

Committee	Regulatory Planning Committee
Date	10 October 2018
Report by	Director of Communities, Economy and Transport
Subject	Development Management Quarterly Update
Purpose	To inform Members about development management matters relating to enforcement and site monitoring, undertaken under delegated powers for the three month period between 1 July and 30 September 2018.
Contact Officer:	Sarah Iles – 01273 481631
Local Members:	All

SUMMARY OF RECOMMENDATIONS

The Committee is recommended to note the report.

CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT

1. Enforcement

1.1 In the period between 1 July and 30 September 2018, there were fifteen new alleged breaches of planning control. Of the new cases, nine were resolved within the reporting period and five older cases were also resolved. Accordingly, the number of sites being investigated or subject to formal action at the end of September 2018 was twelve. This represents an increase of only one in the number of cases that were outstanding at the end of the previously reported quarter.

1.2 Appendix 1 of this Report provides details of cases resolved and received within the period 1 July and 30 September 2018, together with details of the status of all current cases. Additional details and information on these cases can be obtained from the relevant officers listed at the end of this Report.

2. Site Monitoring

2.1 Site monitoring of all minerals and waste sites has continued, but has to be accommodated within limited resources and alongside the enforcement service. During the last quarter twenty nine non-chargeable site monitoring visits were carried out. No substantive breaches of planning control were found to be occurring.

3. Appeals

3.1 There is one appeal currently being dealt with. As previously reported, this appeal relates to an Enforcement Notice that was served regarding the unauthorised importation, deposit and processing of waste materials (UPVC window frames) at Upper Lodge Farm, The Broyle, Ringmer. The Notice required the cessation of the activity and the clearance of the site. The appellant appealed on "Ground (a)": that planning permission should be granted for the activity. All statements and documents have been submitted by the Council, appellant and interested parties and the matter will be heard at a Hearing, which has been set for 9 October 2018. Members will be advised of the outcome of the appeal in future reports.

4. East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan: National Planning Policy Framework (July 2018) - Statement of Conformity

4.1 As Members will be aware, in July 2018 the Government published the Revised National Planning Policy Framework (NPPF). The changes to the NPPF focused on housing provision, local plan preparation, including the Duty to Co-operate, and clarifications in a number of other areas. Other changes were also made to reflect a number of legal decisions that had been made since the NPPF's first publication in 2012. In respect of minerals and waste planning, minerals only received minor changes while the National Planning Policy for Waste (2014) was not the subject of review and remains unchanged. The paragraph relating to enforcement also remains unchanged, although due to a reordering of the NPPF this and other paragraph numbers have changed.

4.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise. Of particular relevance to applications determined by this Authority is the Minerals and Waste Local Plan, which consists of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013) (WMP) and the East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017) (WMSP). Other Local Plans and the NPPF are also a material consideration in the determination of planning applications.

4.3 It is necessary for Local Plans to be consistent with the NPPF. Therefore, following the publication of revised national policy it is good practice to undertake a review of consistency between any Local Plans that a planning authority is responsible for and the revised national policy. This review is intended to check whether or not each policy is, in planning terminology, 'broadly in conformity' and not in 'conflict' with the revised national policy. Local plan policies that are considered to be broadly in conformity may continue to be used as normal in the determination of planning applications. However, if any policies are identified as not being in broad conformity or in conflict, consideration has to be given to undertaking a review of the Local Plan.

4.4 In light of this, a review of the policies of the Waste and Minerals Local Plan and conformity with the revised NPPF has been undertaken. The review found that, with the exception of Policy WMP11 (Provision of Aggregates), all policies were broadly in conformity with the revised National Planning Policy Framework. Policy WMP11 (Provision of Aggregates) is only partially in conformity with the revised NPPF owing to a conflict in the first sentence of the Policy. The first sentence of Policy WMP11 states that the Authorities will maintain provision for the production of land won aggregates at a rate of 0.10mtpa through the Plan period. Historically, this was based on the regional apportionment within the South East Plan (2009) and does not now conform with paragraph 207 a) of the NPPF, which indicates that future demand forecast should be based on a rolling average of 10 years' sales data and other relevant local information, together with an assessment of all supply options - including marine dredged, secondary and recycled sources. The second sentence of the existing Policy WMP11, which states that the Mineral Planning Authorities will maintain a landbank of at least 7 years of permitted resources for the extraction of sand and gravel, is broadly in conformity with the revised National Planning Policy Framework.

