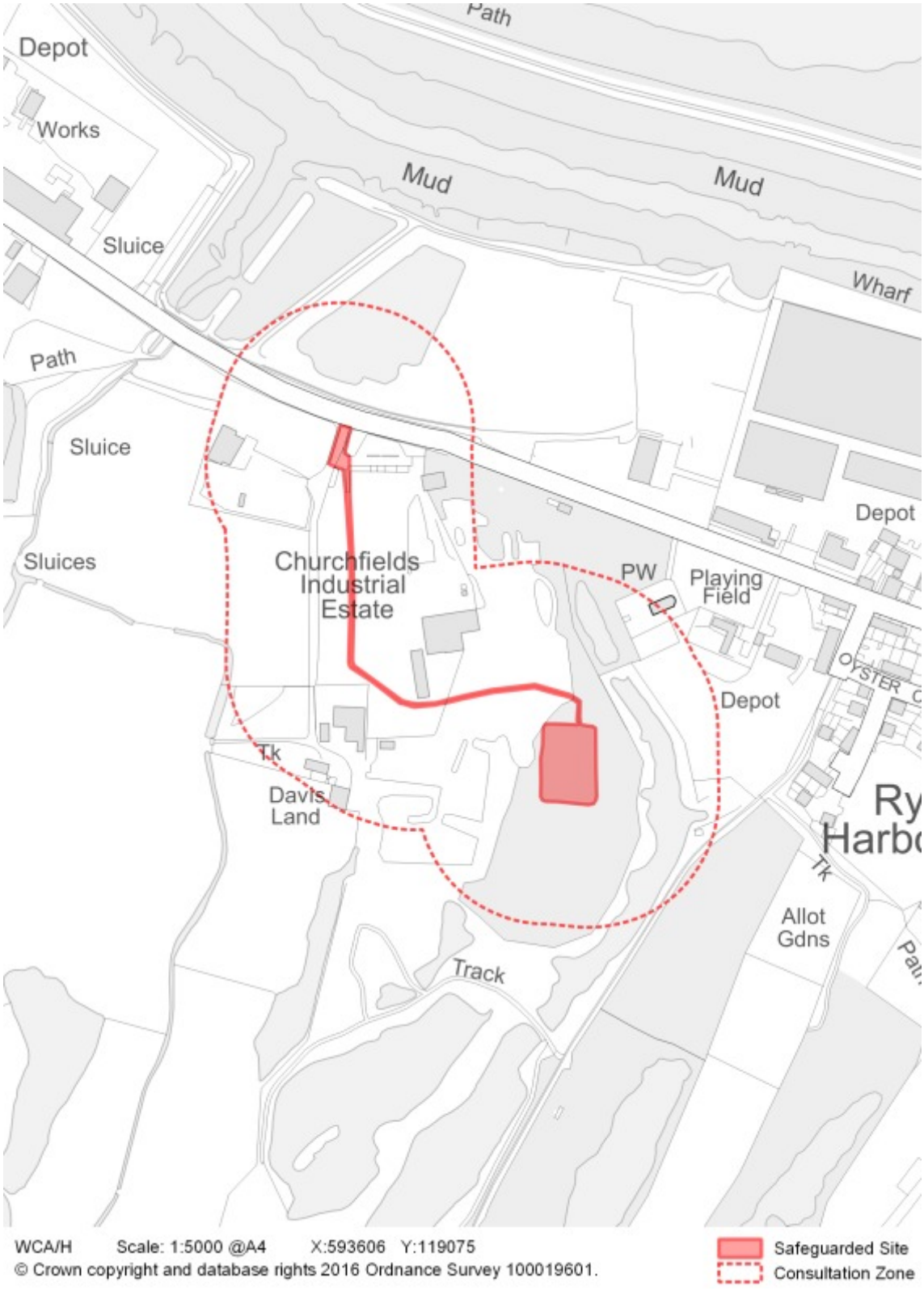
Map 24 SP-WCA/F British Gypsum

Safeguarded Waste Sites B



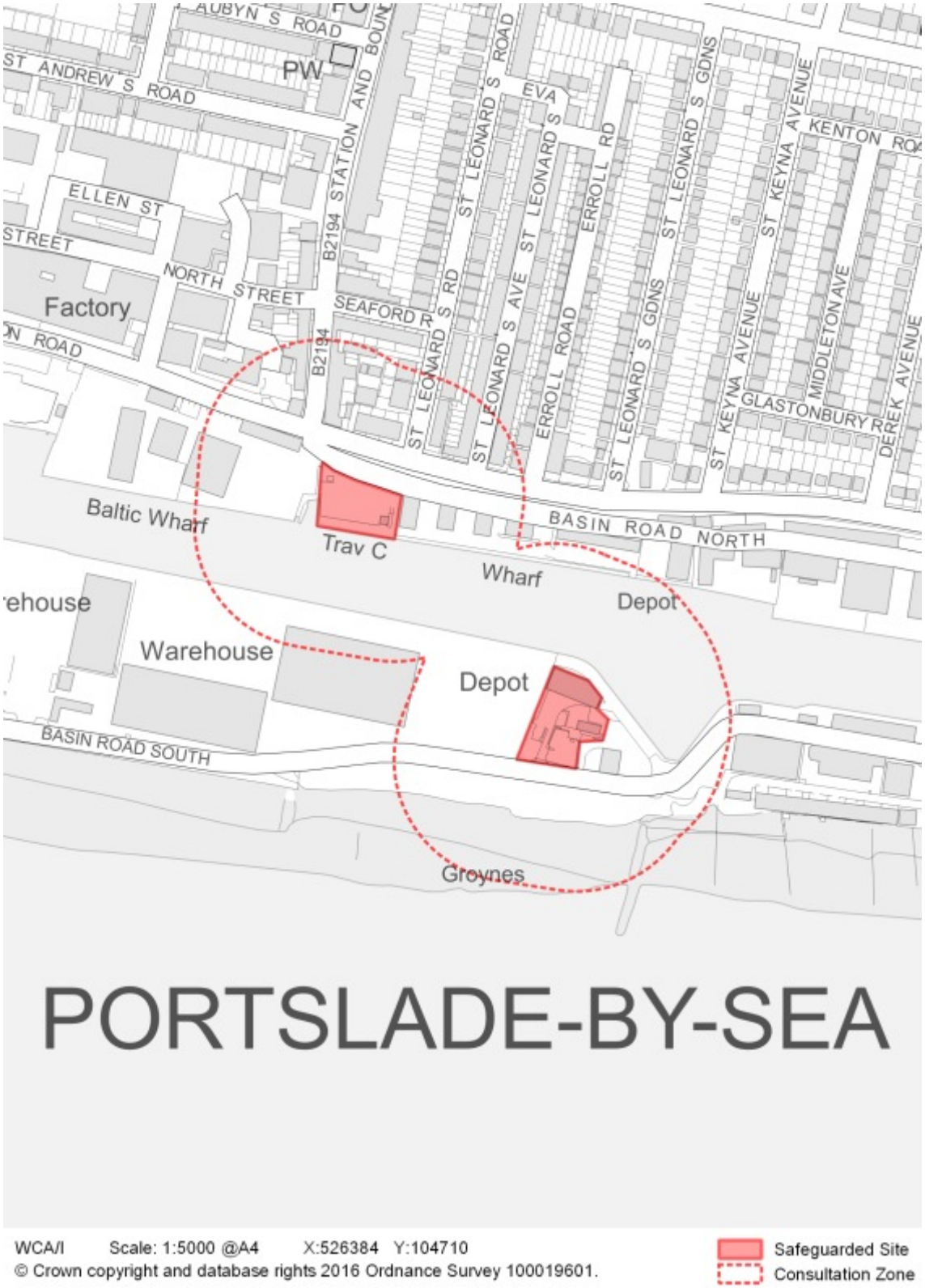
Map 25 SP-WCA/G Broad Farm (The Granary Rural Business Centre), North Street, Hellingly

B Safeguarded Waste Sites



Map 26 SP-WCA/H Church Fields, Rye Harbour Road, Rye

Safeguarded Waste Sites B



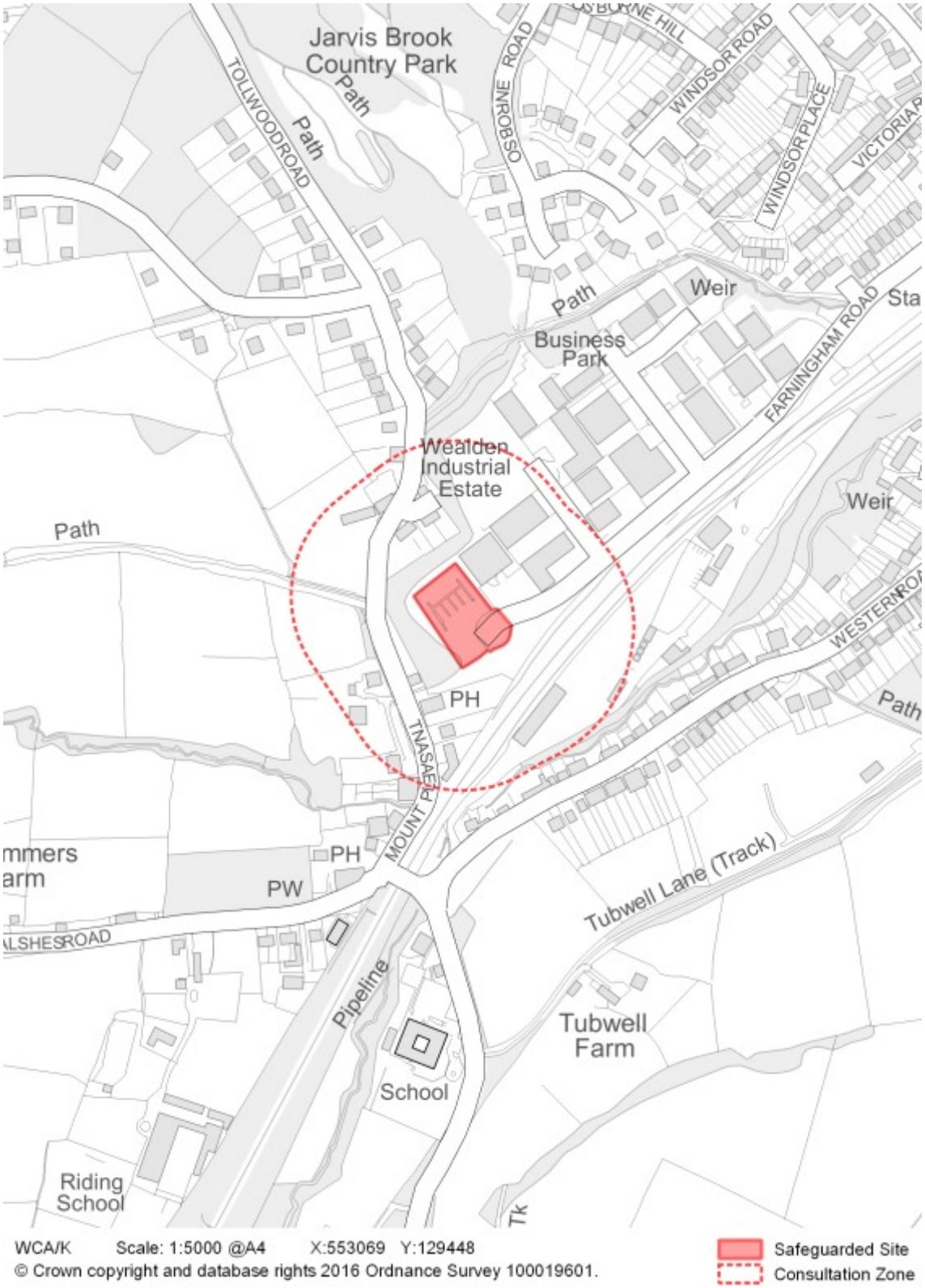
Map 27 SP-WCA/I City Recycling Centre & Ferry Wharf, Portslade-By-Sea

B Safeguarded Waste Sites



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

Safeguarded Waste Sites B



Map 29 SP-WCA/K Crowborough HWRC

B Safeguarded Waste Sites



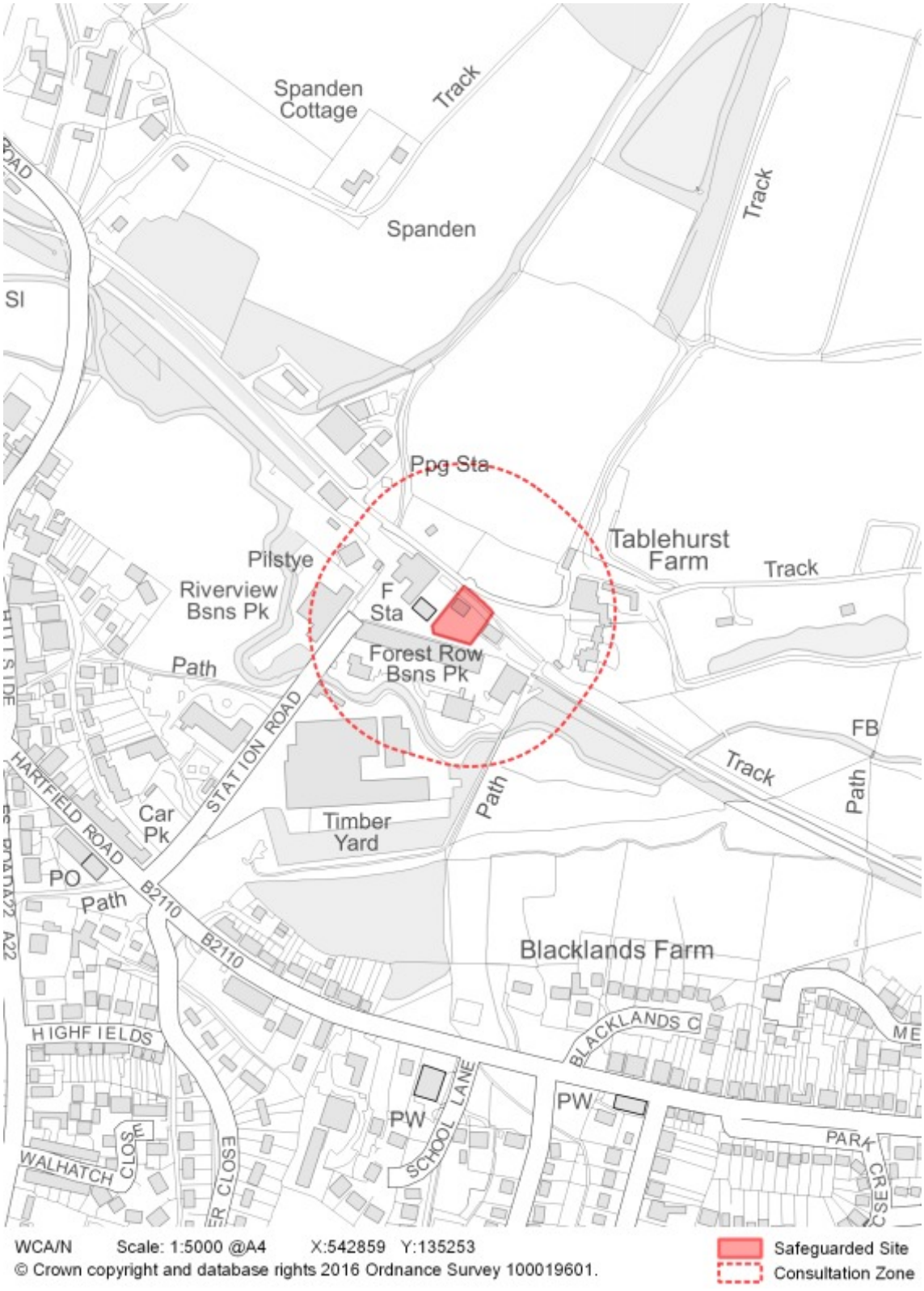
Map 30 SP-WCA/L Downbarn Farm, Ninfield

Safeguarded Waste Sites B



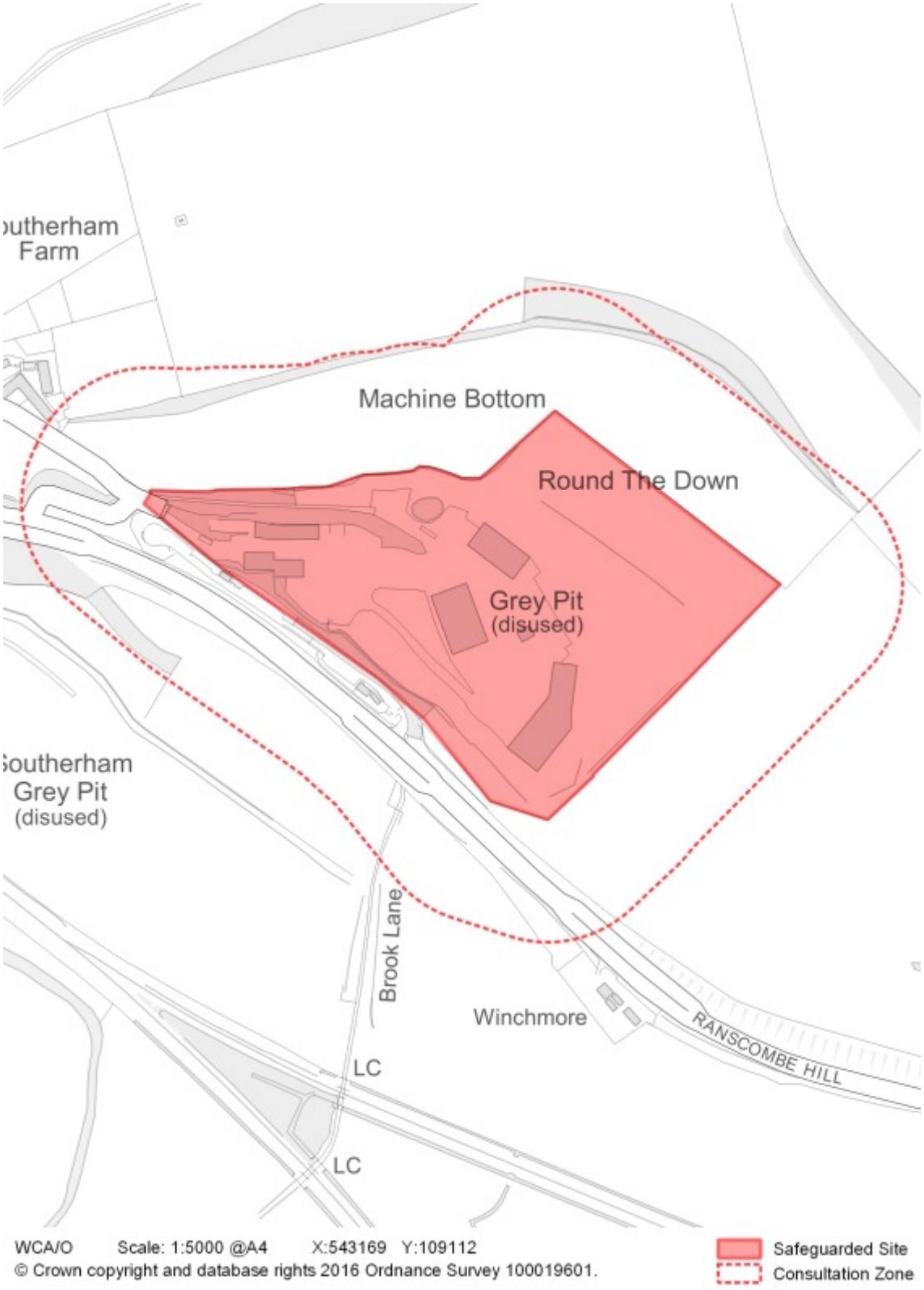
Map 31 SP-WCA/M Eastbourne Household Waste Site

B Safeguarded Waste Sites



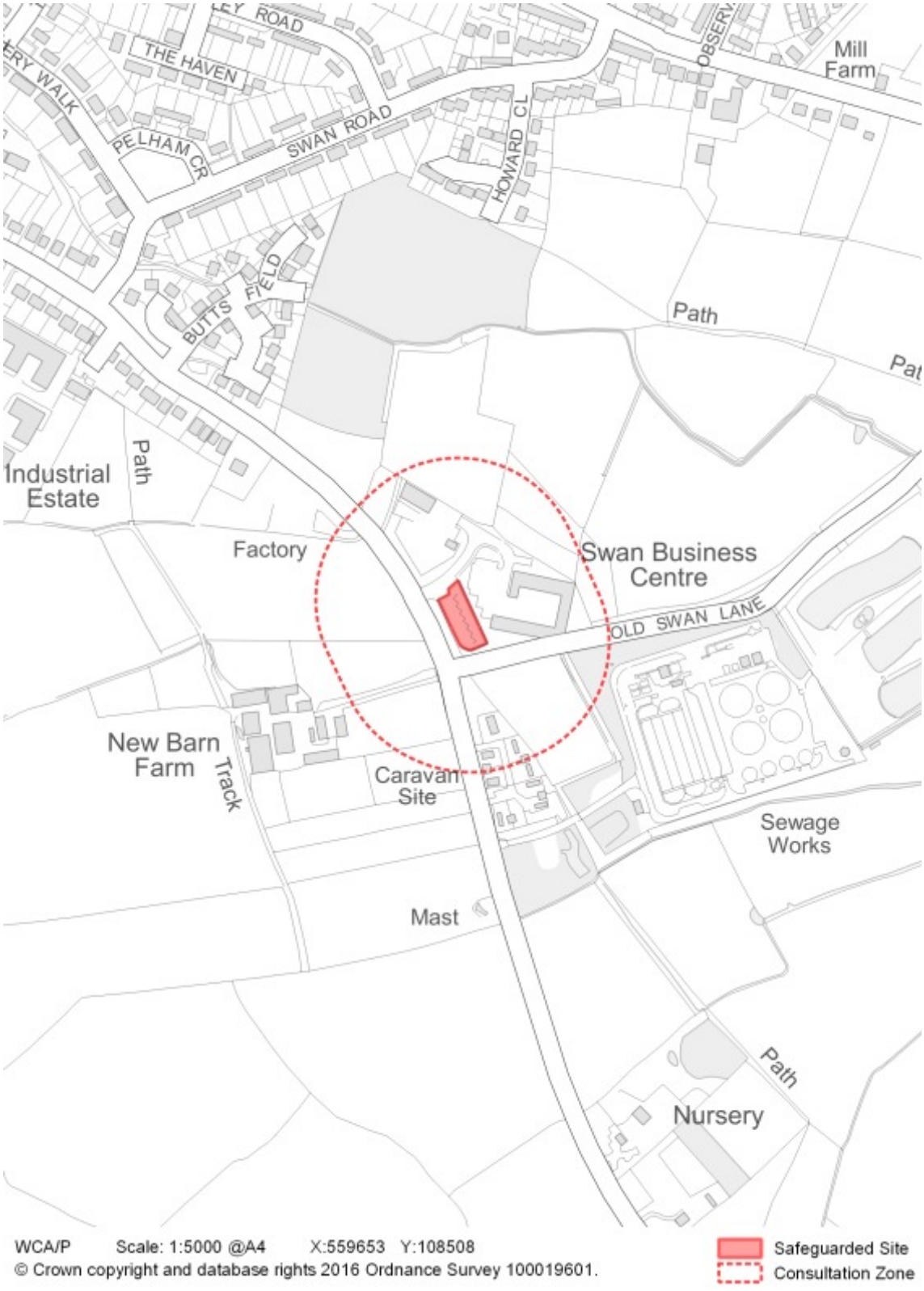
Map 32 SP-WCA/N Forest Row HWRC

Safeguarded Waste Sites B



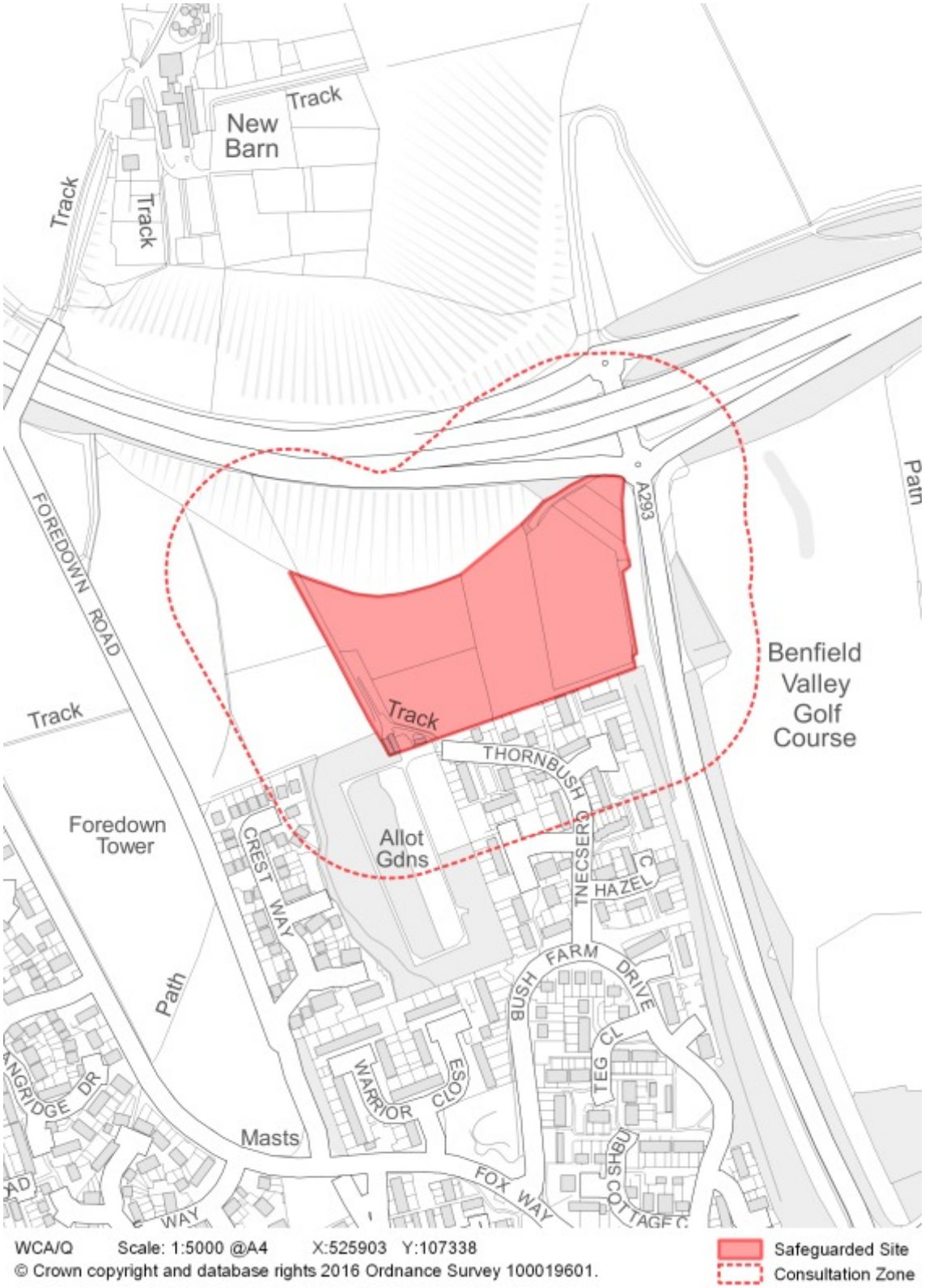
Map 33 SP-WCA/O Greystone Quarry, Southerham, Lewes

B Safeguarded Waste Sites



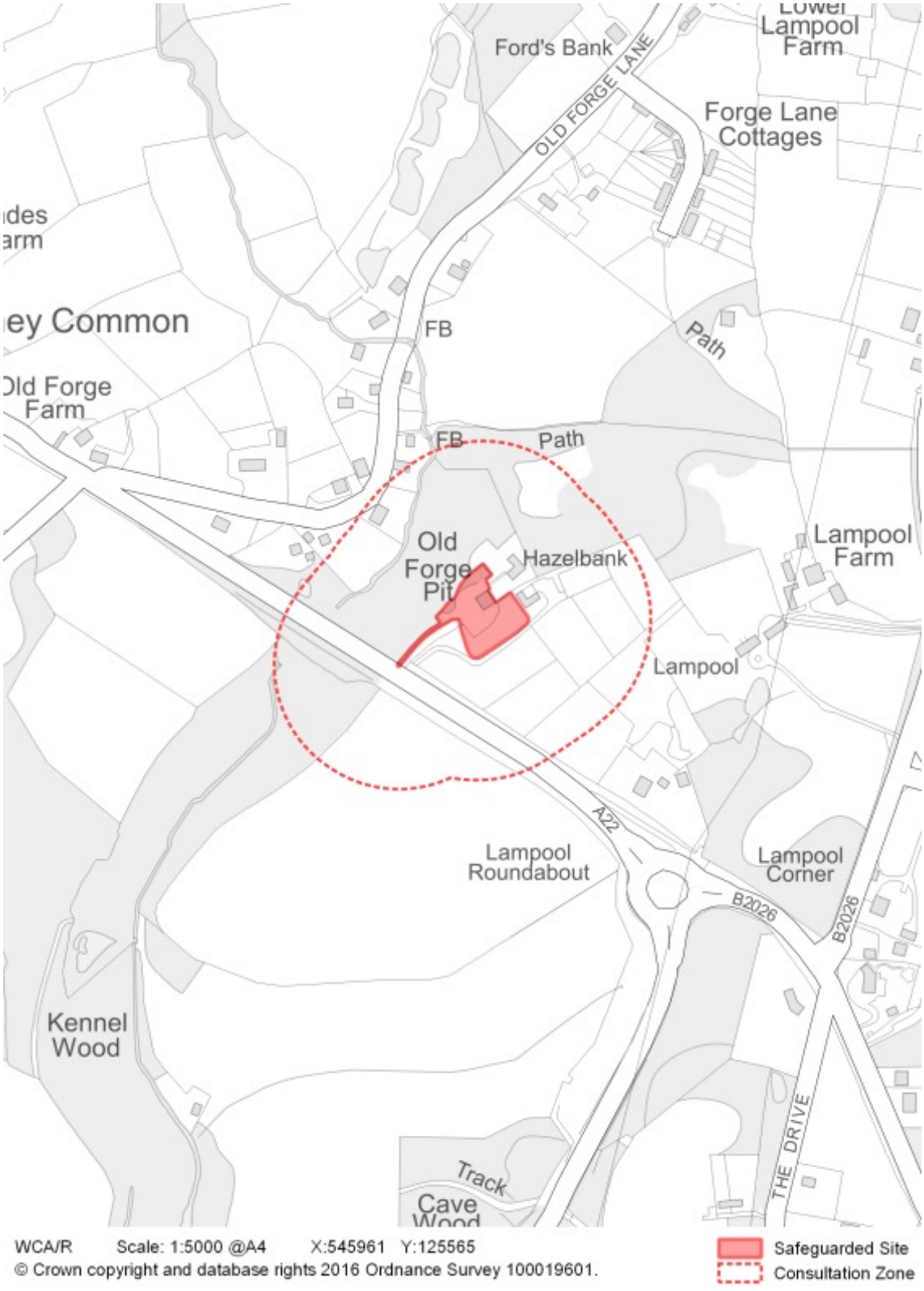
Map 34 SP-WCA/P Hailsham HWRC

Safeguarded Waste Sites B



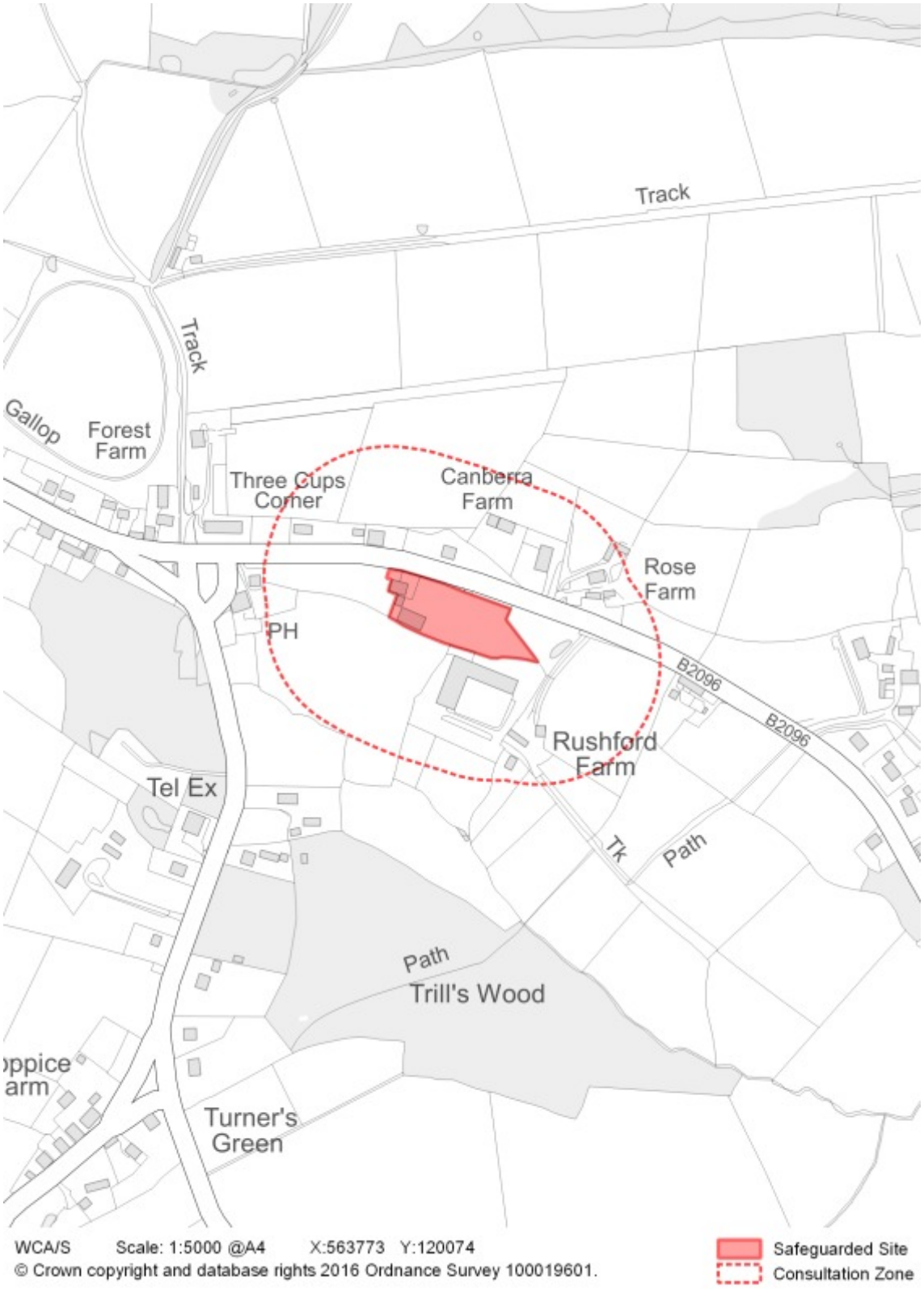
Map 35 SP-WCA/Q Hangleton Bottom, Hangleton Link Road, North Portslade

