Consultation Document

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

Waste and Minerals Sites Plan
Submission Draft 2015

September 2015

East Sussex County Council

South Downs National Park Authority

Brighton & Hove City Council

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Consultation 2015

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About this Consultation

Waste and Minerals Sites Plan (Submission) Consultation 2015

The Waste & Minerals Sites Plan covers the geographical area of East Sussex, Brighton & Hove including parts of the South Downs National Park. The Plan Period reflects the Waste & Minerals Plans and deals with requirements up to and including 2026.

This Submission Sites Plan refines the Consultation Draft (2014). It has taken into account the comments made as part of that consultation and sets out where waste recovery and recycling facilities necessary to meet the capacity requirements identified in the adopted Waste and Minerals Plan could be located. It also identifies requirements to deal with waste water and to safeguard mineral resources. The three Authorities (East Sussex County Council, South Downs National Park Authority and Brighton & Hove City Council) are now seeking your comments on the soundness of this draft plan.

How to comment on this document

All comments submitted are recorded as part of a public record and will be published as part of a summary of representations document at a later date. Your comments will be stored in a database and unless you indicate otherwise we will keep you informed about the progress of the Waste and Minerals Sites Plan.

Please make sure that you include your full name, address,the policy or site, and the tests of soundness your comment relates to. On receipt of your comment we will send a confirmation letter to you by post or email.

The closing date for comments is the 24 December 2015 .

1. Online

http://consult.eastsussex.gov.uk

2. By email

wasteandmineralsdf@eastsussex.gov.uk

3. By post

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List of Policies and Sites

Please click on a link below to jump to a site or policy:

List of Policies and Sites

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

Table 1

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."