4.5 A review of the East Sussex, South Downs and Brighton & Hove Waste and Mineral Local Plan is currently being undertaken and the issue identified with Policy WMP11 will be addressed through that review.

4.6 A statement reflecting the finding of this review of conformity has been published on the Council's website; a copy of which is attached as Appendix 2 to this report.

5. Contact Officers

5.1 Members with any queries about site monitoring or enforcement matters should contact either Sarah Iles (01273 481631) or Robert Shapter (01273 335218). Members with queries relating to County Matter and Regulation 3 applications should contact either Jeremy Patterson (01273 481626) or David Vickers (01273 481629).

RUPERT CLUBB
Director of Communities, Economy and Transport
01 October 2018

Local Members: All

BACKGROUND DOCUMENTS

Current Enforcement, Monitoring, Planning Application and Appeal Files.
MasterGov Database.

TABLE 1 - BREACHES OF PLANNING CONTROL PREVIOUSLY INVESTIGATED AND RESOLVED SINCE JULY 2018

DATE LPA BECAME AWARE OF BREACH	SITE ADDRESS	NATURE OF CASE	CURRENT POSITION
May 2016	Land to the North of Leeds Lane, Five Ashes	Importation and deposit of waste materials	<p>A complaint was received that waste materials were being imported into and deposited at the site. A site visit was undertaken which confirmed the substance of the complaint and discussions were held with the operator and the landowner's agent. The purpose of the importation was allegedly to improve the track for the animals running through the wood in order to be able to move them across the land and not across roads, which would incur expensive veterinary costs for tuberculosis testing.</p> <p>Numerous meetings with the operator, Environment Agency and the Flood Risk Management Team were undertaken, which concluded that the works undertaken were not acceptable. The removal of the materials and other remedial works were specified in order to resolve the matter.</p> <p>A further site visit was carried out which confirmed that the remedial works had been carried out satisfactorily. Breach of planning control resolved and no further enforcement action required.</p>
June 2016	Penfold Driveways, The Warren, Crowborough	Unauthorised development	<p>A complaint was received by the Environment Agency that waste was being imported into and deposited at the site. A joint site meeting was arranged with all the various regulatory authorities and the operators to discuss the various issues at the site. It was clear during the course of the site meeting that the importation, deposit and processing of waste was taking place at the site.</p> <p>A pre-application site meeting with the operators took place and the operator's agent contacted officers to confirm that a planning application would be submitted. However, no application was forthcoming and the operator appointed a new agent, who contacted officers with a view to expediting the submission of the planning application. Officers continued discussions with the operator's new agent, who stated that they were proposing works on the site that had not previously been discussed, and which could possibly be unsupportable.</p> <p>The Environment Agency subsequently served warning letters on all the operators of the site and required them to remove the imported waste materials. Officers have monitored the site and noted that a significant quantity of the imported waste materials had been removed.</p> <p>Since then, there have been ongoing discussions and pre-application advice sought with regard to the activities at the site and whether it can be regulated. The operator has now cleared the site of waste pending further investigations as to the future use of the site. Breach of planning control resolved and no further enforcement action required.</p>
May 2018	Sussex Skips, North Quay Road, Newhaven	Breach of Conditions (outside storage and processing of waste)	<p>Officers undertaking a monitoring visit to the site noted that baled waste was being stored in the yard to the north of the waste transfer building, and that hardcore was being processed in the south east corner of the site, both of which were in breach of conditions attached to the planning permission for the site (LW/680/CM).</p> <p>Following discussions and negotiations with the site operator, the stored waste in the yard to the north of the building was cleared. The operator has also now ceased the crushing operation in the south east corner of the site.</p>