B Safeguarded Waste Sites



Map 36 SP-WCA/R Hazelbank, Maresfield

Safeguarded Waste Sites B



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

B Safeguarded Waste Sites



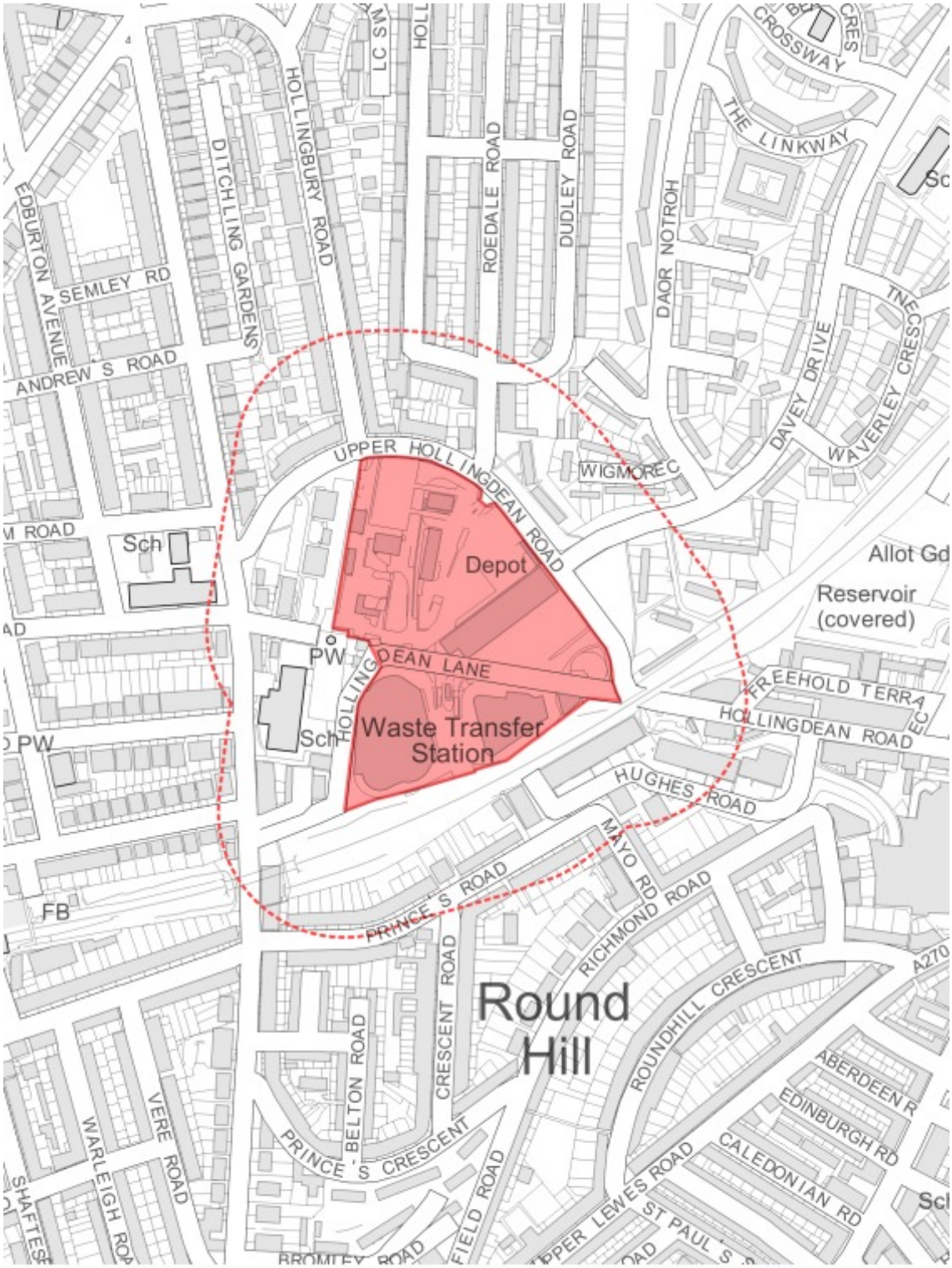
Map 38 SP-WCA/T Heathfield HWRC

Safeguarded Waste Sites B



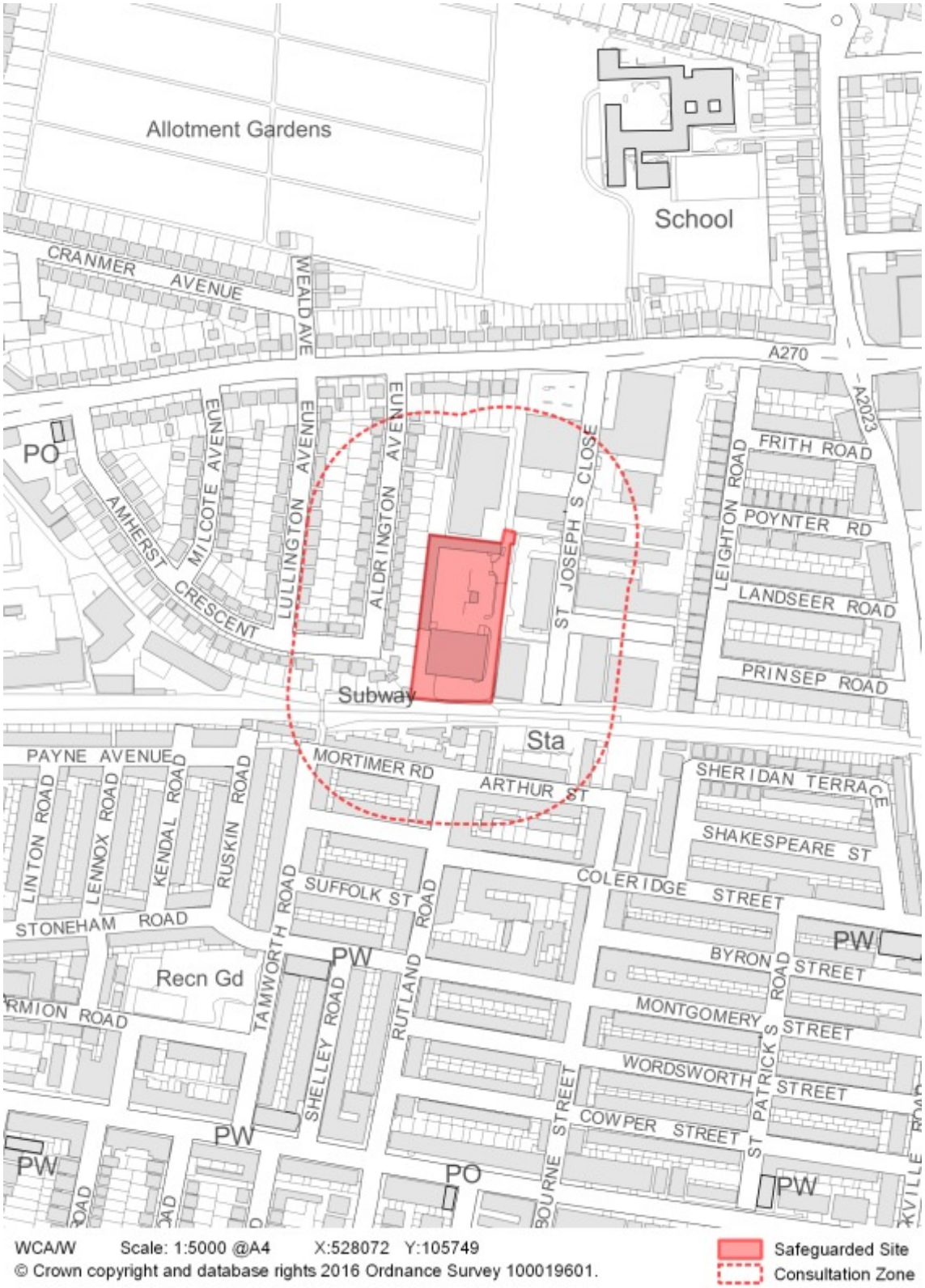
Map 39 SP-WCA/U Hole Farm, Westfield

B Safeguarded Waste Sites



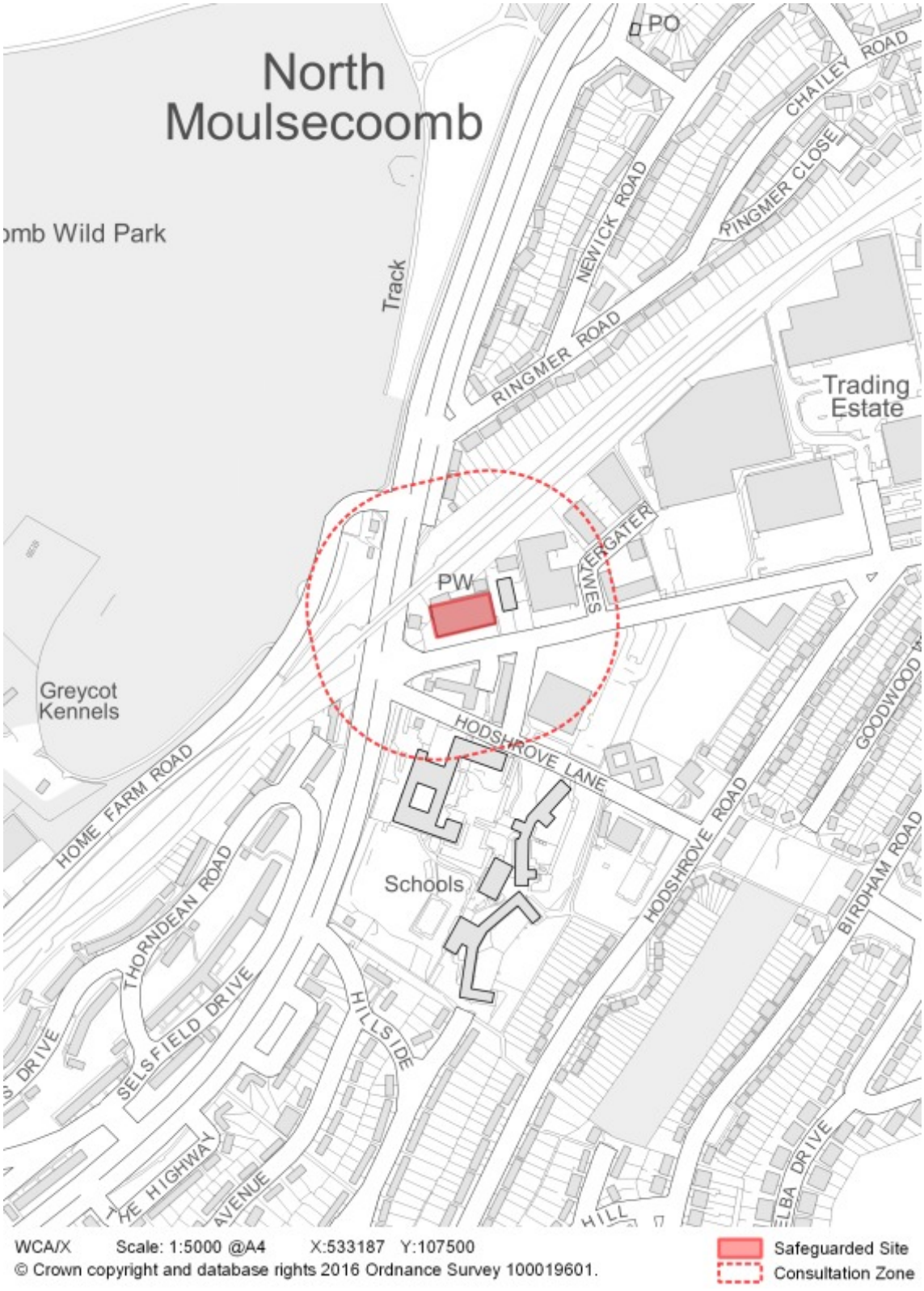
Map 40 SP-WCA/V Hollingdean, Brighton

Safeguarded Waste Sites B



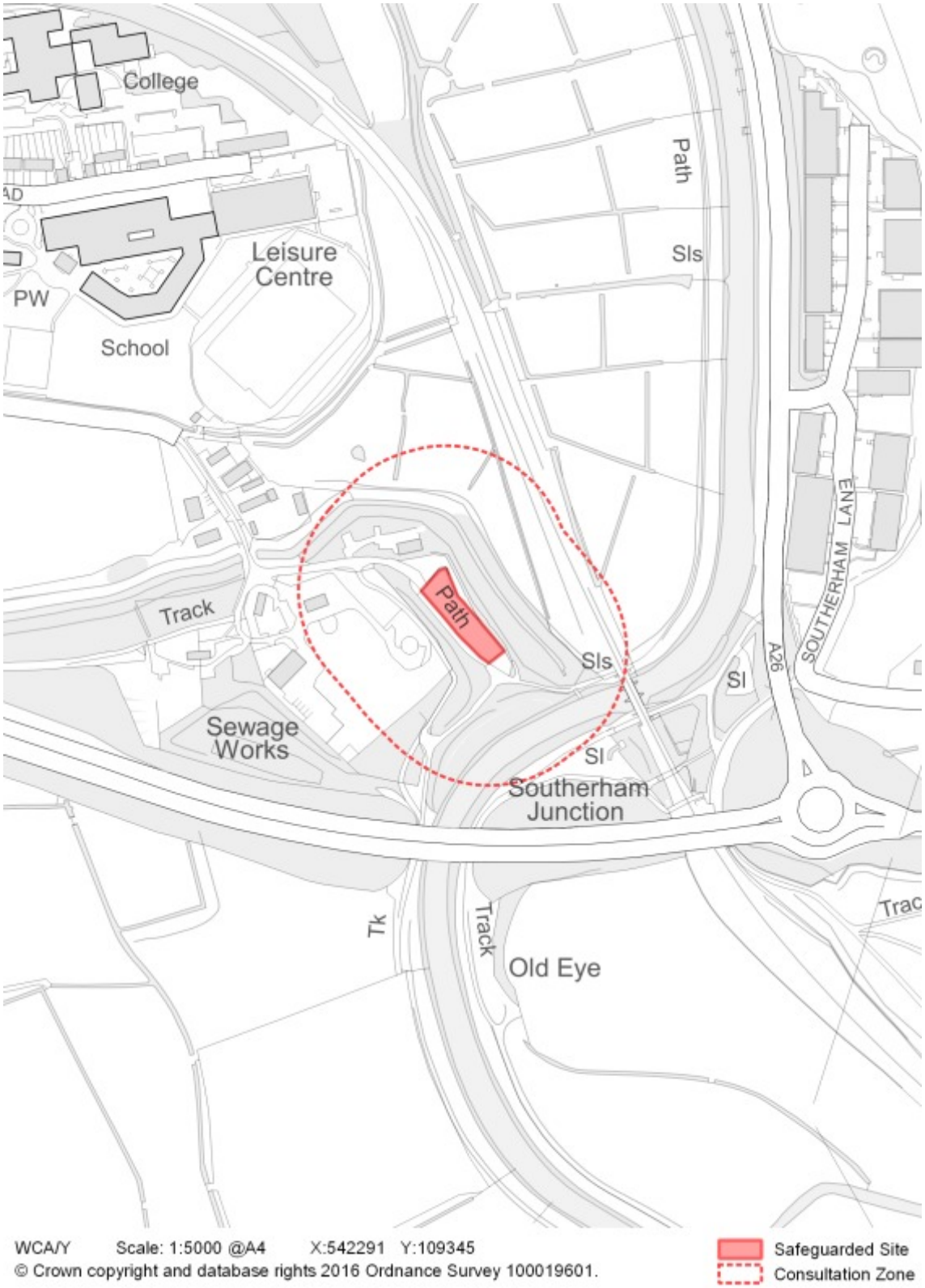
Map 41 SP-WCA/W Hove HWRC

B Safeguarded Waste Sites



Map 42 SP-WCA/X Kingspan Recycling, Moulsecoomb

Safeguarded Waste Sites B



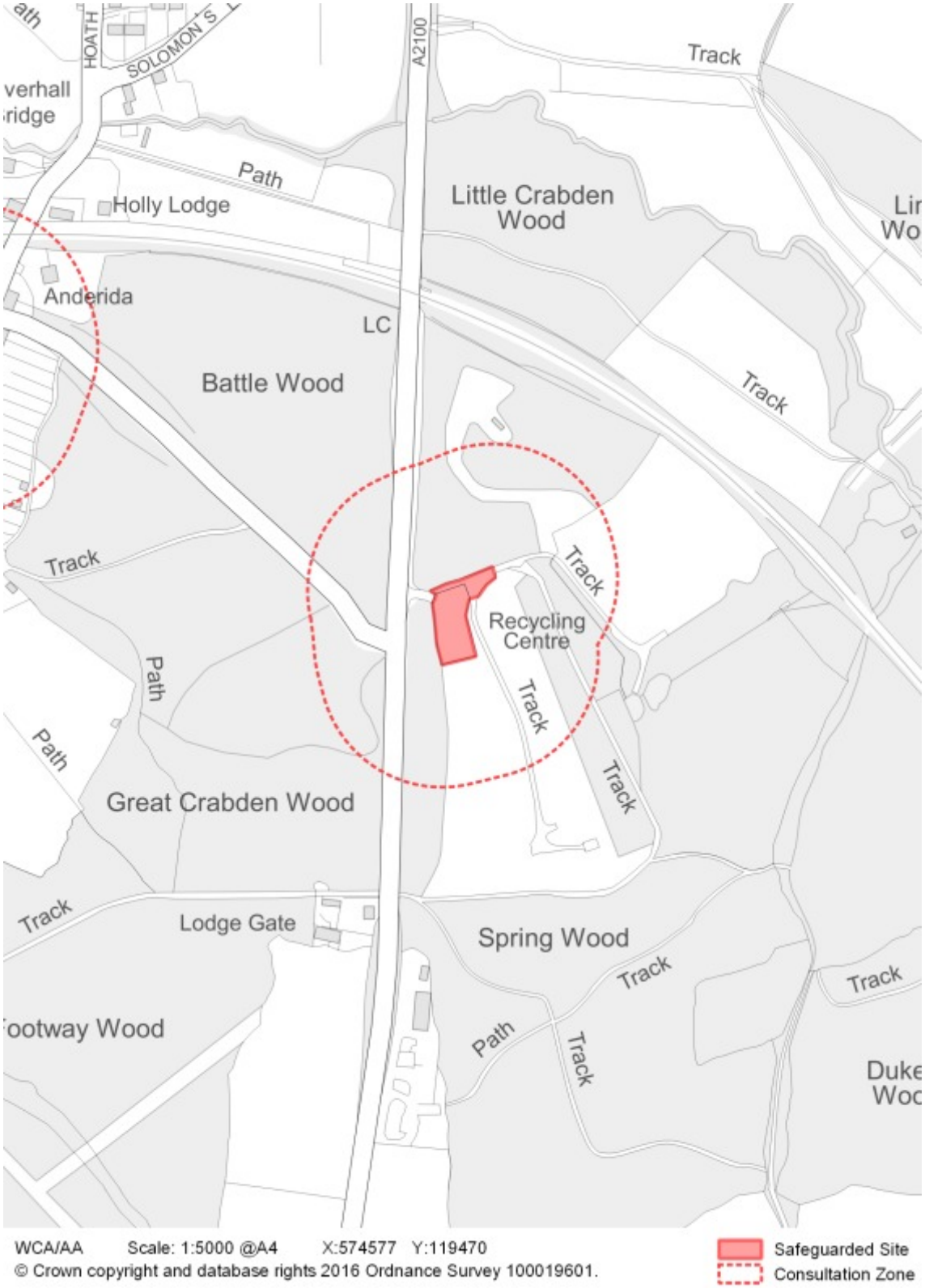
Map 43 SP-WCA/Y Lewes HWRC

B Safeguarded Waste Sites



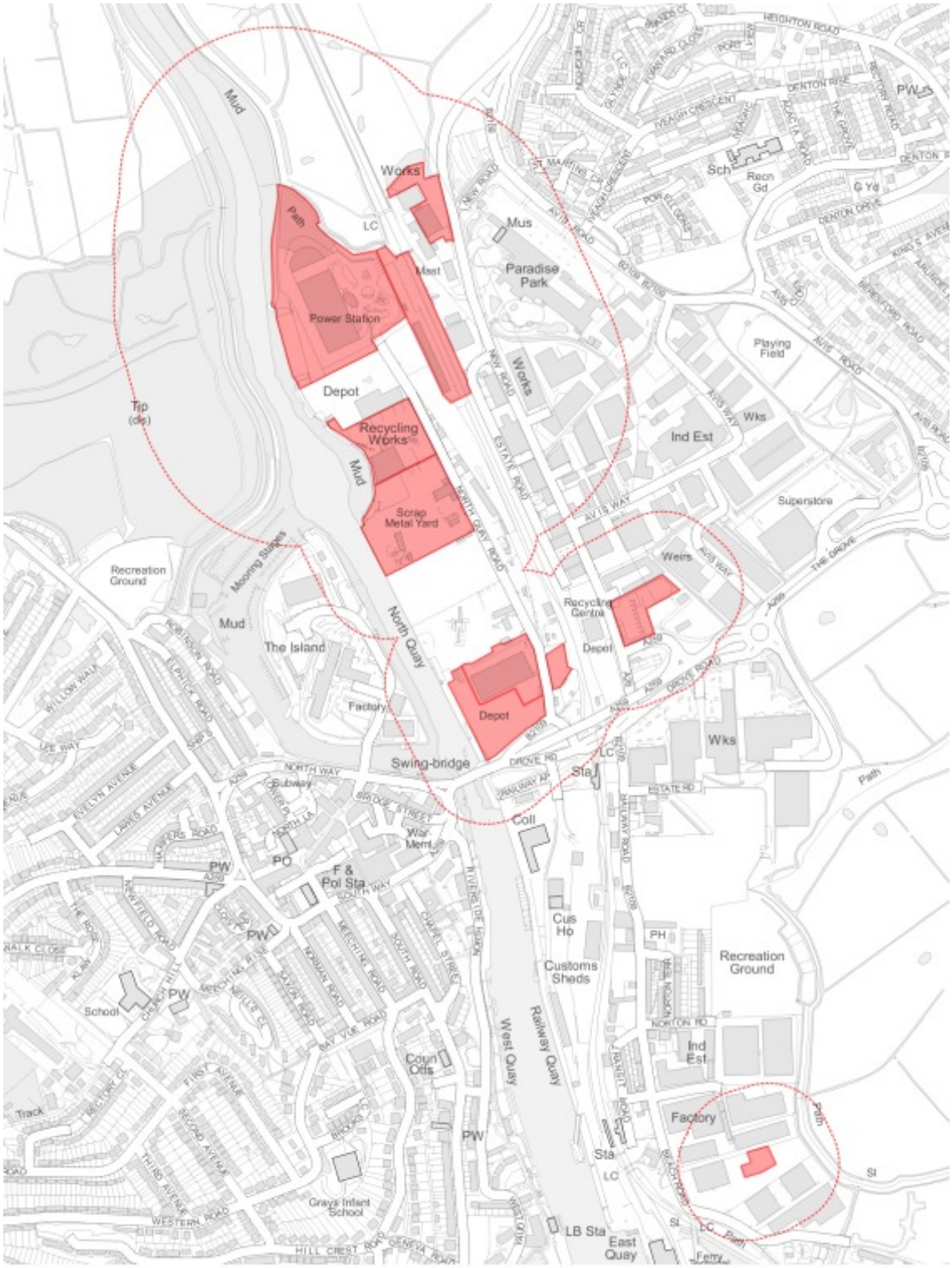
Map 44 SP-WCA/Z Maresfield Camp

Safeguarded Waste Sites B



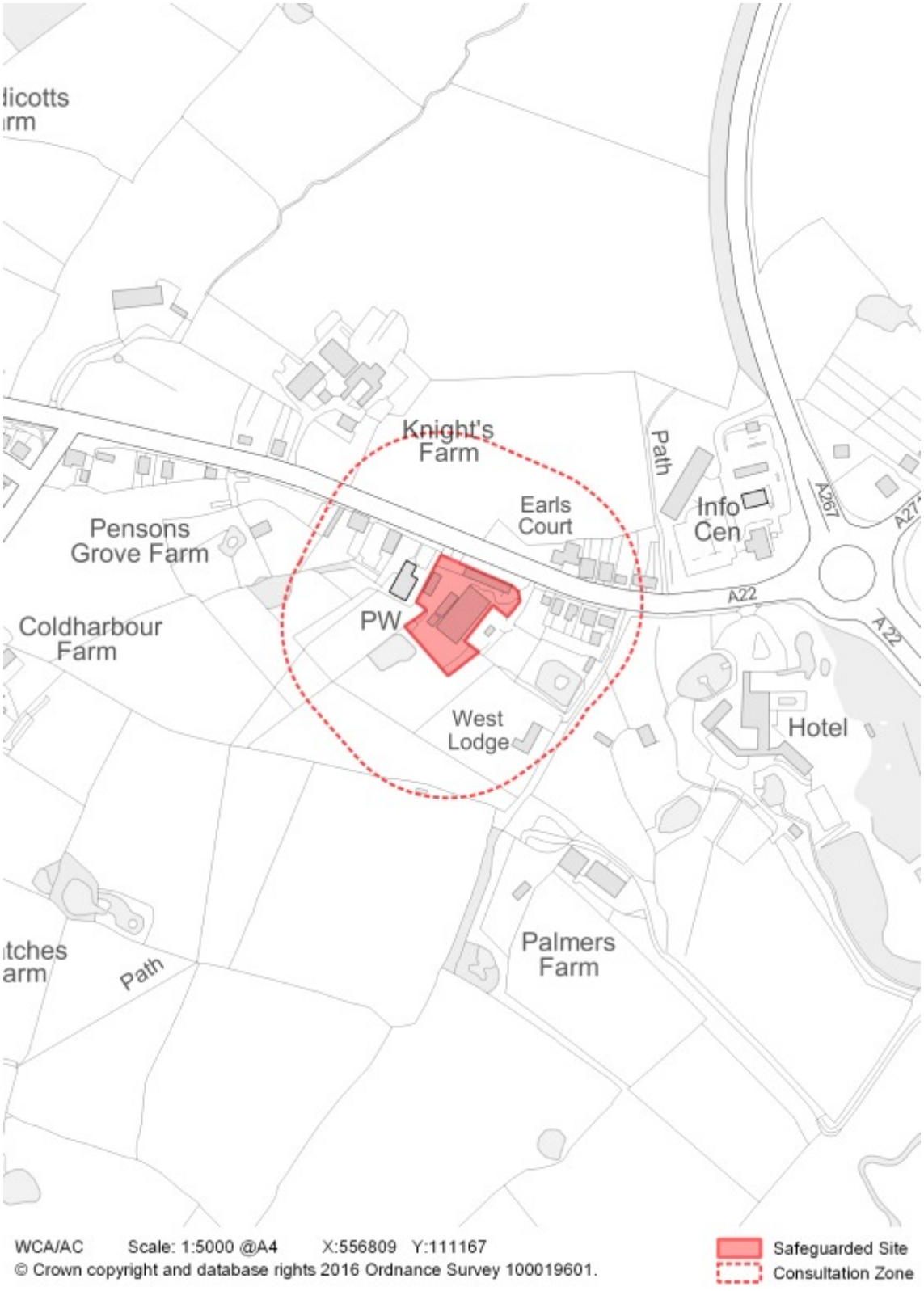
Map 45 SP-WCA/AA Tarmac Topblock, Ninfield

B Safeguarded Waste Sites



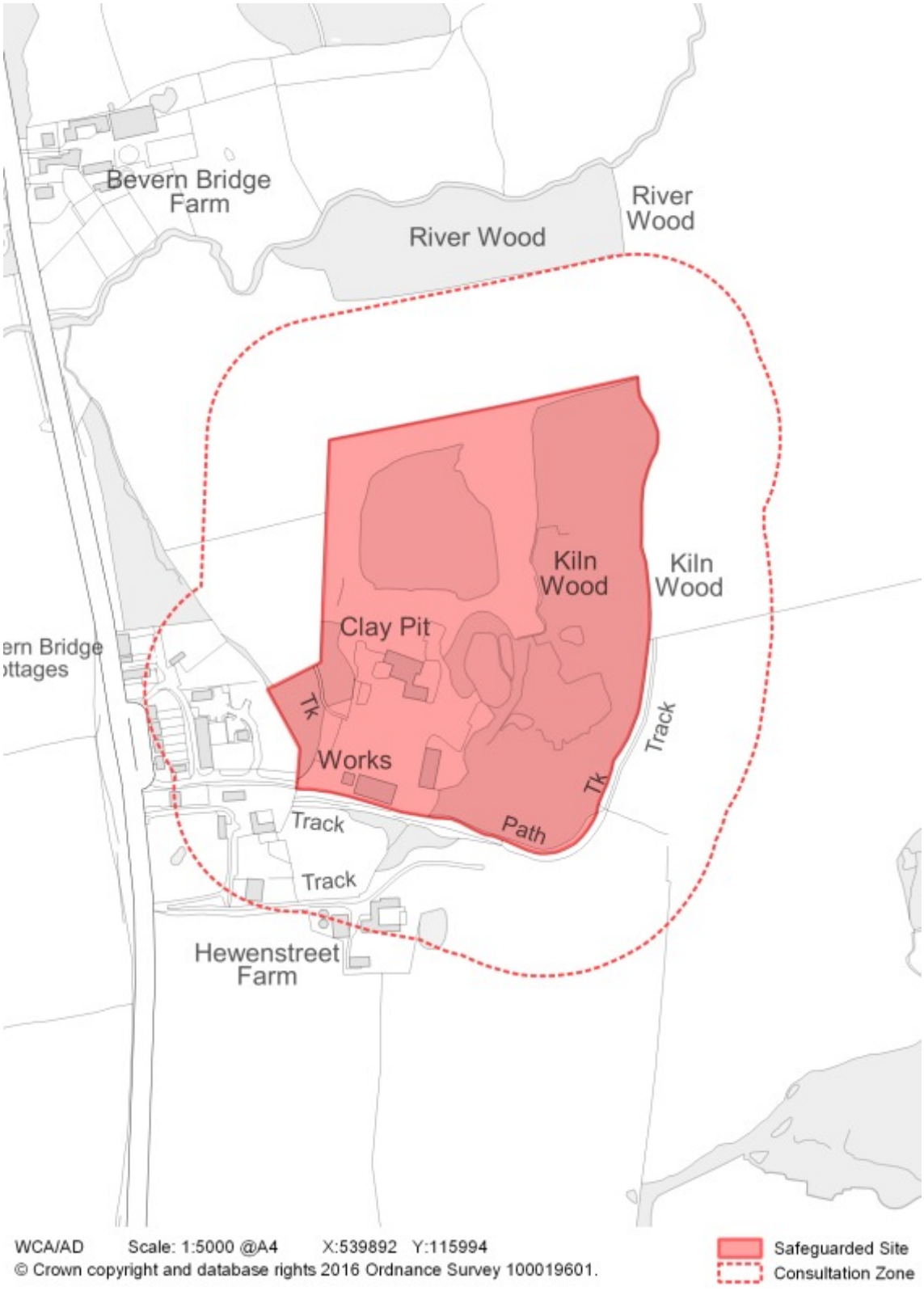
Map 46 SP-WCA/AB Newhaven

Safeguarded Waste Sites B



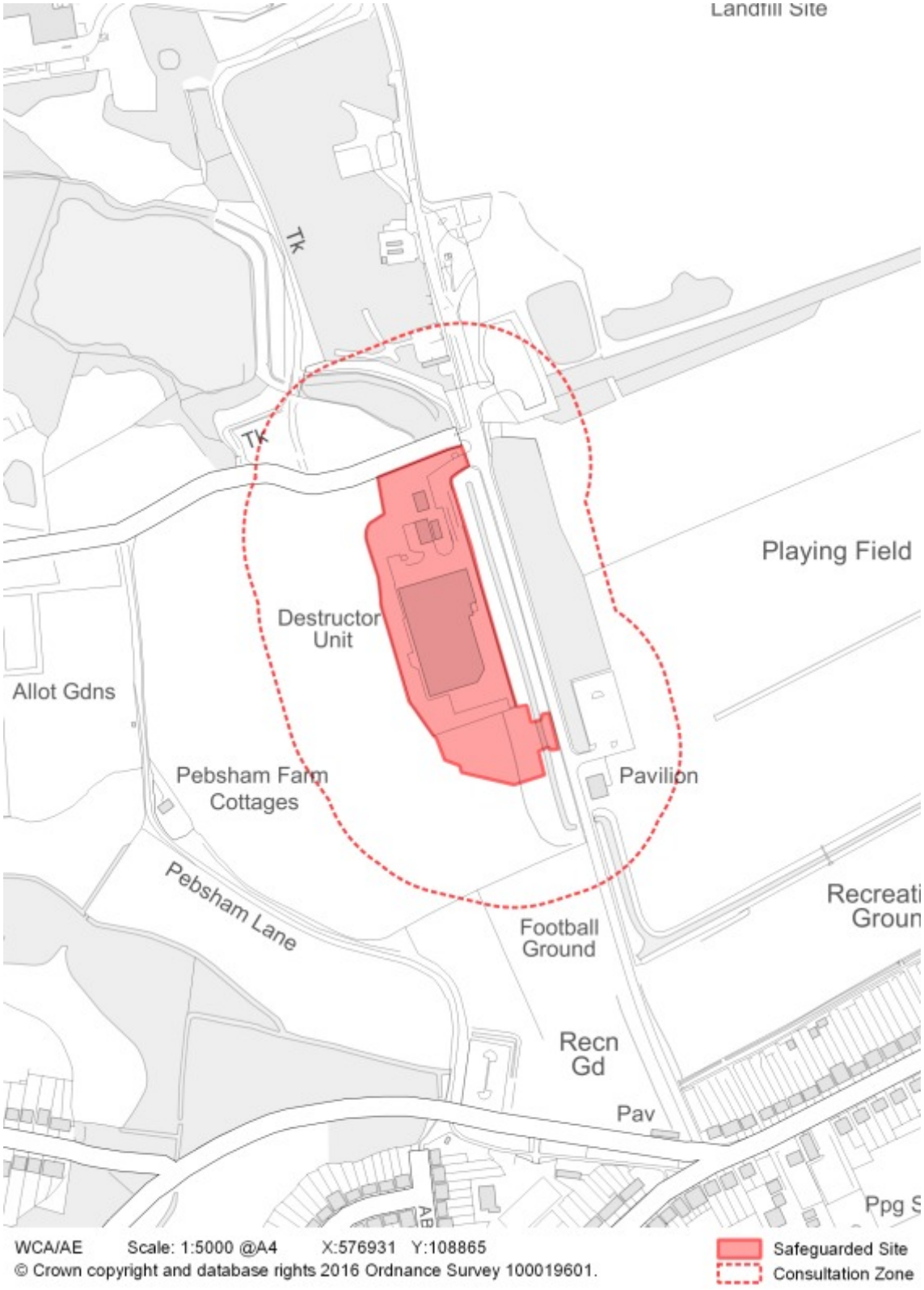
Map 47 SP-WCA/AC Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker

B Safeguarded Waste Sites



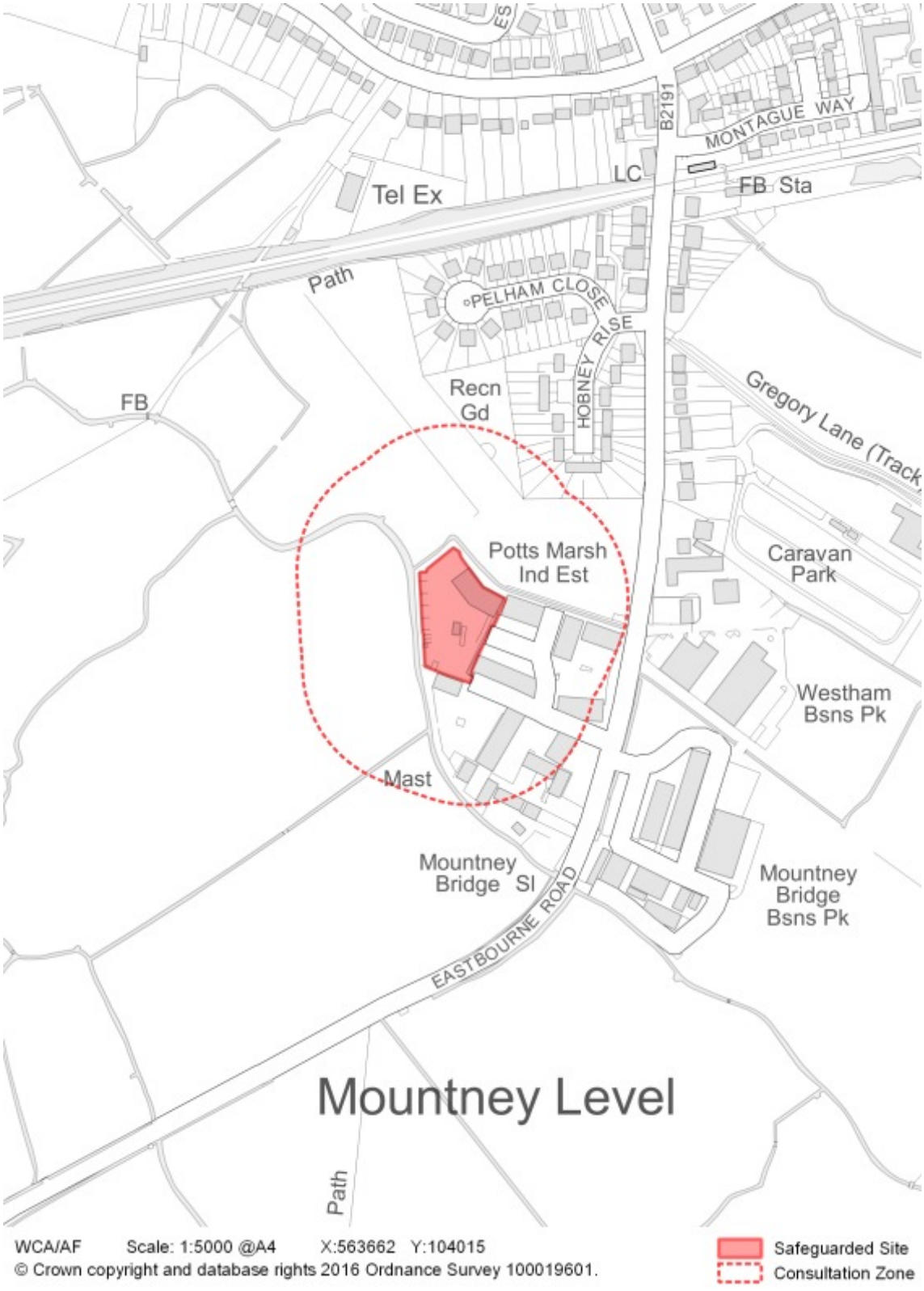
Map 48 SP-WCA/AD Old Hamsey Brickworks, South Chailey

Safeguarded Waste Sites B



Map 49 SP-WCA/AE Pebsham HWRC & WTS

B Safeguarded Waste Sites



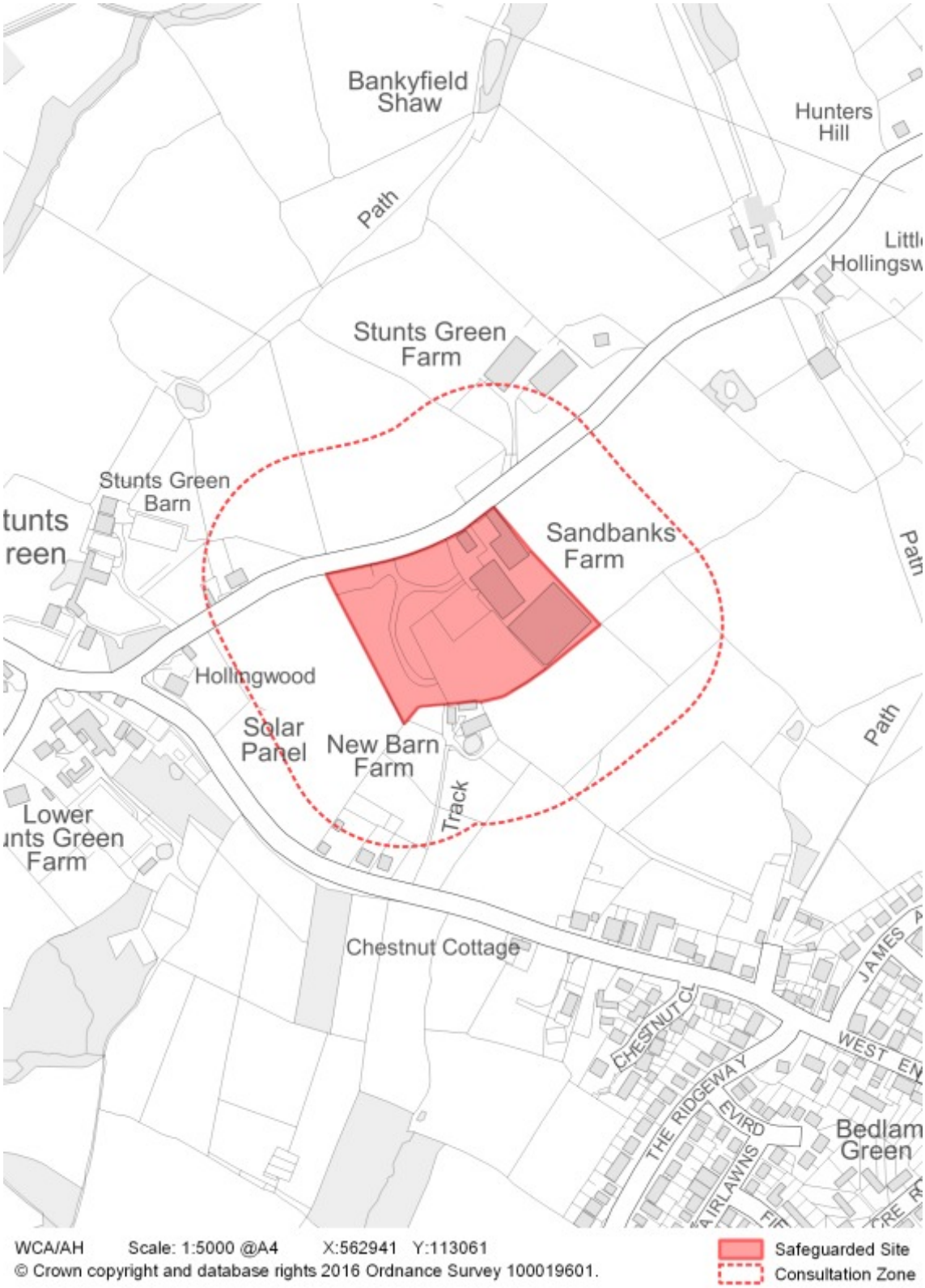
Map 50 SP-WCA/AF Potts Marsh Industrial Estate, Westham

Safeguarded Waste Sites B



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

B Safeguarded Waste Sites



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

Safeguarded Waste Sites B



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

B Safeguarded Waste Sites



Map 54 SP-WCA/AJ Tarmac Topblock, Ninfield

Safeguarded Waste Sites B



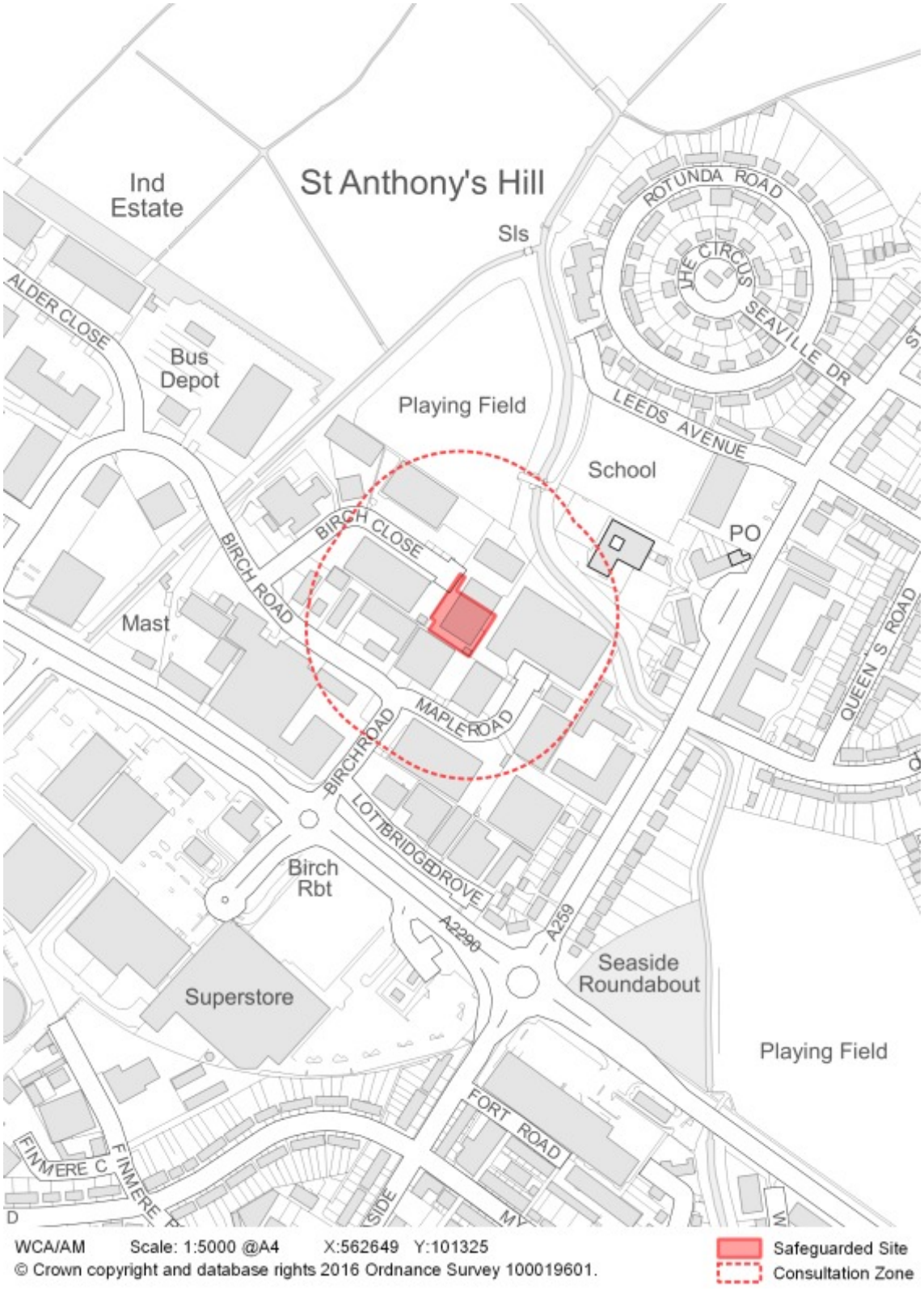
Map 55 SP-WCA/AK Unit 13, Chaucer Industrial Estate, Polegate

B Safeguarded Waste Sites



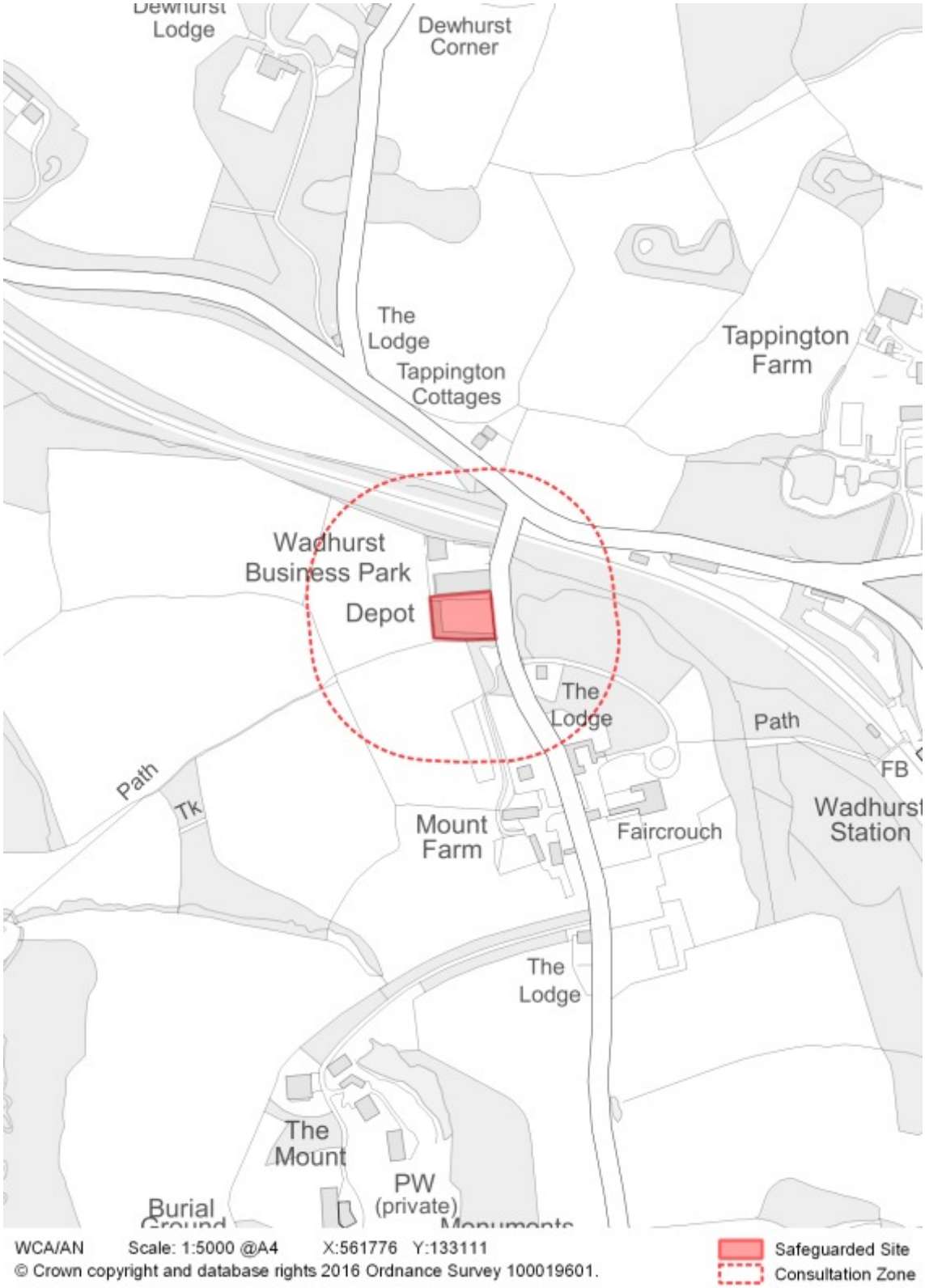
Map 56 SP-WCA/AL Unit 19, Bellbrook Industrial Estate, Uckfield

Safeguarded Waste Sites B



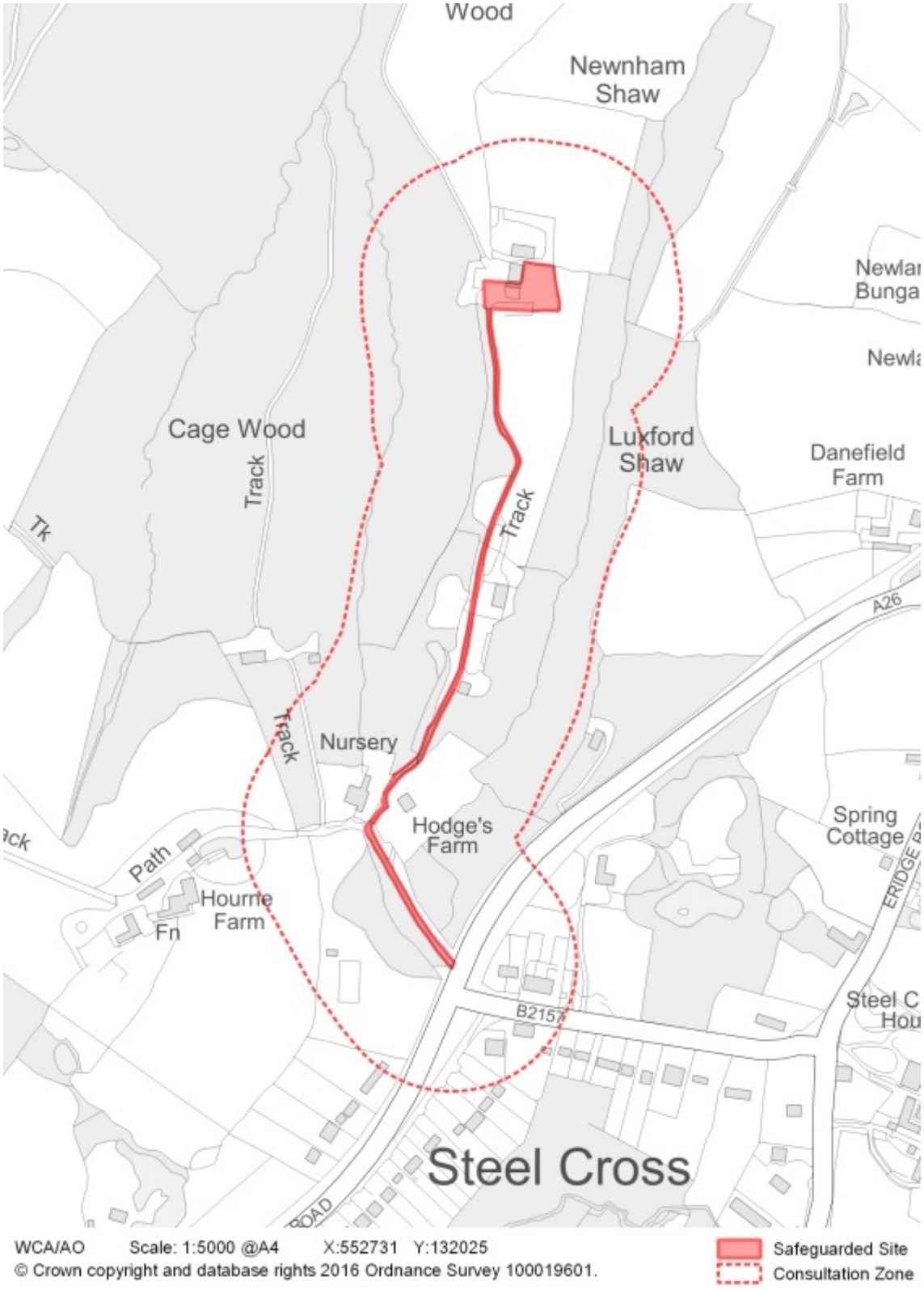
Map 57 SP-WCA/AM Units 2A and 2B, Birch Close, Eastbourne

B Safeguarded Waste Sites



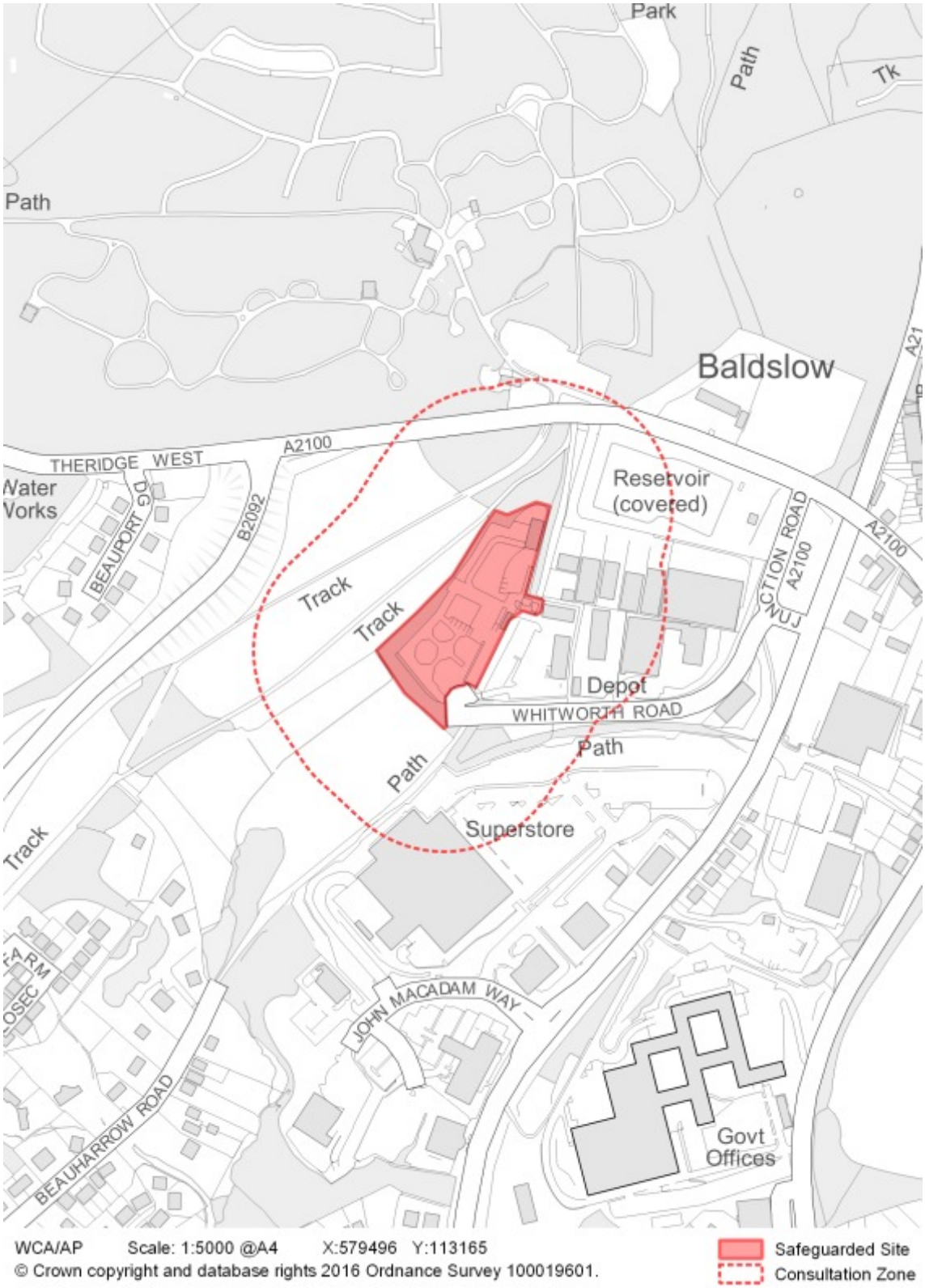
Map 58 SP-WCA/AO Wadhurst HWRC

Safeguarded Waste Sites B



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

B Safeguarded Waste Sites



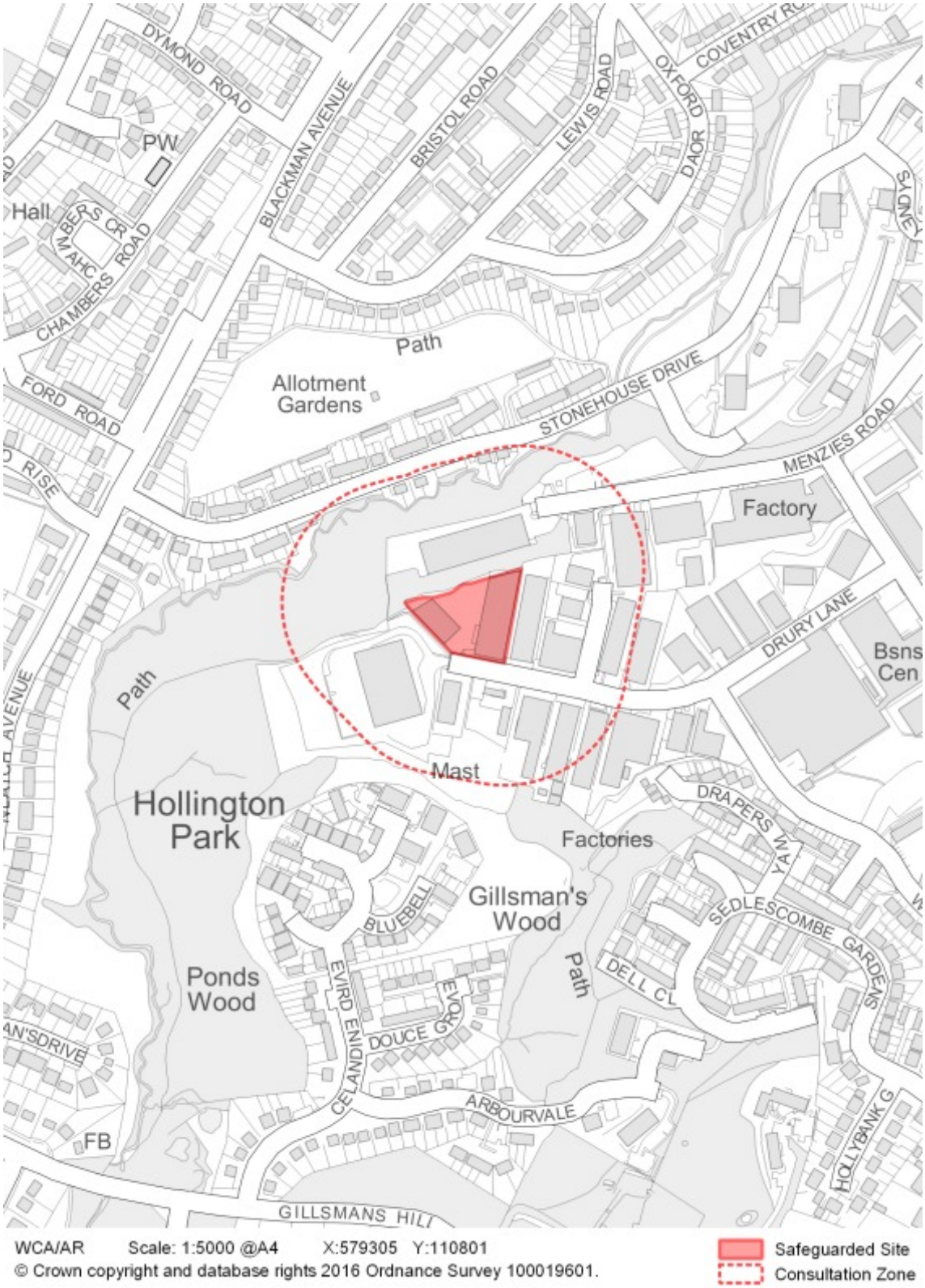
Map 60 SP-WCA/AQ Whitworth Road, Hastings