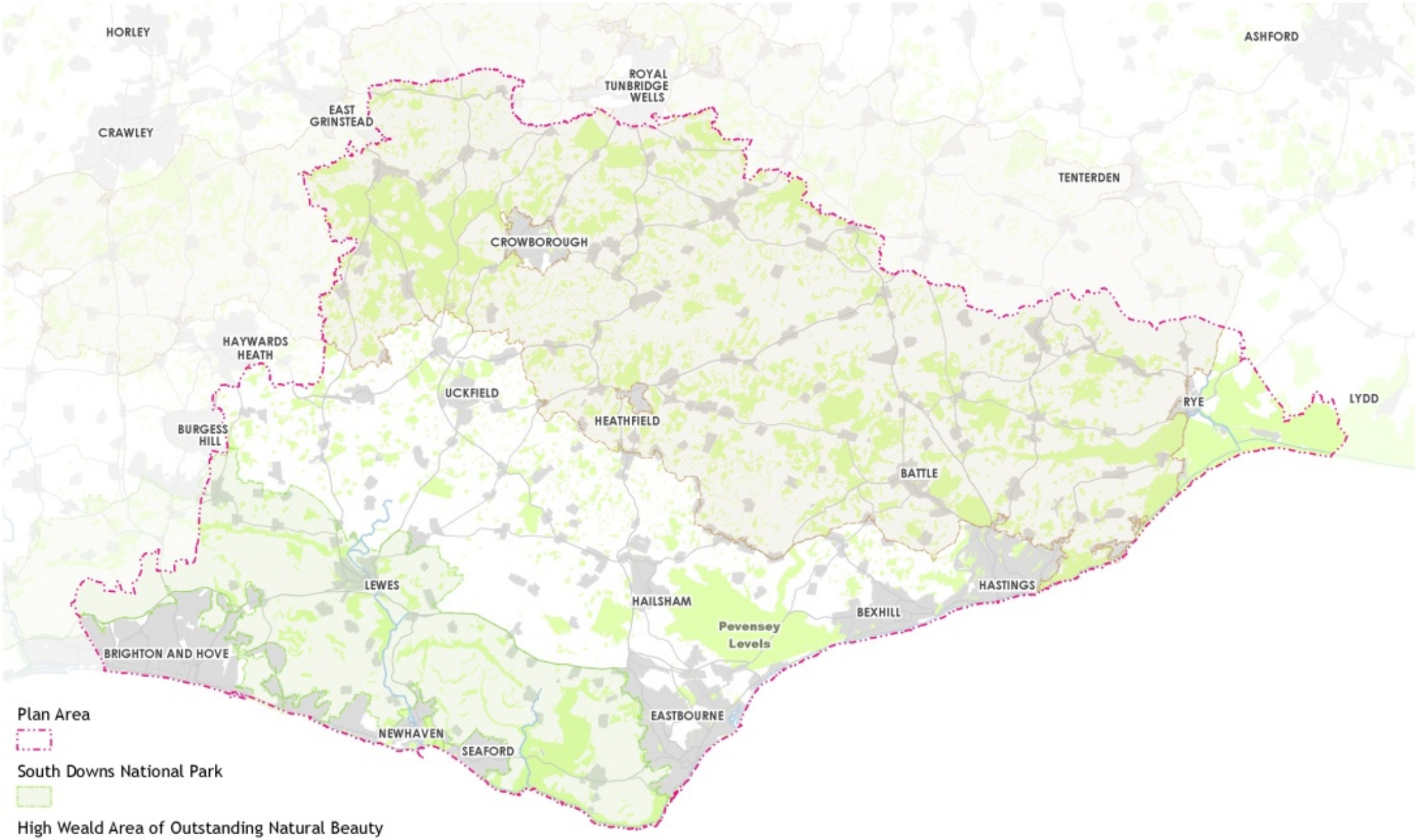


Illustration of the Plan Area

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 is currently undergoing public examination. The South Downs Local Plan has reached the Draft 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.

2 Context

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 and 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

3 Providing for Waste

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 stated 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.
	Energy Recovery Facility	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.

Providing for Waste 3

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.

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:

3 Providing for Waste

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

Providing for Waste 3

	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 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
2026/27	2/11	1/3	1/4	1/2

Table 2 Potential Indicative Number of Strategic Built Waste Facilities to Ensure Net Self-Sufficiency[7]

3.8 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[8].

The Spatial Policy of the Waste and Minerals Plan

3.9 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

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 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'.

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

3 Providing for Waste

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.

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

3.11 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);

3. Previously-developed land;

4. Land already in waste management uses.

Approach to Waste Technology

3.12 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 process 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

3.13 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.

3.14 The WMP is technology neutral. 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.

Providing for Waste 3

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.

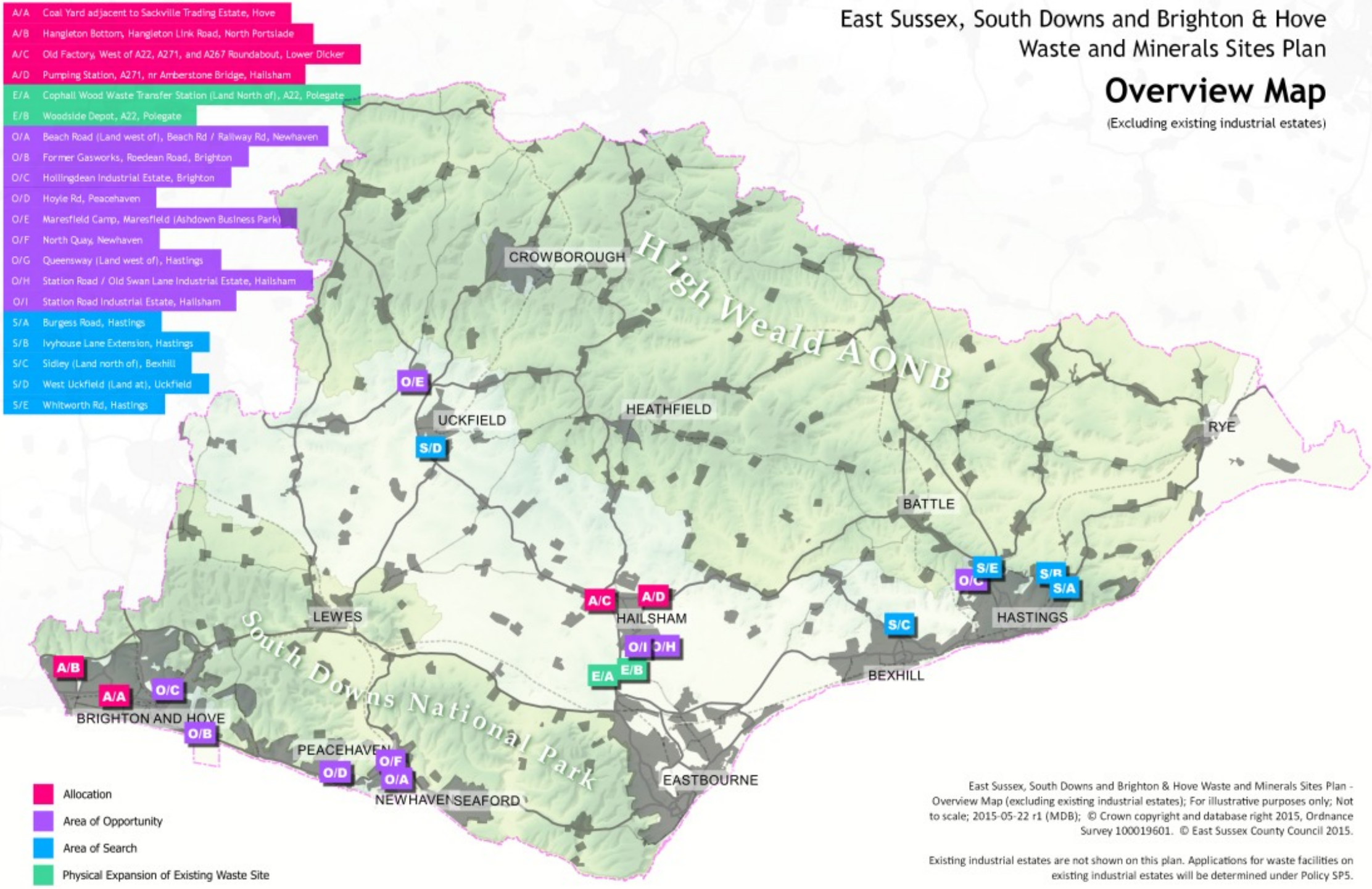
Site Type	Description	Safeguarded
Allocation	Land allocated for waste management purposes.	Yes
Area of Opportunity	An existing employment site identified for expansion within a City, District or Borough Local Plan and / or a brown-field site which is in principle suitable for development for waste management, 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 3

