

Report to: Cabinet

Date of meeting: 8 March 2016

By: Director of Communities, Economy and Transport

Title: East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan – Regulation 19 Consultation – Response to Objections

Purpose: To agree an initial response to Objections received during the Regulation 19 Consultation on the Waste and Minerals Sites Plan to be submitted to the Inspector as part of the Public Examination, and, seek delegation to officers to agree and consult on draft Main Modifications to the Plan.

RECOMMENDATIONS: Cabinet is recommended to:

- (1) Agree, subject to the endorsement of Brighton & Hove City Council and the South Downs National Park Authority, to the proposed approach to the Objections to the Pre-Submission Waste and Minerals Sites Plan and, to the submission of draft Main Modifications to the Inspector as included in Appendix 3, and thereby, alter the Minerals and Waste Development Scheme to reflect the revised programme;
 - (2) Authorise the Director of Communities, Economy and Transport to agree, in consultation with Brighton & Hove City Council and South Downs National Park Authority, for subsequent public consultation, the draft Main Modifications and any further Main Modifications arising from the Public Examination necessary to make the Waste and Minerals Sites Plan sound, except where any subsequent change would involve a significant shift in the policy approach whereby this would be referred to Cabinet for approval prior to public consultation;
 - (3) Authorise the Director of Communities, Economy and Transport to make, if necessary, minor changes to the document arising from any views of the City Council and National Park Authority, or, arising from the Public Examination; and
 - (4) Note that all Main and Minor Modifications to the Plan will ultimately be presented to Cabinet and Full Council in due course as part of the Adoption of the Waste and Minerals Sites Plan
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1. Background Information

1.1 The Waste and Minerals Plan (WMP) was adopted by the County Council, Brighton & Hove City Council (BHCC) and the South Downs National Park Authority (SDNPA) in February 2013. The Plan set out the 3 Authorities' planning policy for waste and minerals development in the Plan Area. It included ambitious targets for diverting 98% of all waste from landfill by 2020/21 and proposed that the Plan be net self-sufficient in waste management capacity. In order to achieve this, additional recycling and recovery facilities are required for the Plan period up to 2026. The WMP did not identify any specific sites but saved certain previous site allocations.

1.2 The Waste and Minerals Sites Plan (WMSP) has been prepared to, among other aspects, provide spatial guidance on locations that would satisfy the requirements for waste facilities identified in the WMP. Detailed appraisal work was undertaken on the location possibilities for waste facilities and other matters. Public consultation on a draft WMSP was carried out over nine weeks in the summer of 2014. Following this, the proposed site allocations were reviewed and a

Proposed Pre-Submission Draft Version prepared. The 3 Authorities agreed in October 2015 to public consultation on the Proposed Pre-Submission WMSP, as required by Regulation 19 of the Town & Country Planning (Local Planning) Regulations 2012. (This was reported to Cabinet on 22 September 2015). The waste site categories proposed in the Pre-Submission WMSP are detailed in Appendix 1.

1.3 According to the Regulations, public consultation under Regulation 19 is followed by formal submission of the Plan to Government and subsequent Public Examination held by a Planning Inspector. Any Main Modifications to the Plan are then consulted on, prior to adoption of the final Plan by the 3 Authorities. The County Council is also required by the Localism Act to keep the Minerals and Waste Development Scheme up to date.

1.4 A total of 47 representations were received on the Proposed Pre-Submission WMSP and one was received after the close of the consultation. A summary of the main representations is included in Appendix 2, and a copy of all the representations is available in the Members' Room. To assist the Public Examination, it is proposed that the 3 Authorities indicate to the Inspector their initial response to the representations. As a consequence, Main Modifications are proposed to the Plan (see Section 2 below and as detailed in Appendix 3). Further Modifications may be suggested by the Inspector at the Public Examination, and it is proposed that public consultation on all the Main Modifications is carried out after the main Hearings of the Public Examination, with delegated authority being given to the Director of Communities, Economy and Transport to undertake this. The Minerals and Waste Development Scheme should be updated to reflect a potential submission in April 2016, Public Examination in the summer and Adoption in December 2016. It should be noted that all Main and Minor Modifications to the Plan including those proposed by the Inspector will ultimately be presented to Cabinet and Full Council in due course as part of the Adoption of the WMSP.