Safeguarded Waste Sites B



Map 61 SP-WCA/AR Woodland Centre, Chiddingly

B Safeguarded Waste Sites



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

Mineral Safeguarding Areas C

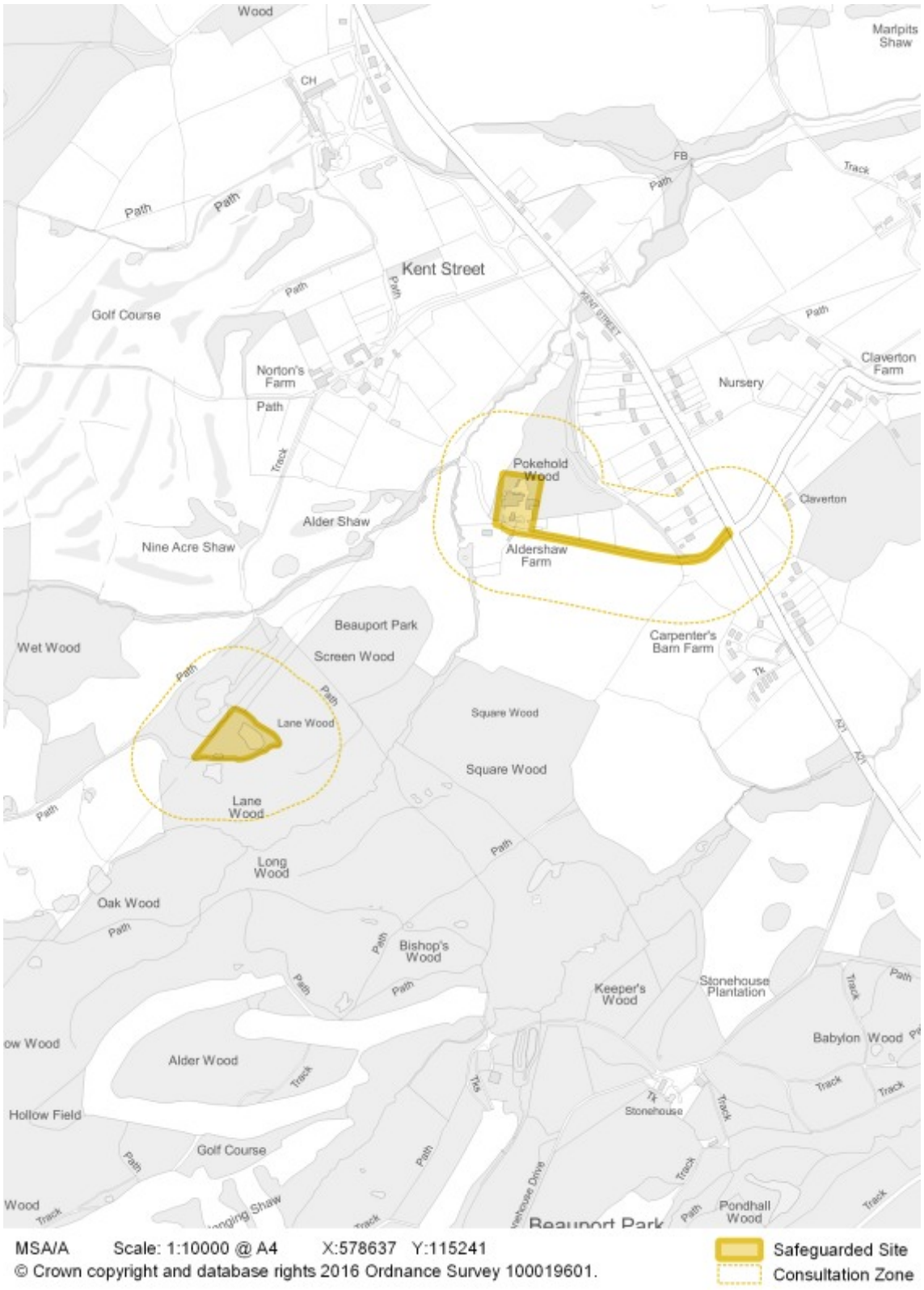
C Mineral Safeguarding Areas

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

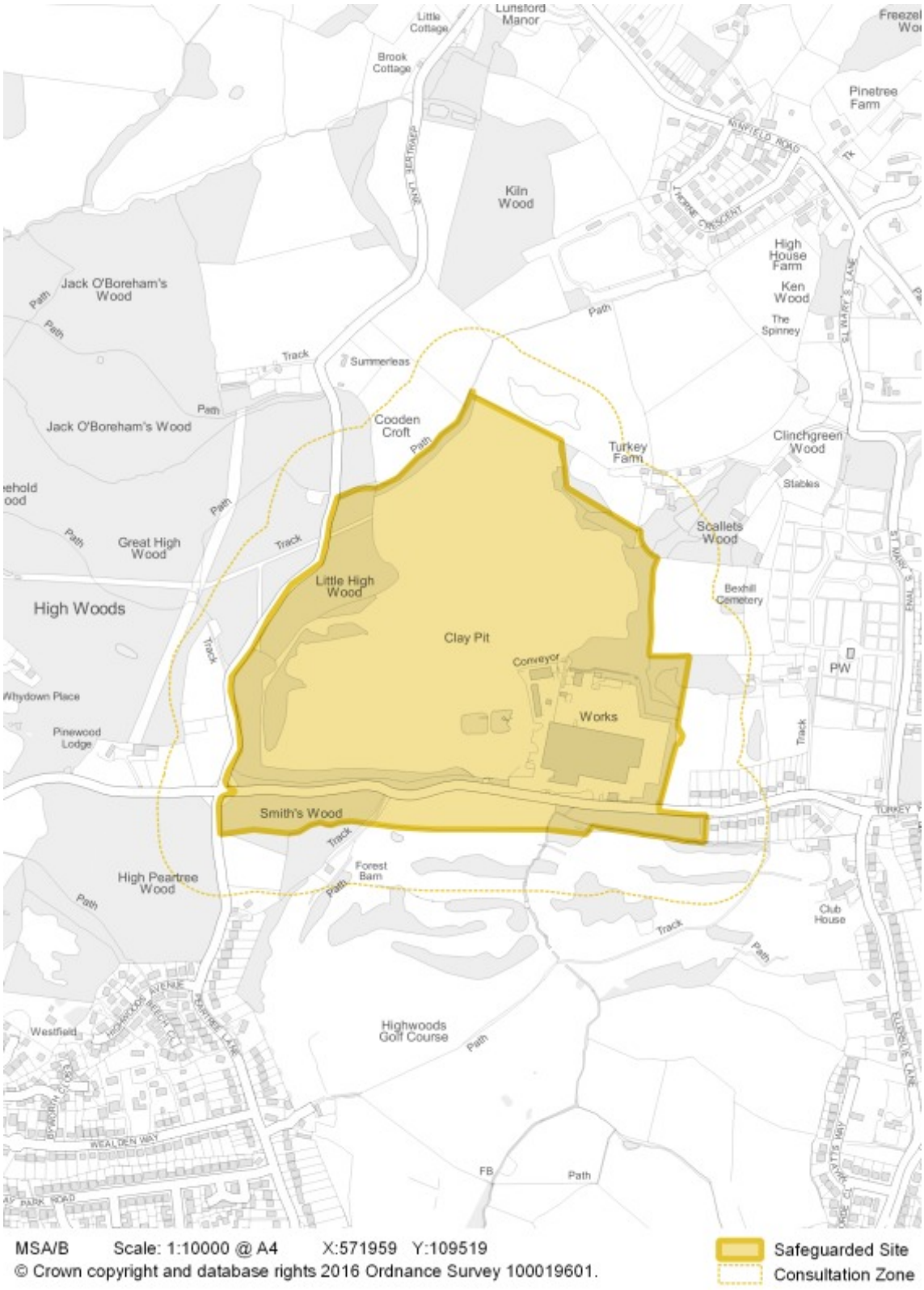
Table 1

Mineral Safeguarding Areas C

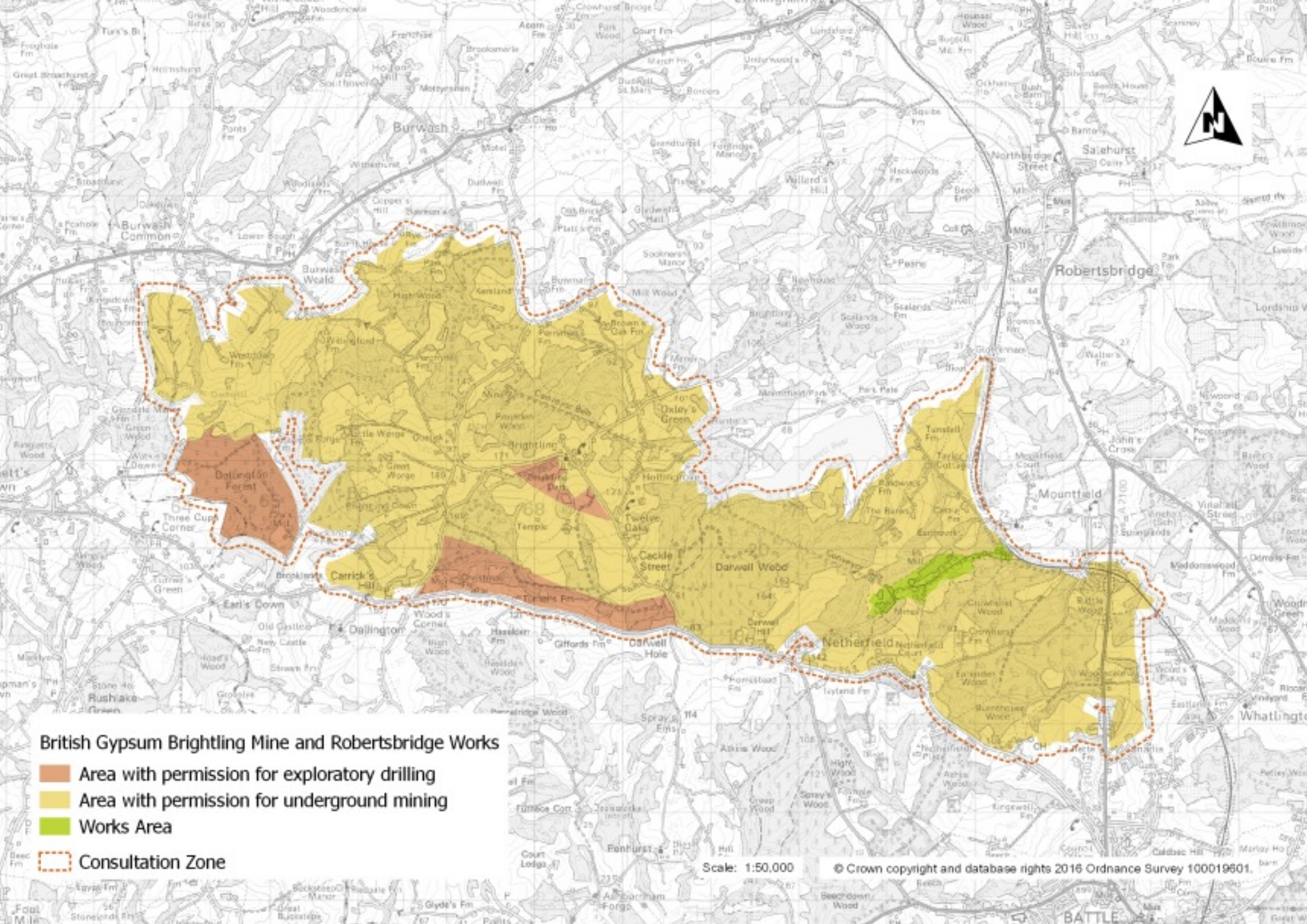


Map 63 SP-MSA/A Aldershaw Farm, Sedlescombe

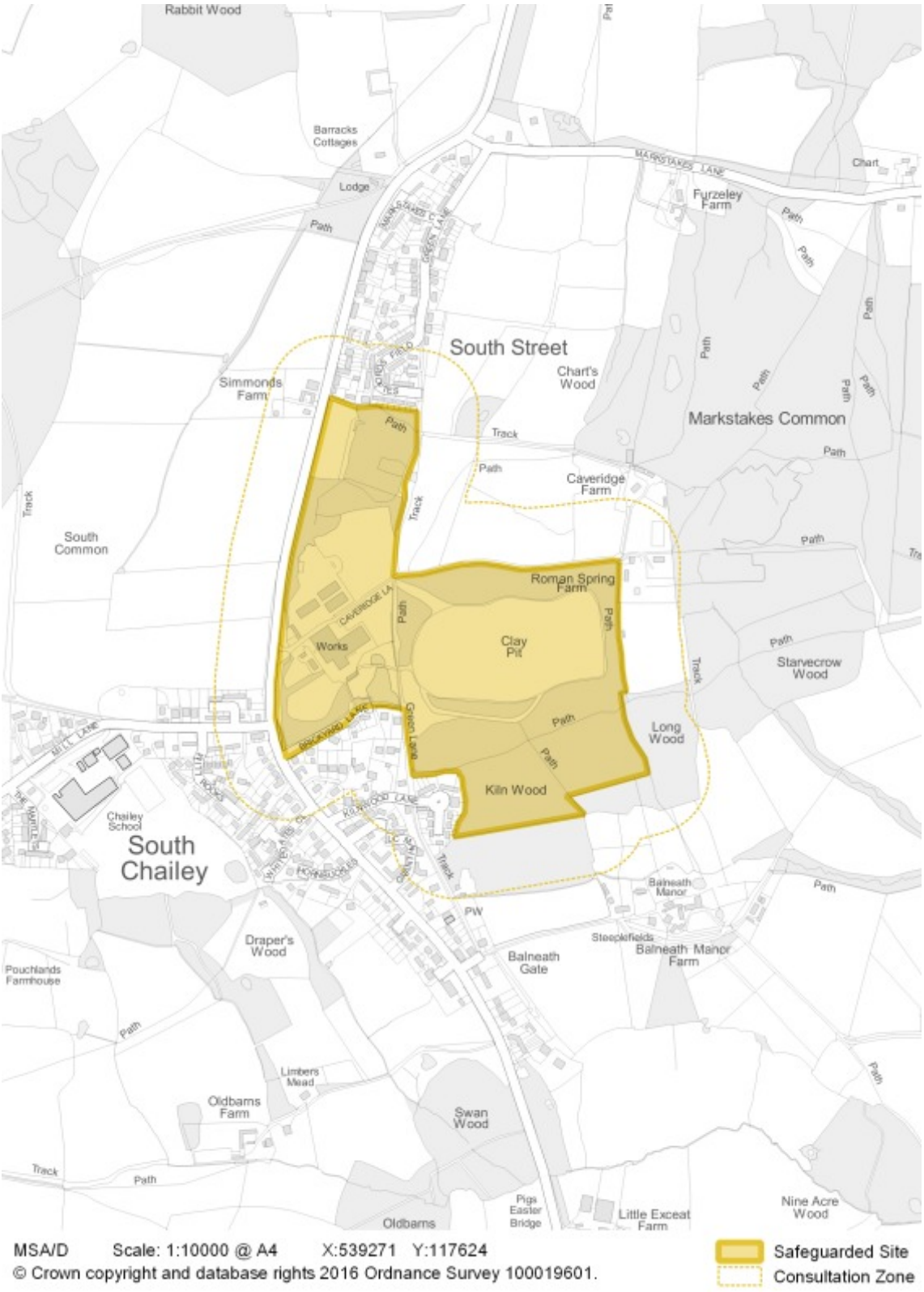
C Mineral Safeguarding Areas



Map 64 SP-MSA/B Ashdown Brickworks, Bexhill

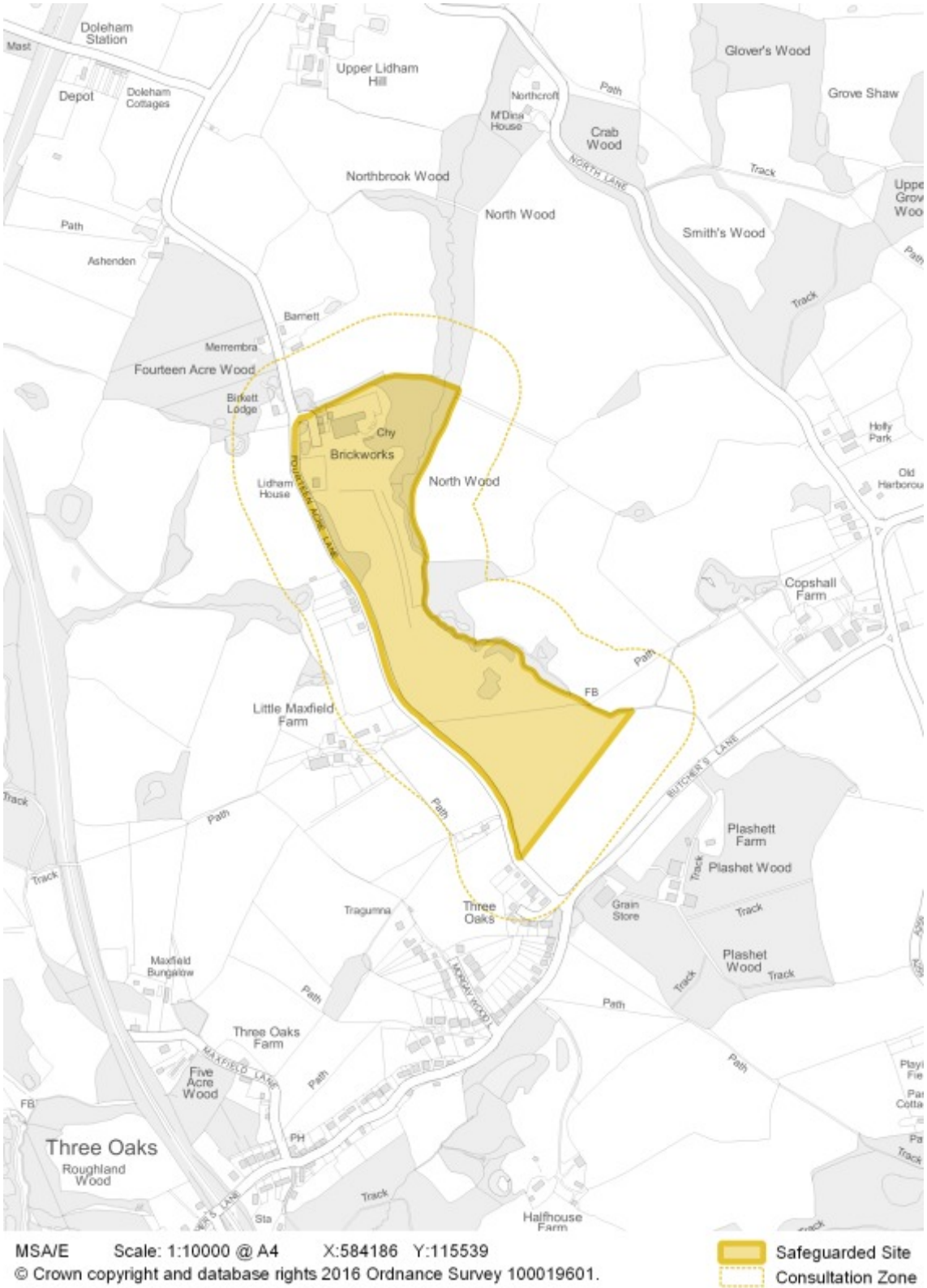

British Gypsum Brightling Mine and Robertsbridge Works
Area with permission for exploratory drilling
Area with permission for underground mining
Works Area
Consultation Zone
Scale: 1:50,000
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Burwash
Burwash Common
Burwash Weald
Brightling
Dallington Forest
Darwell Wood
Netherfield
Robertsbridge
Salehurst
Mountfield
Dallington
Earl's Crown
Three Cups Corner
Cackle Street
Darwell Hole
Carrick's Hill
Rushlake Green
Whatlington
BATTLE

C Mineral Safeguarding Areas



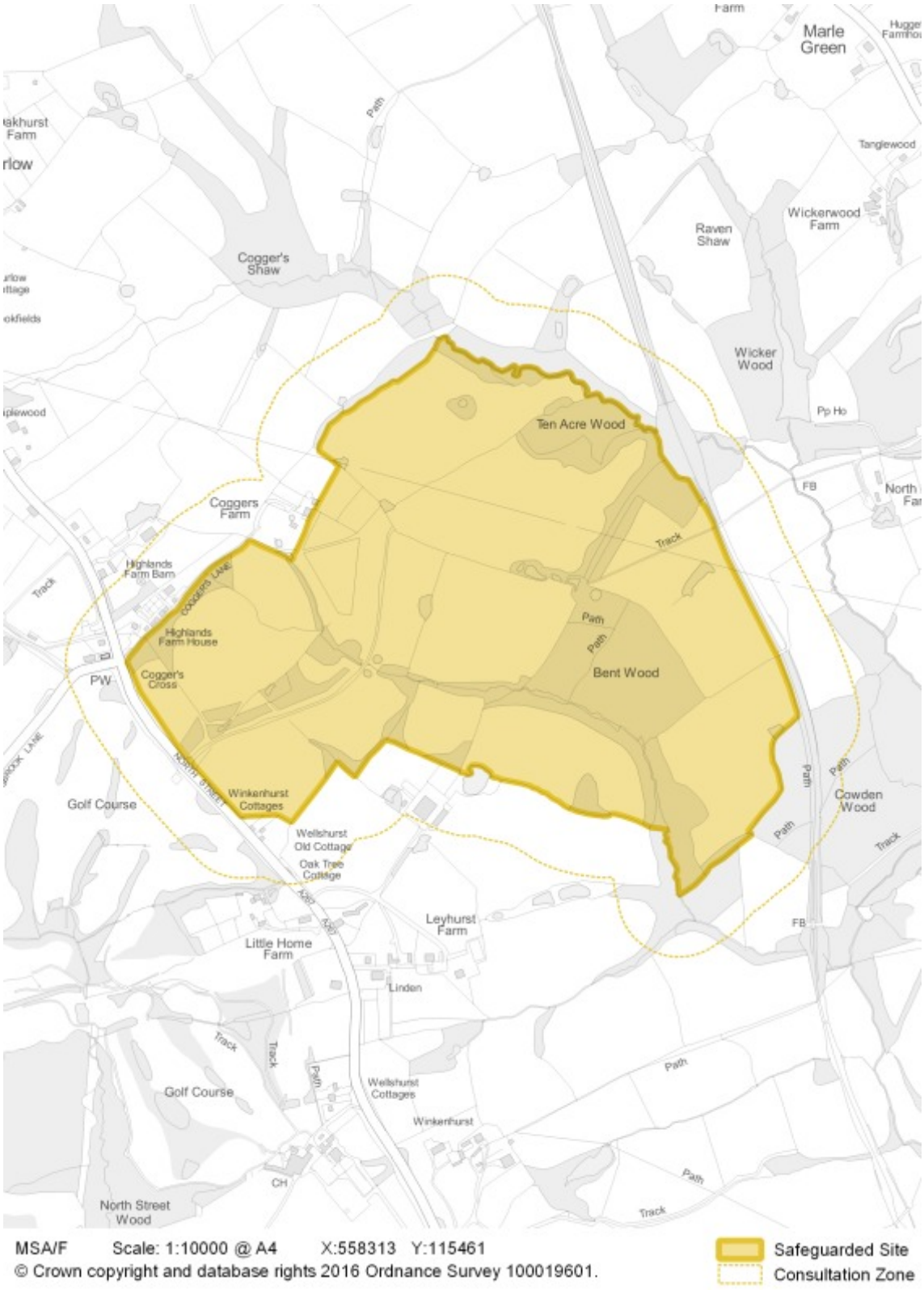
Map 66 SP-MSA/D Chailey Brickworks, South Chailey

Mineral Safeguarding Areas C



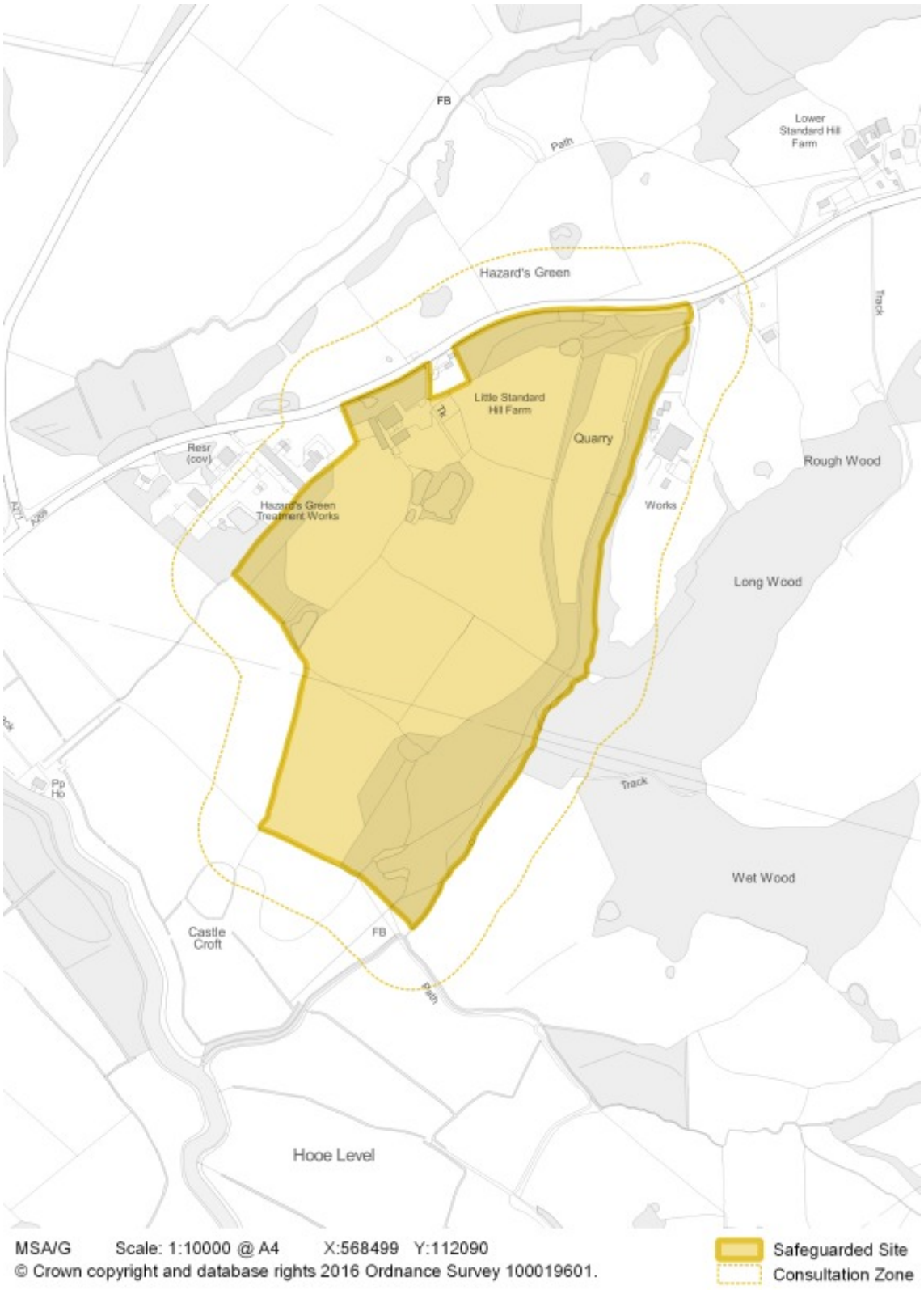
Map 67 SP-MSA/E Hastings Brickworks, Guestling

C Mineral Safeguarding Areas



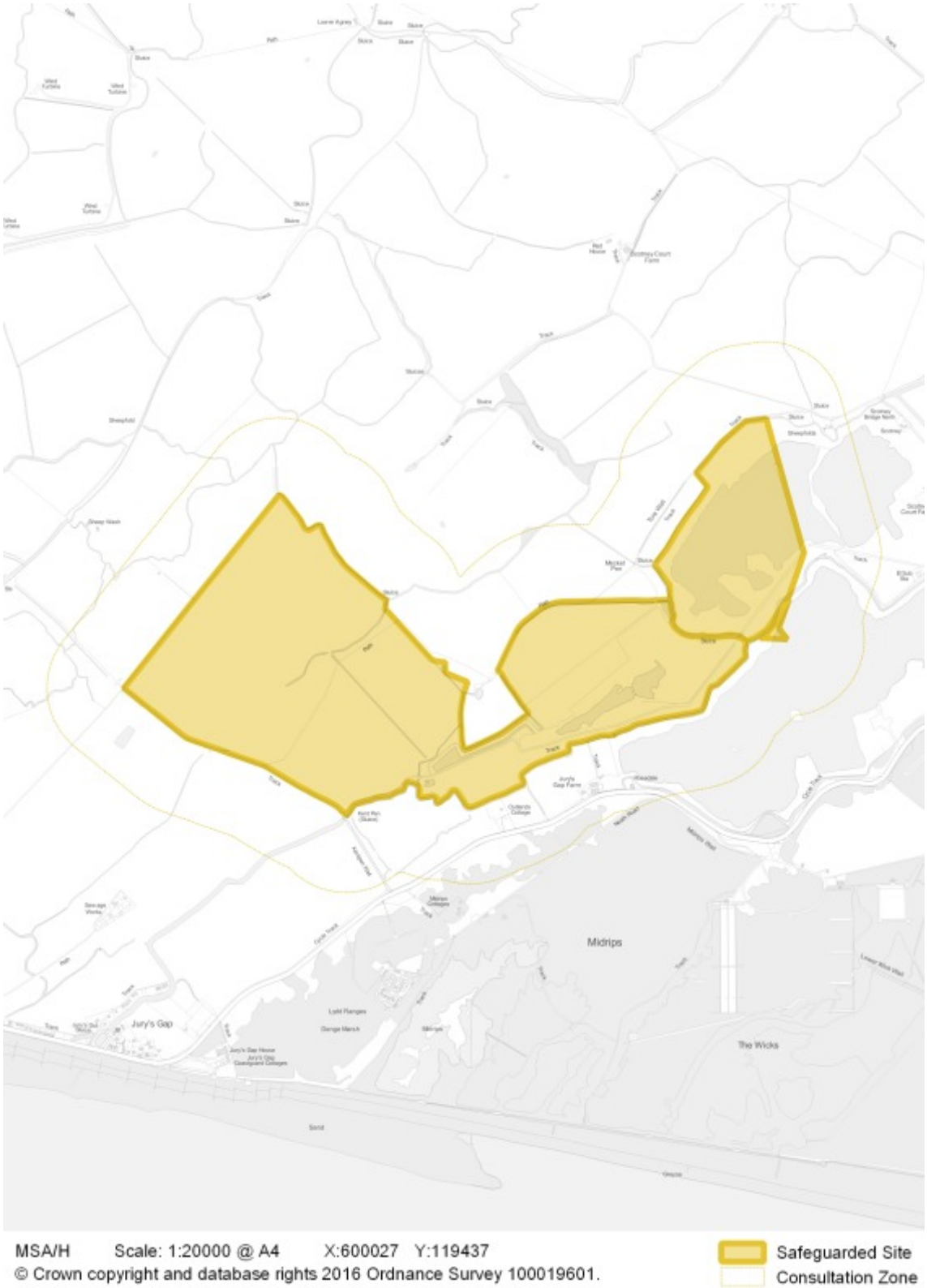
Map 68 SP-MSA/F Horam Brickworks, Horam

Mineral Safeguarding Areas C



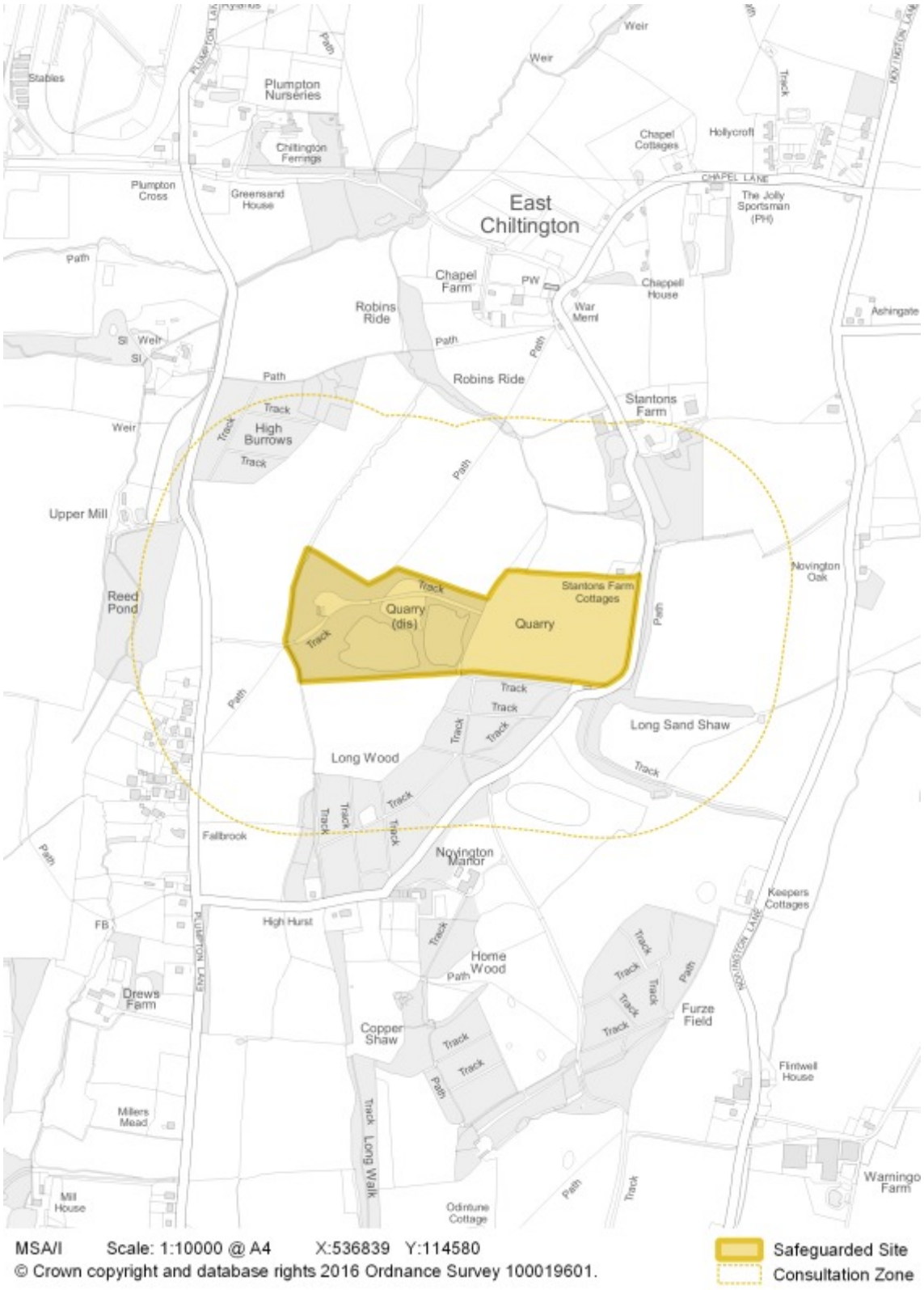
Map 69 SP-MSA/G Little Standard Hill Farm, Ninfield

C Mineral Safeguarding Areas



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

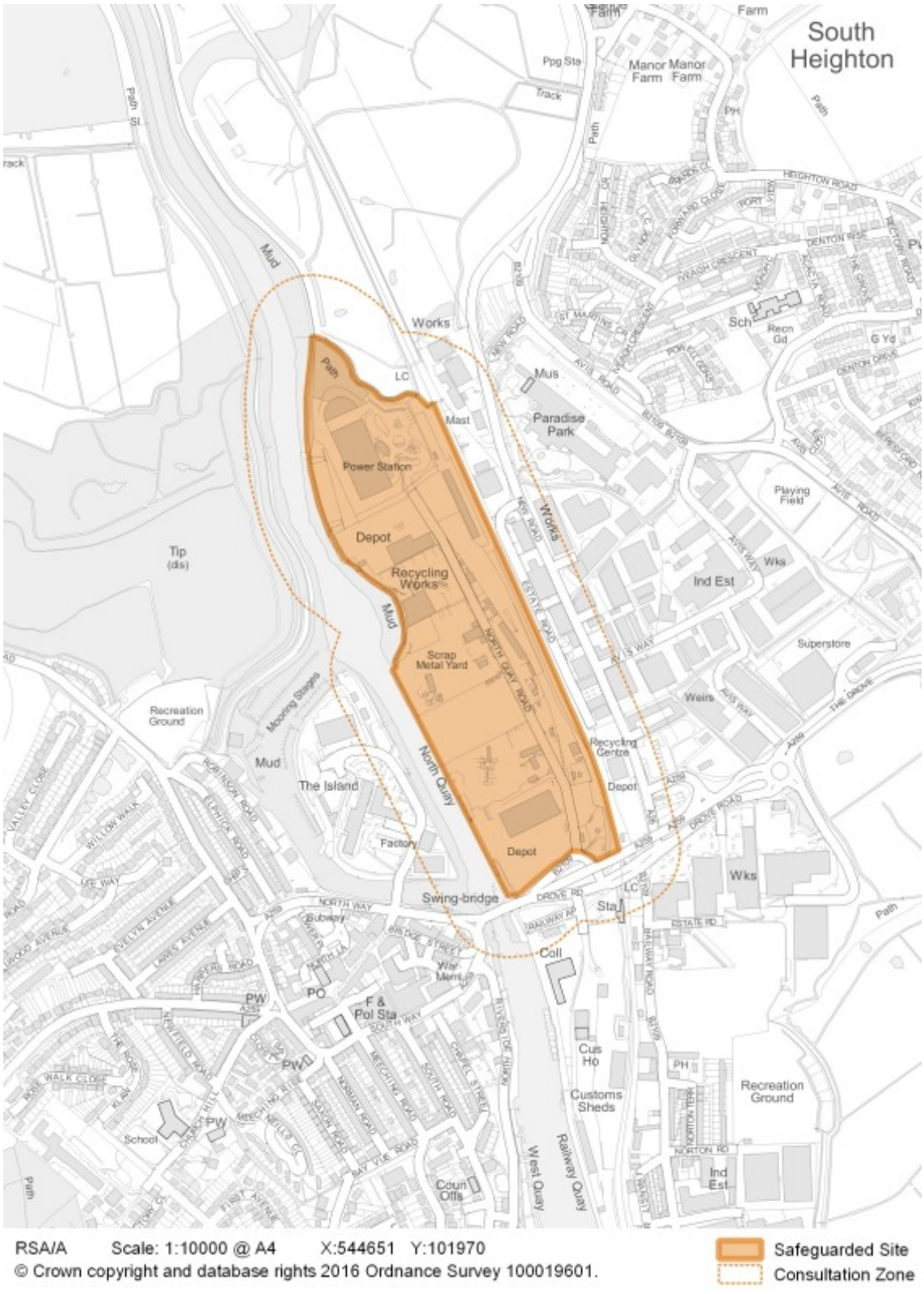
Appendix D Safeguarded Wharves and Railheads

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

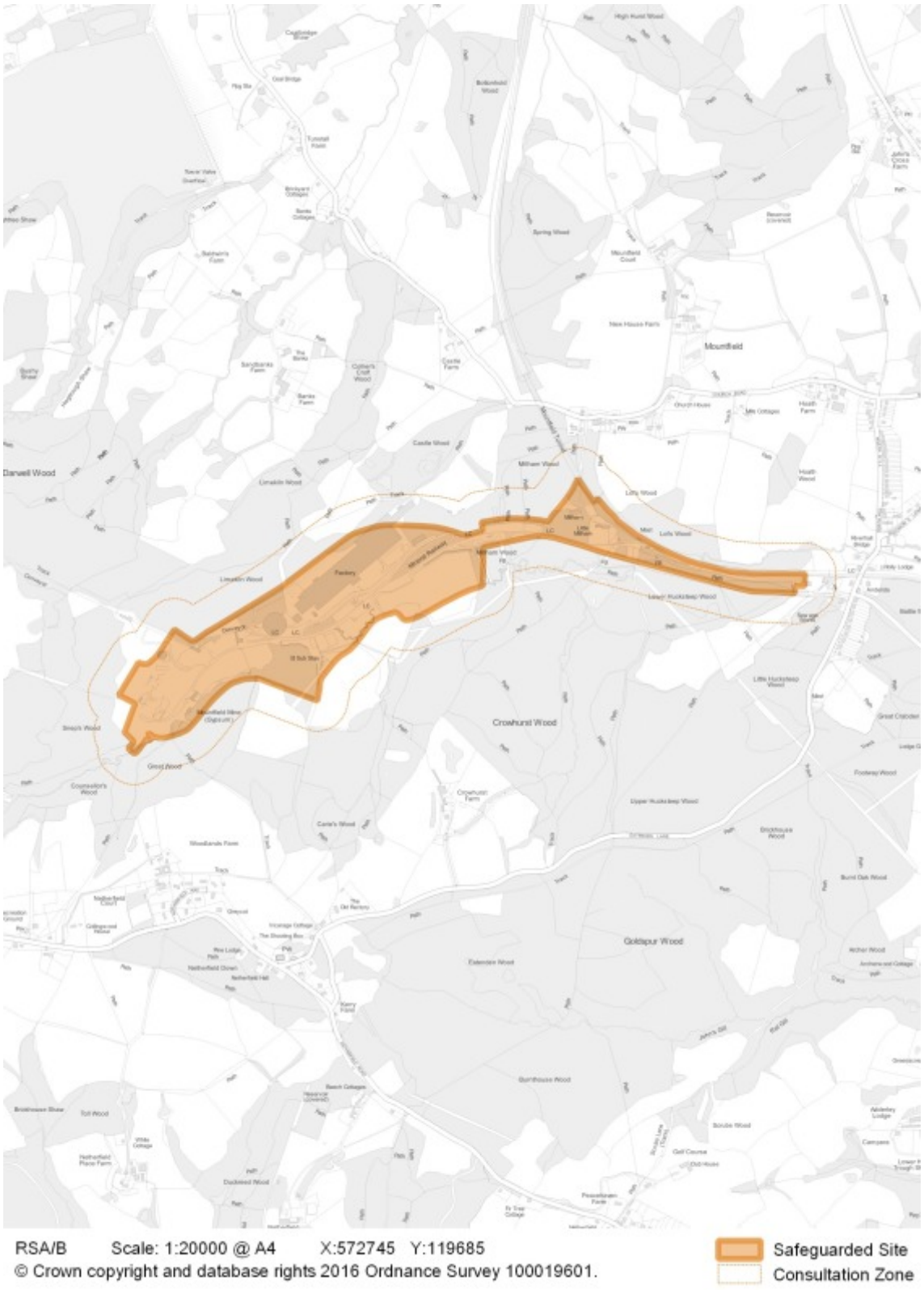
Table 1

D Safeguarded Wharves and Railheads



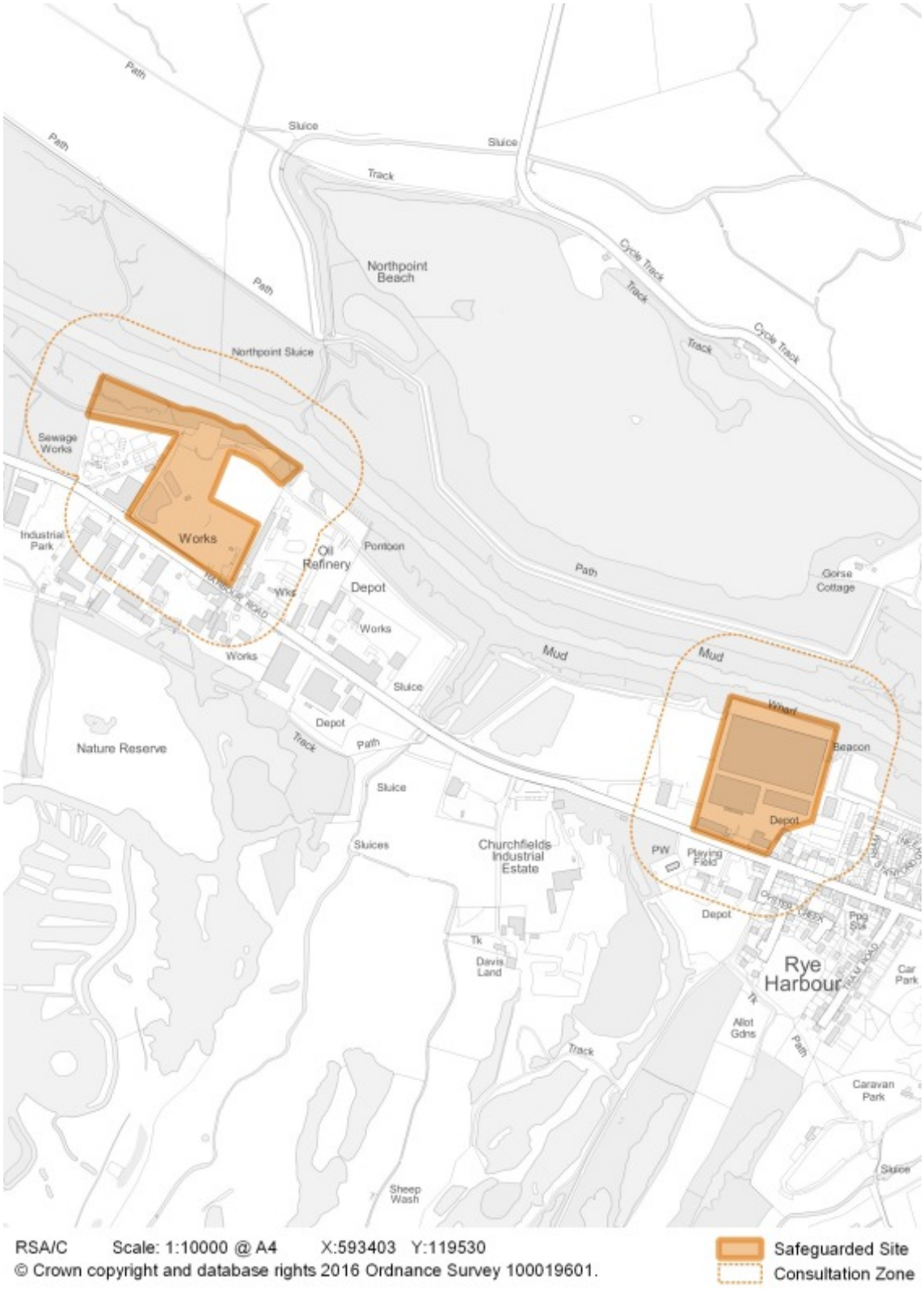
Map 72 SP-RSA/A North Quay, Newhaven, safeguarded wharves and railhead