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

Overview Map

(Excluding existing industrial estates)



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

Providing for Waste 3

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, on the following sites:

Ref	Name	Page No.
SP-A/A	Coal Yard adjacent to Sackville Trading Estate, Hove	37
SP-A/B	Hangleton Bottom, Hangleton Link Road, North Portslade	40
SP-A/C	Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker	42
SP-A/D	Pumping Station, A271, nr Amberstone Bridge, Hailsham	45

Development proposals will need to address the constraints and opportunities identified in the accompanying site profiles.

3 Providing for Waste

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, 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	49
SP-O/B	Former Gasworks, Roedean Road, Brighton	52
SP-O/C	Hollingdean Industrial Estate, Brighton	55
SP-O/D	Hoyle Rd, Peacehaven	58
SP-O/E	Maresfield Camp, Maresfield (Ashdown Business Park)	61
SP-O/F	North Quay, Newhaven	63
SP-O/G	Queensway (Land west of), Hastings	66
SP-O/H	Station Road / Old Swan Lane Industrial Estate, Hailsham	69
SP-O/I	Station Road Industrial Estate, Hailsham	72

Development proposals will need to address the constraints and opportunities identified in the accompanying site profiles.

Providing for Waste 3

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, on suitable land within the following areas of search:

Ref	Name	Page No.
SP-S/A	Burgess Road, Hastings	76
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
SP-S/E	Whitworth Rd, Hastings	87

Development proposals will need to address the constraints and opportunities identified in the accompanying site profiles.

3 Providing for Waste

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

The following site is identified as Physical Expansions of Existing Waste Site:

Ref	Name	Page No.
SP-E/A	Cophall Wood Waste Transfer Station (Land North of), A22, Polegate	91
SP-E/B	Woodside Depot, A22, Polegate	93

Providing for Waste 3

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[9] 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.

9 Paragraph 4.

3 Providing for Waste

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).

Proposals would also be subject to other policies in the WMP. 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 proposed to be 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 .

Providing for Waste 3

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 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.

3 Providing for Waste

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.

Providing for Waste 3

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;
- Recycled and secondary aggregate facilities which have planning permission which has not yet been implemented;
- 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.

3 Providing for Waste

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 4

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[10].

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.

10 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.

4 Providing for Minerals

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.

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 Having examined the situation with currently permitted clay and gypsum sites and the position of aggregate supply and demand through the recent Authorities Waste and Minerals Monitoring report and LAA the authorities have concluded that the resources identified as MSAs in the WMP are sufficient for future minerals provision over the plan period.

4.11 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.

4.12 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.

The Mineral Safeguarding Areas for land-won minerals sites are set out below (Plans

are set out in Appendix C).

Providing for Minerals 4

Policy SP 8

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

The following existing permitted land-won minerals resources are identified as Mineral Safeguarding Areas and shown on maps 56 - 64 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

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 that would prejudice the extraction of the mineral reserve should not be permitted unless the proposed development is in accordance with a site allocation in an adopted local plan or neighbourhood plan; the infrastructure is no longer needed; the proposal is of a temporary nature; or, the capacity of the infrastructure 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

4.13 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.

4.14 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.

4.15 Shoreham Port straddles the Brighton & Hove and West Sussex (Adur district) boundary. The Port receives significant aggregate imports (1 029 108 tonnes in 2013). 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.

4.16 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 October 2015.

4.17 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 WMSP 9 in the WSMP 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.

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

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.

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 65, 66 and 67 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 65 and 66 are safeguarded:

- Robertsbridge
- Newhaven

Concrete Batching Plants

4.19 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.

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

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Minerals Consultation Areas

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.

Policy SP 11

Minerals Consultation Areas

It is proposed that 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 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