2. Supporting Information

2.1 The Sites Plan is designed to assist developers find sites suitable for waste development. The Plan puts forward a multi – faceted approach to deal with the shortfalls in capacity. There are waste site allocations which are considered suitable in principle for waste development and are safeguarded in the Plan (this includes Sackville Goods Yard, Brighton, and, Old Factory site, Lower Dicker). Extensions are proposed to some existing waste sites – these are also safeguarded. Two further types are not safeguarded – Areas of Opportunity on Previously Developed Land (which relate to specific sites including Queensway, Hastings, and, Former Gasworks site, Brighton), and, Areas of Search (which are less defined as they represent major expansion of urban areas where master-planning is still in process – including Land North of Bexhill, Land at Burgess Road on Hastings fringes, and, Whitworth Road, Hastings). Potential developers therefore have a plethora of options open to them but are most likely to pursue sites that are identified as being suitable in principle and are safeguarded. The sites assessed are outside the National Park and the High Weald Area of Outstanding Natural Beauty, save for two on the northern edge of Hastings. It was considered that sufficient allocations/guidance was included in the Pre-Submission WMSP to satisfy the capacity gap for recycling and recovery waste facilities.

2.2 Rother District Council (RDC) objects to North East Bexhill being identified as an Area of Search, and, to Beeching Road and Brett Drive Industrial Estates being identified as suitable industrial estates for waste development. The District Council also suggests extending the Area of Search adjoining Hastings fringes. The 3 Authorities' Plan already incorporates some safeguards in relation to any new waste development in the Areas of Search recognising the need for compatibility with adjoining uses but the cross references should be strengthened whilst retaining North East Bexhill as an Area of Search. The existing industrial estates either have current waste uses in that location or are considered compatible for certain types of waste management. However, the wording of the Policies, via a Main Modification, should be

strengthened with regard to stressing the need to address constraints that might exist. The approach to Hastings fringes is considered in paragraph 2.3.

2.3 Hastings Borough Council specifically objects to all the main waste sites in Hastings referred to in the Plan, and wish to retain primacy for their local plan in the decision making process. The Borough Council objects to the identification of land at Burgess Road on the Hastings fringes as an Area of Search (this being the other part of the site that RDC suggests is suitable for extension – see above). In the light of these representations, it is proposed that the 3 Authorities approach should be that Land at Burgess Road should be retained as an Area of Search and extended as suggested by RDC, but, via a Main Modification, that the wording of the Policy be altered, similar to above, to strengthen the references to the need to address constraints that might exist and compatibility with adjoining uses. In addition specific reference should be included relating to a joint approach by the County Council, Borough Council and District Council to development on Hastings fringes. Land west of Queensway should be retained as an Area of Opportunity on Previously Developed or Allocated Land but, via a Main Modification, the Policy will be refined to specifically refer to other development plans, and stressing the need to address constraints and compatibility. The Borough Council as landowner has objected to the identification of Whitworth Road as an Area of Search. Whilst there is already a waste use established adjoining this site, it is now recognised that, given the circumstances, waste development is going to be difficult to achieve at this particular site. In consequence, this site should be withdrawn as an Area of Search. The Borough Council's concern on primacy of their local plan misunderstands the approach by the 3 Authorities, and the Sites Plan does not have the effect envisaged by the Borough Council.