			Breach of planning control resolved and the site will continue to be monitored as part of the Council's Site Monitoring Policy.
June 2018	Bexhill to Hastings Link Road (Combe Valley Way)	Breach of Conditions (fencing/animal protection)	<p>During a site monitoring visit, it was noticed that several sections of the badger fencing alongside the carriageway had been knocked down and not replaced. Following formal contact with the applicant, the repairs were undertaken and the breach of planning control resolved.</p> <p>The site will continue to be monitored on a regular basis to ensure the conditions attached to the planning permission are met.</p>
June 2018	AM Skips, London Road, Maresfield	Breach of Condition (boundary treatment)	<p>A complaint was received that a fence on the northern side of the site had collapsed and had not been replaced/repared, which was a breach of a condition attached to the planning permission for the site (WD/327/CM).</p> <p>A site visit was carried out which confirmed the substance of the complaint and also noted that some waste had slipped into the adjoining woodland. A meeting was held with the operator who stated that the Environment Agency had recently carried out a monitoring visit and identified the same issue and had given him a timescale in which to carry out the required repairs and remove the waste.</p> <p>A further site visit has been carried out which confirmed that the waste had been removed from the woodland and the fence fully repaired. Breach of planning control resolved and no further enforcement action required. The site will be monitored in accordance with the Council's Site Monitoring Policy.</p>

TABLE 2 - NEW BREACHES OF PLANNING CONTROL INVESTIGATED SINCE JULY 2018 AND RESOLVED

DATE LPA BECAME AWARE OF BREACH	SITE ADDRESS	NATURE OF CASE	CURRENT POSITION
July 2018	GardenScape, The Wharf, Rye Road, Newenden	Importation, deposit and processing of waste (manure and waste bricks)	A complaint was received that waste was being processed at the site. A joint site visit was carried out with an officer from Rother District Council and a meeting held with the operator. The works carried out were clearly in relation to the operator's main business of the supply of garden/landscaping products, including sand, soils and aggregates. Rother District Council is currently pursuing this matter and no further action is required by this Authority.
July 2018	Great Meade, Pump Lane, Framfield	Importation and deposit of waste	A complaint was received that waste materials, comprising wheels, tyres and electrical goods, had been imported and deposited at the site. A site visit was carried out, which noted that there were a number of tyres, wheels and other items at the site. However, it was evident that works were being carried out on the site in order to clear ditches and the items had clearly been removed from ditches during the course of that work. No breach of planning control and no further action required.
July 2018	25 Abbey Road, Eastbourne,	Importation and storage of waste	A complaint was received that a skip was being used to bulk up construction and demolition waste from the occupier's business. Discussions were held with the operator, who agreed to cease the importation of waste and remove the skip. Breach of planning control resolved and no further action required.

July 2018	125 Eastbourne Road, Willingdon	Importation and storage of waste	<p>A complaint was received that waste materials were being imported and stored at the property. A joint site visit with an officer from Wealden District Council was carried out. Some imported waste household items were found to be at the site. Discussions were held with the landowner and the items have subsequently been removed.</p> <p>Breach of planning control resolved and no further action required.</p>
July 2018	Eco Skip Waste and Recycling Ltd, Oak Ferrars Farm, Batts Bridge Road, Piltown	Importation and deposit of waste	<p>Officers undertaking a site monitoring visit to a nearby (authorised) site noticed that waste materials were being imported and deposited at this site in skips and one tonne bags. Contact was made with the operator and the planning requirements explained to him, along with an informal view that should a planning application be submitted seeking to regularise the breach of planning control, then it would be unlikely to be supported. The operator has subsequently removed all the waste from the land. Breach of planning control resolved and no further action required.</p>
August 2018	Wivelsden Farm, North Common Road, Wivelsfield Green	Importation and deposit of waste.	<p>A complaint was received that waste was being imported and deposited at the site. A joint site visit was undertaken with officers from Lewes District Council. The works were found to be in accordance with an Agricultural Determination granted by Lewes District Council. No breach of planning control and no further enforcement action required.</p>
August 2018	Spillane Plant Hire, Honey Pot Farm Depot, A22 Polegate	Processing and burning of waste	<p>A complaint was received that waste (hardcore) was being crushed at the site and that waste was also being burnt. A site visit was undertaken and discussions held with the site manager. The manager advised that no hardcore was being crushed on the site, and that they are currently in the process of having their hardstanding re-surfaced. The team laying the road planings had allowed some tarmac to "set" on their truck which they needed to heat to soften in order to remove it. This apparently caused a ball of black smoke, which may explain the allegation of burning at the site. There was no evidence of waste being burnt at the site and no breach of planning control identified. No further enforcement action required.</p>
August 2018	Glebe Farm, Brookhouse Lane, Framfield, Uckfield	Importation and deposit of waste (soils)	<p>A complaint was received that waste material, comprising soil, was being imported into and deposited on the site. A joint site visit was carried out with the landowner and other regulatory bodies.</p> <p>The landowner advised that he intends to have mares and foals on the land, coupled with a continued agricultural use for grazing cattle. The landowner stated that the horses are for the purposes of show jumping and the paddocks needed to be evened out to avoid the young horses developing a back complaint called "roached back".</p> <p>This is considered to be a change of use from agriculture to a mixed use of agriculture/horsericulture, which is currently unauthorised. The landowner intends to submit a planning application to Wealden District Council seeking to regularise this. No further action required by this Authority.</p>
September 2018	Bexhill & Hastings Waste Water Treatment Works	Breach of Conditions (odour)	<p>A complaint was received that there were excessive odours emanating from the treatment works. Several site visits were carried out, which did not identify any odours, and discussions held with the operator and other local interested parties. No breach of planning control and no further action required.</p>