Safeguarded Wharves and Railheads D



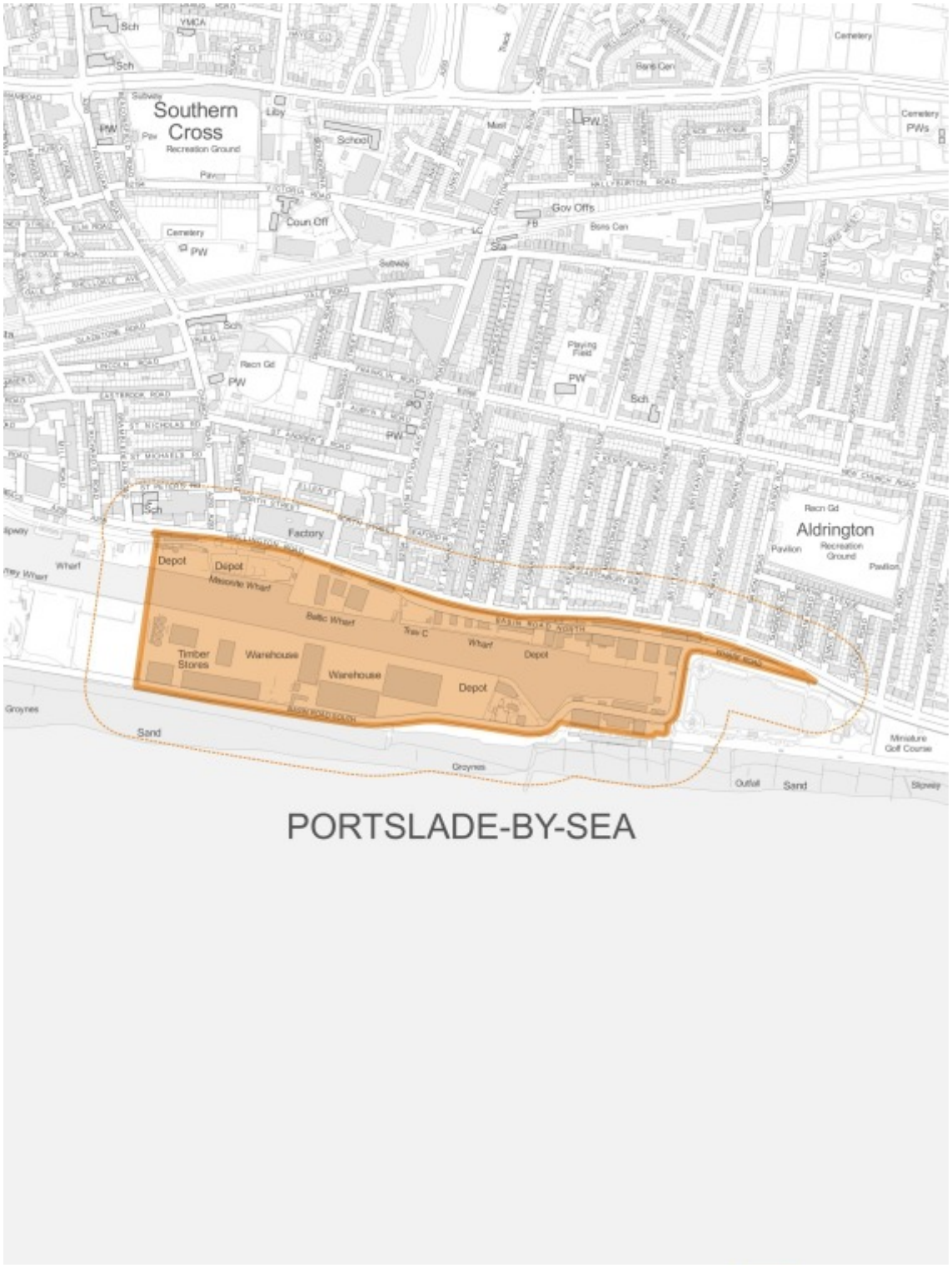
Map 73 SP-RSA/B Robertsbridge, British Gypsum railhead safeguarding area

D Safeguarded Wharves and Railheads



Map 74 SP-RSA/C Rye (Port of), safeguarded wharves

Safeguarded Wharves and Railheads D



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 places 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.

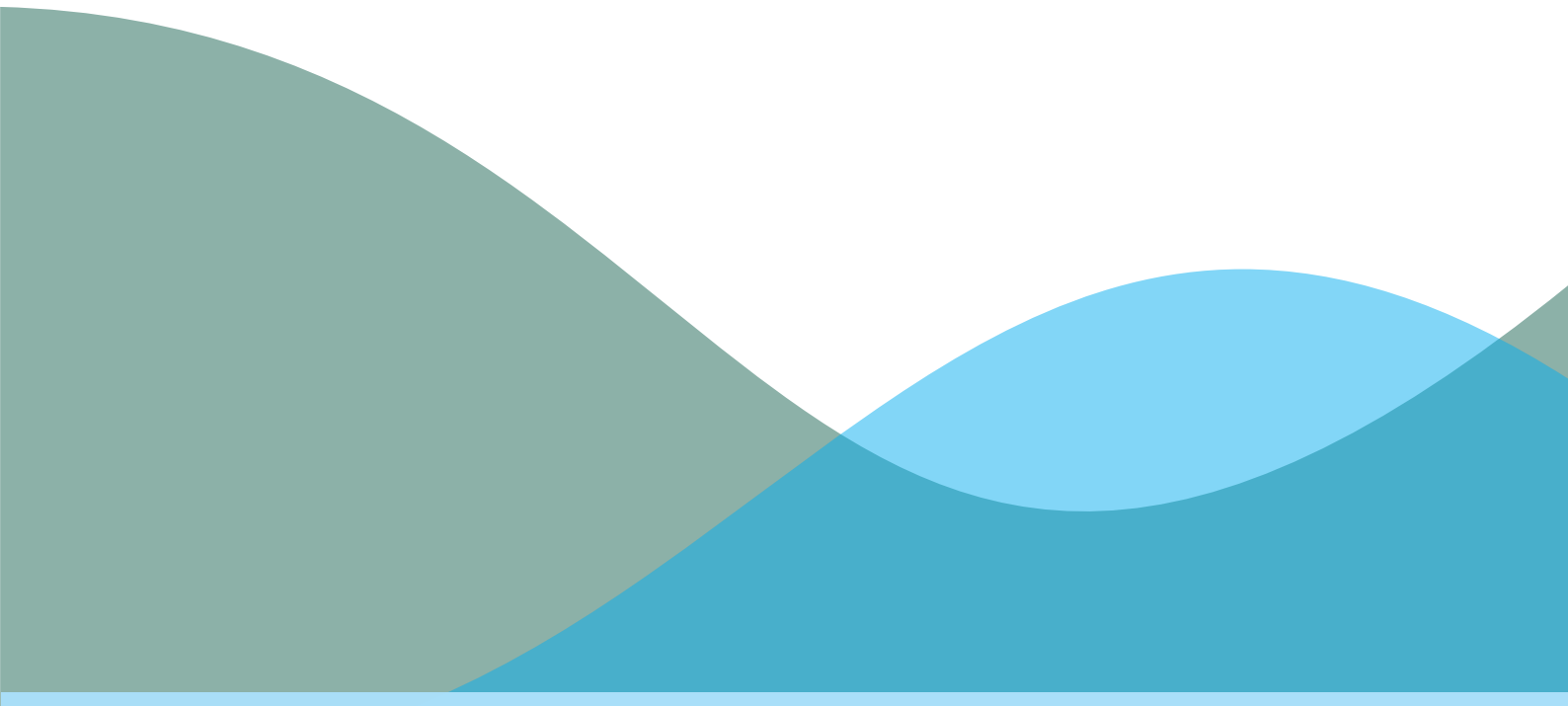
Waste Local Plan (2006) - a statutory document that includes saved land-use policies in relation to the allocation of land for the management and disposal of waste within the Plan Area.

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

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Local Plan Document

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

Waste and Minerals Sites Plan
Schedule of Suitable Industrial Estates
Adoption Version

February 2017

East Sussex County Council

South Downs National Park Authority

Brighton & Hove City Council

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1.1 In the Waste and Minerals Sites Plan, Policy SP5 Existing Industrial Estates is to be used when assessing planning applications for development on Existing Industrial Estates. The Policy sets out a criteria based approach to assessing proposed development and indicates that details of potentially suitable industrial estates will made available in a Schedule of Suitable Industrial Estates (this document).

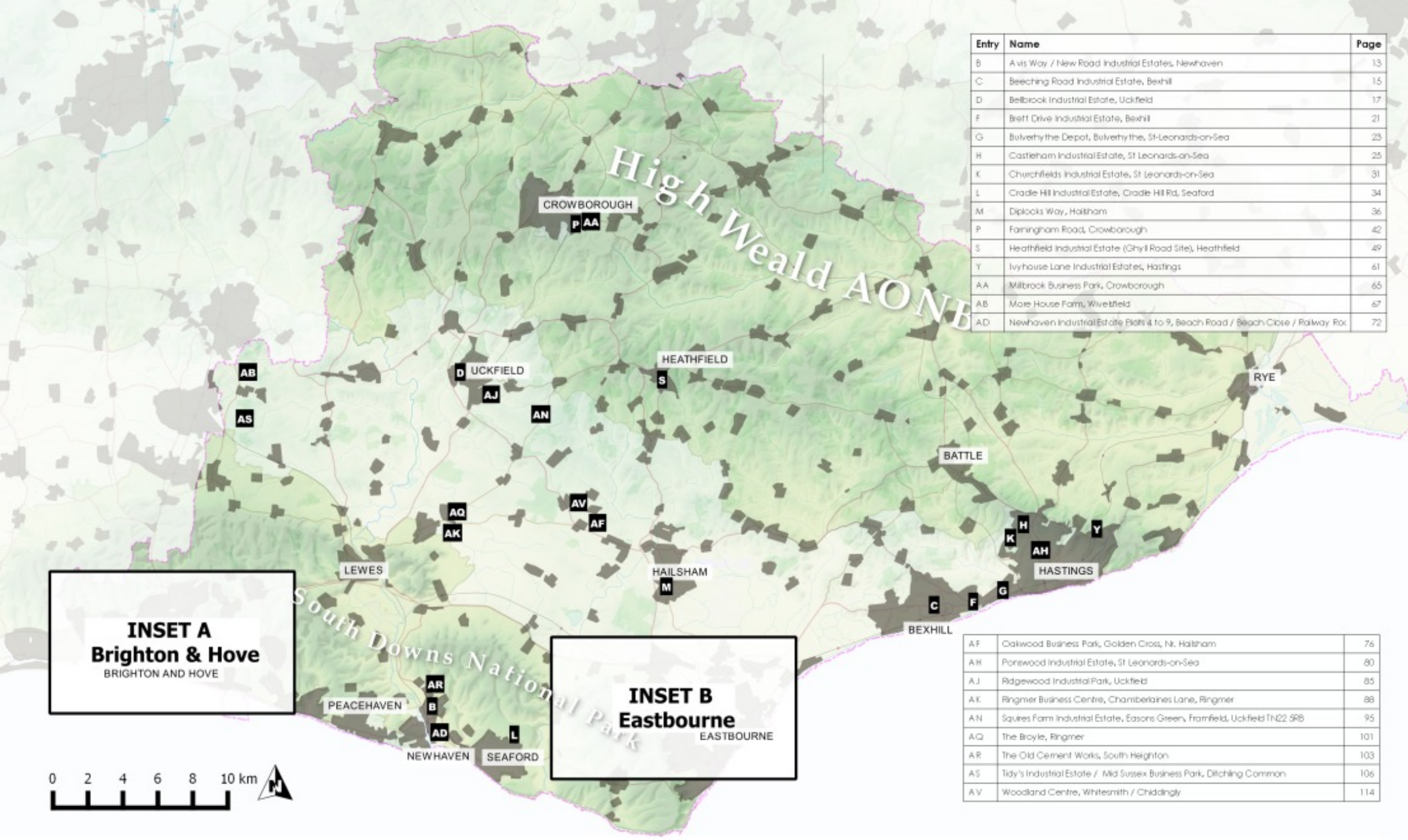
1.2 This Schedule identifies existing industrial estates which may be suitable[1] for waste management development, and for each one provides a 'Site Profile'. While this Schedule is comprehensive, other Industrial Estates do exist within the Plan Area and any planning applications will be determined against the Development Plan, considering any relevant material considerations, at the time submitted.

Development within existing industrial estates in the High Weald AONB and the South Downs National Park.

The Waste and Minerals Plan focuses development away from environmental designations such as the High Weald AONB and South Downs National Park. However, the Plan recognises that small scale waste management development may be appropriate within the South Downs National Park and the High Weald AONB where it can be demonstrated that there is a local need. Please refer to Waste and Minerals Plan Policies WMP2 Minerals and Waste Development affecting the South Downs National Park and WMP7a Suitable Locations for Waste Development (Excluding Land Disposal) for more information.

Additionally existing strategic and certain other waste management facilities within the South Downs National Park and High Weald AONB are safeguarded. Refer to Waste and Minerals Sites Plan Policy SP6 Safeguarding Waste Sites for more information.

1 These sites were assessed as part of the detailed site assessment process and were the subject of Habitats Regulation Assessment, Sustainability Appraisal, and considered information provided by the emerging Strategic Flood Risk Assessment



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OVERVIEW MAP

Inset maps can be found on following pages.

East Sussex, South Downs and Brighton & Hove
Waste and Minerals Sites Plan - Schedule of Suitable Industrial Estates

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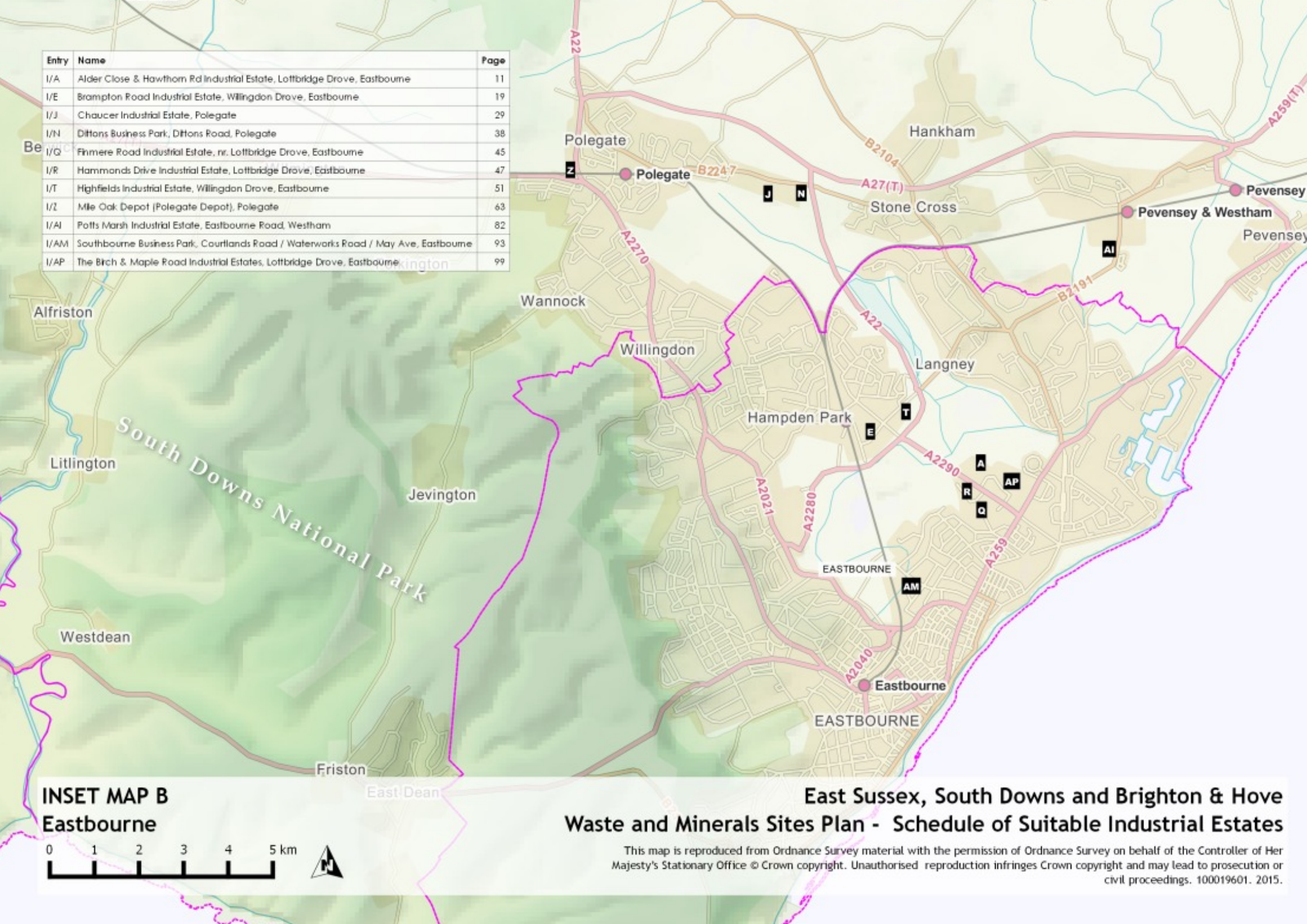


INSET MAP A
Brighton & Hove

0 1 2 3 4 5 km

East Sussex, South Downs and Brighton & Hove
Waste and Minerals Sites Plan - Schedule of Suitable Industrial Estates

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INSET MAP B
Eastbourne

0 1 2 3 4 5 km

N

East Sussex, South Downs and Brighton & Hove
Waste and Minerals Sites Plan - Schedule of Suitable Industrial Estates

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Explanation of the Site Profile

1.3 Site Profiles for industrial estates identified as being potentially suitable for waste management development are set out 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 and other issues may emerge at the development management stage. The profiles are structured as follows:

Site Reference and Site Name

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

Site Details

1.5 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

1.6 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

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

Constraints and Opportunities.

1.8 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. Not all constraints may be applicable in all circumstances, for example in the case of a change of use. Applicants are encouraged to request advice from the Authorities prior to submitting any planning application.

1.9 Certain words have particular meanings, these are described below:

1.10 *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 an international designation may identify the designation as a constraint.

1.11 *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.

Sustainability Appraisal Summary

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

Habitats Regulation Assessment Summary

1.13 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 Proection 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 Reseve

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)

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I/A Alder Close Hawthorn Rd Industrial Estate, Lottbridge Drove, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 622 015	**Parish:**	Non-Civil Parish or Community
Area:	8.48 ha	**Electoral area:**	St. Anthony's ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two are located north of Lottbridge Drove, and two are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a mixture of industrial and business units. These are mostly 2.5 storeys high, with a mixture of large and medium units. It is bounded by Lottbridge Drove to the south-west, the Willingdon Level to the north and east, and Site I/AO to the south-east.

Other Information

Site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. The **Horsey Sewer SNCI**, which is noted for its breeding bird interest is adjacent to the site. **Leeds Avenue Reedbed SNCI** is also in close proximity. Development will need to consider the potential for pollution/leachate issues (the local SNCIs area already nutrient enriched), air quality/emissions issues and any potential disturbance/predation issues.

2. The nearby Reedbed is a BAP Habitat. It as an open water and Shining ram's-horn snail habitat. Development will need to consider the issues identified in relation to SNCI designations above.

3. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault 'island' is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential areas are located approximately 300m to the east and the south of the site. There is also a school nearby. Proposed development should identify and assess the potential effects of development on **residential amenity** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **exiting businesses** and where appropriate specify suitable mitigation. Developers and operators are encouraged to proactively engage with the local community.

5. Modelling indicates that the entire site is within **Flood Zone 3b**. Development other than minor alterations will require a flood risk assessment.

6. There are substantial **road network capacity** issues at Seaside (Road) which is already over capacity at times and Lottbridge Roundabouts which is almost at capacity at peak times. However, as this site has existing industrial uses if there were to be a change of use and the traffic generated is no more than is generated presently it may be acceptable. Consideration may also be given to vehicle movement times. No issues regarding site access identified due to location off Lottbridge Drove. A traffic assessment will be required.

7. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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;

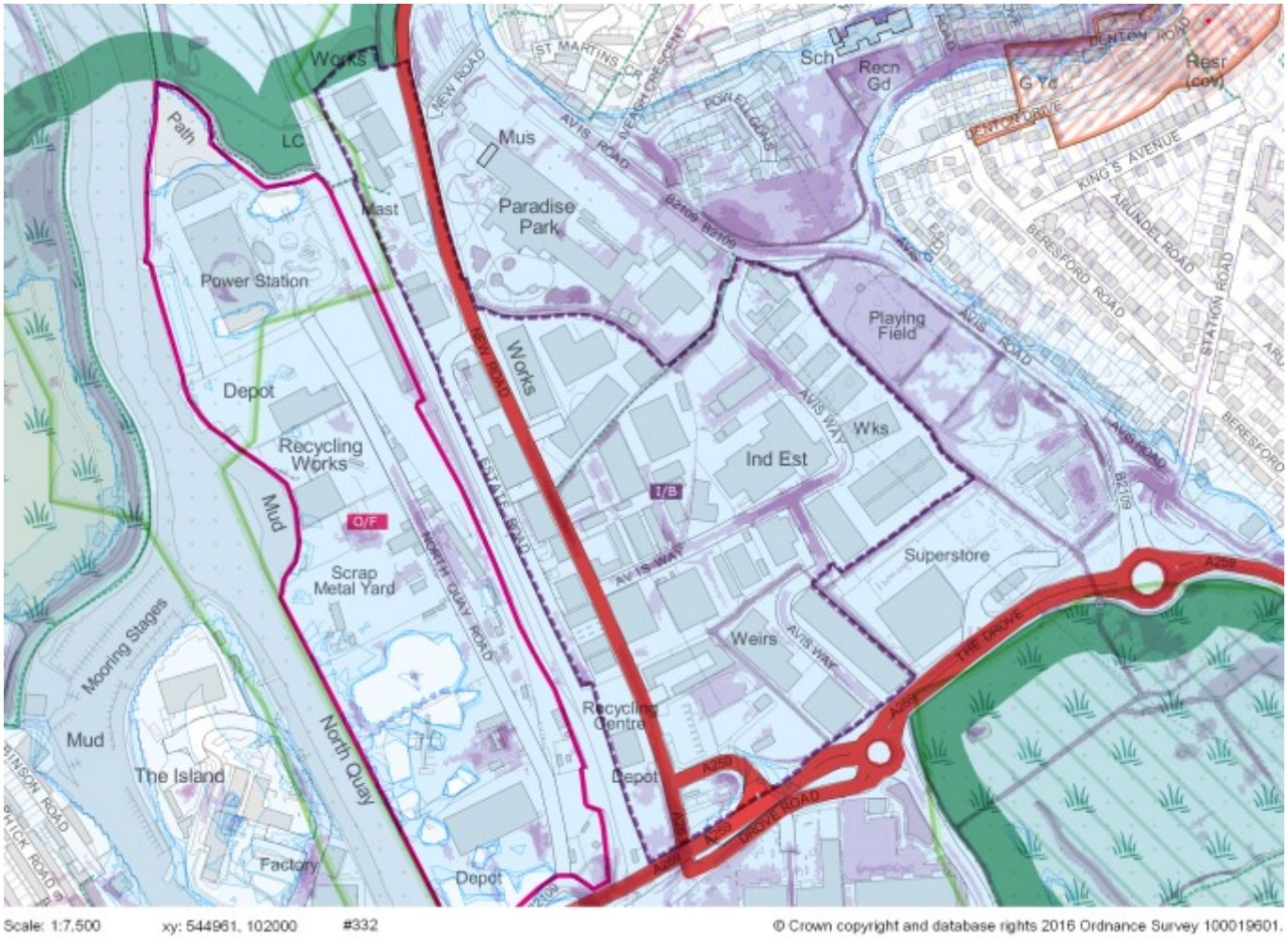
Sustainability Appraisal Summary

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 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.

Habitats Regulation Assessment Summary

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/B Avis Way / New Road Industrial Estates, Newhaven



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Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 449 019	**Parish:**	South Heighton CP; Newhaven CP
Area:	22.29 ha	**Electoral area:**	Ouse Valley East ED

Description

The site is a long established large industrial estate in Newhaven located at the southern end of the A26. The industrial units are predominantly two to three storeys in height and have been constructed in a wide variety of designs, styles and sizes. They are located along New Road (the A26) and around Avis Way. B1, B2 and B8 uses, including waste, are present on site.

Industrial uses are located to the north, south and west of the site. The adjacent North Quay Road site has a number of waste uses including a large Energy Recovery Facility. The nearest residential properties are to the north and north east of the site on Avis Road. Some screening is offered to residents of Avis Road by trees and other vegetation, although residential properties located further to the east are on higher ground and therefore many have clear views to the industrial estate.

Other Information

Part of site is an existing waste site: Brighton Motorama

Development Considerations

1. There are a number of **Sites of Nature Conservation Interest** within 1km of the site. This includes Tide Mills SNCI, Newhaven Refuse Tip SNCI and

Newhaven Ponds SNCI. The closest is Tide Mills SNCI which is located 20m south-east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

2. Records indicate the presence of Great Crested Newts and other Reptiles (**BAP species and / or protected species**) in the vicinity of this site. Proposals should consider the potential for harm and / or disturbance to protected species and where appropriate provide suitable mitigation.

3. There is **archaeological potential** with regard to below ground remains, primarily industrial / modern with some deeper alluvial potential. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. A **footpath** is located within the site linking Avis Road in the north east to New Road, the main thoroughfare through the industrial estate. The eastern end of a footpath, which runs north to south along the River Ouse is also located to the north west of the site. A recreation ground is located to the east of the site. The footpath between Avis Road and New Road is well established within the site and runs between existing buildings. Proposals should consider the potential impact on the footpaths and open space, and where appropriate proposed suitable mitigation. Applicants may with to consider the design and potential for screening.

5. Residential dwellings are located on Avis Road to the north east of the industrial estate. Long views are offered across the area from these residential areas on higher ground to the east. This area is viewed against a background of industrial uses. Proposed development should identify and assess any potential effects on **residential amenity** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. Modelling indicates that the entire site is within Flood Zone 3b. Development other than minor alterations will require a flood risk assessment.

7. The A26 runs through the Avis Way industrial estate. The road carries industrial traffic, such as HGVs, to Newhaven Port and surrounding industrial estates, including Avis Way. The A26 links directly with the A27, the major east/west road through Sussex. The Site is an existing industrial area with adopted roads [UC] running through it, therefore the roads are designed to accommodate large vehicles. One end of Avis Way is onto the A26 trunk road which is the responsibility of Highways England. The other end is onto the B road which is identified as having potential **network capacity** issues. Individual **access** onto Avis way may also need assessing. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are also encouraged.

8. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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;

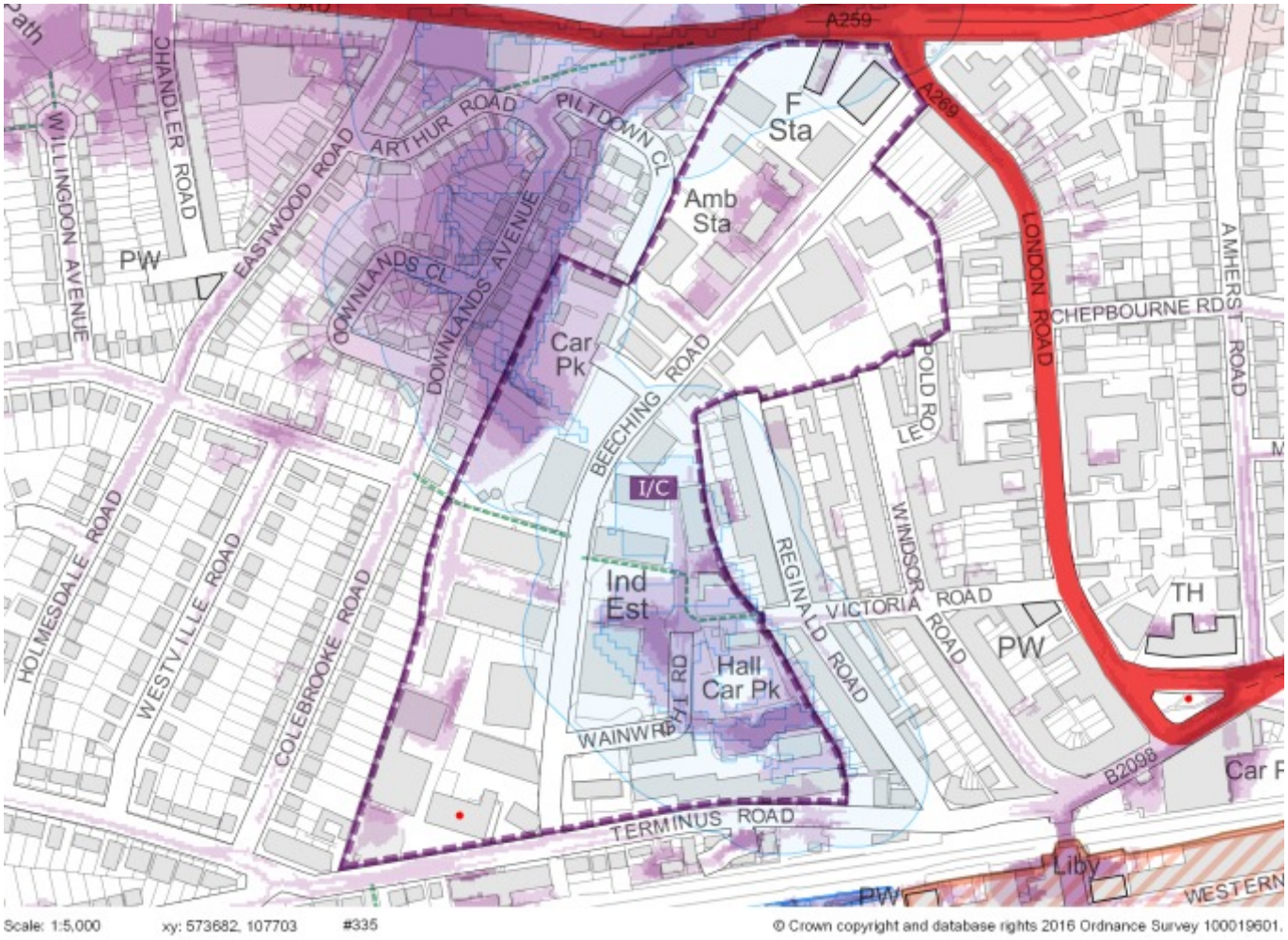
Sustainability Appraisal Summary

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 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 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.

I/C Beeching Road Industrial Estate, Bexhill



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Rother District
Grid reference:	TQ 736 077	**Parish:**	Non-Civil Parish or Community
Area:	12.44 ha	**Electoral area:**	Bexhill West ED; Bexhill King Offa ED

Description

Beeching Road is a large industrial estate located to the south of the A259 in Bexhill. The site comprises a number of large industrial units, predominantly two storeys tall, of varying designs and styles. The units along Beeching Road include several commercial uses, such as car and homeware showrooms, together with other light industrial and office uses. Units are also located on Wainwright Road, accessed toward the southern end of Beeching Road. Wainwright Road sits lower than Beeching Road and contains the rear of a large bathroom showroom unit, other smaller industrial units, a car park and an area used for lorry parking.

Residential properties are located to the east and west of the site. A railway line is a short distance to the south. Site access is a short distance from the A259 and the future Bexhill to Hastings Link Road, (Combe Valley Way).

Other Information

None

Development Considerations

1. Collington Wood (**Ancient Woodland**) is located 700m west of the site. There is presently poor connectivity between the wood and the site. Proposed

development should consider the potential for any air quality and /or emission issues and where appropriate provide suitable mitigation.

2. **Collington Wood (SNCI)** is located 700m west of the site. There is presently poor connectivity between the wood and the site. Proposed development should consider the potential for any air quality and /or emission issues and where appropriate provide suitable mitigation.

3. There is **potential for archaeology** in relation to railway heritage. The area is not designated; however there may be potentially important buildings and structures. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. A **footpath** across the industrial estate links Downlands Avenue to the west with Victoria Road to the east. The footpath is clearly defined and runs between existing industrial buildings. Proposals must ensure that the footpath route must remains unfettered.

5. Residential dwellings abut the site boundary to the east and west. Further houses are located across the railway line to the south of the site. Some houses back onto the area. Proposed development should identify and assess any potential effects on **residential amenity** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. Modelling indicates that there is an area in the centre of the site which is at risk of flooding. Development other than minor alterations in areas identified as being affected by flooding will require a flood risk assessment.

8. Proposals should detail any proposed **site access** arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are also encouraged.

9. The **Former Bexhill West Station (Grade II Listed Building)** is located at the southern end of the site. Proposals should assess the potential impact of development on the listed building. Any development should be designed so that it enhances the setting of the listed building.

10. Rother District Council is seeking the expansion of retail in the southern part of the industrial estate (see Policy BX2 (iii) of the Rother District Council Core Strategy (2014)). Proposals in this area should demonstrate their **compatibility with the proposed retail uses**.

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;

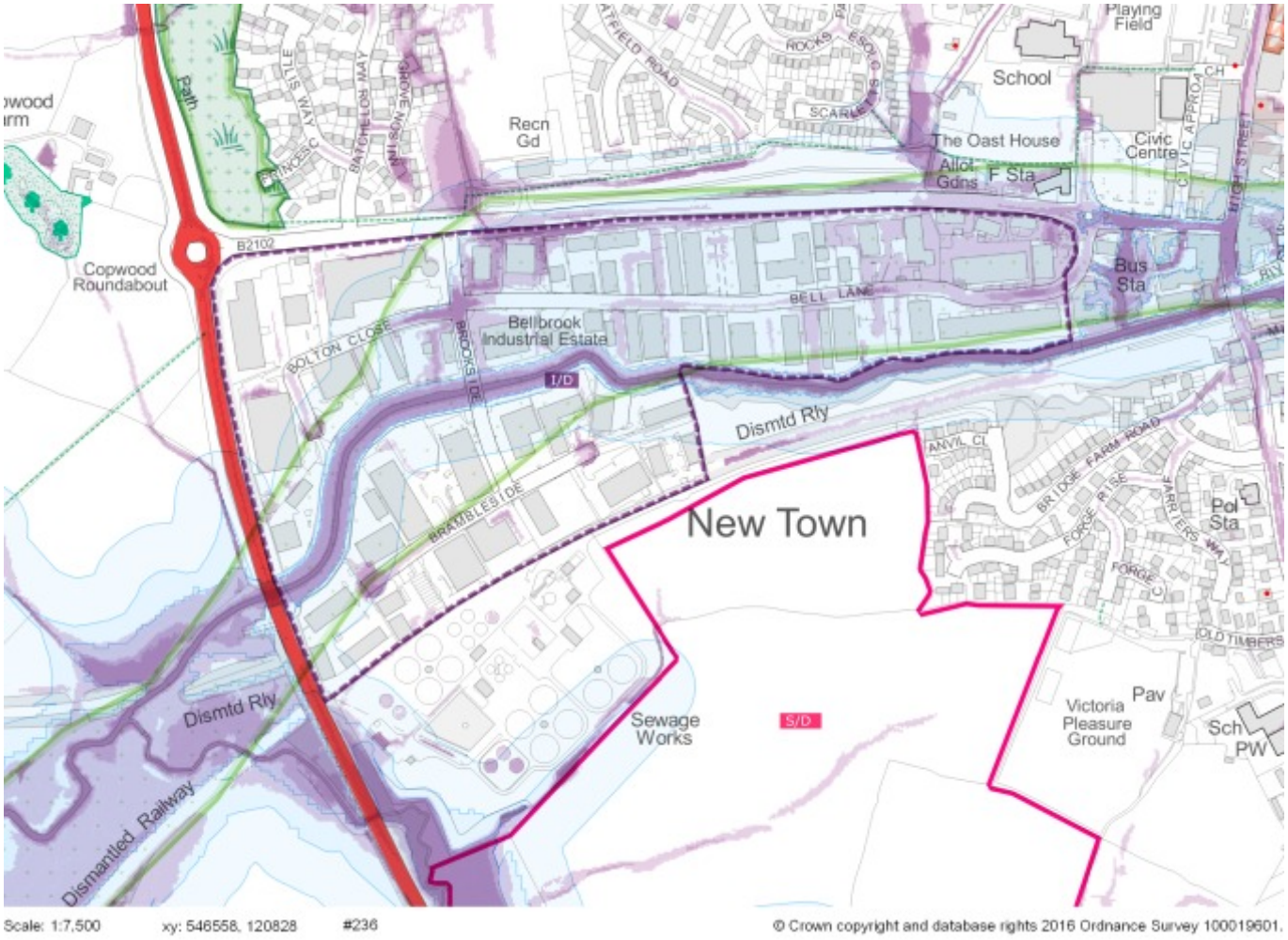
Sustainability Appraisal Summary

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; 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.

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. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.

I/D Bellbrook Industrial Estate, Uckfield



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 465 208	**Parish:**	Uckfield CP
Area:	24.72 ha	**Electoral area:**	Uckfield ED

Description

This is a large, well-established industrial estate, with a range of unit sizes. The units are primarily single-storey, but many have mezzanine floors. There are many uses on site, notably these include a MRF operated by Kier, concrete batching plant and several builders merchants. There is a sizeable sewage works to the south of the site. The access accommodates articulated vehicles and easily networks onto the A22.

The Industrial Estate is set apart from the nearest residential properties as it is sited at a lower-ground-level than the highway, 25m from the nearest dwellings to the north, and the presence of B2102 highway carriageway also creates a physical barrier. The carriageway has capacity for 3 traffic lanes. The adjacent verge is also wide and planted with intermittent shrubs and trees. The dwellings to the south-east of the site are separated by a wider distance of nearly 90m. The land separating the site from the residential area to the south-east is dedicated to the dismantled railway line, which contains numerous sizeable trees.

The degree of physical separation and the fact the site is well-established as an Industrial Estate, with waste uses, means that the impacts of a potential waste uses on site upon local residential occupiers would be reduced.

Other Information

Part of site is an existing waste site: Unit 19, Bellbrook Industrial Estate

Part of site identified as adjoining a wastewater treatment works Uckfield

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

Development Considerations

1. There are a number of **Ancient woodland** sites within 1km of this site. Copwood Farm Shaw is closest at 140m west of the site. Proposals should consider the potential for any issues relating air quality and / or emissions and where appropriate provide suitable mitigation.

2. 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. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Applicants are encouraged to seek pre-application advice.

3. The **West Park SNCI & LNR** is located 20m north of the site, while **Hempstead Meadows LNR** is located approximately 300m to the west. Proposed development should consider the potential for any air quality and /or emission issues, and issues related to water quality and leachate. Where appropriate suitable mitigation should be provided.

4. The **Rocks Park LGS** and **Lake Wood Rocks LGS** are located approximately 500m north of the site. Proposed development should consider the potential for any air quality and /or emission issues. Where appropriate suitable mitigation should be provided.

5. The nearest residential dwellings are located approximately 25m to the north of the site, on the opposite side of B2102. They form part of a large housing estate. There are also residential properties located 90m to the south-east of the site, which also form part of a sizeable housing estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses, including existing waste management operations such as a MRF on site and Sewage works adjacent to the south. Proposed development should identify and assess the potential effects of the development on the **existing businesse**s and where appropriate specify suitable mitigation.

7. The River Uck flows through the Industrial estate and its course is orientated in an east-west direction. Modelling indicates that there is an area of this site which is at risk of flooding. Development, other than minor alterations, in areas identified as being affected by **flooding** (see map), will require a flood risk assessment.

8. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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;

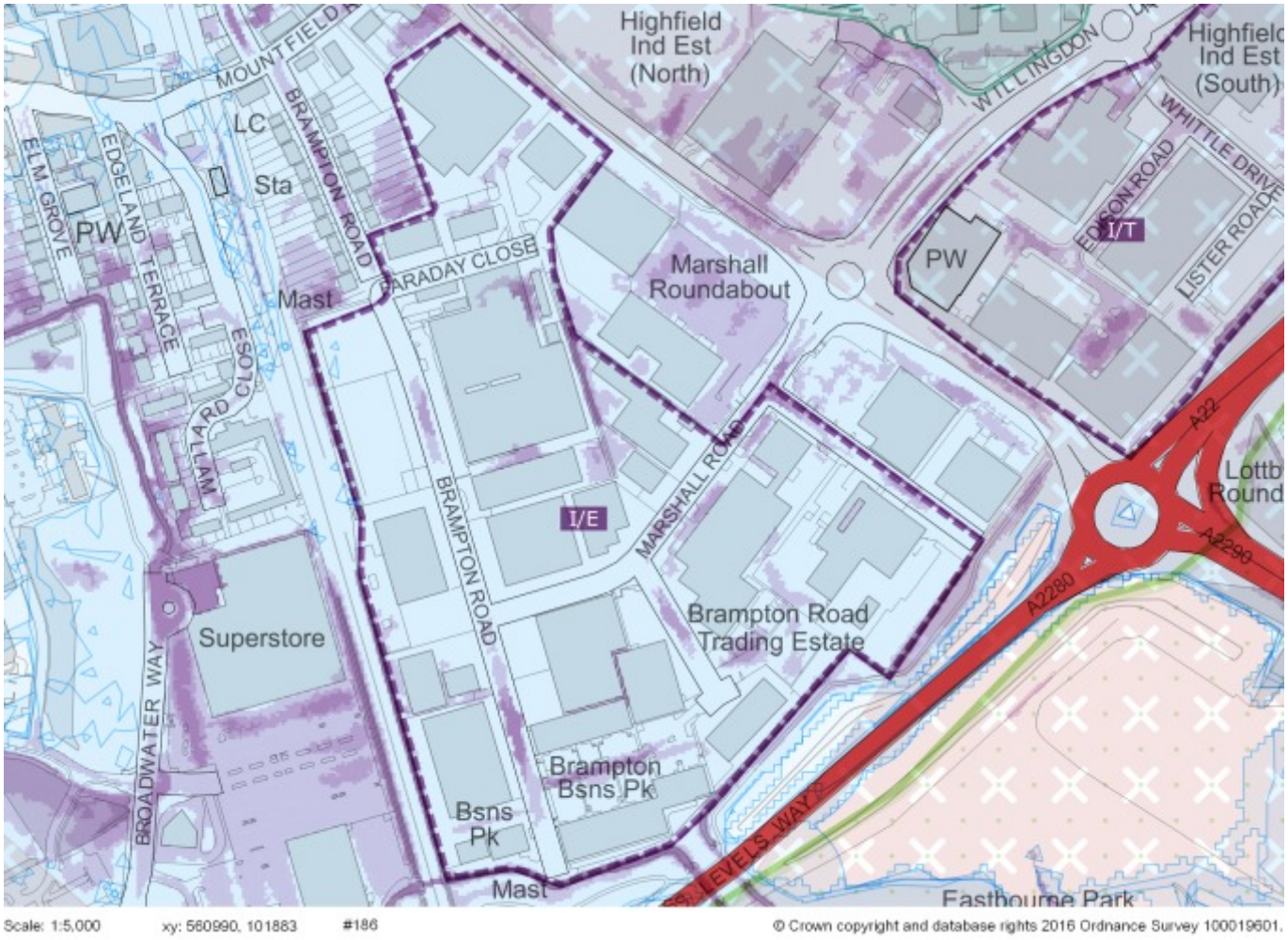
Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land. 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 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; 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. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.

I/E Brampton Road Industrial Estate, Willingdon Drove, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 609 018	**Parish:**	Non-Civil Parish or Community
Area:	14.25 ha	**Electoral area:**	Hampden Park ED

Description

This site is part of a cluster of three industrial sites located north-west of the A22/A2280. The sites are divided in two by Lottbridge Drove. In combination these sites form a large industrial estate. These industrial estates also include a significant retail area.