2.4 The landowner for the Sackville Goods Yard and the Hove Station Neighbourhood Forum have submitted objections to the allocation for waste uses for this site. Since the Proposed Submission draft of the Plan was published, the City Council has become aware, through discussions and representations, that the landowner's plans for a comprehensive redevelopment of the combined Coal Yard and Sackville Trading Estate are at an advanced stage, and that the landowner would not entertain proposals for a waste use on the site. The landowner's position and plans for redevelopment are strongly supported by the local Neighbourhood Forum which considers that a waste allocation would impede the redevelopment of the area as envisaged in the emerging Neighbourhood Plan. Landowner objection is not, in itself, a justification for not allocating a site as ownership can change over the lifetime of a plan. However, taking into account the advanced stage of the alternative development proposals and the incompatibility with the aims of the emerging Neighbourhood Plan, it is considered, in this instance, that the removal of the site is justified on the grounds that a waste facility is demonstrably undeliverable.

2.5 With regard to the Hoyle Road site at Peacehaven, the landowners have submitted objections. The site is included in the Plan as an 'area of opportunity' and is not safeguarded for waste uses. Areas of Opportunity provide guidance to potential developers that these sites are considered for employment uses and worthy of further investigation. They do not seek to prevent alternative development coming forward. No further changes are considered necessary at this stage.

2.6 Representations have been received in relation to other sites. With regard to the Old Factory Site, Lower Dicker, this included a petition. It is considered that the issues raised for all these sites should be debated at the forthcoming Public Examination, and no significant alterations to the draft WMSP are proposed at this stage.

2.7 A number of representations were received in support of the Plan or specific sections of the Plan, including representations from Lewes District Council, Wealden District Council, Surrey County Council, Kent County Council, Friends of Lewes, and, BPP Consulting on behalf of a waste operator.

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2.8 Overall, it is considered that the WMSP is still sound if these changes are accepted. Whilst these alterations would mean that not all of the waste capacity requirements could be met at allocated sites or existing site extensions, it is felt that sufficient options exist for potential operators to find locations for waste development.

3. Conclusion and Reason for Recommendation

3.1 The analysis of the representations on the Pre-Submission WMSP should be noted. Appraisal of the objections received indicates that the flexible approach to options to meet the requirements for additional waste recycling and recovery facilities identified in the Plan should be retained, but certain refinements and strengthening of the wording of Policies should be agreed for submission to the Public Examination. Main Modifications should be agreed to extend the Area of Search at Land at Burgess Road on Hastings fringes, withdraw the Whitworth Road Area of Search and Sackville Goods Yard Waste Site Allocation, and, strengthen some of the Policies in the WMSP. Authority should be given to the Director of Communities, Economy and Transport to agree all the Main Modifications arising from the Public Examination for public consultation. The Minerals and Waste Development Scheme should be revised to indicate the new timetable for the document. It should be noted that all the Main and Minor Modifications to the Plan will ultimately be presented to Cabinet and Full Council in due course as part of the Adoption of the WMSP.

RUPERT CLUBB

Director of Communities, Economy and Transport

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LOCAL MEMBERS

All

BACKGROUND DOCUMENTS

- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
- The Proposed Submission Draft Waste and Minerals Sites Plan
- Draft Revised Minerals and Waste Development Scheme

APPENDIX 1 - WASTE SITE CATEGORIES INCLUDED IN THE PRE-SUBMISSION WMSP

1 Waste Site Allocation

A Waste Site Allocation is a strategic site location that has been assessed as being suitable, in principle, for a waste treatment 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 site locations would be safeguarded in line with Policy SP 6 of the WMSP.

Proposed Allocations:

SP-A/A - Coal Yard adjacent to Sackville Trading Estate, Hove
SP-A/B - Hangleton Bottom, Hangleton Link Road, North Portslade
SP-A/C - Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker
SP-A/D - Pumping Station, A271, nr Amberstone Bridge, Hailsham

2 Area of Opportunity on Previously Developed or Allocated Land

An Area of Opportunity on Previously Developed 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 would not be safeguarded under Policy SP 6 of the WMSP.

Proposed Areas of Opportunity:

SP-O/A - Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven
SP-O/B - Former Gasworks, Roedean Road, Brighton
SP-O/C - Hollingdean Industrial Estate, Brighton
SP-O/D - Hoyle Rd, Peacehaven
SP-O/E - Maresfield Camp, Maresfield (Ashdown Business Park)
SP-O/F - North Quay, Newhaven
SP-O/G - Queensway (Land west of), Hastings
SP-O/H - Station Road / Old Swan Lane Industrial Estate, Hailsham
SP-O/I - Station Road Industrial Estate, Hailsham

3 Area of Search for New Mixed Use Development

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 is undertaken. These locations would not be safeguarded under Policy SP 6 of the WMSP.