TABLE 3 - NEW BREACHES OF PLANNING CONTROL INVESTIGATED SINCE JULY 2018 AND AS YET UNRESOLVED.

DATE LPA BECAME AWARE OF BREACH	SITE ADDRESS	NATURE OF CASE	CURRENT POSITION
September 2018	Meadow Farm, Rosehill, Isfield	Importation of waste (soils and hardcore)	<p>A complaint was received that waste materials had been imported into a field at this site and deposited. An initial site visit has been undertaken and it was found that a significant quantity of waste, comprising soils and hardcore, has been deposited on the boundaries of two fields at the site, creating two bunds. The bunds are approximately 6 feet tall and one extends for approximately 100 metres, and the other is longer.</p> <p>Discussions were held with the occupiers who stated that the bunds were being created in order to provide a means of enclosure for their livestock. The occupiers indicated that fencing around the site adjacent to a public right of way is regularly damaged, hence the construction of a bund.</p> <p>Further enquiries are being made and the case is ongoing.</p>
September 2018	Land at Wellbrook Hill, Mayfield	Importation and burning of waste	<p>A complaint was received by the Environment Agency that waste was being imported into the site and burnt. A site visit was undertaken, which confirmed the substance of the complaint. Contact has been made with the landowner, who has agreed to cease the activity and remove the waste.</p> <p>The site will be monitored to ensure compliance.</p>
July 2018	Born Again Plastics, Oak Ferrars Farm, Batts Bridge Rd, Piltown, Uckfield, TN22 3XR	Breach of Condition (storage and processing of waste)	<p>A site monitoring visit to the site noted that waste was being stored outside the permitted waste storage area, and also that waste was being processed outside the building. A meeting was held with the operator who stated that this has been in part caused by the collapsing market for agricultural plastics and that he is trying to source other outlets for the waste.</p> <p>The site will continue to be monitored and timescales agreed with the operator to bring the site back in to compliance with the planning permission for the site.</p>
July 2018	H Ripley & Co, Apex Way, Hailsham, BN27 3WA	Breach of Condition (hours, noise and dust)	<p>A complaint was received that the site was working outside its permitted hours, was too noisy and was creating too much dust. Numerous site monitoring visits have been undertaken, which noted some breaches of the permitted hours. Further noise monitoring is in the process of being arranged in order to ascertain whether there is a breach of planning control in this respect. During the monitoring visits, no dust was seen emanating from the site.</p>
August 2018	Court Lodge Farm, Etchingam Road, Burwash, Etchingam	Unauthorised animal incinerator	<p>A complaint was received that an animal incinerator had been installed on the boundary of the property. A site visit was carried out, which confirmed the substance of the complaint, and discussions were subsequently held with the landowner. The purpose of the incinerator is for disposing of fallen stock from the farm.</p> <p>It is considered that planning permission is required for the installation and discussions are ongoing.</p>
August 2018	Eastbourne HWRS, St Philips Avenue,	Breach of Condition (hours of operation)	<p>Complaints have been received that the site is being operated outside the hours permitted and is too noisy. The site has been monitored. There is noise condition in relation to the site and, following monitoring, no breach of the</p>