This site is comprised of a mixture of large, medium and small industrial units. These are mostly 2.5 - 3 storeys high. Of note, the East Sussex Disability Association is located in the north of the estate. It is bounded by the railway line to the west, residential properties to the north, Lottbridge Drove to the east, and Cross Levels Way to the south.

Other Information

Site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

The following constraints may need to be considered:

1. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified

heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

2. The northern boundary of the site is adjacent to residential properties; however the access to the site does not pass them. Proposals should identify and assess any potential effects on **amenity of residents** and, where appropriate, specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

3. Modelling indicates that there is an area of this site which is at **risk of flooding**. Development, other than minor alterations, in areas identified as being affected by flooding (see map), will require a flood risk assessment.

4. The Lottbridge Roundabout which is known to have **road network capacity** issues is located close to the site. The Marshall Road access provides good access to the site. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Operators may wish to consider entering into a routing agreement, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

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

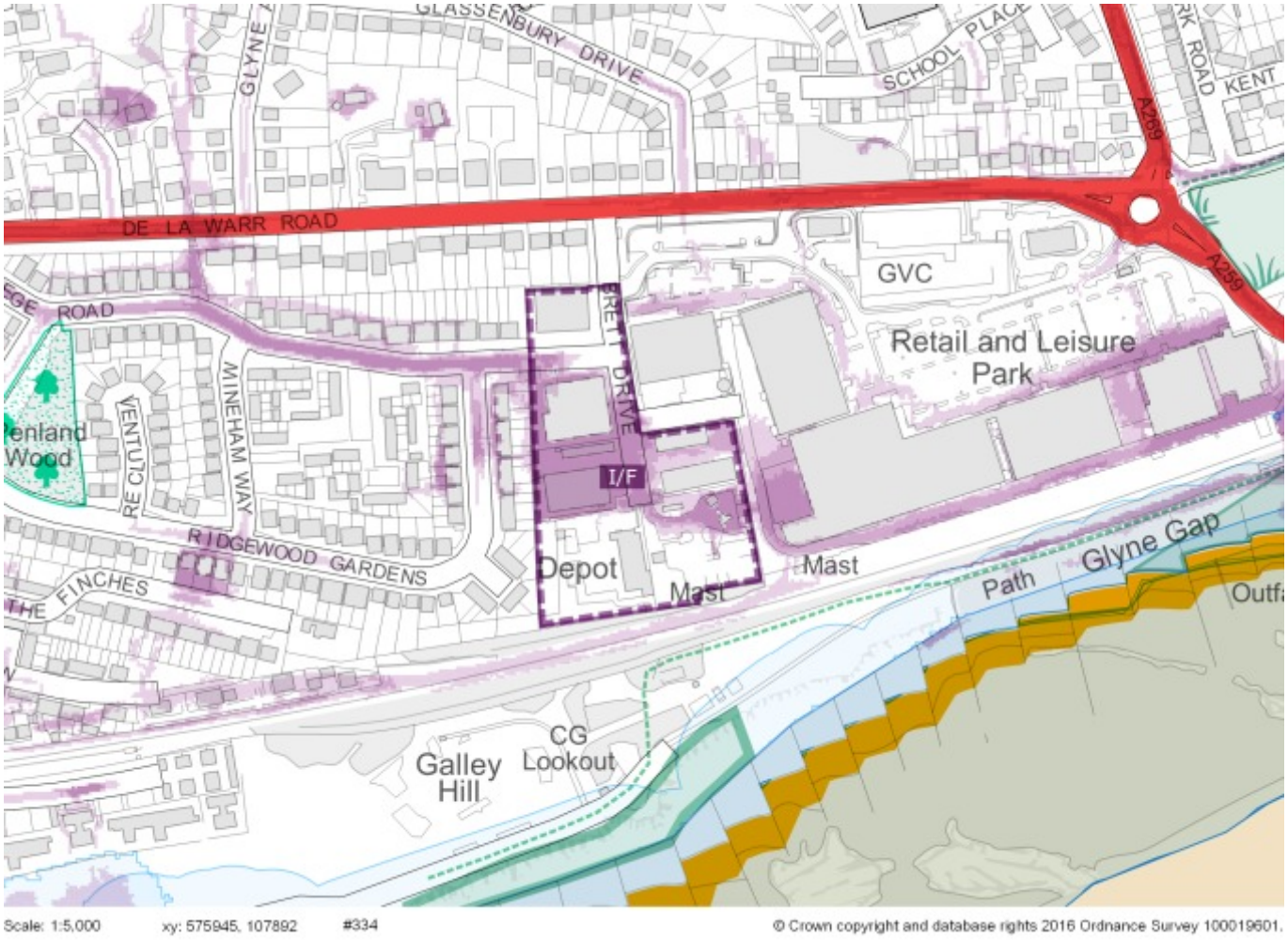
Sustainability Appraisal Summary

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 the risk and impact of flooding. 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

If an EFW facility is proposed on the site this would need to be subject to an air quality assessment of stack emissions. If suitable for EFW, surface water connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/F Brett Drive Industrial Estate, Bexhill



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Rother District
Grid reference:	TQ 759 078	**Parish:**	Non-Civil Parish or Community
Area:	2.66 ha	**Electoral area:**	Bexhill East ED

Description

Brett Drive industrial estate is located on a cul-de-sac to the west of the Ravenside Retail and Leisure Park, Bexhill. It is a relatively small estate containing B1 and B2 industrial uses housed within two-storey buildings. There is a larger unit to the southern end of the site which is currently in use as a gymnasium. A concrete batching depot is also at the very southern end of the site, together with an existing small scale waste site.

Residential properties are located adjacent to the western boundary. The site is accessed from the A259 to the north. A railway line runs adjacent to the southern boundary. Ground levels slope from north to south so that clear views are offered to the estate from the A259.

Other Information

None

Development Considerations

1. There are some small **Ancient Woodland** sites within 1km of the site. The closest is located 300m west of the site. The Ancient Woodland has poor connectivity with other natural areas which may limit wildlife movement. Proposals should consider the potential for

any issues relating to air quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.

2. The **Bulverhythe Shingle Beach Cliffs SNCI** which is noted for its marshy grassland and reedbed and the **Glyne Gap SNCI** are located approximately 250m and 360m east of the site respectively. The SNCI sites are identified as having poor connectivity with other natural areas. Proposals should consider the potential for any issues relating to air quality and / or emissions which may affect the SNCIs and where appropriate provide suitable mitigation.

3. In the vicinity of the site there are a number of **BAP Habitats** including Maritime Cliffs and Vegetated Shingle. Records also indicate that Reptiles (**Protected Species**) are likely to be adjacent to site. Proposals should consider the potential for any issues relating to air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

4. The **archaeological potential** for below ground remains is uncertain. Remains are likely to be prehistoric to medieval. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Residential dwellings are located immediately adjacent to the western site boundary. Some houses back onto the area and have views across the existing industrial estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. Brett Drive is a small industrial estate which is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

7. Access to the site is directly via the A259 which is known to have **road network capacity** issues at the time of writing. It is expected that the Bexhill-Hastings Link Road will help alleviate these capacity issues. There also appear to be Parking issues in Bett Drive. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;
- Opportunity for co-location of waste management facilities

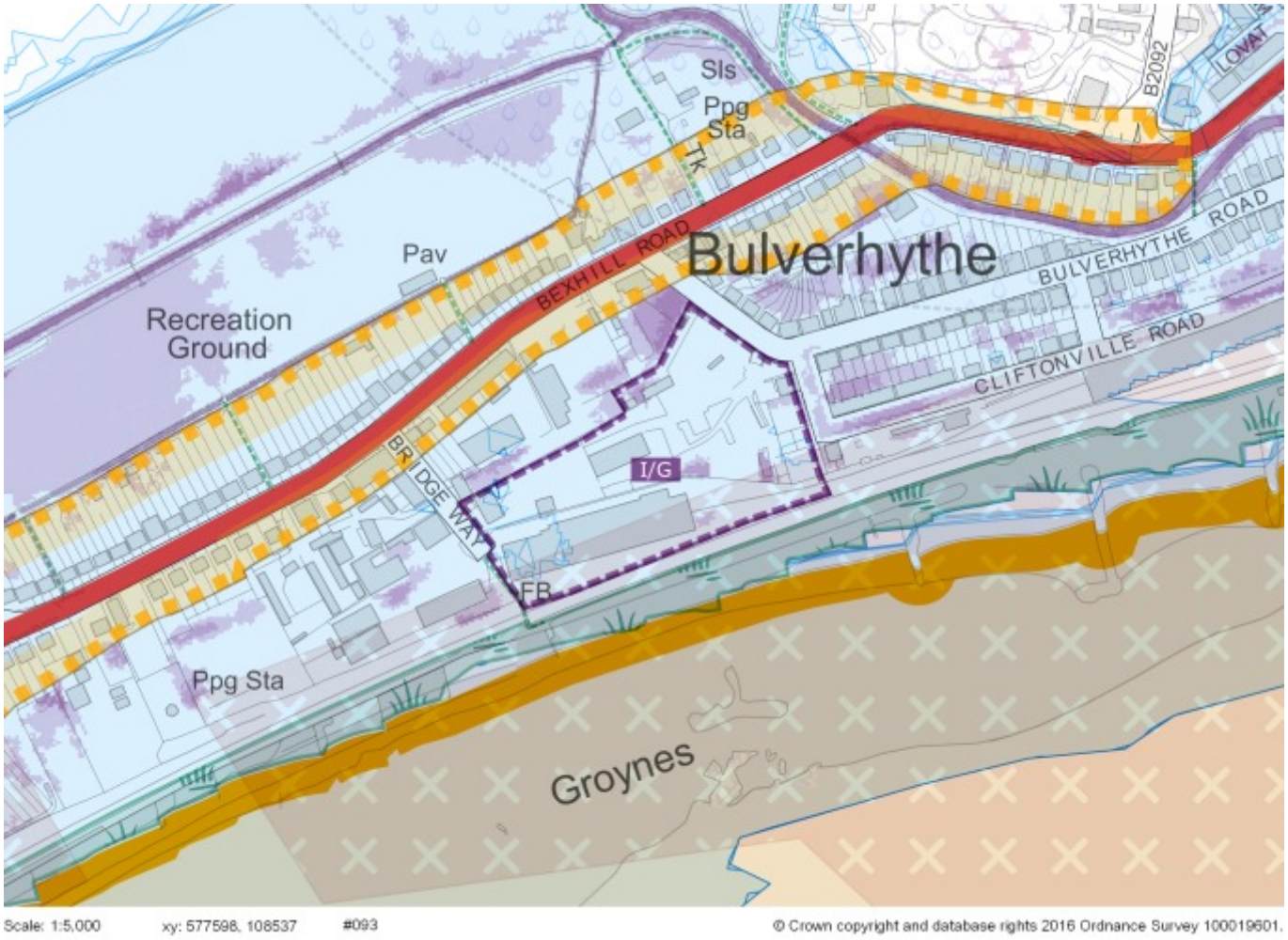
Sustainability Appraisal Summary

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.

IND/G Bulverhythe Depot, Bulverhythe, St-Leonards-on-Sea



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Hastings Borough
Grid reference:	TQ 775 085	**Parish:**	Non-Civil Parish or Community
Area:	3.70 ha	**Electoral area:**	Maze Hill and West St. Leonards ED

Description

Intensification of site use including for waste purposes is dependant on opening of BHLR to relieve capacity issues on A259. There are existing waste uses operating on the site including a municipal depot therefore it is expected waste uses would currently be acceptable in principle provided their operation could be demonstrated not to aggravate existing traffic generation from the site.

Other Information

Part of site is an existing waste site: Bulverhythe Road, St Leonards

Development Considerations

1. **Bulverhythe Shingle Beach and Cliffs SNCI** (although separated by railway line) are adjacent to this site. Proposals should consider the potential for any issues relating to litter, air quality and / or emissions which may affect the SNCIs and where appropriate provide suitable mitigation.

2. In the vicinity of the site there are a number of **BAP Habitats** including Coastal vegetated shingle and Maritime cliff and slope. Proposals should consider the potential for any issues relating to litter, air quality and / or emissions which may affect the BAP Habitat and where appropriate provide suitable mitigation.

3. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric to medieval behind shingle ridge and at depth for alluvial deposits at the entrance to Combe Haven. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential dwellings are located to the east and to the north of the site. The road between the A259 and the site passes residential dwellings. Proposals should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The **townscape** in this area has the potential to be improved. Proposed development should be of high quality design that enhances the character of the local area.

6. The industrial estate is home to a number of businesses, including an existing waste management operation. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation

7. Modelling has identified that the entire site is within Flood Zone (see map). Development other than minor alterations will require a flood risk assessment.

8. Access to the site is on to the A259 via Bulverhythe Road. The A259 is known to have **road network capacity** issues at the time of writing. It is expected that the Bexhill-Hastings Link Road will help alleviate these capacity issues. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;

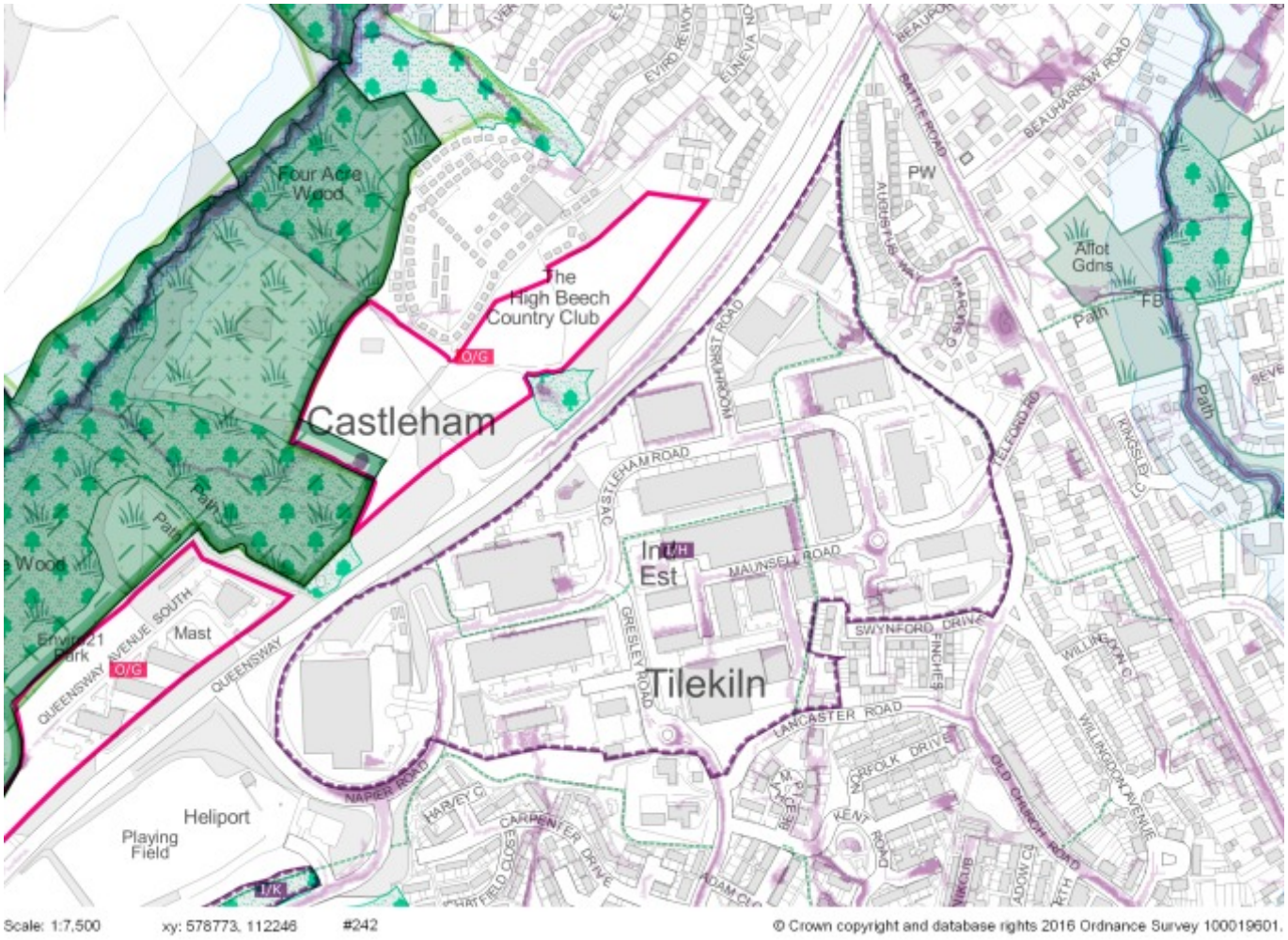
Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; causes of and our adaption to climate change; and the impact of transporting waste and minerals on the environment. 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; 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.

I/H Castleham Industrial Estate, St Leonards-on-Sea



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Hastings Borough
Grid reference:	TQ 787 122	**Parish:**	Non-Civil Parish or Community
Area:	24.11 ha	**Electoral area:**	Hollington and Wishing Tree ED

Description

Existing large industrial estate with a variety of units of type and size. Good layout with wide estate roads.

Other Information

Site is identified as existing industrial land: Castleham

Development Considerations

1. There are several **Ancient Woodland** close to this site. The closest is Marline / Hoads Woods which is 20m north-west of the site. Others located close by are located to the north-west and south of the site. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation. A buffer of 15m between Ancient Woodland and development will be required.

2. **Marline Valley Woods SSSI** is located 70m north-west of the site, separated by road. The SSSI is noted for its Ghyll valley with bryophyte interest. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, and potential for litter. Where appropriate suitable mitigation should be provided.

3. There are a number of SNCI and LNR designations which contain Ancient Woodland (see above) and / or Ghyll woodland are close to this site. **The Marline Wood LNR & SNCI** is located 40m north west of the site. **Hollington Valley SNCI** is locted 150m east of the site. Church Wood SNCI & LNR located 210m south of the site. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the SNCIs or LNRs and where appropriate provide suitable mitigation.

4. In the vicinity of the site there are a number of **BAP Habitats** including Ancient Woodland, Ghyll woodland, Meadows, and Marline Park Woods SWT reserve. Records also indicate the presence of Dormice (Protected Species). Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

5. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric to medieval on most likely on the south facing slope of ridge. The geology is known to contain Wadhurst Clay and there may be potential for evidence of iron working. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The **Marline Park Woods LGS** is located 40m north-west of the site. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the SNCIs or LNRs and where appropriate provide suitable mitigation.

7. **Public Rights of Way** cross industrial estate. Proposals must ensure that the footpath route must remains unfettered.

8. There are residential area to the east and south and north of the estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

9. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

10. **Site access** arrangements will be a consideration in determining a planning application. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements.

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;
- Located on land identified for industrial use;

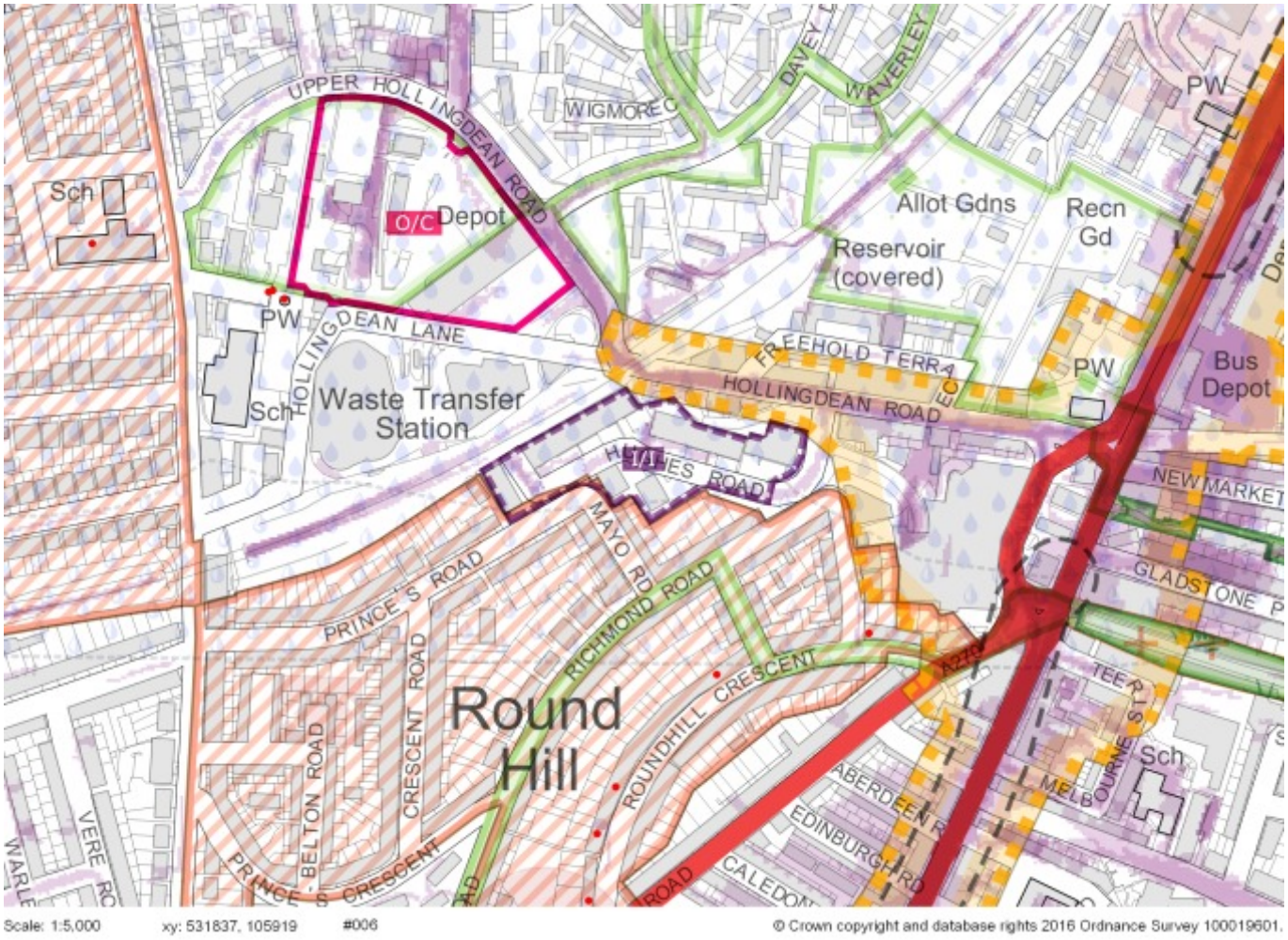
Sustainability Appraisal Summary

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.

Habitats Regulation Assessment Summary

2.1 Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions

I/I Centenary Industrial Estate, Brighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 318 059	**Parish:**	Non-Civil Parish or Community
Area:	1.24 ha	**Electoral area:**	St. Peter's and North Laine Ward

Description

Short distance to the A270 offering good access to the A27. Existing industrial estate comprised of medium sized units predominantly occupied by light industrial uses. Situated at lower level from neighbouring residential properties and with a reasonable sense of separation, particularly at the far end of the estate.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3; Policy DA3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - CENTENARY INDUSTRIAL ESTATE

Development Considerations

1. The **Woodvale, Extra-mural Downs Cemeteries SNCI** is apoximately 220m east of the site and **Crespin Way SNCI** is located 360m north-east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions which may affect the SNCIs and where appropriate provide suitable mitigation.

2. The **Round Hill Conservation Area** is adjacent to the site. Proposals should assess the impact of development and, where possible, design should be used to enhance the setting of the conservation area.

3. There is **archaeology** on this site relating to 19th century railway sidings l. The site is on a north facing slope above dry valley base. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. Proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. There is an **Air Quality Management Area** adjacent to this site which extends down the Lewes Road. The Lewes Road is likely to be a major route for traffic for this site. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Where appropriate, suitable mitigation should be provided.

5. The site is within a predominantly **residential area**, with the closest houses being in the Roundhill Conservation area. Due to the topography the site is set much lower than the residential streets of Round Hill, reducing its visual impact. Proposed development should identify and assess any potential effects on amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

7. The site is within a **Ground Water Protection Zone 1** area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

8. **Site access** arrangements will be a consideration in determining a planning application, and there may be **road network capacity** issues in the nearby area. The site has good access the A270 (eastbound). Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;

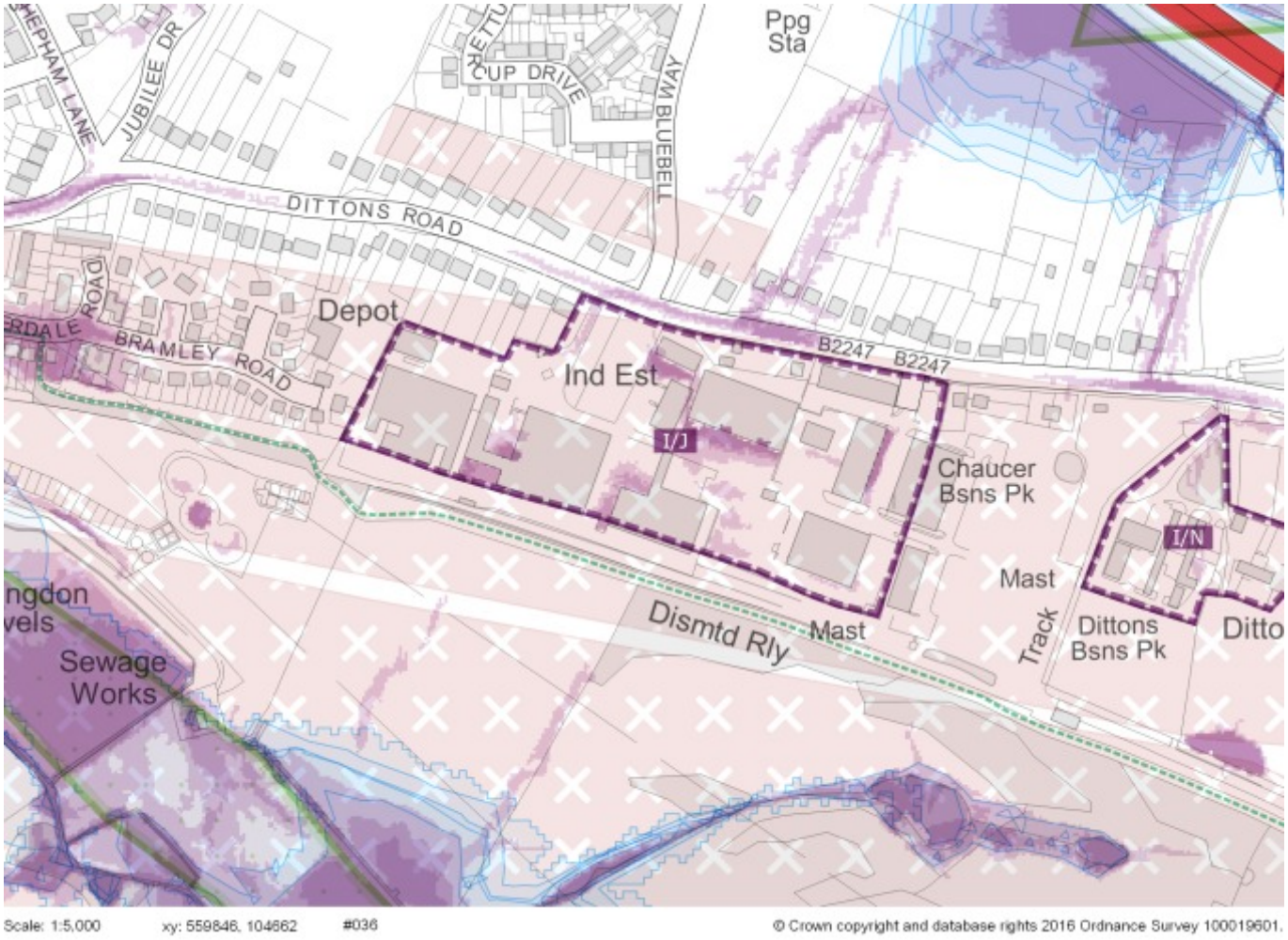
Sustainability Appraisal Summary

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. 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.

I/J Chaucer Industrial Estate, Polegate



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 598 046	**Parish:**	Polegate CP
Area:	5.46 ha	**Electoral area:**	Polegate, Willingdon and East Dean ED

Description

This site is a medium sized industrial estate. It is comprised of a mix of industrial units, small and medium sized, and are mostly 2.5 storeys high It is bounded by Dittons Road to the north, a residential area to the west, the Willingdon Level to the south and a new business park (which at the time of the site visit was under construction) to the east. There is an existing waste management operation on this site.

Other Information

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

Development Considerations

1. There are a number of small **ancient woodland** sites within 1km of this site. Drockmill Hill Shaw is located 470m north-east of the site, Shepham wood is located 710m north of the site and The Dell is located 770m east of the site. The Ancient Woodland sites are identified as having poor connectivity. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.

2. Records indicate the presence of **protected species** in the vicinity of the site including the White admiral butterfly and Reptiles. Proposals should consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

3. An **Archaeological Notification Area** covers all of the site. The site itself is on a Ridge adjacent to the Willingdon Levels. In the 19th century the site was fields, it is now light industrial. Remains are likely to be Prehistoric, Roman and medieval. A Major Roman road passes through site. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. The western boundary of the site is adjacent to residential properties. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

Opportunities

The following opportunities may be present at this site:

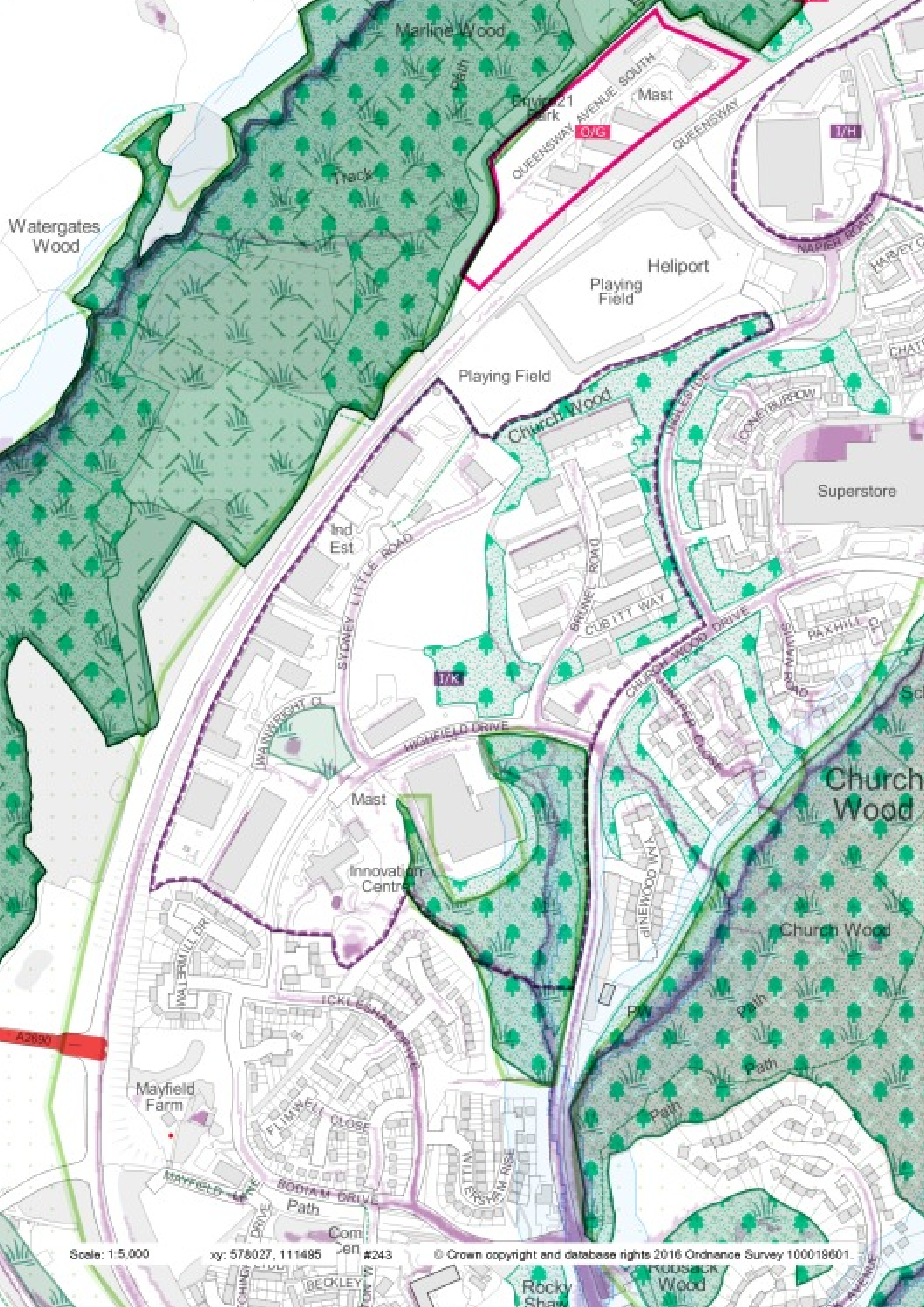
- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;
- Located on land identified for industrial use;

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.

Habitats Regulation Assessment Summary

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



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I/K Churchfields Industrial Estate, St Leonards-on-Sea

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Hastings Borough
Grid reference:	TQ 780 114	**Parish:**	Non-Civil Parish or Community
Area:	27.62 ha	**Electoral area:**	Hollington and Wishing Tree ED

Description

Existing large industrial estate with a variety of units of type and size. Good layout with wide estate roads.

Other Information

Site is identified as existing industrial land: Churchfields

Part of site allocated in Hastings Borough Council's Local Plan (Adopted 2014), Employment Policy GH8, GH9, GH10, GH11

Development Considerations

1. There is **Ancient Woodland** within site. Proposals should consider the potential for issues relating to litter, air quality and / or emissions, and direct impact and / or habitat loss which may affect the Ancient Woodland. A buffer of 15m between Ancient Woodland and development will be required. Where appropriate suitable mitigation should be provided.

2. The **Marline Valley Woods SSSI**, noted for its Ghyll valley with bryophyte interest, is 40m west of the site. It is separated by road. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, and potential for litter. Where appropriate suitable mitigation should be provided.

3. The **Churchwood SNCI** which is an ancient woodland and meadow extends within the site. There are several SNCIs **other SNCIs within 1km**, most with ancient woodland/ghyll woodland. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential for litter, direct impacts and habitat loss. Where appropriate suitable mitigation should be provided.

4. In the vicinity there are a number of **BAP Habits** including Ancient woodland, Ghyll woodland, Meadows, Marline Park Woods SWT reserve. Records also indicate the presence of **protected species** including Dormice and Small heath butterfly. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

5. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric to recent. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The **Marline Park Woods LGS** is adjacent to the site. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the SNCIs or LNRs and where appropriate provide suitable mitigation.

7. **Public Rights of Way** cross industrial estate. Proposals must ensure that the footpath route must remains unfettered.

8. There are residential areas adjacent to the industrial estate to the south and the east. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

9. The site is part developed and part undeveloped. Development in the undeveloped area will need to give careful consideration to the **landscape / townscape character** of the area. Proposals should ensure high quality design and appropriate landscape treatment. It may not possible to mitigate loss of semi-natural green space and recreational potential, but development could provide buffer to the existing areas and secure general improvements.

10. The industrial estate is home to a number of businesses, semi-natural areas and institutional uses. Proposed development should identify and assess the potential effects of the development on the **existing local uses** and where appropriate specify suitable mitigation.

11. Modelling has identified that parts of this site is within **Flood Zone 2 and 3** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

12. **Site access** arrangements will be a consideration in determining a planning application, and there may be **road network capacity** issues in the nearby area. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements.

13. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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;
- Located on land identified for industrial use;

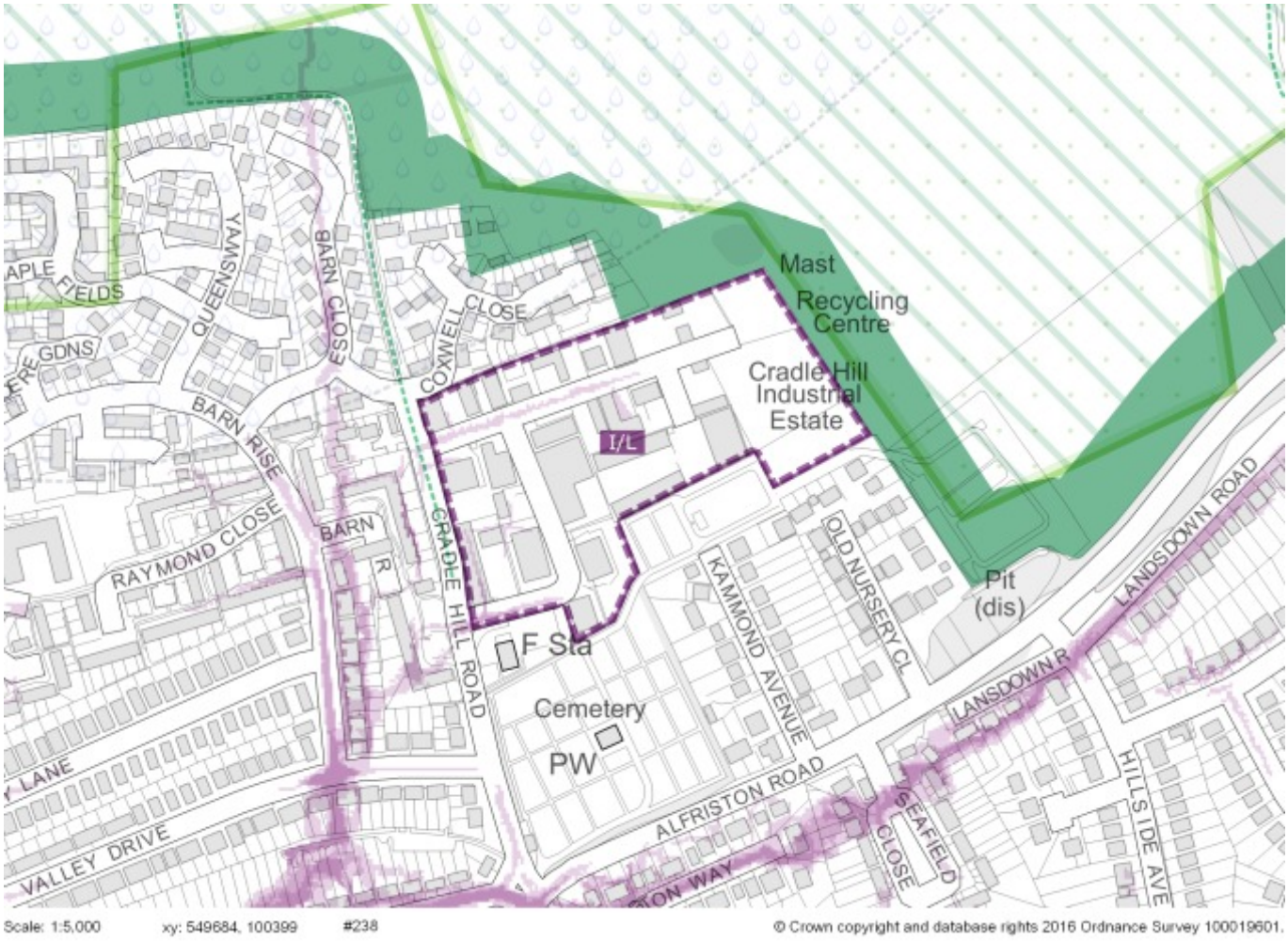
Sustainability Appraisal Summary

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 risk and impact of flooding; and 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.

Habitats Regulation Assessment Summary

2.3 Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.

I/L Cradle Hill Industrial Estate, Cradle Hill Rd, Seaford



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 497 004	**Parish:**	Seaford CP
Area:	1.00 ha	**Electoral area:**	Seaford Blatchington ED

Description

An existing industrial estate on the eastern fringe of Seaford adjoining the National Park and residential estates. There is a civic facility and a private waste operator in the estate.

Other Information

Site is identified as existing industrial land: Cradle Hill Industrial Estate

Part of site is an existing waste site: Seaford Household Waste Site

Part of site is an existing waste site: Unit 3, Cradle Hill Ind. Est, Seaford

Part of site allocated in the Lewes District Council's Local Plan 2003 (Adopted), Employment Allocation SF8

Development Considerations

1. The site is adjacent to **South Downs National Park**. It is a developed industrial estate. New development may provide opportunities to enhance the appearance of the estate. Proposals should consider the visual impact of development on the setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. **Seaford to Beachy Head SSSI** is located 860m to the south-east of the site. Proposals should consider the potential impacts of development on the SSSI, with

specific reference to the potential for issues related to air quality/emissions and disturbance/predation to birds.

3. Records indicate the presence of **BAP / Protected Species** in the vicinity of the site including slow worm and common lizard. Proposals should consider the potential impacts of development on protected species.

4. There is **archaeological potential** with regard to below ground prehistoric remains from Mesolithic to Iron Age. The site itself is located on a south facing slope of South Downs. Previous development many have disturbed finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Residential areas are located adjacent to the industrial estate to the north, west and south. Access to the site is through residential areas. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Developers and operators are also encouraged to pro-actively engage with the local community.

6. This site is of high **visual sensitivity** and moderate **landscape sensitivity**. The existing character is mixed light industrial with adjacent residential. This site is facing Downland countryside and National Park. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. New development could provide an opportunity to provide enhancement in the form of a buffer to SDNP and Downland countryside.

7. The industrial estate is home to a number of businesses. Residential developments are located to the north, west and to the south. The site is also approached through a residential estate. Proposed development should identify and assess the potential effects of the development on the **neighbouring uses** and where appropriate specify suitable mitigation.

8. Depending on size and type of vehicles generated a **Transport Assessment** may be needed in support of new waste development. The estate is comprised of part adopted highway and part unadopted.

9. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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;
- Located on land identified for industrial use;

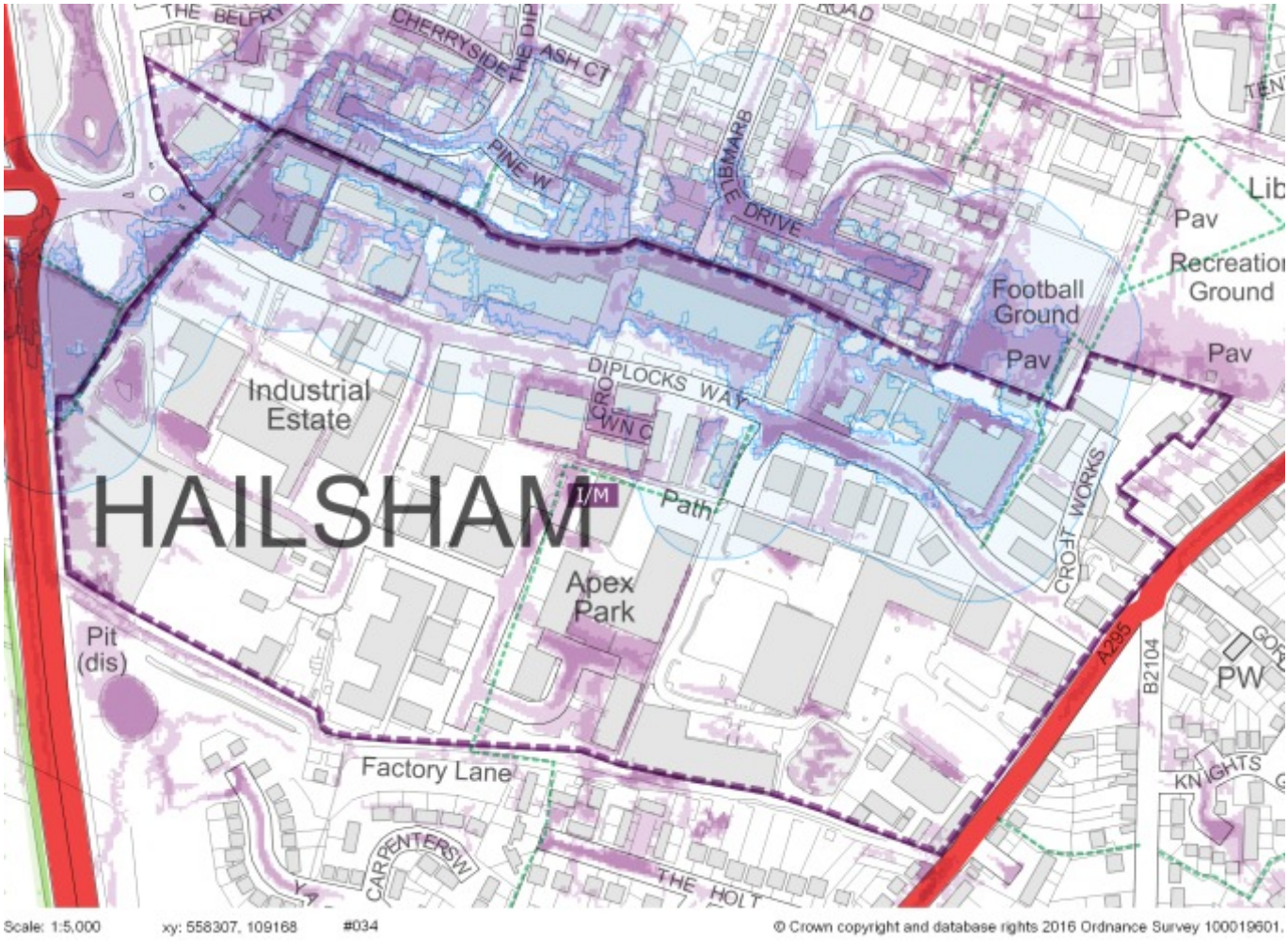
Sustainability Appraisal Summary

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 risk and impact of flooding; and 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.

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.

I/M Diplocks Way, Hailsham



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 583 091	**Parish:**	Hailsham CP
Area:	24.63 ha	**Electoral area:**	Hailsham and Herstmonceux ED

Description

This site is a large industrial estate. It is comprised of a mixture of industrial and business units and large retail units. These are mostly 2.5 storeys high, with a mixture of large, medium and small units. Diplocks Way is the main east-west spine road through the estate. It is bounded by the A295 in the east, the A22 to the west, and housing estates to the north and south. A concrete batching plant is located on this site.

Other Information

Part of site is an existing waste site: Haulaway Limited

Part of site is an existing waste site: H Ripley & Co

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

Development Considerations

1. The Bushy Wood **Ancient Woodland** is located 80m west of the site. It is separated from the site by a main road (A22). The woodland has good connectivity to other ancient woodland sites, including SNCIs. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.

2. The **Abbots Wilmington Wood Milton Hide SNCI**, noted for its ancient woodland and heathland interest, is located 470m south-west of the site. Proposed development should consider the potential for issues related to air quality and /or emission issues, and litter. Where appropriate suitable mitigation should be provided.

3. Records indicate the presence of **protected species** in the vicinity of the site including the Great Crested Newt and Water vole. Proposals should consider the potential impact of development on protected species and their habitats. Where appropriate suitable mitigation should be provided.