Proposed Areas of Search:

SP-S/A - Burgess Road, Hastings
SP-S/B - Ivyhouse Lane Extension, Hastings
SP-S/C - Land north of Sidley, Bexhill
SP-S/D - Land at West Uckfield, Uckfield
SP-S/E - Whitworth Rd, Hastings

4 Physical Extension of Existing Waste Site

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 would be safeguarded in line with Policy SP 6 of the WMSP.

Proposed Physical Extension of Existing Waste Site:

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

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

4 Existing Industrial Estates Suitable for Waste Development

Finally, there are Existing Industrial Estates Suitable for Waste Development. A range of different waste management facilities can, in certain circumstances, be accommodated in industrial areas. 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 would not be safeguarded under Policy SP 6 of the WMSP.

This waste category covers 48 locations in the Plan Area

APPENDIX 2 - SUMMARY OF MAIN OBJECTIONS TO THE PRE-SUBMISSION WMSP

SP-A/A Coal Yard adjacent to Sackville Trading Estate, Hove

A number of representations were received in relation to A/A including representations from the landowner (SR48) and Hove Station Neighbourhood Forum (SR25). The Forum's response included two petitions which contained approximately 600 signatures objecting to the designation. Issues raised were similar to the previous consultation. The issues identified centre on conflict between SP-A/A and the Brighton & Hove City Plan Policy DA6 and the Landowner's alternative proposals for the site. The Landowner's representation also indicates that proposals for alternative development are quite advanced.

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

Five representations were received, one of which, (Zoar Chapel, SR48), included a petition with 56 signatures objecting to the allocation. Issues included: the effect of development on the neighbouring Church; traffic; litter; odour; noise

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

Three representations were received. Herstmonceux Parish Council (SR33), the Environment Agency (EA) (SR36) and one individual object to the allocation. The EA is objecting on grounds of flood risk, but did indicate it would welcome a meeting. A meeting with the EA has been held and subject to agreed wording, the EA has indicated it is willing to withdraw the objection.

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

Three representations were received in relation to this site. The Landowner (SR41, SR45) maintains previous objections citing issues of viability, conflict with policy.

SP-O/D Hoyle Road

One representation was received (SR38). This was from the Landowner who objects to the sites identification citing that it would displace employment uses.

Bexhill / Hastings Expansion Sites (S/C Sidley (Land north of), Bexhill , S/B Ivyhouse Lane Extension, S/A Burgess Road, S/E Whitworth Road, O/G Land West of Queensway)

Representations from Hastings Borough Council and Rother District Council and others were received in relation to the above sites. HBC (SR8) cites conflict with their Development Management Plan and their Employment Strategy. RDC (SR17), in relation to S/C cites concern identification would deter inward investment. However, RDC supports Area of Search S/A and seeks the expansion of the site into Rother District. The EA objects to the identification of S/E Whitworth Road on the grounds of flood risk, but did indicate it would welcome a meeting. It may be possible to alleviate the EA's concerns.

SP5 Existing Industrial Estates

Three representations were received in relation to SP5. Hastings Borough Council states that Policy SP5 undermines their employment strategy (SR8), while Biffa (SR14) argues that the Area of Focus (WMP7a) should not apply to existing industrial estates.

Waste Water

Southern Water (SR44) made a representation proposing minor changes to ensure the soundness of the Plan. It is proposed that the changes are accepted.

Minerals

One representation in relation to minerals was received. The representation (SR28), which was made by Brett Aggregates, argues that, the Plan does not make provision for seven years landbank for the whole Plan Period and should be altered to allocate additional reserves at Lydd Quarry. It is suggested that the existing policy position is maintained and additional minerals allocations are not made at this time.