	Eastbourne		permitted hours has been noted. However, further monitoring will be undertaken.
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TABLE 4 - OUTSTANDING CASES SUBJECT TO ONGOING ACTION

DATE LPA BECAME AWARE OF BREACH	SITE ADDRESS	NATURE OF CASE	CURRENT POSITION
July 2015	Holleys Yard, Squires Farm Industrial Estate, Easons Green	Importation, deposit and storage of waste wood	<p>This matter originally came to the Council's attention in 2012 when an operator imported a significant quantity of waste wood into this site and then vacated the site without clearing the waste wood. The Environment Agency undertook a prosecution against a director of the company, and the County Council supported this prosecution and gave evidence in court. One of the Directors of the company was convicted of the offence and was sentenced to a Community Service Order of 200 Hours of unpaid work. There was no requirement for the Director to pay for the costs of clearing the land. Consequently, the waste wood remained on the site.</p> <p>In order to protect the County Council's position, it was considered appropriate to serve an Enforcement Notice on the landowners, and interested parties, requiring the removal of the waste wood. An Enforcement Notice was therefore served on 2 February 2016. No appeal was made against the Enforcement Notice and it took effect on 4 March 2016. Following the service of the Enforcement Notice, the Environment Agency made further progress in their case against the company that was responsible for importing the waste wood into this site. The outstanding company Director was arrested on a warrant and appeared at Lewes Crown Court on 22 August 2016 for sentence, after he had entered a guilty plea at an earlier hearing. He was sentenced to one year's imprisonment.</p> <p>The site has been regularly monitored and the landowners have been in contact with officers concerning a proposal for an operation at the site which would provide the finance to help with the disposal of the waste wood. They engaged in seeking pre-application advice and a formal response was provided, which was that their proposal was considered to have some merit.</p> <p>A further site meeting was held with the landowners, which noted that some of the chipped waste had been removed from the site. The landowners have appointed a planning consultant, who has been in contact with Officers, and a planning application regarding their proposals is due to be submitted in the near future. In the meantime, officers are regularly monitoring the site to ensure activities at the site do not resume.</p>
February 2017	Freedom Powerchairs Ltd, Upper Lodge Farm, The Broyle, Ringmer	Importation and deposit of waste	<p>A complaint was received that old UPVC window frames were being imported into this site and processed. A site visit was undertaken which confirmed the details contained within the complaint. A meeting was held with the landowner where the requirement for planning permission for this type of operation was explained. A further site meeting was also held with the operator and discussions were undertaken concerning the planning requirements for activities at the site. The operator was given a timescale in which to either submit a planning application to regularise the unauthorised development, or to cease the use of the site for waste processing and clear the site of the imported waste.</p> <p>The operator failed to submit a planning application within the agreed timescale, or clear the site of the imported waste. Formal enforcement proceedings were therefore instigated against the landowner and operator and an Enforcement Notice was served on 10 July 2017. An appeal was made against the Enforcement Notice.</p>