4. There are known **archaeological remains** on this site. This is located on a valley floor site which in the 19th century was a rope factory and fields; it is now in light industrial use. Remains of rope factory survive as historic buildings / structures. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. There is **public open space** close to entrance of this site and a recreation ground adjacent to eastern end. A **public right of way** also crosses the site. Proposed development should identify and assess any potential effects on public open space and where appropriate specify suitable mitigation. Proposals must ensure that the footpath route must remains unfettered.

6. The northern and southern boundaries of the site are closest to residential properties. There appears to be good separation and screening between the industrial and residential areas. Proposed development should identify and assess any potential effects on amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. This industrial estate contains a number of different **existing employment uses**, some of which may (for example retail) be less compatible with a waste facility as a neighbour than others. The size of this estate means there may be some areas less suitable than others. Proposed development should identify and assess the potential effects of the development on the existing local uses and where appropriate specify suitable mitigation.

8. Modelling has identified that parts of this site is within **Flood Zone 2 and 3** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

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;
- 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 risk and impact of flooding; and 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.

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.

I/N Dittons Business Park, Dittons Road, Polegate



Site Details

Site type:	Area of Opportunity	**Local Authority:**	Wealden District
Grid reference:	TQ 601 045	**Parish:**	Polegate CP
Area:	0.71 ha	**Electoral area:**	Polegate, Willingdon and East Dean ED

Description

The site includes Dittons Road Business Park The site comprises a number of business units, some of which appear to be converted barns. The topography of the site is level with a wide expanse of view to fields, woodland and shrubland. Directly to the south east of the site there is the A22 Jubilee Way that has an elevated position above the site. Access to the site from Dittons Road is substandard particularly for lorries and would need to be realigned. Access into the site is from Dittons Road, to the north, which comprises residential properties and Chaucer Business Park to the west.

Other Information

None

Development Considerations

1. There are a number of small **ancient woodland** sites within 1km of this site. Drockmill Hill Shaw is located 360m north-east of the site, Shepham wood is located 870m north of the site and The Dell is located 600m east of the site. The Ancient Woodland sites are identified as having poor connectivity. Proposals should consider the potential for issues relating to litter, air

quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.

2. Records indicate the presence of **protected species** in the vicinity of the site including the Great Crested Newt and Water vole. Proposals should consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

3. An **Archaeological Notification Area** covers all of the site. The site itself is on a Ridge adjacent to the Willingdon Levels. In the 19th century the site was fields, it is now light industrial. Remains are likely to be Prehistoric, Roman and medieval. A Major Roman road passes through site. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

3. There are no residential properties immediately adjacent to the site, however there are a number close by. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

4. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

5. The site is well located for access to the A22 and A27; however, the existing **vehicular access** serving the business park is poorly aligned and would require improvements in order to make it suitable for a use of this type. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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 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.

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.


Liby
PO
PW
Hospl
West Blatchi
Newill Play
NEWILL AVENUE
HOLMES
PW
MAYTREE WALK
LABURNUM AVENUE
Sch
Hospl
Allotment Gardens
CRANMER AVENUE
MAPLE GDNS
F Sta
Depot
I/O
Cemetery
War Meml
OLD STONEHAM ROAD
PO
Cemetery
PWs
War Meml
L/AD
Subway
Sch
KINGSTHORPE RD
PAYNE AVENUE
MORTIMER RD
DALLINGTON R
MILNTHORPE ROAD
Sch
STONEHAM ROAD
SUFFOLK ST
Recn Gd
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MARMION ROAD
PORTLAND ROAD
Davis Park
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I/O English Close Industrial Area, Brighton

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 275 059	**Parish:**	Non-Civil Parish or Community
Area:	1.48 ha	**Electoral area:**	Hangleton and Knoll Ward

Description

Existing industrial estate. Mixed site of new B1 three storey uses and older industrial units although some redevelopment has occurred. Rather cramped site with limited circulation space.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3(3)

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - ENGLISH CLOSE INDUSTRIAL ESTATE

Development Considerations

1. Parts of Old Shoreham Road approximately half a kilometre east and west of the site are within an **Air Quality Management Area**. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Where appropriate, suitable mitigation should be provided. Routing arrangements could minimise the distance HGVs travel within the AQMA.

2. Residential properties back onto the northern boundary of the site. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

3. This is a mixed site of new B1 three-storey office units and older industrial units. A cemetery is also adjacent to the west of the site. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and the **neighbouring cemetery**. Where appropriate, suitable mitigation should be provided.

4. The site is within a Ground Water Protection Zone 2 area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

5. The site has good access to A270 and A27 bypass to the west, but there may be **road network capacity** issues in the nearby area. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

6. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:

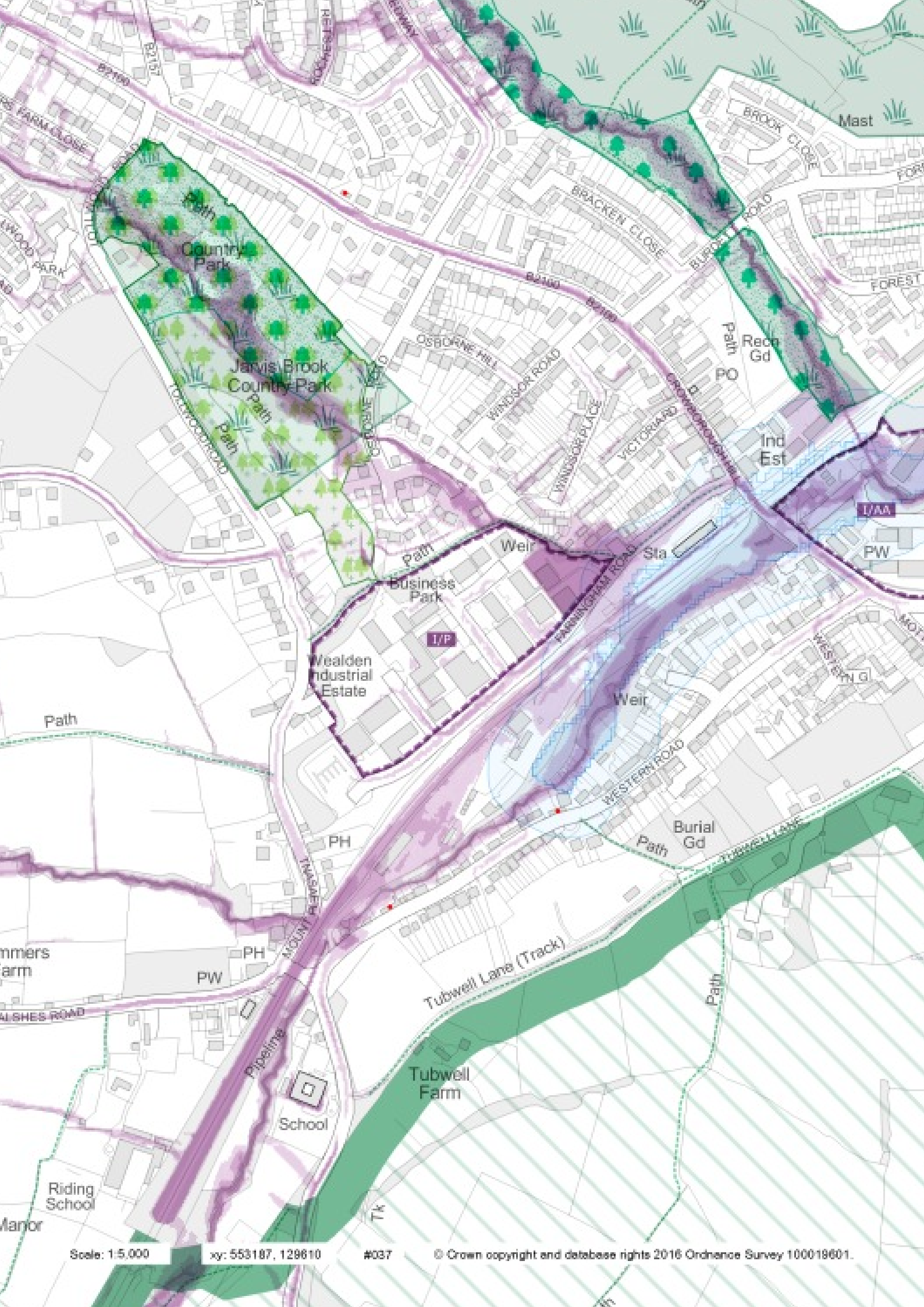
- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;

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 the amenity of residents and neighbouring land uses; and air quality and air pollution. 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; 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.


Mast
BROOK CLOSE
BRACKEN CLOSE
BURNT ROAD
FOREST
B2100
B2187
Path
Country Park
Jarvis Brook Country Park
Path
Path
OSBORNE HILL
WINDSOR ROAD
WINDSOR PLACE
VICTORIA RD
CROWBOROUGH HILL
Path
Recn Gd
PO
Ind Est
I/M
PW
Weir
Sta
Path
Business Park
I/P
Wealden Industrial Estate
PARKINGHAM ROAD
WESTERN G
Weir
Path
WESTERN ROAD
Burial Gd
Path
TUBWELL LANE
PH
MOUNT PLEASANT
PH
PW
Tubwell Lane (Track)
Path
Pipeline
Tubwell Farm
School
Riding School
Manor
Tk
Scale: 1:5,000
xy: 553187, 129610
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I/P Farningham Road, Crowborough

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 531 296	**Parish:**	Crowborough CP
Area:	5.07 ha	**Electoral area:**	Crowborough ED

Description

The site is a medium sized industrial estate. It comprises of industrial and business units. The units are a mix of small, medium and large units. The western part of the site is predominantly offices, and the eastern is more industrial in character.

To the west of the site is the Crowborough HWRC, to the south the railway and railway station, to the east and north are residential areas.

Other Information

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

Development Considerations

1. The **High Weald AONB** is located to the south and the west of the site. It is 290m from the site at its closest. Proposals should consider the visual impact of development and where appropriate undertake a visual assessment and provide appropriate mitigation.

2. There are a number of small **ancient woodland** sites within 1km. Clay Pit is located 220m to the north of the site and Crowborough Gill is located 280m north of the site. There is a connection between Clay Pit and habitat on site. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland. Where appropriate suitable mitigation should be provided.

3. The **Ashdown Forest SAC/SPA** is approximately 3km west of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Applicants are encouraged to seek pre-application advice.

4. The **Jarvis Brook Country Park SNCI** is located 140m north of the site and the **Crowborough Ghyll SNCI** is located 280m north of the site. The Crowborough Country Park LNR is adjacent to the site. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, and the potential for litter. Where appropriate suitable mitigation should be provided.

5. There are a number of **BAP Habitats** in the care including Ancient woodland and Ghyll woodland. Records indicate the presence of protected and BAP species in the vicinity of the site including the Common lizard, Grass snake, Slow worm, Dingy Skipper and Small heath. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on **protected and BAP species** and where appropriate provide suitable mitigation.

6. There is **archaeological potential** with regard to below ground remains. This is located on a valley floor edge site which in the 19th century was a brick; it is now in light industrial use. There is the potential for brick making archaeology to survive. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. The northern boundary of the site is closest to residential properties with a residential area immediately to the north of the site. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. This industrial estate contains a number of different **existing uses**, some of which may be less compatible with a waste facility as a neighbour than others. The size of this estate means there may be some areas less suitable than others. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

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;

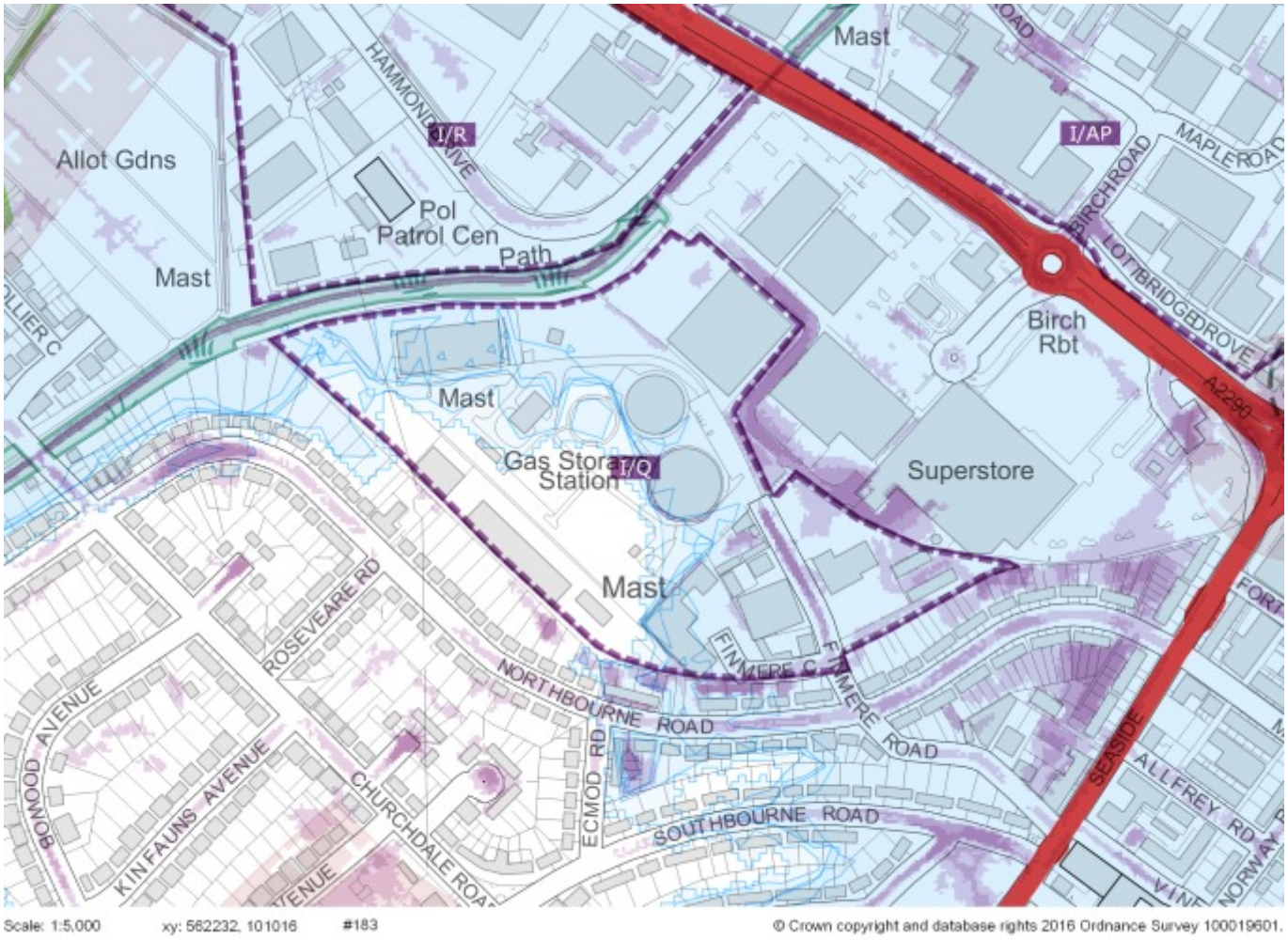
Sustainability Appraisal Summary

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 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 risk and impact of flooding; 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

2.4 If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. 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.

I/Q Finmere Road Industrial Estate, nr. Lottbridge Drove, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 622 010	**Parish:**	Non-Civil Parish or Community
Area:	7.82 ha	**Electoral area:**	St. Anthony's ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two sites are located north of the Lottbridge Drove, and two are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a gas storage site and a small number of industrial and business units. The industrial units are mostly 2.5 storeys high, with a mixture of large, medium and small units. The gas storage tanks are significantly higher. It is bounded by residential properties that face Northbourne Road to the south and west, a retail park to the east and the Horsey Sewer (SNCI) to the north. Access to the site is from Finmere Road off Seaside Road (A259).

Other Information

Part of site is an existing waste site: Finmere Auto Spares

Site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. The **Horsey Sewer SNCI** which is noted for its breeding bird interest is adjacent to the site. The Leeds Avenue **Reedbed SNCI** is also in close proximity. There are known issues in this area in relation to nutrient enrichment. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential for litter, disturbance and predation. Where appropriate suitable mitigation should be provided.

2. In the vicinity there are a number of **BAP Habitats** including Reedbed and Open water. Records also indicate the presence of **BAP Species** including the Shining rams horn snail. Proposals should consider the issues identified in relation to the SNCIs above. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential disturbance and predation. Where appropriate suitable mitigation should be provided.

3. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault 'island' is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential properties back onto the south and west boundaries of the site. The site access passes a number of residential properties. Proposals should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

6. Site is located off Northbourne Road which is a residential street with consistent high levels of on street parking which reduces the carriageway to single width in places and limits the size of vehicles which can reach the site. There are substantial **road network capacity issues** at Seaside Roundabout which is already over capacity through large parts of the day. Seaside also suffers from queueing traffic. However, as this site has existing industrial uses if there were to be a change of use and the traffic generated is no more than is generated presently acceptable. Proposals should detail any proposed **access arrangements** and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;
- Opportunity for co-location of waste management facilities;

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.

Habitats Regulation Assessment Summary

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/R Hammonds Drive Industrial Estate, Lottbridge Drove, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 620 013	**Parish:**	Non-Civil Parish or Community
Area:	9.15 ha	**Electoral area:**	St. Anthony's ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two sites are located north of the Lottbridge Drove, and two are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a mixture of industrial and business units. These are mostly 2.5 storeys high, with a mixture of large, medium and small units. A modern police detention centre is also located on this site. It is bounded by Lottbridge Drove to the north-east, the Willingdon Level to the north-west, allotment gardens to the west, and the Horsey Sewer (SNCI) to the south. Beyond the Sewer is site I/Q. Access to the site is from Lottbridge Drove. Hammonds Drive is the main spine road running through this estate.

Gas Storage Tanks located on site I/Q directly to the south of this site.

Other Information

Site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. The **Horsey Sewer SNCI** which is noted for its breeding bird interest is adjacent to the site. The **Leeds Avenue Reedbed SNCI** is also in close proximity. There are known issues in this area in relation to nutrient enrichment. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential for litter, disturbance and predation. Where appropriate suitable mitigation should be provided.

2. In the vicinity there are a number of **BAP Habitats** including Reedbed and Open water. Records also indicate the presence of **BAP Species** including the Shining rams horn snail. Proposals should consider the issues identified in relation to the SNCIs above. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential disturbance and predation. Where appropriate suitable mitigation should be provided.

3. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault 'island' is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. The south-western part of the site is closest to residential properties. These are located beyond the allotment gardens to the west, and the Horsey Sewer and industrial estate to the south. The site access does not pass residential properties. Proposals should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

6. Modelling has identified that the entire site is within Flood Zone 3b (see map). Development other than minor alterations will require a flood risk assessment.

7. Lottbridge Drove provides good access to the site. There are substantial **road network capacity** issues at Seaside which is already over capacity at times & Lottbridge Roundabout which is almost at capacity at peak times. However, as this site has existing industrial uses if there were to be a change of use and the traffic generated is no more than is generated presently it may be acceptable. Consideration may also be given to vehicle movement times. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

8. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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.

Habitats Regulation Assessment Summary

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/S Heathfield Industrial Estate (Ghyll Road Site), Heathfield



Site Details

Site type:	Area of Opportunity	**Local Authority:**	Wealden District
Grid reference:	TQ 580 202	**Parish:**	Heathfield and Waldron CP
Area:	3.19 ha	**Electoral area:**	Heathfield ED

Description

Heathfield Industrial Estate is a small industrial estate on the located on the edge of Heathfield. It's a small site comprised of a number of small and medium sized industrial units. These units are 2 - 3 storeys in height. There is an area of woodland within the site area. The site slopes steeply from east to west. The site is bounded by ancient woodland to the west, a newly developed housing estate to the south (on land previously allocated for employment uses), residential properties to the north, and Ghyll Road to the west (with a residential area beyond). The site is also adjacent to the AONB.

Other Information

Development Considerations

1. The **High Weald AONB** is located to the south and the west of the site. It is 40m from the site at its closest. Proposals should consider the visual impact of development and, where appropriate, undertake a visual assessment and provide appropriate mitigation.

2. **Ancient woodland** is located adjacent to the site, and the woodland has good connectivity to other nearby natural habitats. Proposals should consider the potential for issues relating to litter, air quality and / or emissions, and direct impact and / or habitat loss which

may affect the Ancient Woodland. A buffer of 15m between Ancient Woodland and development will be required. Where appropriate suitable mitigation should be provided.

3. **Heathfield Park SSSI** is located 1km west of the site. Proposed development should consider the potential for any air quality and /or emission issues. Where appropriate suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including Woodland and records indicate the presence of a number of **BAP Species** and / or **protected species** including Common lizard, Grass snake, and Slow worm. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential disturbance to core habitats and potential for harm to protected species. Where appropriate suitable mitigation should be provided.

5. There is **archaeological potential** with regard to below ground remains. The site is located on a South facing valley floor which during the 19th century was fields. It is now light industrial. Records indicate prehistoric and medieval activity in the vicinity of the site. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. A **Public Footpath** runs along one side of this site and there is an entrance Cuckoo Trail nearby. There is an opportunity to enhance the Green Infrastructure of the nearby Wooded Ghyll and improve access. Proposals should ensure that the right of way remains unfettered.

7. Residential properties located to the north and east of the site. Proposals should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. The **landscape character** is highly sensitive in this area due to the steep slopes. The site can be viewed from nearby houses and the AONB. Proposals should ensure high quality design and appropriate landscape treatment. Existing ghyll wood and hedges should be retained and managed.

9. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

10. There are currently three **site access** points, of which the southern one has virtually nil visibility. The site has good links to the A265 via the B2203, and vehicles should be routed in this direction. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Proposals should demonstrate that there is sufficient area for any special loading/unloading requirements and suitable provision of staff **parking**. Operators may wish to consider entering into a **routeing agreement**, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

11. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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 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; 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. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.

I/T Highfields Industrial Estate, Willingdon Drove, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 613 021	**Parish:**	Non-Civil Parish or Community
Area:	6.50 ha	**Electoral area:**	Hampden Park ED

Description

This site is part of a cluster of three industrial sites located north-west of the A22/A2280. The sites are divided in two by Lottbridge Drove. In combination these sites form a large industrial estate. These industrial estates also include a significant retail area.

This site is comprised of a mixture of large, medium and small industrial units. These are mostly 2.5 - 3 storeys high. A large portion of the site is used by the Gardners Books Ltd which occupies two large units connected by a bridge over the road. It is bounded by Willingdon Drove to the north and Lottbridge Drove to the west with site I/E across that road and the Cross Levels Way to the south and east with the Willingdon Level beyond.

Other Information

Site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric/early historic, and palaeo-environmental However, previous developments may have disturbed

archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

2. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

3. Modelling has identified that the entire site is within **Flood Zone 3b** (see map). Development other than minor alterations will require a flood risk assessment.

4. The Lottbridge Roundabout which is known to have **road network capacity** issues is located close to the site. Due to the proximity of the Roundabout there may be capacity issues to overcome but as the site can be reached from the north and east without using this junction they will probably be limited. The Willingdon Drove access provides good access to the site. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Operators may wish to consider entering into a routing agreement, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

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 the risk and impact of flooding. 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

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/U Hollingbury Industrial Estate, Brighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 321 092	**Parish:**	Non-Civil Parish or Community
Area:	9.29 ha	**Electoral area:**	Patcham Ward

Description

Site is an existing industrial estate with a variety of unit sizes ranging from small to very large. Some modern B1 uses as well as older industrial units.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - HOLLINGBURY INDUSTRIAL ESTATE

Development Considerations

1. The **South Downs National Park** borders the site to the east, rising steeply to a high viewpoint along Ditchling Road. Areas on the opposite side of Carden Avenue to the north are also National Park although the site is separated by the Asda superstore. The site is highly visible from the Park. However it is an established industrial estate and it is unlikely that are additional impacts on the setting of the Park through use of a unit for waste purposes would be able to be reduced to acceptable levels. Proposals should consider the visual impact of development on the setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. There are a number of small **ancient woodland** sites within 1km. The closest is approximately 195m north-east of the site Proposals should consider the potential for issues relating to air quality and / or emissions which may affect the Ancient Woodland. Where appropriate suitable mitigation should be provided.

3. The **Wild Park LNR** is adjacent to the site, and **Ladies Mil Open Space LNR** and **Stanmer Park/Coldean LNR** are also close by. Proposed development should consider the potential for issues related to air quality and / or emissions. Where appropriate suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including Ancient woodland, Chalk grassland, and a Pond. Proposed development should consider the potential for issues in relation to air quality and /or emissions. Where appropriate suitable mitigation should be provided.

5. The nearest residences are located approximately 100m to the south of the site, overlooking the site at a higher level. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses. An Asda superstore is located to the north. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

7. The site is within a **Ground Water Protection Zone 2** area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

8. There is direct access to A27 bypass from the site. However, there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

9. Part of the site is within a **Biodiversity Opportunity Area.** Developers should consider incorporating opportunities to promote biodiversity into their developments.

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;

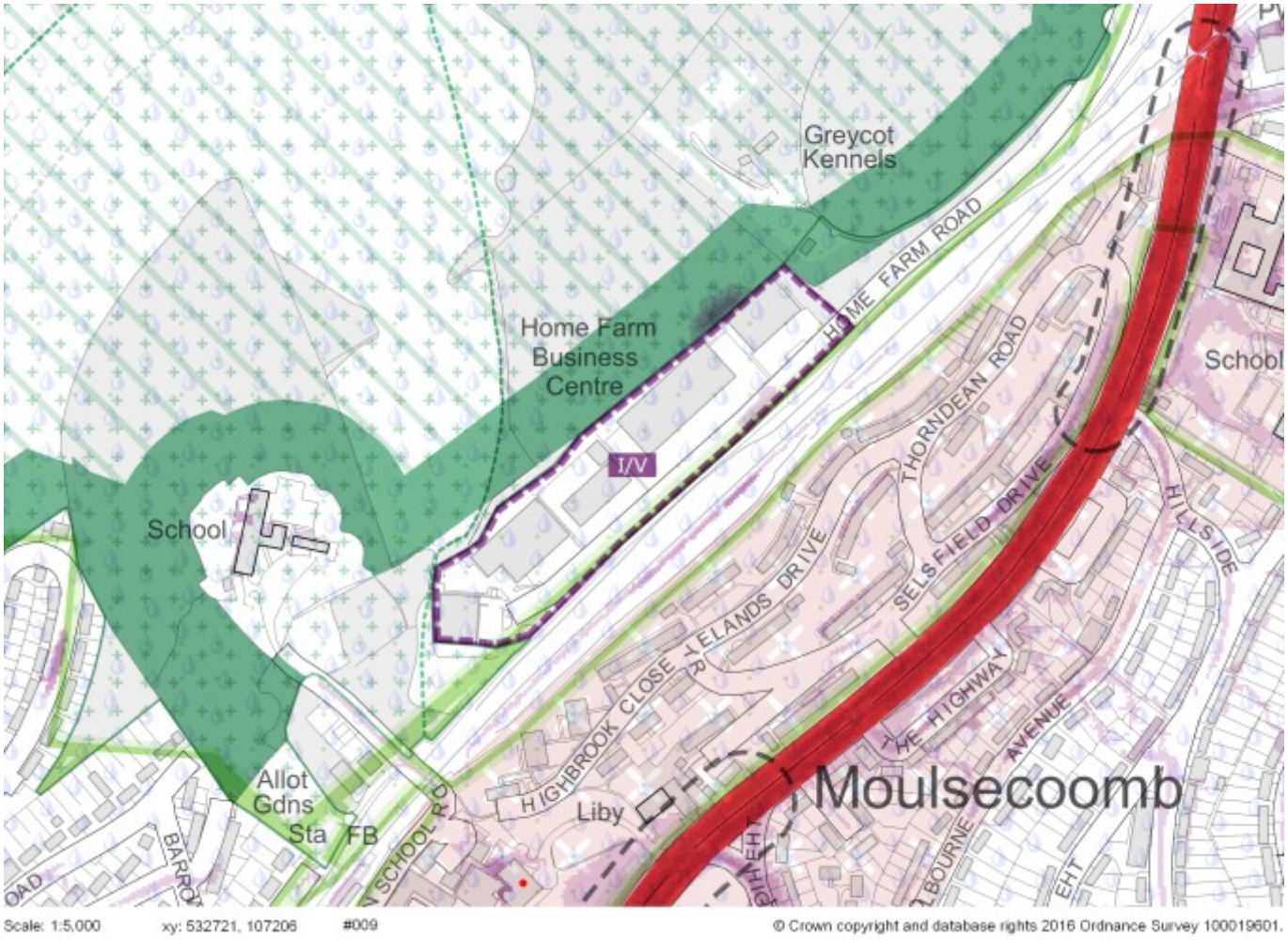
Sustainability Appraisal Summary

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 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.

I/V Home Farm Industrial Estate, Brighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 327 072	**Parish:**	Non-Civil Parish or Community
Area:	2.59 ha	**Electoral area:**	Hollingdean and Stanmer Ward

Description

Existing industrial estate comprising large units with good outside circulation space. Site feels isolated with no immediately surrounding buildings and dedicated access from the A270. There is parking on this road but still sufficiently wide to enable easy HGV access.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - HOME FARM INDUSTRIAL ESTATE

Development Considerations

1. Wooded areas of the **South Downs National Park** border the site to the north and west. The site itself is an existing industrial estate with some uses similar in nature to waste management - e.g. builder's merchants. New development should be of high quality design and protect and retain the adjacent woodland. Proposals should consider the visual impact of development on

the setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. The **Wild Park LNR** is adjacent to the site, and the **Bevendean Down LNR**, **Brighton University SNCI**, and **Crespin Way SNCI** are also close by. Proposed development should consider the potential for issues related to air quality and /or emission issues, and the possible disturbance and / or predation of birds found in these sites. Where appropriate suitable mitigation should be provided.

3. There is **archaeological potential** with regard to below ground remains. Records indicate pre-historic, roman, and medieval activity in area. The site itself is located on the north edge of Falmer which is a dry valley. During the 19th century the site was fields, it is now in light industrial use. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Lewes Road which is to the south of the site is the subject of an **Air Quality Management Area**. As an existing industrial estate there is unlikely to be a significant net increase in vehicle movements compared to other industrial uses. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

5. Existing established light industrial uses are not in character with the local **townscape**, but neither do they detract significantly. Proposals should be of high quality design and use appropriate landscape treatment.

6. The units in the estate are currently occupied by various types of occupier including builders' merchants, bakery and a B1 use. Public open space, school and houses surround the site. These are set back and well screened. Proposed development should identify and assess the potential effects of the development on the **existing businesses, and other nearby uses** and where appropriate specify suitable mitigation.

7. The site is within a **Ground Water Protection Zone 2** area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

8. The site has relatively good access to A270 and A27 bypass to the east. However, there may be **road network capacity issues** in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

9. The site is within a **Biodiversity Opportunity Area**. Developers will need to consider incorporating opportunities to promote biodiversity into their developments.

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;
- Located on land identified for industrial use;

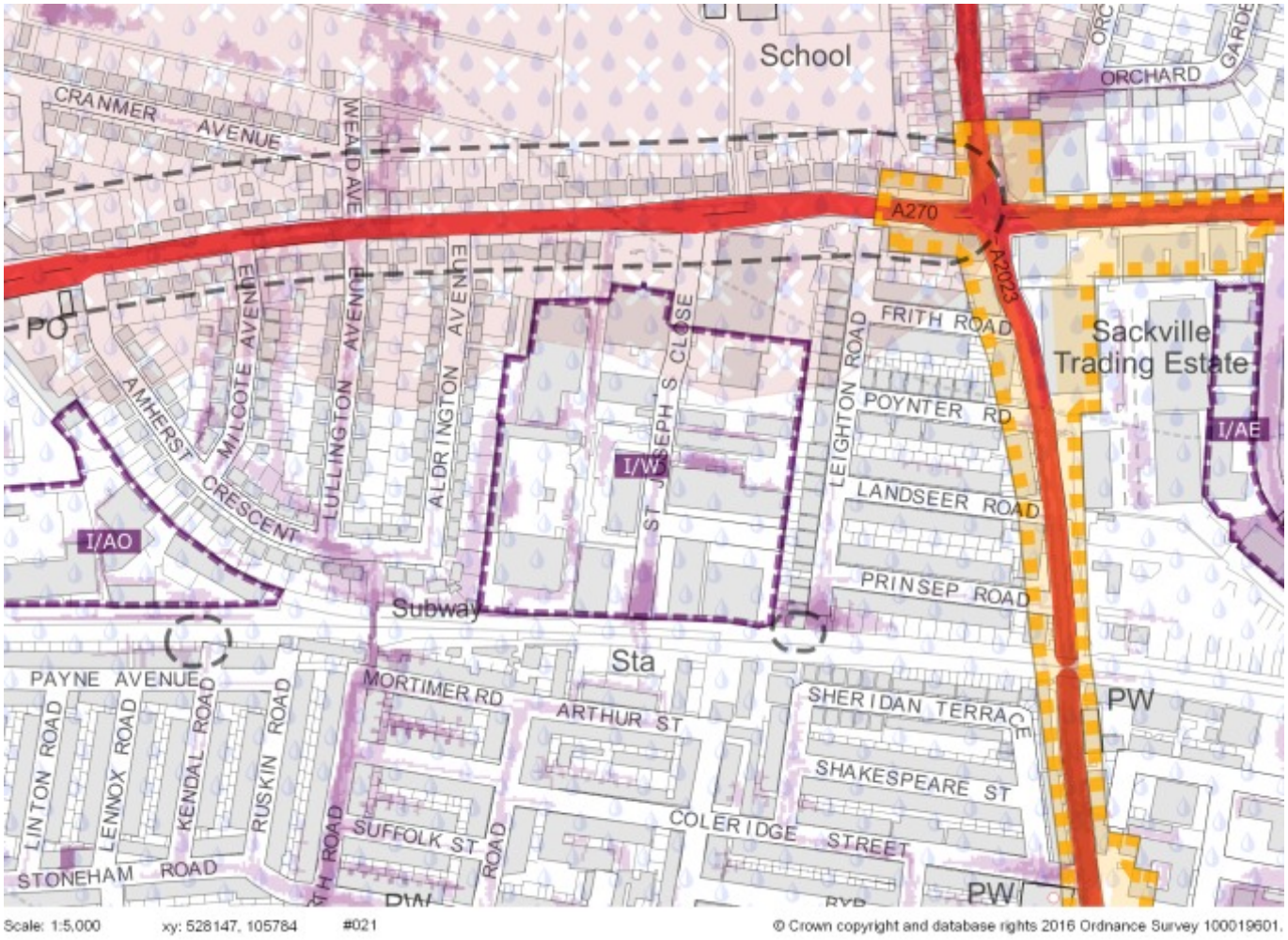
Sustainability Appraisal Summary

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 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.

I/W Hove Technology Park, St Joseph's Close, Hove



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 281 057	**Parish:**	Non-Civil Parish or Community
Area:	4.54 ha	**Electoral area:**	Hove Park Ward

Description

Site is an existing industrial estate. Units are a variety of sizes and ages. Larger units have adequate circulation space. Current uses include activities with similar impacts to waste management facilities such as a builders merchant.

Other Information

Part of site is an existing waste site: Hove HWRS

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - HOVE TECHNOLOGY PARK

Development Considerations

1. The northern part of the site is within an **Archaeological Notification Area** identified for Woolwich Beds potential. The site is currently light industrial, during the 19th century and early 20th century the site was mainly allotments. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed

development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

2. Sackville Road and Old Shoreham Road and surrounding area is the subject of an **Air Quality Management Area.** Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

3. Residential dwellings back onto the site from the east and west. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

4. The site is bordered by a railway line to the south, industrial uses including a Household Waste Recycling Site to the west, and the rear gardens of residential properties to the east. Properties to the north are separated by the wide Old Shoreham Road (A270). Generally industrial type uses on the site itself, including a large builders merchants. Proposed development should identify and assess the potential effects of the development on the **existing businesses, and other nearby uses** and where appropriate specify suitable mitigation.

5. The site is within a **Ground Water Protection Zone 2** area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

6. The site has relatively good access to A270 and A27 bypass to the east. However, there may be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

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. 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.

I/X Hyde Business Park, Bevendean, Brighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 339 059	**Parish:**	Non-Civil Parish or Community
Area:	4.17 ha	**Electoral area:**	Moulsecoomb and Bevendean Ward

Description

Site is an existing industrial estate. It is reasonably well laid out with medium sized units and there is an existing waste use in the unit in the south-eastern corner. Identified in the City Plan as potentially suitable for sui generis uses.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - THE HYDE BUISINESS PARK

Development Considerations

1. The **South Downs National Park** surrounds the site on three sides. There is a good level of screening between the site and the National Park. Proposals should consider the visual impact of development on the character and setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. The **Bevendean Down LNR** is adjacent to the site. The **Whitehawk/Race Hill LNR** and a number of **other SNCIs** are located within 1km of the site. Proposed development should consider the potential for issues related to air quality and /or emissions on these sites. Where appropriate suitable mitigation should be provided.

3. In the vicinity of the site there are a number of **BAP Habitats** including chalk grassland, ponds and woodland. Proposals should consider the potential for issues as a result of development in relation to air quality and /or emissions on these habitats. Where appropriate suitable mitigation should be provided.

4. There is **archaeological potential** with regard to below ground remains. Records indicate prehistoric and medieval activity in area. During the 19 century the site was fields, it is now in light industrial use. The site is located on a south facing dry valley. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. **Accessible Downland** is adjacent to the site. Any redevelopment could provide potential enhancements with buffer to neighbouring public open space and good design incorporating trees.

6. The site is comprised of established light industrial uses adjacent to residential areas, however it is not overlooked. Proposed development should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing **businesses, and other nearby uses**. Where appropriate suitable mitigation should be provided. The replacement of any existing units offers potential enhancement with buffer to SDNP and houses and good design incorporating trees.

8. There is extremely poor **access to the site** through approximately 1 mile of residential streets. Access road from A270 (The Avenue) is residential with traffic calming measures and unsuitable for additional movements. However, site is an existing industrial estate and use of a unit may be acceptable but only if there are no additional vehicle movements compared to existing non-waste uses. Proposals should detail any proposed access arrangements and include an assessment of the expected number, type and routing of vehicle movements.

9. The site is within a **Biodiversity Opportunity Area**. Developers will need to consider incorporating opportunities to promote biodiversity into their developments.

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;

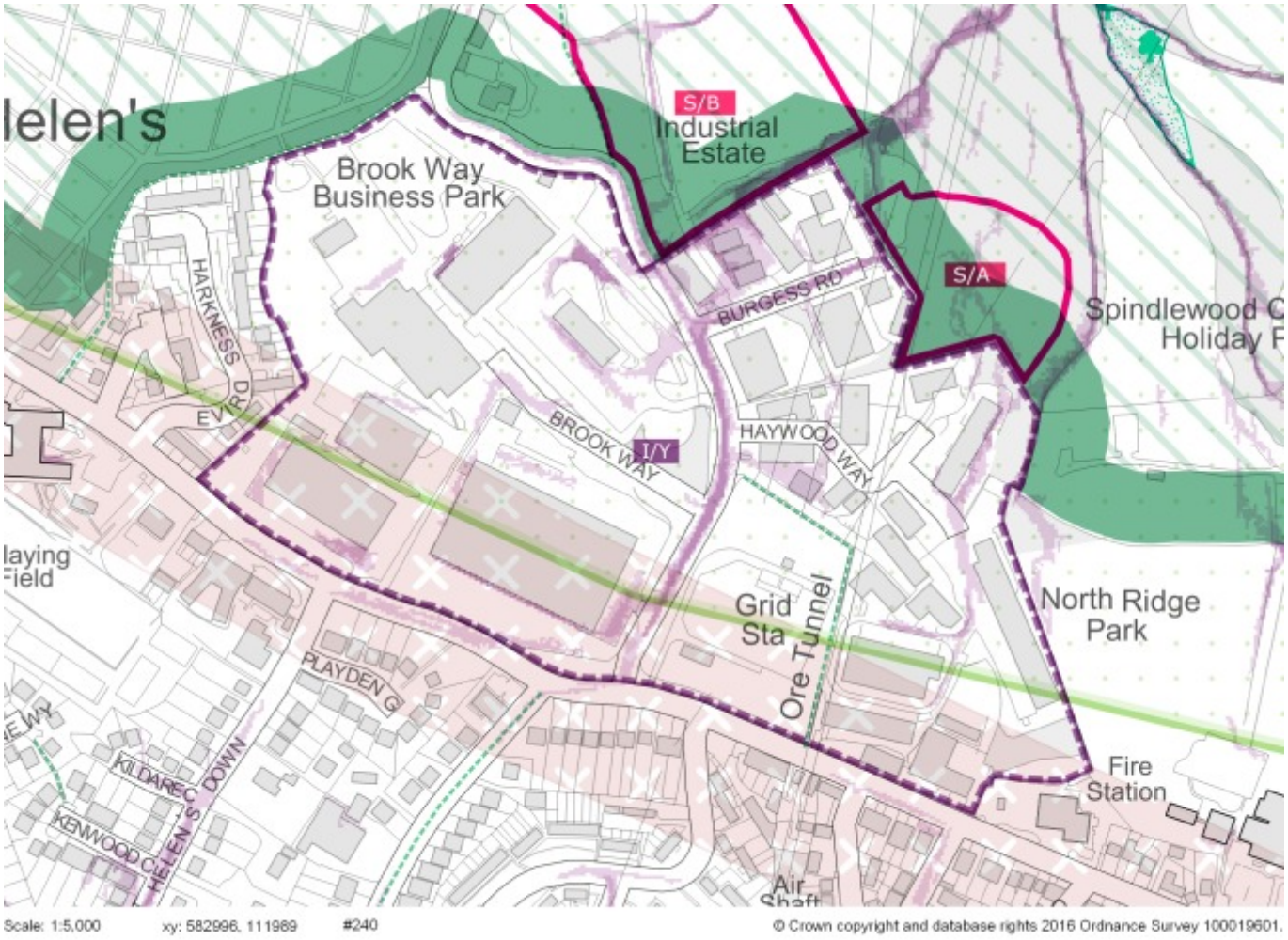
Sustainability Appraisal Summary

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 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.

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.

I/Y Ivyhouse Lane Industrial Estates, Hastings



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Hastings Borough
Grid reference:	TQ 829 119	**Parish:**	Non-Civil Parish or Community
Area:	18.64 ha	**Electoral area:**	Baird and Ore ED

Description

Existing industrial estate with a variety of units of size and type.

Other Information

Site is identified as existing industrial land: Ivyhouse Lane

Development Considerations

1. The **High Weald AONB** is located immediately to the north of the site. The site can be viewed from the AONB. Proposals should consider the visual impact of development and, where appropriate, undertake a visual assessment and provide appropriate mitigation. There is an opportunity to enhance the setting of the AONB with good design and appropriate landscaping.

2. There are several **Ancient Woodlands** in the area connected by woodland/scrub habitat, the nearest being around 170m west of the site. Proposals should consider the potential for issues relating to air quality and / or emissions which may affect the Ancient Woodland. Where appropriate suitable mitigation should be provided.

3. **Hastings cemetery SNCI** is located 170 north-west of the site. There is connectivity between the SNCI, other natural areas and the site via scrub, woodland

and hedgerow. Proposed development should consider the potential for issues related to air quality and /or emission issues, and litter. Where appropriate suitable mitigation should be provided.

4. There is a Woodland habitat in the vicinity of the site. This is a **BAP habitat**. Proposed development should consider the potential for issues related to air quality and /or emissions, and litter which may affect the habitat. Where appropriate suitable mitigation should be provided.

5. There is potential for **below ground archaeology**. Remains are likely to be prehistoric to medieval on ridge. It is thought that there is a historic ridge route and possible line of a Roman road in this area. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses, and other nearby uses**. Where appropriate suitable mitigation should be provided.

7. The site has good access to the Ridge Road. However, there are known road network capacity issues on this road and in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

8. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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.

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.


Track
Allot Gdns
Track
Track
A27
POLEGATE BYPASS
A27
A27
A22
A2270
BROOK STREET
GOSFORD WAY
ALBERT ROAD
VICTORIA ROAD
HAILSHAM ROAD
PALMA CL
HONEYCOMB CL
OAKLEA
OLD DRIVE
OLD DR
HIGH STREE
HYPERION AVENUE
Allot Gdns
SUNSTAR LANE
GARNSBOROUGH LANE
BAHRAM ROAD
GOLDEN MILLER LANE
BROWN ACRE
GRAND PARADE
REYNOLDS FORD
The Stud Farm
Weir
HILARY CLOSE
BARONS WAY
BERNHARD GARDENS
Pav
Coun Offs
Recn Gd
WANNOCK DRIVE
WILLOW DRIVE
NORTHFIELD
Track
Track
Track
GROSVENOR CL
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I/Z Mile Oak Depot (Polegate Depot), Polegate

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 576 047	**Parish:**	Polegate CP
Area:	0.98 ha	**Electoral area:**	Polegate, Willingdon and East Dean ED

Description

The site is a triangular shape site that is bordered by Polegate-by-Pass to the east, the A27 to the south and the railway line to the north. The level site is 0.98 hectares in area, comprising single storey buildings, salt dome and tarmac area for parking and access. Access into the site is one way from the west along the A27.

Other Information

Part of site is an existing Highways Depot: Mile Oak Depot

Development Considerations

1. A small area of **ancient woodland** is located approximately 400m south of the site. There is the potential for connectivity between the ancient woodland and to woodland on the site and other nearby woodland. Proposals should consider the potential for harm to protected species, and disturbance to core habitats which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of **BAP Habitats** including Woodland, Ancient Woodland and Open Water Ponds. Records also indicate the presence of a number of **BAP Species** and / or **protected species** in the locality including Slow Worm, Common Lizard, Common Toad, Water Vole, Great Crested Newts, and Reptiles. Proposals should consider the potential for air quality / emissions issues, the potential for harm to protected species, and disturbance to core habitats. Where appropriate, suitable mitigation should be provided.