APPENDIX 3 – PROPOSED MAIN MODIFICATIONS TO THE PRE-SUBMISSION WMSP

Providing for Waste 3

Waste Site Allocations

3.16 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	Coal Yard adjacent to Sackville Trading Estate, Hove	38
SP-A/B	Hangleton Bottom, Hangleton Link Road, North Portslade	41
SP-A/C	Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker	43
SP-A/D	Pumping Station, A271, nr Amberstone Bridge, Hailsham	46

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

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

Areas of Opportunity on Previously Developed or Allocated Land

3.17 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	50
SP-O/B	Former Gasworks, Roedean Road, Brighton	53
SP-O/C	Hollingdean Industrial Estate, Brighton	56
SP-O/D	Hoyle Rd, Peacehaven	59
SP-O/E	Maresfield Camp, Maresfield (Ashdown Business Park)	62
SP-O/F	North Quay, Newhaven	64
SP-O/G	Queensway (Land west of), Hastings	67
SP-O/H	Station Road / Old Swan Lane Industrial Estate, Hailsham	70
SP-O/I	Station Road Industrial Estate, Hailsham	73

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

Development proposals should consider:

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

Development proposals should demonstrate:

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

Providing for Waste 3

Areas of Search for New Mixed Use Development

3.18 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 (Amended Area)	77
SP-S/B	Ivyhouse Lane Extension, Hastings	79
SP-S/C	Sidley (Land north of), Bexhill	82
SP-S/D	West Uckfield (Land at), Uckfield	85
SP-S/E	Whitworth Rd, Hastings	88

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

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

Development proposals should consider:

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

Development proposals should demonstrate:

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

3 Providing for Waste

Physical Extension of Existing Waste Site

3.19 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:

~~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	92
SP-E/B	Woodside Depot, A22, Polegate	95

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

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);
- i. **and 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. ~~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

3.22 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 .

A Waste Site Profiles

Allocations

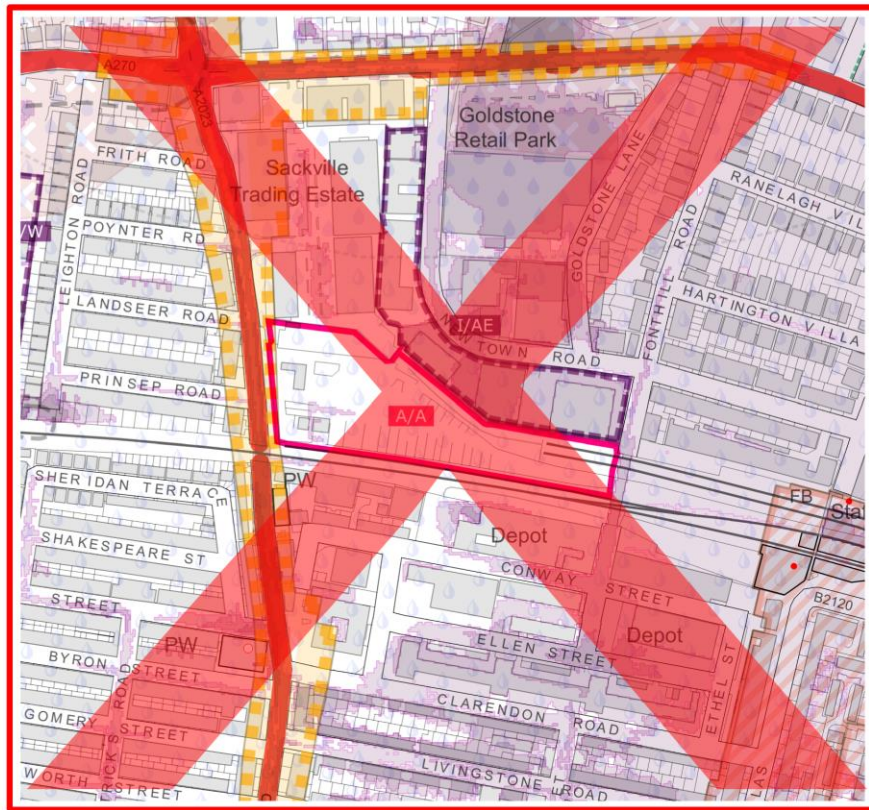
The following sites are identified as allocations:

Ref	Name	Page
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

Table 1

Waste Site Profiles A

SP-A/A Coal Yard adjacent to Sackville Trading Estate, Hove



Scale 1:5000 @A4 xy: 528596, 105678
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Map 1 SP-A/A Coal Yard adjacent to Sackville Trading Estate, Hove

Site Details

Site type:	Allocation	Local Authority:	The City of Brighton and Hove
Grid reference:	TQ 287 056	Parish:	Non-Civil Parish or Community
Area:	3.41	Electoral area:	Hove Park Ward

Admin ref: 73 / 528705 / 105637

A Waste Site Profiles

Description

Existing coal yard in an established industrial area with part of site formally used as the city car pound. Relatively isolated from residential property. Site is no longer rail linked but adjoins sidings and has been allocated for a road to rail waste transfer facility in the Waste Local Plan. The principle of waste uses on the site has been accepted through the policy allocation in the Waste Local Plan, which has been scrutinised by an independent Inspector through a public examination process.

Other Information

Site is within the Hove Station Development Area in Brighton and Hove City Council's Submission City Plan Part One (February 2013), Policy DA6.

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy TR14.

Development Considerations*

- Potential for reptiles (slow worms, grass snake) to be located on this site (BAP Species);
- The Hove Station Conservation Area and Hove Station buildings which are Grade II Listed;
- 19th-century railway archaeology may be present on this site (un-designated);
- Effect of on-site activities and / or traffic from site on the Brighton, Portslade and Rottingdean Air Quality Management Area;
- Residential amenity;
- Landscape/townscape character and visual amenity;
- The existing uses on the site, and those surrounding it;
- The site is within Groundwater Protection Zone 2;
- Good access to A2023 and A270 and also has opportunity to explore rail transfer. There may be highways issues in the wider area;
- Surface water flooding affects part of this site;
- Underground water and wastewater infrastructure;

Opportunities*

The following opportunities may be present at this site:

- Close to the Hove Station heat user cluster identified in the Brighton & Hove Renewable Sustainable Study 2012;
- 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 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; air quality and air pollution; 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.

Waste Site Profiles A

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

Waste Site ProfilesA

Areas of Search

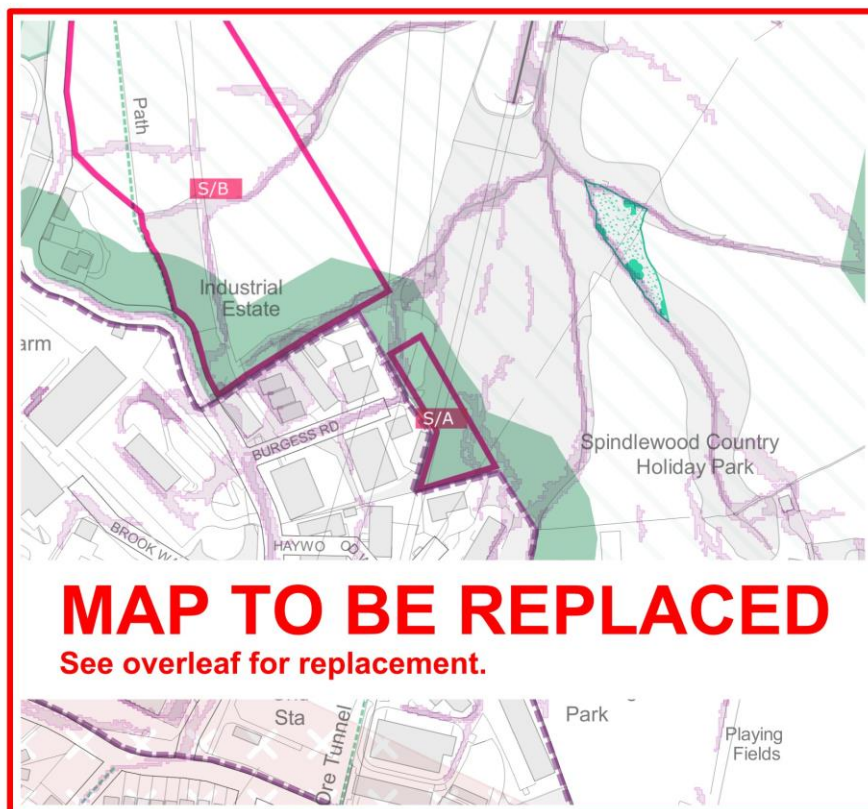
The following sites are identified as Areas of Search:

Ref	Name	Page
SP-S/A	Burgess Road, Hastings (Amended Area)	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

Table 3

A Waste Site Profiles

SP-S/A Burgess Road, Hastings (Amended Area)



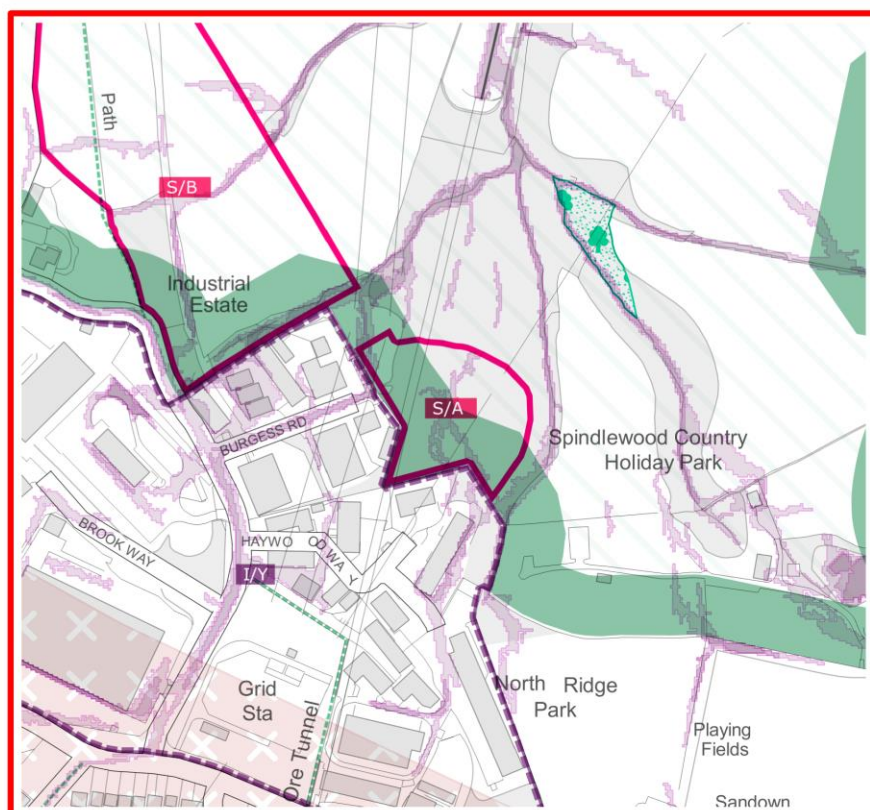
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Map 14 SP-S/A Burgess Road, Hastings

Waste Site Profiles A



Scale 1:5000 @A4

xy: 583214, 112107

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Map 14 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:	0.51	Electoral area:	Brede Valley and Marsham ED; Baird and Ore ED

Admin ref: 217 / 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.

[Proposed modification: Extension of site area]

Other Information

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

Site allocated in Hastings Borough Council's Local Plan 2011 (Submission), 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.