			<p>However, it was then noted that there was a technical error in the explanatory note which accompanied the Enforcement Notice. Whilst this did not materially affect the Notice itself, it was decided by the Council that the Enforcement Notice should be withdrawn and then immediately re-issued with an amended explanatory note. The first Enforcement Notice was withdrawn on 22 August 2017 and the second Enforcement Notice was served on 29 August 2017.</p> <p>An appeal against the Enforcement Notice was made to the Planning Inspectorate, which put the Notice in abeyance. Confirmation that the appeal could proceed was received from the Planning Inspectorate, who originally indicated that the appeal will be dealt with at a Public Inquiry. However, further correspondence was received notifying the Council of the "start" date for the appeal and that it will be dealt with by way of a Hearing. All parties have submitted their representations/statement of case and a Hearing with an Inspector from the Planning Inspectorate is scheduled to take place on 9 October 2018.</p> <p>Members will be updated of progress in future reports.</p>
April 2018	Skip It Containers, North Quay Road, Newhaven	Breach of Conditions (height of stockpiles)	<p>A site monitoring visit was undertaken, during which it was noticed that the height of the waste stockpiled on the site exceeded the structures that were containing it and, where there were no retaining structures, the height of stockpiled waste exceeded 4 metres. Conditions attached to the planning permission for the site (LW/539/CM) limit the height of stockpiled waste and the levels of waste noted on the site were found to be in breach of these conditions.</p> <p>Meetings have been held with the operator, but the situation has not improved. The Environment Agency is involved with the site in connection with this issue and officers have provided evidence to support their case. Notwithstanding this, further monitoring of the site is being undertaken and consideration given to taking formal enforcement action.</p>
May 2018	Skilton Skips, AS Farm, Crowborough	Unauthorised Waste Transfer Station	<p>A site monitoring visit was undertaken on an adjacent site and it was noticed that the operator was depositing waste on this site and processing it by sorting. Discussions were held with the operator, who admitted that he knew planning permission was required, but due to the small nature of the operation was unsure whether it would be commercially viable to seek authorisation in planning and Environmental Permitting terms. The operator was given a short period of time to consider his options, and subsequently confirmed that he will pursue a planning application seeking to regularise this unauthorised use.</p> <p>The operator has appointed a planning consultant, who has been in contact with Officers, and a planning application is due to be submitted imminently. In the meantime, officers are continuing to monitor the site.</p>
June 2018	R.T. Salvage, Horselunges Industrial Estate, Hailsham	Unauthorised importation and processing of End of Life Vehicles	<p>A complaint was received that end of life vehicles were being imported into the site, and the engines removed with the bodies of the vehicles then being scrapped.</p> <p>A joint site visit was undertaken with the Environment Agency, which confirmed the substance of the complaint. A meeting was subsequently held with the operator and the planning and environmental permitting regulations explained. The operator is intending to seek formal pre-application advice in order to assess whether a planning application to regularise the unauthorised operation has merit and can be supported.</p> <p>There have been some delays due to negotiations between the operator and the existing tenant/landlord. However, officers are continuing to monitor the site and maintain regular contact with the operator.</p>

June 2018	D.R.S. Pattenden, Little Exceat Farm, South Chailey	Breach of Condition (buffer zone)	<p>A site monitoring visit was undertaken, during the course of which it was noted that the scheme to maintain a buffer zone on the western and northern boundaries of the site had not been maintained and had failed. A meeting was held with the operator and a timescale for re-establishing these buffer zones was agreed. A further site visit was carried out, which confirmed the buffer zone had been re-established and the site brought back into compliance with the planning permission (LW/492/CM).</p> <p>However, further complaints have been received that the site is operating outside the permitted hours of operation. Additional site monitoring is therefore currently being undertaken to establish whether there are further breaches of planning control.</p>
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EAST SUSSEX, SOUTH DOWNS AND BRIGHTON & HOVE WASTE AND MINERALS LOCAL PLAN NATIONAL PLANNING POLICY FRAMEWORK (JULY 2018) STATEMENT OF CONFORMITY

The following plans form the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan:

1. East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013)
2. East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (Adopted February 2017)

Having reviewed the revised National Planning Policy Framework (July 2018) and the policies of the Waste and Minerals Local Plan, **I can confirm that all policies, with the exception of WMP11 Provision of Aggregates, are broadly in conformity with the revised National Policy Framework.**

Policy WMP11 Provision of Aggregates is partially in conformity with the revised National Policy Framework. The first sentence of Policy WMP11 states that the Authorities will maintain provision for the production of land won aggregates at a rate of 0.10mtpa through the Plan period. This was based on the regional apportionment within the South East Plan (2009) and does not conform with paragraph 207 a) of the NPPF which indicates that future demand forecast should be based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options including marine dredged, secondary and recycled sources. The second sentence of WMP11 which states that the Minerals Planning Authorities will maintain a landbank of at least 7 years of planning permission for the extraction of sand and gravel is broadly in conformity with the revised National Planning Policy Framework.

A review of the East Sussex, South Downs and Brighton & Hove Waste and Mineral Local Plan is currently being undertaken.

Edward Sheath
Head of Planning and Environment
12 September 2018