3. The site is currently an ESCC depot served by an existing vehicular access onto the A27. With some improvements to the access the site could be suitable for larger vehicles; however, the busy nature of the nearby junction may have a bearing on whether the level of traffic generate by the development would be suitable. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;

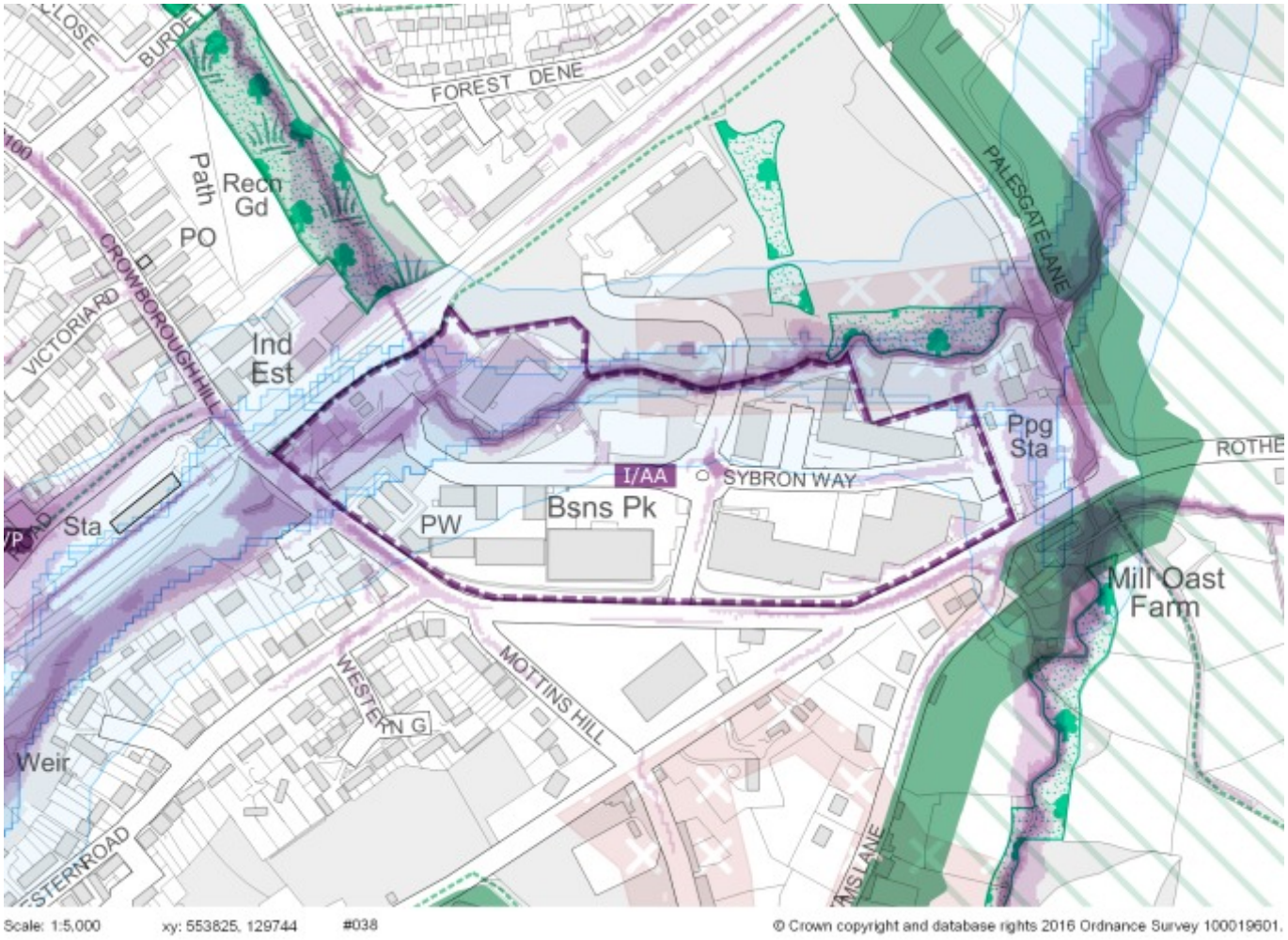
Sustainability Appraisal Summary

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 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.

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.

I/AA Millbrook Business Park, Crowborough



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 538 297	**Parish:**	Crowborough CP
Area:	7.39 ha	**Electoral area:**	Crowborough ED

Description

This site is the Millbrook Business Park, Crowborough. It is comprised of a number of industrial and business units, and a large supermarket. Most of these units are 2 / 2.5 storeys high, and vary in size. The main road serving the estate is Sybron Way. The business park is located on the urban edge of Crowborough. It is bounded to the north by the Jarvis Brook site, the AONB to the east, residential areas to the south and south-west, and the railway to the north-west.

Other Information

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

Development Considerations

1. The **High Weald AONB** is immediately adjacent to the east and is close to the south of the site. Proposals should consider the visual impact of development on the character and setting of the AONB and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. There are a number of small **ancient woodland** sites within 1km of the site. The ancient woodland has connectivity to habitat on site. One area is adjacent to the site, albeit separated by road. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

3. The **Ashdown Forest SAC/SPA** is approximately 3km north-west of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Proposals should consider the potential for issues relating air quality and / or emissions which may affect the SAC/SPA. Applicants are encouraged to seek pre-application advice.

4. The **Jarvis Brook Country Park SNCI** is located 20m north west of the site, while the **Crowborough Ghyll SNCI** and **proposed LNR** are both within 500m albeit separated by road. Proposed development should consider the potential for issues related to air quality and /or emissions, and water quality/leachate. Where appropriate suitable mitigation should be provided.

5. In the vicinity of the site there are a number of **BAP Habitats** including Ancient woodland, Ghyll woodland and Small heath. Records also indicate the nearby presence of **BAP Species** and / or **protected species** including Common lizard, Grass snake, Slow worm, Adder and Dingy Skipper. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential disturbance to core habitats and potential for harm to protected species. Where appropriate suitable mitigation should be provided.

6. There is **archaeological potential** on this site. The site itself is located on NE facing stream gill. During the 16th century it was a furnace site and during the 19th century the site was fields. It is now used for light industry. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. Residential dwellings are located to the south and west of the site. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. Modelling has identified that parts of this site is within **Flood Zone 2 and 3** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

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;
- 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 risk and impact of flooding; and 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.

Habitats Regulation Assessment Summary

2.5 If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. 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.

I/AB More House Farm, Wivelsfield



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 340 208	**Parish:**	Wivelsfield CP
Area:	2.17 ha	**Electoral area:**	Chailey ED

Description

The site is the More House Farm Business Centre, north of Wivelsfield, on the eastern side of the B2112. The business centre/industrial park is an extension of the More House Farm historic farmstead, and comprises single and two storey office and storage space in B1 and B2 use. There is currently no waste use on site, however, Born Again Plastics operated from the site until relatively recently. The site is effectively split between two distinct elements with smaller office and workshop units to the front and larger industrial/farm sheds to the rear. The units to the rear of the site would be more suited to waste use than those to the front. The main More House Farm building is Grade II listed.

A single detached residental dwelling is located to the south of the site, whilst a cluster of houses are located along Church Lane to the west.

Other Information

Part of site is an existing waste site: Born Again Plastics

Development Considerations

1. There are a number of small **ancient woodland** sites within 1km of the site. The ancient woodland has connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality

and / or emissions and habitat fragmentation which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. There is woodland habitat in the vicinity of the site which is a **BAP habitat**. Proposed development should consider the potential for issues related to air quality and / or emissions, and habitat fragmentation which may affect the habitat. Where appropriate suitable mitigation should be provided.

3. A Grade II **Listed Building** called More House is located 20m south-west of the site, there are also a number of other listed features nearby. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Buildings.

4. An **Archaeological Notification Area** covers part of this site. There is potential for below ground **archaeology**. Remains are likely to relate to medieval settlement, More House Farm, or other archaeology prehistoric to recent. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. A **public footpath** passes 150m south of the site. Proposals should consider the potential impact of development on the setting of the area. Where appropriate, proposals should retain and manage existing trees and hedges.

6. The Listed Building to the south is the closest residential dwelling. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The local area is of a **sensitive landscape character**. Noted features include a historic farmstead adjacent to an historic house moat and an un-designated historic garden. The site is, however, also an established industrial/business park with B1 and B2 uses in situ, including a recent waste operator. Larger farm/industrial style sheds are located to the east of the site, have large working yards and are of a form appropriate for a rural setting. Proposals should consider the impact of development on the character of the landscape. The design should be of high quality and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

8. The site is a business park with two distinct character areas. A large area to the north and north east of the site is used for coach parking. The southern area is a historic farmstead. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate suitable mitigation should be provided.

9. The **site access** onto Lunces Hill is a known constraint. Improvements to visibility to the north of the entrance do not appear to be achievable at this time due to land control. Depending on the development, a Traffic Assessment / Transport Study may be required. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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.

Habitats Regulation Assessment Summary

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



Scale: 1:5,000 xy: 533435, 107654 #018

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I/AC Moulsecoomb Fairways Industrial Estate, Brighton

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 335 077	**Parish:**	Non-Civil Parish or Community
Area:	2.12 ha	**Electoral area:**	Moulsecoomb and Bevendean Ward

Description

This site is an existing industrial estate separated into two parts. Moulsecoomb Industrial Estate is the eastern part and contains medium to large sized units. Outside space is restricted to car parking at the front of the units and relatively constrained tight space at the rear. Has the feeling of a retail park rather than an industrial estate but this may be a result of the architectural design of the front of the units.

Fairways Industrial Estate is the western part of the site and is more compact with smaller units.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3 & DA3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - MOULSECOOMB AND FAIRWAYS INDUSTRIAL ESTATE

Development Considerations

1. There are two areas of **Ancient Woodland**, one is located approximately 35m north of the site, the second is located approximately 470m east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and the potential for disturbance and / or predation on breeding birds. Where appropriate suitable mitigation should be provided.

2. There are a number of **Local Nature Reserves** and **Sites of Nature Conservation Interest** within 1km of the site. This includes the Stanmer Park/Coldean LNR, Wild Park LNR, Bevendean Down LNR, and Westlain Plantain/Hog Plantain SNCI. Proposals should consider the potential for issues relating to air quality and / or emissions, and the potential for disturbance and / or predation on breeding birds. Where appropriate suitable mitigation should be provided.

3. In the vicinity of the site there are a number of **BAP Habitats** including ancient woodland, chalk grassland and pond. Proposals should consider the potential for issues relating to air quality and / or emissions, and the potential for disturbance and / or predation on breeding birds. Where appropriate suitable mitigation should be provided.

4. There is **archaeological potential** on this site. The site itself is located on the South edge of Falmer dry valley. Records indicate prehistoric, Roman, and medieval activity near this area. During the 19th century the site was fields. It is now used for light industry. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Lewes Road which is to the south of the site is the subject of an **Air Quality Management Area**. As an existing industrial estate there is unlikely to be a significant net increase in vehicle movements compared to other industrial uses. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

6. Residential dwellings are located to the east and north (separated by a railway line) of the site. The site itself is an existing industrial estate. The units are generally set back from residential properties however the back gardens of several properties on Appledore Road adjoin the site, albeit at a higher level. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Redevelopment could lead to potential enhancement with buffer to houses and good design incorporating trees. Developers and operators are encouraged to pro-actively engage with the local community.

7. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses**, and other nearby uses. Where appropriate, suitable mitigation should be provided.

8. Part of the site is within a **Ground Water Protection Zone 1** area, the remainder of the site is within **Ground Water Protection Zone 2**. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

9. The site has good **access** to the A270 and A27 bypass to the east. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

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;

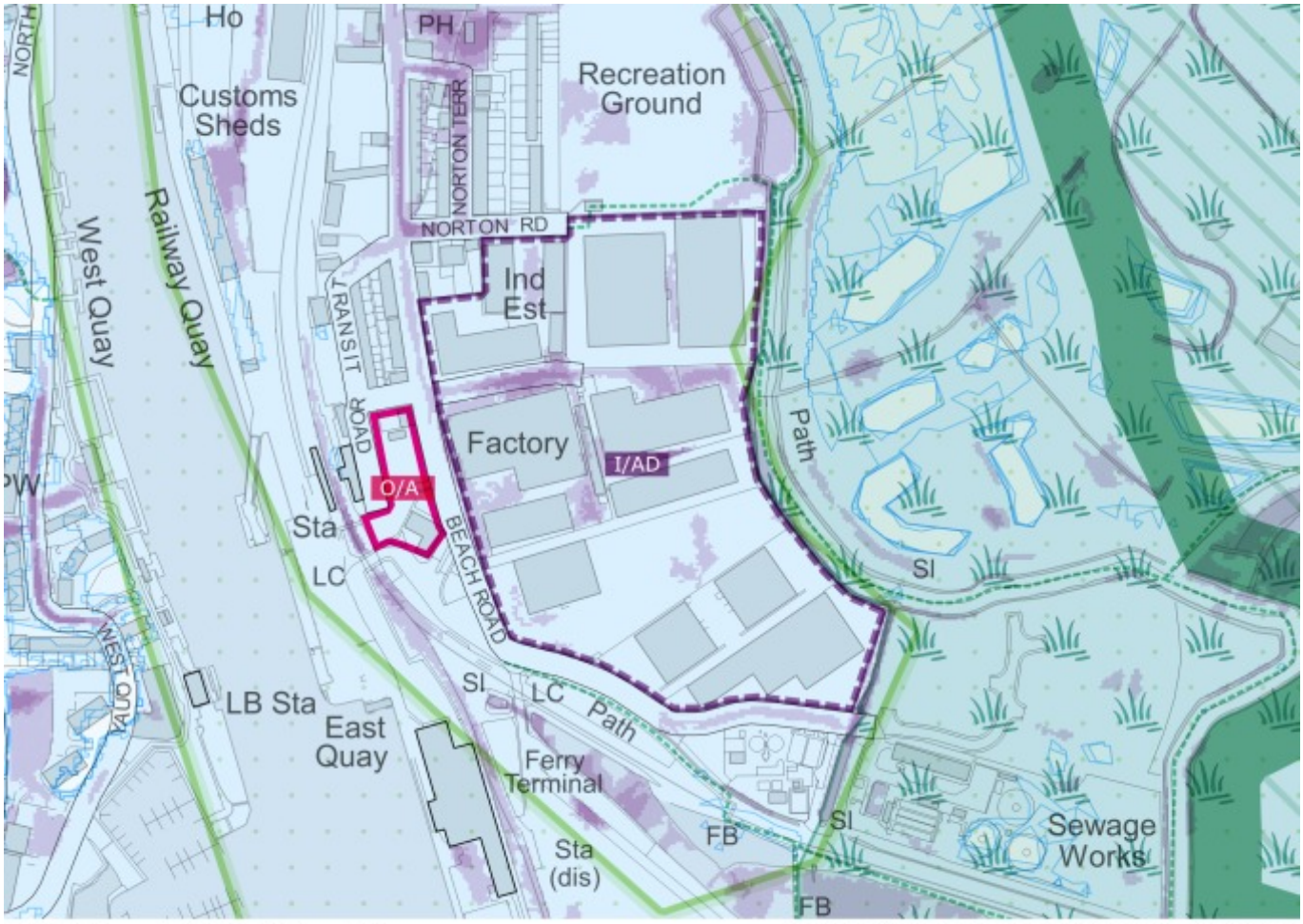
Sustainability Appraisal Summary

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 the amenity of residents and neighbouring land uses; 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; 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.

I/AD Newhaven Industrial Estate Plots 4 to 9, Beach Road / Beach Close / Railway Road, Newhaven



Site Details

Site type:	Area of Opportunity	**Local Authority:**	Lewes District
Grid reference:	TQ 451 009	**Parish:**	Newhaven CP
Area:	7.39 ha	**Electoral area:**	Ouse Valley East ED

Description

Existing industrial estate off Beach Road comprising a range of units with the larger in the south of the site. This part of the site contains larger units although there may be highway issues with new and additional development. There is an existing waste management facility operating on this site.

Other Information

Part of site identified as adjoining a wastewater treatment works Newhaven New

Development Considerations

1. The **Tide Mills SNCI** borders the site to the east and south. Proposals should consider the potential for issues related to air quality and / or emissions, litter, water quality and / or leachate, and the possible disturbance and / or predation of birds found in these sites. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of **BAP Habitats** including Vegetated shingle and Grazing Marsh. Records also indicate the nearby presence of **BAP Species** and / or **protected species** including

Reptiles, Great Crested Newts and Breeding birds. Proposals should consider the potential for issues related to air quality and / or emissions, litter, water quality and / or leachate, the possible disturbance and / or predation of birds found in these sites, and the potential for harm to protected species. Where appropriate, suitable mitigation should be provided.

3. There is potential for below ground **archaeology**. Remains are likely to be industrial and / or modern with some deeper alluvial potential. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. **Air quality** management is an issue in the Newhaven area. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect air quality. Operators may also wish to consider entering into routing agreements, for example routing via the A26 Seaford. Where appropriate, suitable mitigation should be provided.

5. There is an adjacent **recreation ground** to the north. It is screened by the large units in the north of the Estate. Proposals should consider the potential impact of development on the recreation ground. High quality design and landscaping is encouraged.

6. Residential dwellings are located to the north and west of the site. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate suitable mitigation should be provided.

8. Modelling has identified that this site is within **Flood Zone 3b** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

9. There are a number of **access** points for this site including Norton Road, Beach Road, Railway Road and the Port Access Road. Some are more constrained than others. There are also known capacity issues on the **local road network** particularly the A259 and Newhaven Town. Depending on the development, a Traffic Assessment / Transport Study may be required. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

10. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 the amenity of residents and neighbouring land uses; 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. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.

I/AE Newtown Road Industrial Estate, Brighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 286 057	**Parish:**	Non-Civil Parish or Community
Area:	2.46 ha	**Electoral area:**	Hove Park Ward

Admin ref: 10 / 528632 / 105754

Description

The site is an existing industrial estate off Newtown Road with a number of large and medium sized units. The units have shared forecourts with circulation space.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3 & Policy DA6

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - NEWTOWN ROAD INDUSTRIAL ESTATE

Development Considerations

1. Sackville Road and part of Old Shoreham Road, which are in close proximity to the site, are part of the Brighton, Portslade and Rottingdean 2013 **AQMA**. Waste management uses may not have a materially different effect on the AQMA compared to other industrial uses. However, proposals should consider the potential for issues relating to air quality, including those relating

to vehicle movements, which may affect air quality. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

2. Residential properties lie to the east of the site separated by Fonthill Road. As the industrial estate already exists, the effect on amenity is likely to be neutral. Proposed development should identify and assess any potential effects on amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

3. Part of the site is within a **Ground Water Protection Zone 1** area, the remainder of the site is within **Ground Water Protection Zone 2**. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

4. The site has good **access** to the A2023 and A270 and also has opportunity to explore rail transfer. However, there may be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

5. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

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. 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; 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.

I/AF Oakwood Business Park, Golden Cross, Nr. Hailsham



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 542 123	**Parish:**	Chiddingly CP
Area:	2.92	**Electoral area:**	Alfriston, East Hoathly and Hellingly ED

Description

The site is an existing industrial estate adjacent to the A22. It consists of a number of large industrial units surrounded by hard-standing and car parking. The site has direct access to the A22.

Other Information

None.

Development Considerations

1. There are a number of small **ancient woodland** sites within 1km of the site, the closest is located 60m to the north of the site. The ancient woodland has connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for disturbance and / or predation to birds. Where appropriate, suitable mitigation should be provided.

2. **Twenty Acre Wood SNCI** (ancient woodland) is located 60m north of the site. The SNCI has some connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for disturbance and / or predation to birds. Where appropriate, suitable mitigation should be provided.

3. There are neighbouring houses along the A22. The potential impacts need to be considered in the context of the existing light industrial uses. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design and

appropriate landscape treatment is encouraged. The existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

4. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

5. Part of the local A22 has been mapped nationally under the END as having high **noise levels**. Proposals should include information relating to noise generating activities on site and information relating to traffic movements. Further assessments may be required.

6. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

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;

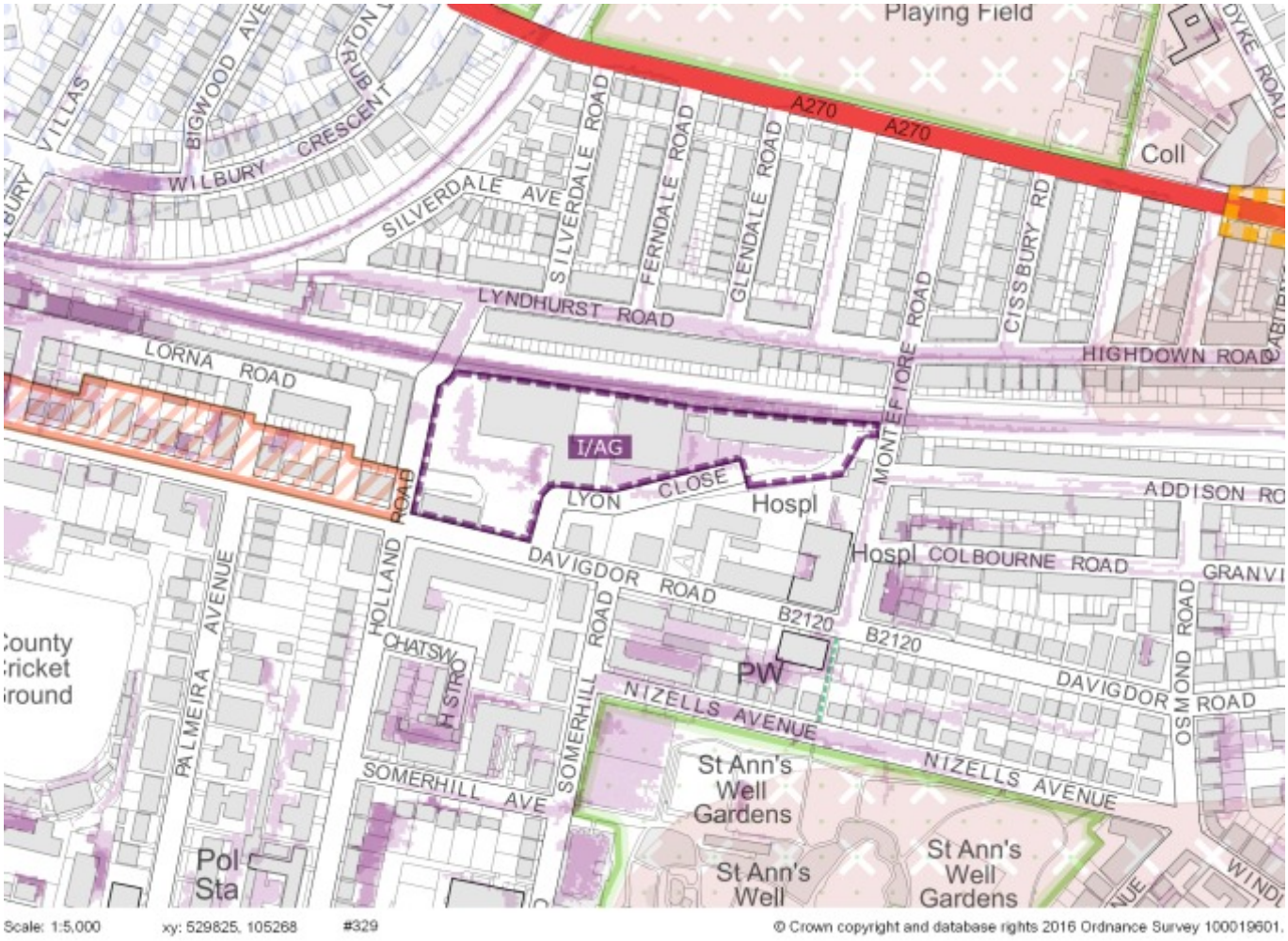
Sustainability Appraisal Summary

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; 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

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

I/AG Peacock Industrial Estate, Lyon Close, Hove



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 298 052	**Parish:**	Non-Civil Parish or Community
Area:	~2.3 ha	**Electoral area:**	Goldsmid Ward

Description

Existing industrial estate off Lyon Close with a mix of retail and B2 units. Larger units with ample outside circulation space in the centre of the site, with smaller, more cramped units to the east.

Other Information

Site is identified as existing industrial land: Peacock Industrial Estate, Lyon Close

Development Considerations

1. **Brighton Station SNCI** is located 740m east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

2. There is a woodland in the vicinity of the site. This is a **BAP habitat**. Proposed development should consider the potential for issues related to air quality and /or emissions. Where appropriate suitable mitigation should be provided.

3. The **Willetts Estate Conservation Area** is located to the west of the site. Any waste management development is likely to be in the existing industrial units in the eastern part of the site, away from the retail units in the west, so the effect on the setting of the Conservation Area is likely to be limited. Proposals should include an assessment of visual impact and be designed so it enhances the setting of the conservation area where possible.

4. There is **archaeological potential** with regard to above and below ground remains. Records indicate railway archaeology survives in this area area. During the 19th century the site was a railway sidings and it is now in light industrial use. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Residential properties are located to the north of the site, separated by a railway line. There is no outdoor space to the rear of the industrial units so any effect on amenity of these properties is limited. The 'Happy Cell' building at the entrance to the industrial estate and the Hyde building to the east may be converted for a residential type use in future. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. Site is an existing industrial estate. Use of existing units would have a neutral effect on the **townscape**. Replacement of any existing units with modern facilities could potentially improve the local townscape. Proposals are encouraged to be small scale and enclosed with good design and tree planting.

7. There are a number of **neighbouring uses** which may require consideration. Wickes retail unit in the western section of the site. B1 office buildings and a medical uses to the south of the western section but well screened by established trees. There are also residential dwellings nearby. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. Where appropriate, suitable mitigation should be provided.

8. The site has poor **access** to the A road network, and there may be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

9. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

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

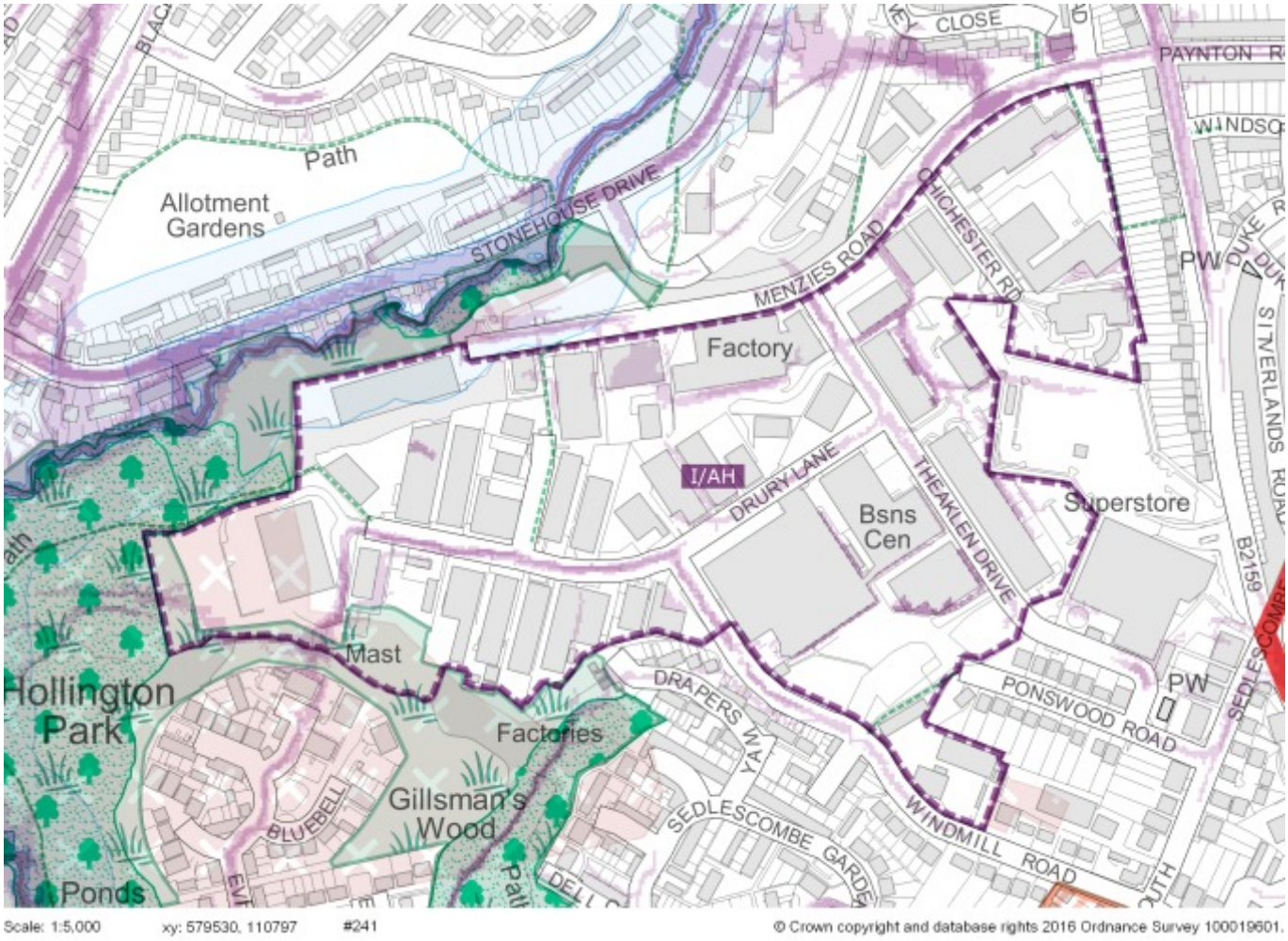
Sustainability Appraisal Summary

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. 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; 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

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

I/AH Ponswood Industrial Estate, St Leonards-on-Sea



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Hastings Borough
Grid reference:	TQ 795 107	**Parish:**	Non-Civil Parish or Community
Area:	18.76 ha	**Electoral area:**	Hollington and Wishing Tree ED

Description

Existing industrial estate within urban area comprising a variety of units of size and type including an existing waste operator. Limited constraints presented by access through urban area, and estate layout is also relatively constrained compared to more modern outlying estates in the town.

Other Information

Site is identified as existing industrial land: Ponswood

Part of site is an existing waste site: Woodland House

Development Considerations

1. There are a number of **ancient woodland** sites within 1km of this site. Ponds Wood is the closest and is adjacent to the west of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and litter. A minimum buffer of 15m will be required between any development and the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. **Combe Haven SSSI** is located 1.1km west of the site. Proposed development should consider the potential for any air quality and /or emission issues. Where appropriate suitable mitigation should be provided.

3. **Ponds Wood SNCI** (ancient woodland with stream and pond) is ajacent to the west of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, water quality and / or leachate, and litter. A minimum buffer of 15m will be required between any development and the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including woodland and pond. Proposals should consider the potential for issues relating to air quality and / or emissions, water quality and / or leachate, and litter. Where appropriate, suitable mitigation should be provided.

5. An **Archaeological Notification Area** covers part of this site. There is potential for below ground **archaeology**. Remains are likely to be prehistoric to recent. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The estate is a large industrial estate. The closest residential dwellings are located to the south of the site, but residential areas surround the estate. It is possible to view the estate from the surrounding area. As an existing industrial estate any waste uses are unlikely to present substantially different issues than that of the existing estate. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The existing estate currently detracts from local **landscape character**. Redevelopments could provide an opportunity to improve the local landscape character. Proposals should be of high quality design and use appropriate landscape treatment.

8. The industrial estate is home to a number of **existing businesses**, with relatively few sensitive neighbours given it's urban location. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

Opportunities

The following opportunities may be present at this site:

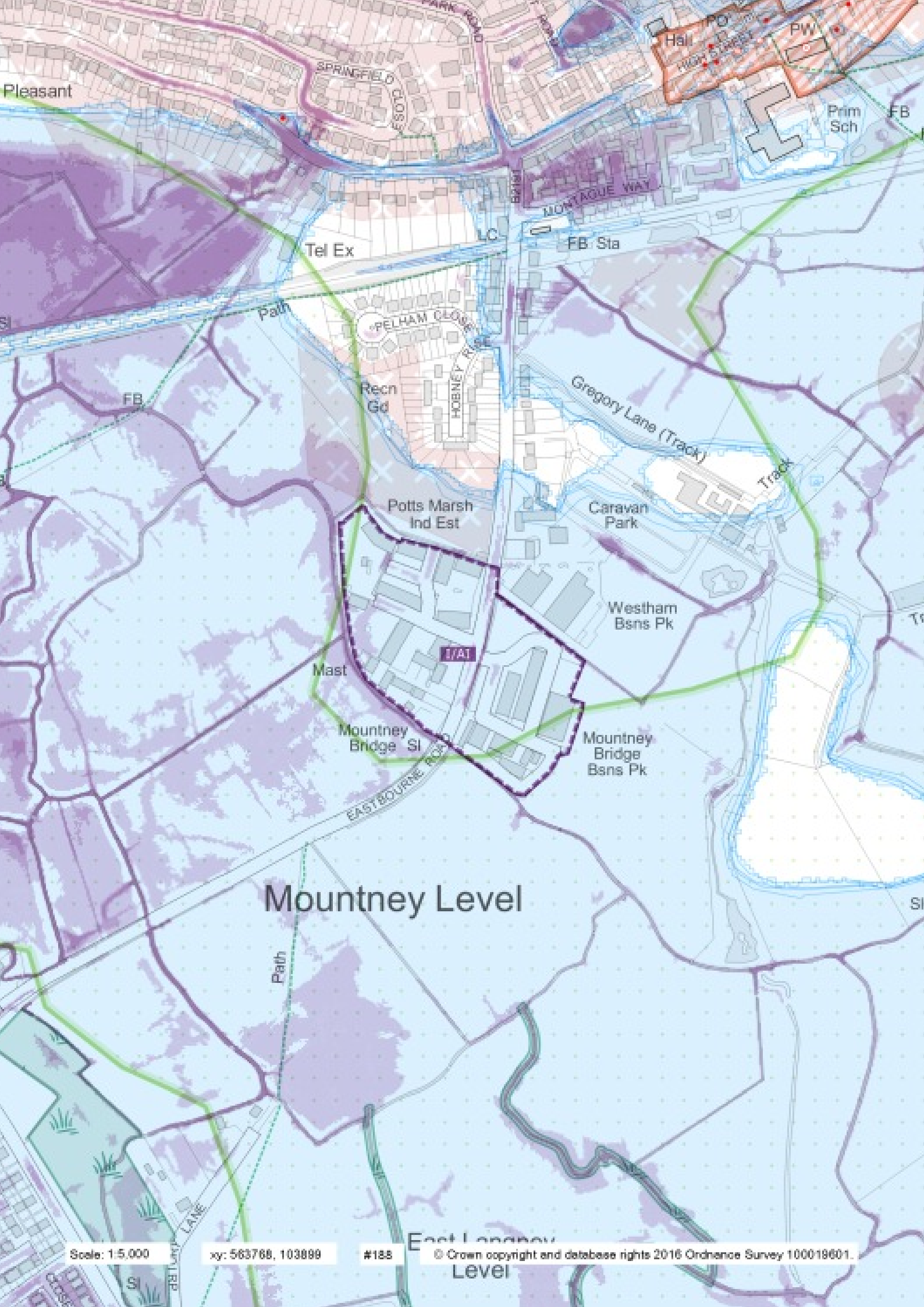
- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;
- Located on land identified for industrial use;

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 risk and impact of flooding; 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. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.


Pleasant
SPRINGFIELD CLOSE
PARK ROAD
Hall
PO
PW
HIGH STREET
Prim Sch
FB
MONTAGUE WAY
Tel Ex
LC
FB Sta
Path
PELHAM CLOSE
HOBNEY RISE
Recn Gd
FB
Gregory Lane (Track)
Track
Potts Marsh Ind Est
Caravan Park
Westham Bsns Pk
J/A1
Mast
Mountney Bridge Sl
Mountney Bridge Bsns Pk
EASTBOURNE ROAD
Mountney Level
Path
LANE
Level
Scale: 1:5,000
xy: 563768, 103899
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I/AI Potts Marsh Industrial Estate, Eastbourne Road, Westham

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 636 040	**Parish:**	Westham CP
Area:	0.482 ha	**Electoral area:**	Pevensey and Westham ED

Description

Potts Marsh Industrial Estate is situated to the south of Westham village. The industrial estate is located either side of Eastbourne Road that is the main access into the estate. Shared roads that service the industrial/commercial units lead from Eastbourne Road. An existing waste transfer station is situated on the western side of Potts Marsh Industrial Estate. The transfer station is a large building located at the north eastern side of the site and is used for the deposit and sorting of waste materials. A central weighbridge, office/mess blocks and a concrete yard with storage bays are located on its northern and western boundaries.

Mountney Sewer, a drainage ditch runs along the western and southern boundaries of the industrial estate and a further drain adjoins the sites northern and eastern boundaries. The industrial estate is on a flood plain that is designated a being within Flood Zone 3. Residential properties lie further north of the industrial estate with the nearest residential property being 110 metres from the northern boundary of the site, although the garden is 68 metres distant. To the south, west and east are fields used for pasture.

Other Information

Part of site is an existing waste site: Potts Marsh

Development Considerations

1. The **Pevensey Levels SPA and Ramsar** is located 800m north of the site. Proposals will require HRA Screening, and where appropriate, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the connectivity and pathways between the site of the proposed development and the SPA Ramsar. Consideration should be given to the potential for impacts on water quality / leachate. Applicants are encouraged to seek pre-application advice.

2. **Pevensey Levels SSSI** is located 800m north of the site. Proposals should consider the potential for issues related to water quality / leachate depending on connectivity / pathways.

3. In the vicinity of this site there is Open water which is a **BAP habitat**. Records also indicate the nearby presence of Fen Raft Spider which are a **BAP species and protected species**. Proposals should consider the potential for issues related to water quality / leachate depending on connectivity / pathways.

4. There is **archaeological potential** with regard to below ground remains. During the 19th century the site was fields and there is a high potential for pre-historic waterlogged remains. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. The closest residential properties are located approximately 120 metres to the north-east of the site with some properties overlooking. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

6. The area is of moderate **landscape and visual sensitivity** due to its location on the edge of the levels. The setting could be improved with further screening around the industrial estate. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

7. The industrial estate is home to a number of businesses, the surrounding land use is countryside. Proposed development should identify and assess the

potential effects of the development on the **existing businesses**, and **other nearby uses**. Where appropriate suitable mitigation should be provided.

8. Modelling has identified that this site is within **Flood Zone 3b** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

9. Access is located within an industrial estate served by a good access appropriate for a development of this type. There are suitable links to the main through routes are available via the B2191. However, there may be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routeing of vehicle movements.

10. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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;
- 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.

Habitats Regulation Assessment Summary

2.7 Given the the proximity of the Ramsar site to the site it would be necessary to investigate further the possibility of reduced water quality through surface water run -off. Unless site is delivered as EFW facilities stack emissions would not be a consideration. Pending further details details on site useage, this site is screened in due to the potential for reduced water quality at Pevensey Levels SCI and Ramsar.

I/AJ Ridgewood Industrial Park, Uckfield



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 481 195	**Parish:**	Uckfield CP
Area:	2.50 ha	**Electoral area:**	Framfield and Horam ED

Description

The Industrial Estate is situated approximately one mile to the south east of Uckfield town centre and railway station. To the north of the site is Eastbourne Road and to the west is New Road. The junction of the A22 and A26 is approximately 0.75 miles to the south west of the site. There are 20 units that vary from single to 2/3 storeys in height that were built in the 1980's. The site is one of two main business areas in Uckfield the other area being Bellbrook Industrial Estate. To the south west of the site are residential properties in New Road and directly to the south there is woodland and alotment gardens with fields to the south east.

Other Information

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

Development Considerations

1. There are a number of small **ancient woodland** sites within 1km of the site; the closest is 270m north of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, litter, and direct impacts. Where appropriate, suitable mitigation should be provided.

2. The **Ashdown Forest SAC/SPA** is approximately 6.4km north of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Proposals should consider the potential for issues relating air quality and / or emissions which may affect the SAC/SPA. Applicants are encouraged to seek pre-application advice.

3. To the south-west of the site there is a disused Clay Pit which is designated as **Ridgewood Clay Pit SNCI** with species rich grassland, willow carr in the pitts and scrub with notable population of beetles, birds and glow worms. Proposals should consider the potential for issues relating to air quality/emissions and water quality/leachate. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including Willow carr and Grassland. Records also indicate the nearby presence of Great Crested Newts which are a **protected species**. Proposals should consider the potential for issues related to air quality and / or emissions and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

5. There is **archaeological potential** with regard to below ground remains. The site itself is a ridge top sight and there is known to be prehistoric activity in the wider area. During the 19th century the site was the site of a brickworks and it is now in light industrial use. Brickworks archaeology may survive, even though some of site is quarried out. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. A **public footpath** is runs along the southern boundary of the site. Proposals may wish to consider including a buffer to neighbouring public open space and good design incorporating trees.

7. Residential properties back onto the site from the west. To the north-east, on the opposite site of the road is a new large housing development. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. The existing **landscape character** is mixed light industrial with nearby residential properties (to the north west). This site is facing downland countryside with moderate landscape and visual sensitivity. Medium size Industrial Units are approximately 1/2 and 3 storeys high. The Industrial Estate cannot be seen from the main Eastbourne Road (to the east). To the south and south west of the site is woodland and fields. A well designed new facility could be in keeping with character potential enhancement with buffer to Millennium Green

9. The industrial estate is home to a number of businesses including a manufacturer of packaging equipment and PVC component products. The estate has capacity to accommodate a range of different size waste uses. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. There is potential for enhancement with a buffer to Millennium Green and houses, using good design incorporating trees. Where appropriate, suitable mitigation should be provided.

10. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

11. The site is located within an industrial estate with roads designed to accommodate large vehicles. The proposed unit will require sufficient area for any special loading/unloading requirements, and suitable provision of **parking** for staff requirements. Proposals should detail any proposed **access arrangements** and include an assessment of the expected number and expected routing of vehicle movements.

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

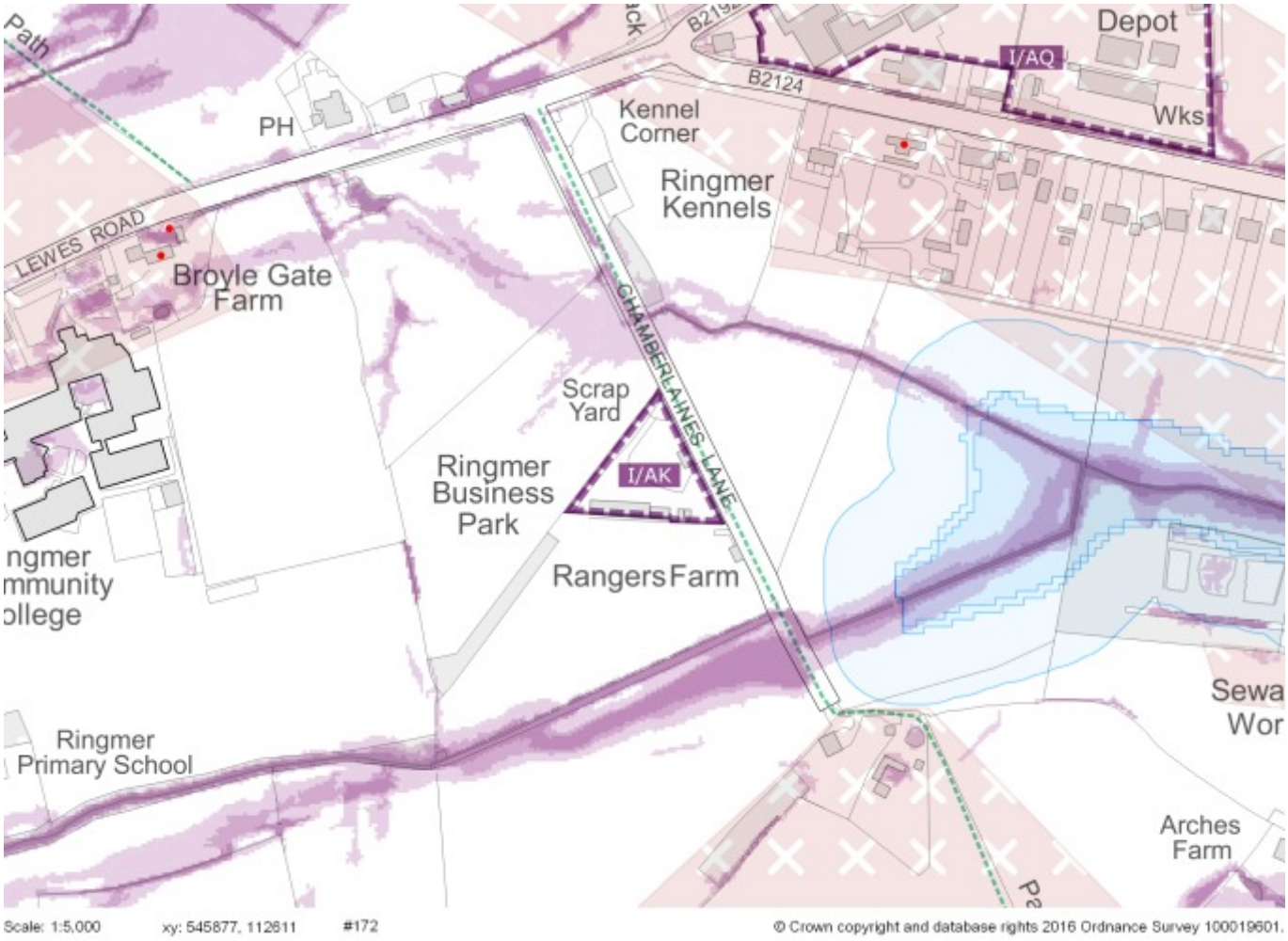
Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land. It may have minor positive effect on employment opportunities and developing and maintain

a skilled workforce. 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; 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

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

I/AK Ringmer Business Centre, Chamberlaines Lane, Ringmer



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 458 126	**Parish:**	Ringmer CP
Area:	0.53 ha	**Electoral area:**	Ringmer and Lewes Bridge ED

Description

The site is isolated in open countryside between Ringmer and The Broyle and appears to have developed around a longstanding scrapyard which remains operational together with small industrial units. Notwithstanding the setting there are no matters of ecological interest affecting the site and despite the countryside setting it is well hidden from general views owing to the flat topography. Chamberlaines Lane serves both this site and a development further south and comprises a concrete unadopted road capable of accommodating the types of vehicles commonly associated with agricultural and waste uses. Co-location is a possibility but there is limited potential due to the size of the site itself.

Other Information

Site is an existing waste site: Chamberlaines Lane

Development Considerations

1. There are potential long views from **South Downs National Park** to the south. Proposals should be of high quality design and use appropriate landscape treatment. Existing trees and hedges should be retained and managed.

2. There is **archaeological potential** with regard to a proposed line of a Roman road to the north and Roman settlement to the south. Associated with this is the potential for below ground remains. There is also potential for post Roman/medieval remains. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

3. A **public footpath** runs along the north-western boundary of the site. Proposals should be of high quality design and use appropriate landscape treatment. Existing trees and hedges should be retained and managed.

4. There is a residential dwelling adjacent to the access but within site. It appears to be associated with operations on the site. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The location has a sensitive **landscape character** as part of gap between Ringmer and Broyle Side. However, visually the landscape character is not so sensitive. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and hedges should be retained and managed.

6. The site lies in open countryside and appears to have grown around an existing scrap use. Further afield there is a school and houses although there are other industrial type uses to the north-east. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate, suitable mitigation should be provided.

7. **Site access** is via Chamberlains Lane which is a private road. It is already in use to serve the existing estate as well as a development further to the south and already carries agricultural and waste related vehicles. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

Opportunities

The following opportunities may be present at this site:

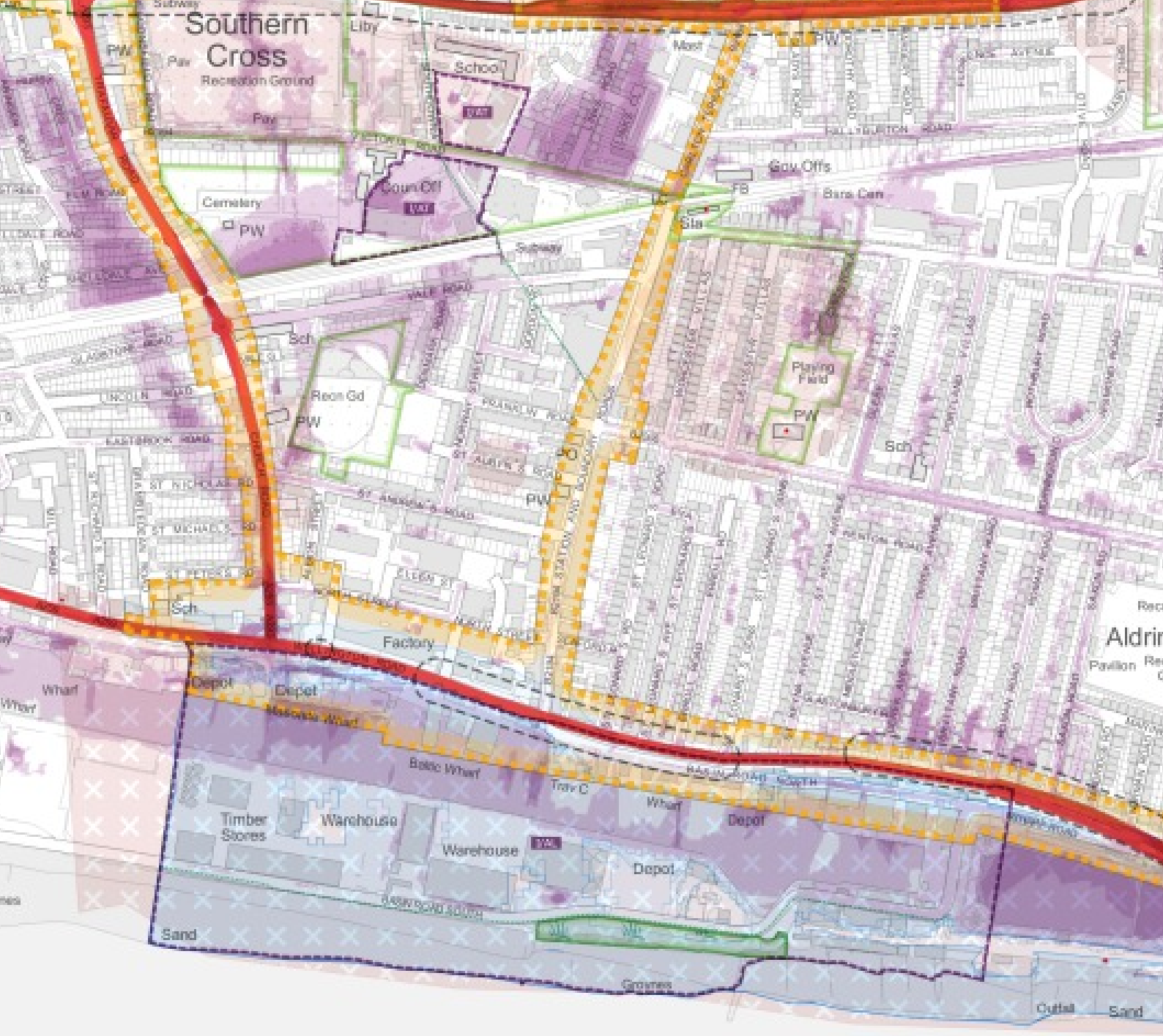
- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Located on previously developed land;
- Located on land identified for industrial use;

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; causes of and our adaption to climate change; 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 Lewes Downs SAC.



PORTSLADE-BY-SEA

Scale: 1:7,500 | xy: 526264, 104692 | #066 | © Crown copyright and database rights 2016 Ordnance Survey 100019601.

I/AL Shoreham Port, South Portslade, Hove

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 261 051	**Parish:**	Non-Civil Parish or Community
Area:	110.86 ha	**Electoral area:**	Wish Ward; South Portslade Ward

Description

The area is proposed for regeneration through the Joint Area Action Plan being produced by BHCC, Adur District, West Sussex CC and the Port Authority. This involves proposals for non-port development and concentration of port activities on the BHCC part of the Harbour.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy DA8

Part of site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - SHOREHAM HARBOUR

Development Considerations

1. There are a number of **Sites of Nature Conservation Interest** within 1km of the site. This includes Basin Road South SNCI and Benfield Valley Golf Course SNCI. Basin Road South SNCI lies partly within the site area. Proposals should consider the potential for issues relating to direct land take, compaction, air quality/emissions and disturbance/bird predation . Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of **BAP Habitats** including Coastal Vegetated Shingle, Open water, Intertidal Mudflat and Woodland habitats. Proposals should consider the potential for issues relating to direct land take, compaction, air quality/emissions and water quality/leachate/discharge. Where appropriate, suitable mitigation should be provided.

3. There is a **listed building** approximately 160m from the site. The Seafront shelter is a Grade II listed building. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Buildings.

4. Three **Archaeological Notification Areas** are within the site boundary. These define tertiary bed potential, Roman and Saxon cemeteries. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. The A259 Kingsway is the main access road to the site. The A259 Kingsway and main roads heading north are part of the **Brighton, Portslade and Rottingdean 2013 Air Quality Management Area** (AQMA). Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

6. The site is adjacent to the **beach and seafront paths and cycle route**. Proposals should be of high quality design and use appropriate landscape treatment.

7. The effects on **residential amenity** will vary depending on where a facility is located. Possible sites on Basin Road South would have limited effect although are overlooked to some extent by properties along the A259, however other areas in Aldrington Basin and South Portslade Industrial Estate are likely to have more residential units in the future as regeneration of the wider Harbour area progresses. Proposed development should identify and assess any potential effects on amenity of residents and where appropriate specify suitable mitigation. High quality design and tree planting is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

8. The harbour has mixed uses and with an industrial **landscape character**. The impact of development would depend on location, design and location. Use of existing units would have a neutral effect on the townscape. New modern facilities could potentially have a positive effect. Proposals should consider the impact of

development on the local landscape character. They should be of high quality design and use appropriate landscape treatment.

9. Waste management facilities are likely to be compatible with existing port-related industrial activities, especially on Basin Road South. Development in other areas would need to carefully consider the effect on residential amenity, bearing in mind the aspirations of the Joint Area Action Plan (JAAP) for mixed use developments in certain areas. Proposed development should identify and assess the potential effects of the development on the **existing businesses, other nearby uses**, and the aspiration of the **Joint Area Action Plan**. Where appropriate, suitable mitigation should be provided.

10. Modelling has identified that this site is within **Flood Zone 3b** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

11. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

12. The site has good **access** to A259, A293 and A270 and A27 bypass. There may be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

13. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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; causes of and our adaption to climate change; and the impact of transporting waste and minerals on the environment. 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 amenity of residents and neighbouring land uses; the sustainable use of local mineral resources; 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. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.

I/AM Southbourne Business Park, Courtlands Road / Waterworks Road / May Ave, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 613 001	**Parish:**	Non-Civil Parish or Community
Area:	5.98 ha	**Electoral area:**	St. Anthony's ED; Devonshire ED

Description

This is an established medium sized business park in Eastboune. The units vary in size from small at the northern end of the site, to medium and large units in the southern part. The units range in height between approximately 2 and 4 storeys in height (plus roof). Presently the site includes a mixture of industry, business and some in the larger units some retail in the form of builders merchants. The industrial estate is located within a residential area. The rear gardens of properties back onto the southern, eastern and northern boundaries of the site. The western boundary is bounded by the railway. Access to the site is from Whitley Road to the south of the site. This access passes a number of residential properties.

Other Information

Part of site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. There is one **Site of Nature Conservation Interest** within 1km of the site. This is the Horsey Sewer SNCI which is located immediately to the north of the site.

Proposals should consider the potential for issues relating to pollution/leachate (of which the SCNI is already enriched), air quality/emissions and disturbance/bird predation . Where appropriate, suitable mitigation should be provided.

2. In the vicinity of this site there is Woodland scrub which is a **BAP Habitat**. Records also indicate the nearby presence of reptiles which are a protected species. Proposals should consider the potential for issues related to air quality and / or emissions and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

3. There is potential for below ground **archaeology**. Remains are likely to be prehistoric, early historic, and palaeo-environmental. Additionally, behind beach gravels and wetland/dryland edge there is potential for early prehistoric remains. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. A large number of properties back onto this site along the eastern, northern, and southern boundaries. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design, tree planting and screening is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate suitable mitigation should be provided.

6. Modelling has identified that this site is within **Flood Zone 3b** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

7. **Ground Water Protection Zone 1** covers the southern part of the site. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

8. **Site access** will require consideration. The site is located in a predominantly residential area. The approach roads have substantial on street parking which will limit the size of vehicles which can gain access as will the layout of some of the road junctions e.g. Waterworks Road/Moy Avenue. There may also be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

9. Part of the site is within a **Biodiversity Opportunity Area.** Developers should consider incorporating opportunities to promote biodiversity into their developments.

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

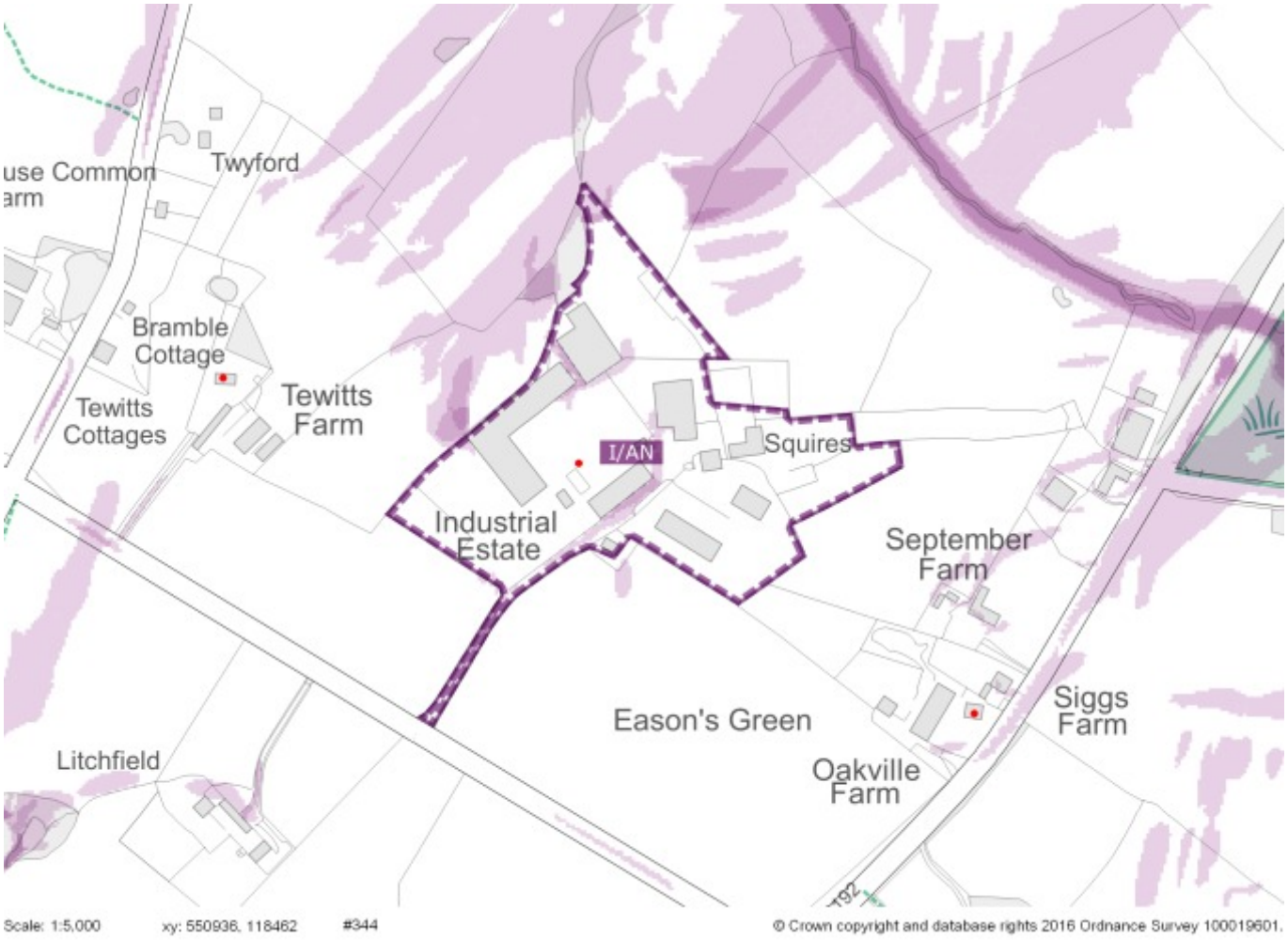
Sustainability Appraisal Summary

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 the risk and impact of flooding. 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

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/AN Squires Farm Industrial Estate, Easons Green, Framfield, Uckfield



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 509 184	**Parish:**	Framfield CP
Area:	4.66 ha	**Electoral area:**	Framfield and Horam ED

Description

The site is an existing industrial estate, originally developed on a farmstead. The setting is rural in character, with a number of one and two story industrial units and a large area of hard-standing. The site has good A-road access. There are existing waste uses on the site.

Other Information

None

Development Considerations

1. There are a number of **ancient woodland** sites within 500m of the site. The closest of these is The Lews Ancient Woodland which is located 310m to the south-west. There is poor connectivity between the woodland and the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for disturbance and / or predation to birds. Where appropriate, suitable mitigation should be provided.

2. **Barney Wood Common SNCI** is located 190m east of the site. It is noted for its unimproved pasture. There is some connectivity between the SNCI and the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for disturbance and / or predation to birds. Where appropriate, suitable mitigation should be provided.

3. In the vicinity of this site there is Ancient woodland which is a **BAP Habitat**. Records also indicate the nearby presence of Great Crested Newts which are a protected

species. Proposals should consider the potential for issues related to air quality and / or emissions, potential for disturbance and / or predation to birds and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

4. **Easons Farmhouse (Grade II) Listed building** is within the site. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Building.

5. There is **archaeological potential** with regard to below ground remains. This site contains a historic farmstead. However, it is uncertain whether any historic buildings remain at the site or to what extent 20th century and subsequent development has impacted on the potential below ground archaeological interest of the site. The site should be subject to historic building assessment survey if applicable and to evaluation trial trenching if future development was likely to include significant below ground impacts. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. There are a number of neighbouring houses, although these are distant and screened by trees. The potential effect on residential amenity should be considered in the context of the existing light industrial uses. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

7. The **landscape character** of the site is of low visual sensitivity due to the established businesses which are operating. Development may provide opportunities to improve the local landscape character. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed. Developers may wish to consider additional planting on the north east boundary of the site which is currently open.

8. The industrial estate is home to a number of businesses, the surrounding land use is countryside. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate suitable mitigation should be provided.

9. Part of the local A22 has been mapped nationally under the END as having high **noise levels** during the day, though noise levels on the section between East Hoathly and Lower Dicker are below the END threshold. Developers may wish to consider measures to mitigate the effect of site traffic to/from the site and/or site activities.

10. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

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: 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.

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.

I/O Sussex House Industrial Area, Brighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 277 057	**Parish:**	Non-Civil Parish or Community
Area:	1.83 ha	**Electoral area:**	Hove Park Ward

Description

Industrial estate with units of varying sizes. Largest units are occupied by BT and would seem unlikely to become available. PC World located by access to A270 although some units have a separate access.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - SUSSEX HOUSE INCL. BT DEPOT

Development Considerations

1. There is an **Air Quality Management Area** (AQMA) nearby along Sackville Road and part of Old Shoreham Road east of junction with Sackville Road. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

2. Residential properties to the east of the site along Amhurst Crescent, and to the south (separated by the railway) on Payne Avenue. Views in to existing industrial units are not screened from Amherst Close. Units face

into the estate so outdoor activities would be unlikely occur close to the perimeter. Appropriately controlled waste management activity is unlikely to have a materially different effect to the industrial activities already present on the site. Proposed development should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. High quality design, tree planting and screening is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

3. The surrounding area predominantly residential, but the site is an existing industrial estate. There is a graveyard to the west, which is well-screened by an established tree line. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses.** Design should be of a high quality using appropriate landscape treatment. Where appropriate, suitable mitigation should be provided.

4. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

5. The site is within a **Ground Water Protection Zone 2** area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

6. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 amenity of residents and neighbouring land uses; 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 sustainable use of local mineral resources; water quality; 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.

I/AP The Birch & Maple Road Industrial Estates, Lottbridge Drove, Eastbourne



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Eastbourne Borough
Grid reference:	TQ 625 013	**Parish:**	Non-Civil Parish or Community
Area:	13.08 ha	**Electoral area:**	St. Anthony's ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two sites are located north of the Lottbridge Drove, and two sites are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a mixture of industrial and business units. These are mostly 2.5 storeys high, with a mixture of large, medium and small units. It is bounded by the Willingdon Level and a school to the north-east, site I/A to the north-west, Lottbridge Drove to the south-west, a small number of residential properties to the south-east, (beyond these properties is the A259. Access to the site is from Lottbridge Drove. Birch Road is the main spine road running through this estate. There are existing waste uses on the site.

Other Information

Site allocated in Eastbourne Borough Council's Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. There are a number of **Sites of Nature Conservation Interest** within 1km of the site. This includes the Horsey Sewer SNCI which adjacent to the site, and is noted for its breeding bird interest, and the Leeds Avenue

Reedbed SNCI. Proposals should consider the potential for issues relating to pollution/leachate (of which the SCNI is already enriched), air quality/emissions and disturbance/bird predation. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of **BAP Habitats** including Reedbed and Open water. Records also indicate the nearby presence of **BAP Species and / or protected species** including Shining ram's-horn snail. Proposals should consider the potential for issues related to air quality and / or emissions, pollution and / or leachate, and the possible disturbance and / or predation of birds found in these sites. Where appropriate, suitable mitigation should be provided.

3. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault 'island' is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential properties back onto the southeast boundary. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. There is a school located adjacent to the north-east of the site. The industrial estate itself is home to a number of businesses including offices. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate, suitable mitigation should be provided.

6. Modelling has identified that this site is within **Flood Zone 3b** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

7. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

8. The Lottbridge Roundabout which is known to have **road network capacity** issues is located close to the site. The Marshall Road access provides good access to the site. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routeing of vehicle movements. Operators may wish to consider entering into a routeing agreement, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

9. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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;
- Opportunity for co-location of waste management facilities;

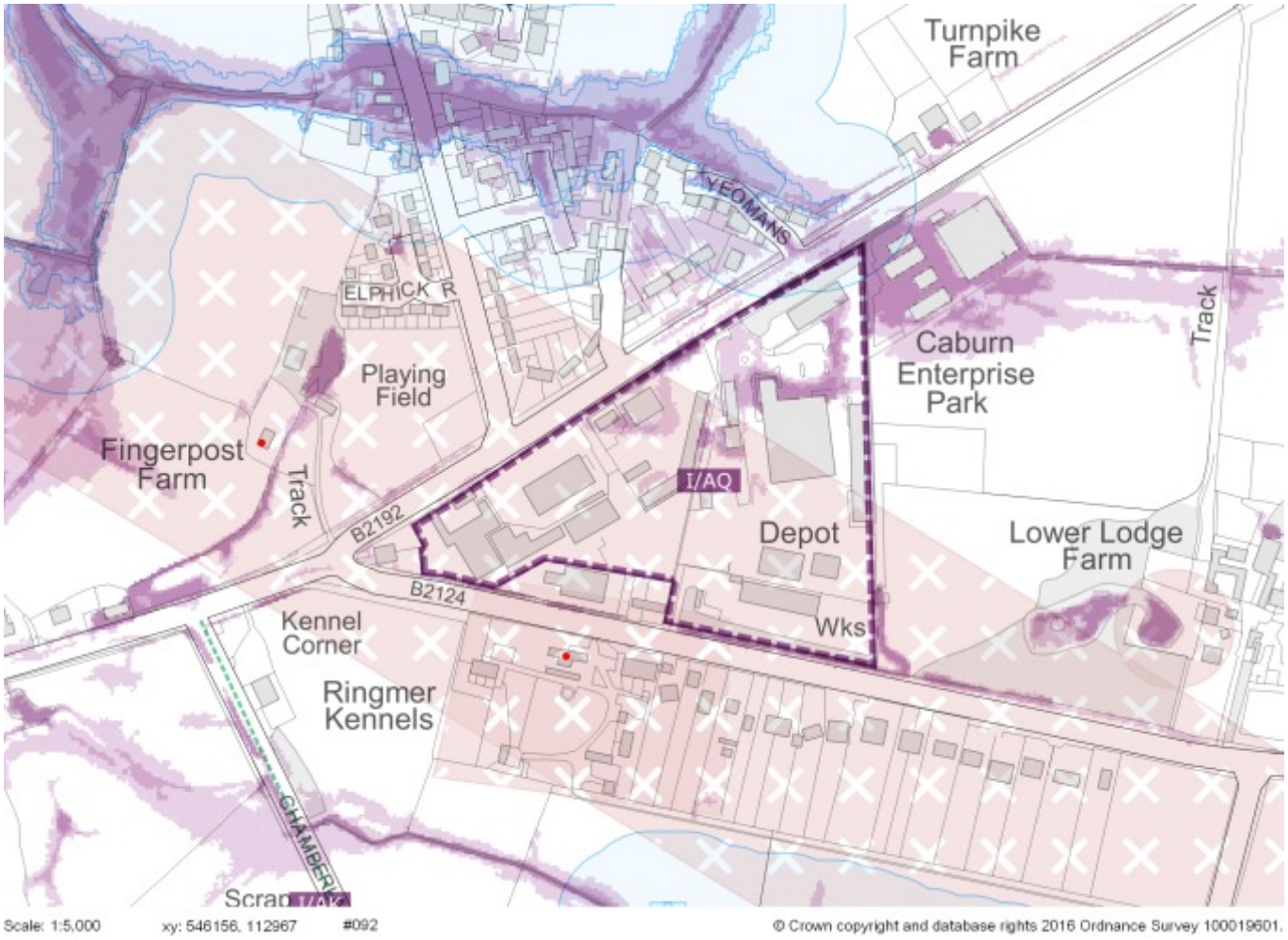
Sustainability Appraisal Summary

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.

Habitats Regulation Assessment Summary

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.

I/AQ The Broyle, Ringmer



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 461 129	**Parish:**	Ringmer CP
Area:	5.65 ha	**Electoral area:**	Ringmer and Lewes Bridge ED

Description

Site is consists of the depot to the east and the business type uses to the west which operate independently as they have separate accesses. Much more potential for waste type use of the depot side were it to become available. Less so for western side.

Other Information

Part of site is an existing operational site: Ringmer Depot

Development Considerations

1. There are two **listed buildings** close to this site. Ringmer Kennels (Grade II) is located 60m to the south of the site and Fingerpost Farmhouse (Grade II) is located 120m west of the site. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Building.

2. There is **archaeological potential** with regard to a proposed line of a Roman road. Associated with this is the potential for below ground remains. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied

by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

3. Some houses overlook the site from the north and the south and there is a pair of semi-detached houses adjoining to the south and another house at the western end facing the mini-roundabout where the B2124 and B2192 converge. The exact impact on residential amenity will depend upon the nature of development proposed. However, the adjoining houses are close to the business side of the site where uses are office type with potentially less impact than the more 'industrial' operations that are currently carried on the eastern part of the site i.e. the depot. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design and tree planting is encouraged. Existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

4. The **landscape character** of the site is of low visual sensitivity due to the established businesses which are operating. There is potential for impact on surrounding countryside and village setting. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

5. There are existing established office and business type units in the western part of the site also including a Country Store retailer. The eastern part of the site is covered by a Council Highway depot comprising a mix of office and operations such as vehicle maintenance / salt storage. Waste type uses are unlikely to be considered compatible with the western side of the site (and its immediate residential neighbours). Proposed development should identify and assess the potential effects of the development on the **existing businesses** and **other nearby uses**. Where appropriate, suitable mitigation should be provided.

6. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

7. **Site access** arrangements will be a consideration in determining a planning application. There are multiple access onto the The Broyle (to the north) and Laughton Road (to the south) from which access could be achieved subject to adequate visibility and layout. This is likely to involve an engineering solution to address visibility from access and internal layout. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;
- 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; 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

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions. Pending further details details on site useage, this site is screened in due to the potential for reduced air quality at Lewes Downs SAC.

I/AR The Old Cement Works, South Heighton



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 448 032	**Parish:**	South Heighton CP
Area:	1.64 ha	**Electoral area:**	Ouse Valley East ED

Description

South Heighton industrial estate is a relatively small site located to the east of the A26. It contains single and two storey buildings of varying quality. It is accessed via The Hollow, a narrow road with a 7.5T weight restriction which also provides access to South Heighton and Denton to the south of the site. The South Downs National Park boundary is located a short distance to the east and west of the site. An existing recycling use is located within the site.

The nearest residential properties are six two-storey houses to the west of the site, fronting the A26. A two storey disused office block is located between the site and the houses. A further four two-storey houses are situated to the east of the site, known as Downs Villas. A recreation ground is situated to the south opposite the site entrance. A caravan park abuts the site to the north.

Land levels rise sharply to the north and east of the site. Existing mature trees and other vegetation provide an effective screen to the site.

Other Information

Part of site is an existing waste site: The Old Cement Works, Newhaven

Development Considerations

1. The **South Downs National Park** (SDNP) boundary is very close to the eastern boundary of the site and is within 30 metres at its closest point. There is a buffer of vegetation and a pond between the majority of the eastern boundary and the National Park, although land to the east of the site is higher than that of the industrial estate. Any views to the site need to be considered in the context of the existing light industrial uses and the adjacent static caravan park. The existing industrial site is not well designed or screened. Redevelopment may provide an opportunity for a enhancement. Proposals should consider the visual impact of development on the setting of the National Park. They should conserve and enhance the landscape features and provide screening so to enhance local landscape character. Retaining and strengthening the existing vegetation along the eastern boundary may be an option.

2. **Tarring Neville Downs LWS** is located 160 metres north of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including Chalk grassland and Ponds. Records also indicate the nearby presence of **BAP Species and / or protected species** including Reptiles, Common toad and Chalk grassland inverts. Proposals should consider the potential for issues related to air quality and / or emissions, water quality / leachate and the possibility for direct impacts on reptiles and amphibians if present on site. Suitable mitigation should be provided, where appropriate.

5. **South Heighton Conservation Area** is located immediately adjacent to the south of the site. Proposals should include an assessment of visual impact and be designed so it enhances the setting of the conservation area where possible.

6. The **archaeological potential** in regard to below ground remains is uncertain. However, the sites location on dry valley on edge of downland adjacent to Ouse Valley indicates high potential for below ground remains. Archaeology is likely to be industrial of post-medieval to modern date. Previous developments may have disturbed any archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. There are six residential properties to the west of the site which front the A26. A further four properties, know as Downs Villas are located at the top of a bank to the east of the site on the border with the National Park. A caravan park is abuts the northern boundary of the site. The site is well screened from the residential properties. The properties on the A26 are relatively well screened from the site by both vegetation and a two storey disused office located between the site and the houses. Downs Villas to the east of the site are situated above the industrial estate but are well screened by mature, long established trees and vegetation. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. The area is considered to be of low **landscape sensitivity** as it is an established industrial estate. The site currently contains waste uses. New development could be an opportunity to enhance local character and views. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

9. The industrial estate is home to a number of businesses. The adjacent caravan park is a sensitive receptor. New development could, however, be an opportunity to enhance local character and views from the caravan park. Proposed development should identify and assess the potential effects of the development on the **existing businesses**, and **other nearby uses**. Where appropriate, suitable mitigation should be provided.

10. Modelling has identified that this site is within **Flood Zone 3b** (see map). Development other than minor alterations in these areas will require a flood risk assessment.

11. **Access** to the site is via an existing entrance. The access may require alteration, however, to cater for the size of vehicles envisaged including visibility improvements across site frontage. No specific capacity issues were identified at the time of assessment although further investigation may be required when a specific development is proposed. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Proposals must also ensure that there is sufficient area for any special loading/unloading requirements and onsite staff parking. Pre-application discussions with the Highway Authority are encouraged.

12. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 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; 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.


St Mary's
St Clare's
St Rita's
Track
Bushy Common Wood
Track
Stubs Copse
Path
FB
Path
Path
Path
Path
Path
Path
Path
Ditchling Common
T/AS
Ind Est
Path
Car Park
Path
Track
Middleton Cottages
City Cottages
Little Dobells
Dobells Farm
Path
Path
Path
Path
Path
Path
Path
Path
Berrymead
Honeywood Farm
Track
Loan Oak Farm
Scale: 1:5,000
xy: 534024, 118223
#337
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I/AS Tidy's Industrial Estate / Mid Sussex Business Park, Ditchling Common

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Lewes District
Grid reference:	TQ 340 182	**Parish:**	Ditchling CP
Area:	7.59 ha	**Electoral area:**	Chailey ED

Description

The Tidy Industrial Estate is located adjacent to Ditchling Common, a short distance to the east of Burgess Hill. There are four distinct areas of the industrial estate: 1) Mid-Sussex Business Park - A much newer area of the park with two-storey industrial sheds and offices with shallow pitched roofs and formalised car parking. This area occupies higher ground to the west of the estate and has a different character to the remainder of the estate: 2) The Tidy Industrial Estate - A mixture of older and newer single and two storey industrial units. There are a number of vehicle repair and engineering uses in this section of the estate 3) The Biffa Depot: 4) The Old Kiln Works Industrial Estate - located to the east of the site with a mixture of older one/two storey units and some very recently completed 2/3 storey units with their own self contained car parking/front yard areas.

There are a range of B1, B2 and B8 uses across the estate, although the older part of the industrial estate, located to the centre of the site, and some of the units in the Old Kiln Works, appear more suited to waste uses.

The estate is accessed from Folders Lane to the south which adjoins the B2112 a short distance to the west. Although predomentnaly a rural location, there are a cluster of residential properties to the south east of the site and detached dwellings to the south and west.

Other Information

Part of site is an existing waste site: Environmental Tyres and Shredded Neat

Development Considerations

1. The **South Downs National Park** (SDNP) extends up to the Folders Lane and is separated from the site by woodland and Ditchling Common. Traffic accessing the site may affect the SDNP, however, this should be considered in the context of the existing industrial estate. Proposals should consider the visual impact of development on the character and setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation. High quality design and good landscape design is encouraged. Routing arrangements to limit vehicle movements approaching site through the Park may be appropriate.

2. There are a number of **ancient woodland** sites within 1km of the site with good connectivity via tree lines and hedgerows. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

3. **Ditching Common SSSI** is located immediately to the west of the site. It is noted for its meadow and heathland interest. Proposals should consider the potential for issues related to air quality and / or emissions.

4. There are **BAP Habitats, BAP Species** and **protected species** located on land adjacent to the site. Proposals should consider the potential for disturbance or harm to protected species and their core habitats.

5. There is a **listed building** approximately 50m south-east of the site. The Dales is a Grade II listed building. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Building.

6. The **archaeological potential** in regard to below ground remains is uncertain. Previous developments may have disturbed any archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. A number of **footpaths** run along the border of this site. There are views across the area from adjacent public rights of way. The views in from these are poor and the existing security fence oppressive. Development

of high quality design and good landscaping may provide opportunities to improve the setting as viewed from the footpaths.

8. There are neighbouring residential properties to the south and south east of the site. However, potential impacts will be considered in the context of existing use as an industrial estate. Units that are located closer to residential properties may require more investment in mitigation. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

9. The existing industrial uses have an adverse impact on the local **landscape character** and visual amenity. New development could be an opportunity to enhance local character and setting. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment.

10. The adjacent public footpaths and Ditchling Country Park are sensitive receptors. However, new development could be an opportunity to enhance local character and views from the country park. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and **other nearby uses**. Design should be of a high quality using appropriate landscape treatment. Where appropriate, suitable mitigation should be provided.

11. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

12. **Access** to the industrial estate is via a recently improved access and right turn lane onto Folders lane. There are known **road network capacity** issues through Ditchling. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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;
- Opportunity for co-location of waste management facilities;

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.

I/AT Victoria Road Industrial Area, Portslade



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 261 055	**Parish:**	Non-Civil Parish or Community
Area:	3.23 ha	**Electoral area:**	South Portslade Ward

Description

Spacious industrial area split into two parts either side of Victoria Road. Southern part has large units arranged and one vacant plot which could have potential for new development. Limited circulation space outside the units as most outside space occupied by a car park.

Other Information

Part of site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3(3)

Part of site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - VICTORIA ROAD INDUSTRIAL ESTATE

Development Considerations

1. The **Benfield Valley Golf Course SNCI** is located 130m east of the site. Proposals should consider the potential for issues relating to air quality/emissions. Where appropriate, suitable mitigation should be provided.

2. There is a Woodland habitat in the vicinity of the site. This is a **BAP habitat**. Proposed development should consider the potential for issues related to air

quality and /or emissions which may affect the habitat. Where appropriate suitable mitigation should be provided.

3. An **Archaeological Notification Area** (ANA) covers the northern part of the site. The ANA has been identified for its Woolwich Beds Prehistoric potential and Roman cemetery. In the 19th century the southern area of this site was a gravel quarry. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. The A293 or B2194 are the subject of an **Air Quality Management Area** (AQMA). Vehicles accessing the site would need to pass through this AQMA. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

5. The site is in a predominantly residential area, however there is unlikely to be any significant additional harm resulting from the use of an existing unit for waste management uses instead of other industrial activities. There is a vacant plot adjacent to the road, which faces a number of residential properties on the north side of Victoria Road. Should the vacant plot be developed, the design would need to be carefully considered to avoid an unacceptable effect on residential amenity. Good design could enhance the local townscape and residential amenity. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. High quality design, tree planting and screening is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

6. The wider area is predominantly residential area but an existing industrial estate, and few residential properties within very close proximity. Town hall to the east, railway line to the south. Proposed development should identify and assess the potential effects of the development on the **existing businesses,** and **other nearby uses**. Where appropriate, suitable mitigation should be provided.

7. Modelling has identified that part of this site is at risk of **surface water flooding (**see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

8. **Site access** arrangements will be a consideration in determining a planning application, and there may be **road network capacity** issues in the nearby area. The site has good access the A270 and A27 bypass to the west. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements.

9. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

Opportunities

The following opportunities may be present at this site:

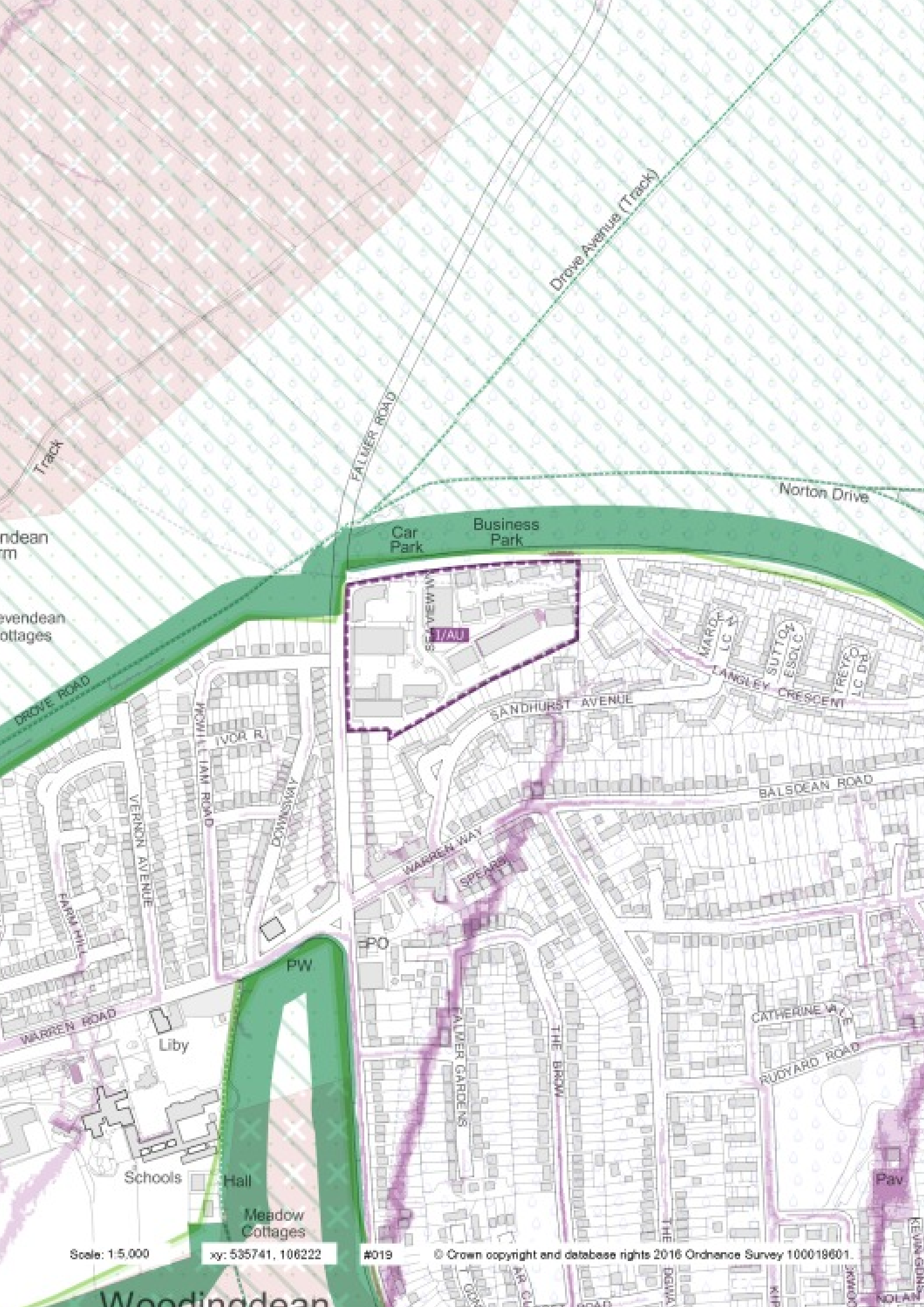
- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- Opportunity for utilising sustainable modes of transport (rail and/or water);
- Located on previously developed land;
- Located on land identified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


Drove Avenue (Track)
Track
FALMER ROAD
Norton Drive
Car Park
Business Park
DROVE ROAD
T/AU
SANDHURST AVENUE
LANGLEY CRESCENT
BALSDEAN ROAD
WARREN WAY
IVOR R.
VERNON AVENUE
FARM RISE
WARREN ROAD
PW
PO
Liby
Schools
Hall
Meadow Cottages
FALMER GARDENS
THE BROW
CATHERINE VALE
RUDYARD ROAD
Pav
Scale: 1:5,000
xy: 535741, 106222
#019
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I/AU Woodingdean Industrial Estate, Brighton

Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	The City of Brighton and Hove (B)
Grid reference:	TQ 357 062	**Parish:**	Non-Civil Parish or Community
Area:	3.90 ha	**Electoral area:**	Woodingdean Ward

Description

This is a new, modern industrial estate with a mix of unit sizes. The majority of units are B1 uses and there is a science park on part of the site. The medium sized units to the south and south-east of the estate are most likely to have potential for waste management uses.

Reasonably good access to the A27 at Falmer.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - WOODINGDEAN INDUSTRIAL ESTATE

Development Constraints

1. The **South Downs National Park** borders the site to the north. The site itself is an existing industrial estate and the use of existing units for waste management is unlikely to have a materially different impact to other industrial uses. Proposals should consider the visual impact of development on the character and setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation. Routing arrangements to limit vehicle movements approaching site from the north through the Park may be appropriate.

2. **Castle Hill SAC** (European Designation) is located approximately 450m to the east of the site. While the site lies close to a European site, unless an Energy from Waste facility is proposed, the SAC is unlikely to be affected. Proposals for EfW would need to consider the potential effect of stack emissions (and potential air quality reductions).

3. **Castle Hill NNR and SSSI** is located 440m east of the site. It is noted for its breeding bird interest. Proposals should consider the potential for issues related to air quality and / or emissions issues and disturbance and / or predation to birds.

4. There are a number of **Sites of Nature Conservation Interest** within 1km of the site. This includes Bexhill Road, Woodingdean SNCI, Happy Valley SNCI, Woodingdean Cemetery SNCI, and Sheepcote Valley SNCI .The closest is Woodingdean SNCI which is located 410m east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

5. In the vicinity of the site there are a number of **BAP Habitats** including chalk grassland and Woodland. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

6. There is a **public open space** opposite site. Use of existing industrial units is not likely to have a materially different effect on the open space compared to other industrial units. However, redevelopment of part of site could offer potential enhancement by providing a buffer to SDNP and downland countryside. Proposals should consider the potential impact of development on the public open space. High quality design and landscaping is encouraged.

7. The industrial units on the estate face the back gardens of residential properties on Sandhurst Avenue. There is reasonably good screening. There is unlikely to be any significant additional harm resulting from the use of a unit for waste management uses instead of other industrial activities. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Redevelopment could offer potential enhancement with buffer to neighbouring houses and good design incorporating trees. Developers and operators are encouraged to pro-actively engage with the local community.

8. The existing **landscape character** is mixed light industrial and high quality offices. Use of existing units would have a neutral effect on the townscape. A well designed new facility would also be in keeping with character. Redevelopment could offer potential enhancement with buffer to SDNP and downland countryside.

9. The industrial estate is home to a number of businesses including offices. Waste management uses would be more appropriately located away from B1 uses and the science park. Proposed development should

identify and assess the potential effects of the development on the **existing businesses**, and **other nearby uses**. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

10. Part of the site is within **Ground Water Protection Zone 3**. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

11. This **site access**es are from the north B2123 (Falmer Road) and west (Warren Road). There may be **road network capacity** issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

12. A **Biodiversity Opportunity Area** is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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;
- 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

2.8 Waste management development would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities, or operations generating significant amount of dust.

I/AV Woodland Centre, Whitesmith / Chiddingly



Site Details

Site type:	Existing Industrial Estates Suitable for Waste Development	**Local Authority:**	Wealden District
Grid reference:	TQ 531 134	**Parish:**	Chiddingly CP
Area:	3.06 ha	**Electoral area:**	Alfriston, East Hoathly and Hellingly ED

Description

The Woodlands site comprises the Woodlands Composting Centre (a major waste composting facility), a number of medium sized business units and yard area. As a site it is located within the countryside, and is well screened. Access is from the A22.

Other Information

Part of site is an existing waste site: Woodland Centre, Chiddingley

Development Considerations

1. There are a number of small **ancient woodland** sites within 1km of the site; the closest is adjacent to the east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, litter, and direct impacts. A minimum buffer of 15m will be required between any development and the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. **Burgh Hill Farm Meadow SSSI** is located 740m south-east of the site. It has good connectivity to the site. Proposed development should consider the

potential for any air quality and /or emission issues. Where appropriate suitable mitigation should be provided.

3. **Kiln Wood SNCI** (ancient woodland site) is located 160m south of the site. The SNCI has good connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for water quality and / or leachate. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including ancient woodland and woodland. Records also indicate the nearby presence of **BAP Species** and / or **protected species** Common lizard, Grass snake, Slow worm and Dormouse. Proposals should consider the potential for issues related to air quality and / or emissions, litter, water quality and / or leachate and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

5. There is **archaeological potential** with regard to above and below ground remains. The site itself is located on the South facing slope. Remains are likely to be prehistoric to recent. During the 19th century the site was the site of a barn surrounded by fields and it is now in light industrial use. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. A small number of houses are located a short distance from this site. Proposed development should identify and assess any potential effects on **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The site is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses**, and **other nearby uses**. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

8. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

9. A right turn lane onto A22 from the site already exists. Proposals should include information relating to the number of vehicles proposed to use the right turn and the capacity of right turn to allow assessment of **road junction capacity**. Pre-application discussions with the Highway Authority are encouraged.

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 amenity of residents and neighbouring land uses; 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

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

Glossary

Air Quality Management Area (AQMA) - An area identified as suffering from poor air quality.

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.

Ancient Woodland - wooded area that has been wooded continuously since at least 1600 AD.

Archaeological Notification Areas - An area identified as being known to potentially contain archaeology of interest.

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.

BAP Habitat - habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Further information can be found on the DERFA website.

BAP Species - species identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Further information can be found on the DERFA website.

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.

DEFRA Noise Priority Area - an area of high noise (audible) emissions. These are designated under the Environmental Noise (England) Regulations 2006.

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.

Flood Zone - Areas identified to be at risk of coastal and fulvial flooding. Further information can be found on the Environment Agency website.

Greenfield site – site previously unaffected by built development.

Ground Water - water held in water-bearing rocks, in pores and fissures underground.

Ground Water Protection Zone - Designation identified to protect ground water sources. Further information can be found on the Environment Agency website.

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 – burning of waste at high temperatures under controlled conditions. This results in a reduction bulk and may involve energy reclamation. 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'.

Listed Building - Statutory listed buildings designated under the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

Local Geological Site (LGS) - an area identified for its local geological interest.

Local Nature Reserve (LNR) - an area designated under the National Parks and Access to the Countryside Act 1949 (as amended) for its nature conservation interest.

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.

Marine Conservation Zone (MCZ) - designated under the Marine and Coastal Access Act 2009 these protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

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.

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'.

Plan Area - The geographical area covered by this Plan.

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

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.

Protected Species - animals and birds protected under the Wildlife and Countryside Act 1981. Further information can be found on the DERFA website.

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.

Ramsar Site - An international wetland designation identified under the Ramsar Convention.

Recovery - obtain value from wastes through one of the following means recycling, composting or energy recovery.

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.

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."

Registered Battlefield - A known location of a historic battlefield. Area will have archaeological interest. Further information can be found Historic England website.

Registered Country Park - designate under the Countryside Act 1968 for their recreation and leisure opportunities close to population centres. They do not necessarily have any nature conservation importance.

Registered Parks and Gardens - gardens, grounds and other planned open spaces which should be protected. The impact of development on the setting of these locations is a material consideration. Further information can be found on Historic England website.

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.

Right of Way (ROW) - rights of way as identified on the definitive map.

Scheduled Monument - Nationally important archaeological sites, scheduled under the Ancient Monuments and Archaeological Areas Act of 1979. Further information can be found on Historic England website.

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.

Site of Nature Conservation Interest (SNCI) - an area identified for its local nature conservation interest.

Site of Special Scientific Interest (SSSI) - areas designated in England under the Wildlife and Countryside Act 1981 (as amended) for their wildlife and / or geology interest.

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

Special Areas of Conservation (SAC) - designated under the Habitats Directive. These sites, together with Special Protection Areas, are called Natura sites and they are internationally important for threatened habitats and species

Special Protection Areas (SPA) - designated under the Habitats Directive. These sites, together with Special Areas of Conservation, are called Natura sites and they are internationally important for threatened habitats and species.

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.

Surface Water Flood Zone - Areas identified to be at risk of surface water flooding. Further information can be found on the Environment Agency website.

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.

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