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

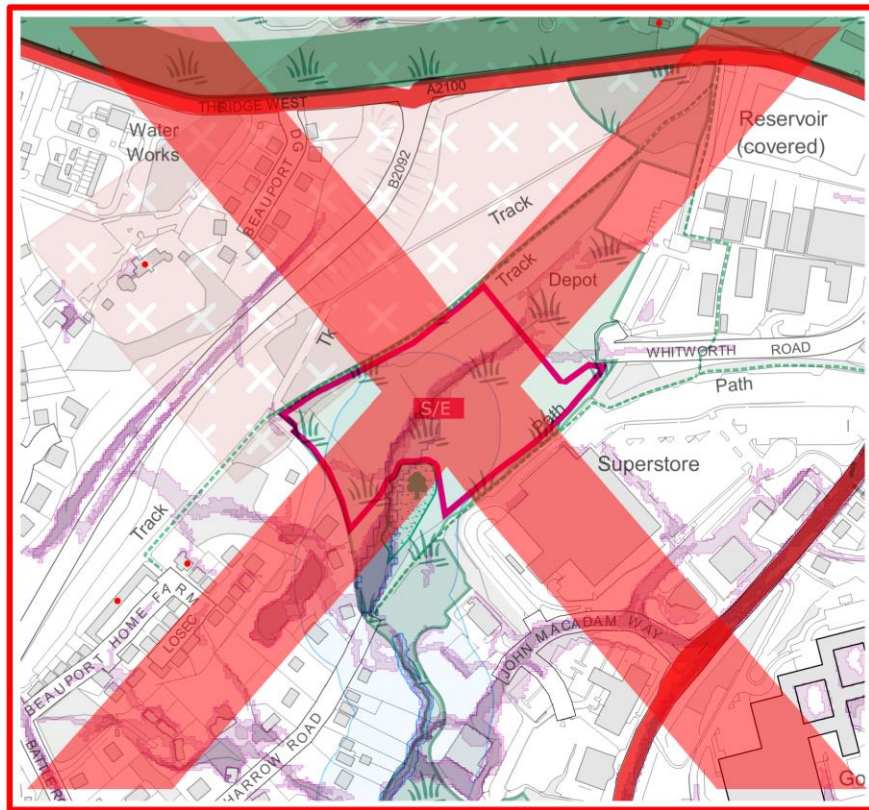
Development on this site is likely to have a positive effect on the minimisation waste generation and disposal to land; and causes of and our adaption to climate change. It may have minor positive effect on employment opportunities and developing and maintain a skilled workforce. Development on this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

SP-S/E Whitworth Rd, Hastings



Scale 1:5000 @A4

xy: 579347, 113033

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Map 18 SP-S/E Whitworth Rd, Hastings

Site Details

Site type:	Area of Search	Local Authority:	Hastings District (B)
Grid reference:	TQ 793 130	Parish:	Non-Civil Parish or Community
Area:	2.56	Electoral area:	Ashdown and Conquest-ED

Admin ref: 220 / 579344 / 113034

A Waste Site Profiles

Description

Land not presently developed allocated for industrial uses in the Hastings Local Plan. Close to superstore, depot, and industrial units.

Other Information

Site allocated in Hastings Borough Council's Local Plan 2011 (Submission), Employment Policy LRA8

Site may be affected by new road infrastructure proposals.

Development Considerations*

- Proximity to the High Weald AONB (170m north);
- Adjacent Ancient Woodland and several other Ancient Woodland sites in area connected by woodland/scrub habitat;
- Maplehurst Wood SSSI & Marline Valley Wood SSSI within 1km with reasonable habitat connectivity between;
- Within Hollington Valley SNCI and adjacent Beauport Park SNCI;
- In local area: Woodland, Ghyll Woodland, Meadow, Parkland (BAP Habitats), and records of small heath butterfly (Protected Species);
- Proximity to two Listed Buildings Grade (II);
- Below ground archaeological potential, prehistoric to medieval below Battle Ridge. Wadhurst Clay potential for iron working. (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;
- Site is covered by Flood Zones 2 and 3; Part of site is within Flood Zone 3b;
- Part of site is identified as being at risk of surface water flooding;
- Site access and / or capacity of surrounding transport infrastructure;
- 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;
- 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; 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 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.

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 constraints and opportunities listed are not exhaustive. Other issues may emerge at the development management stage.~~

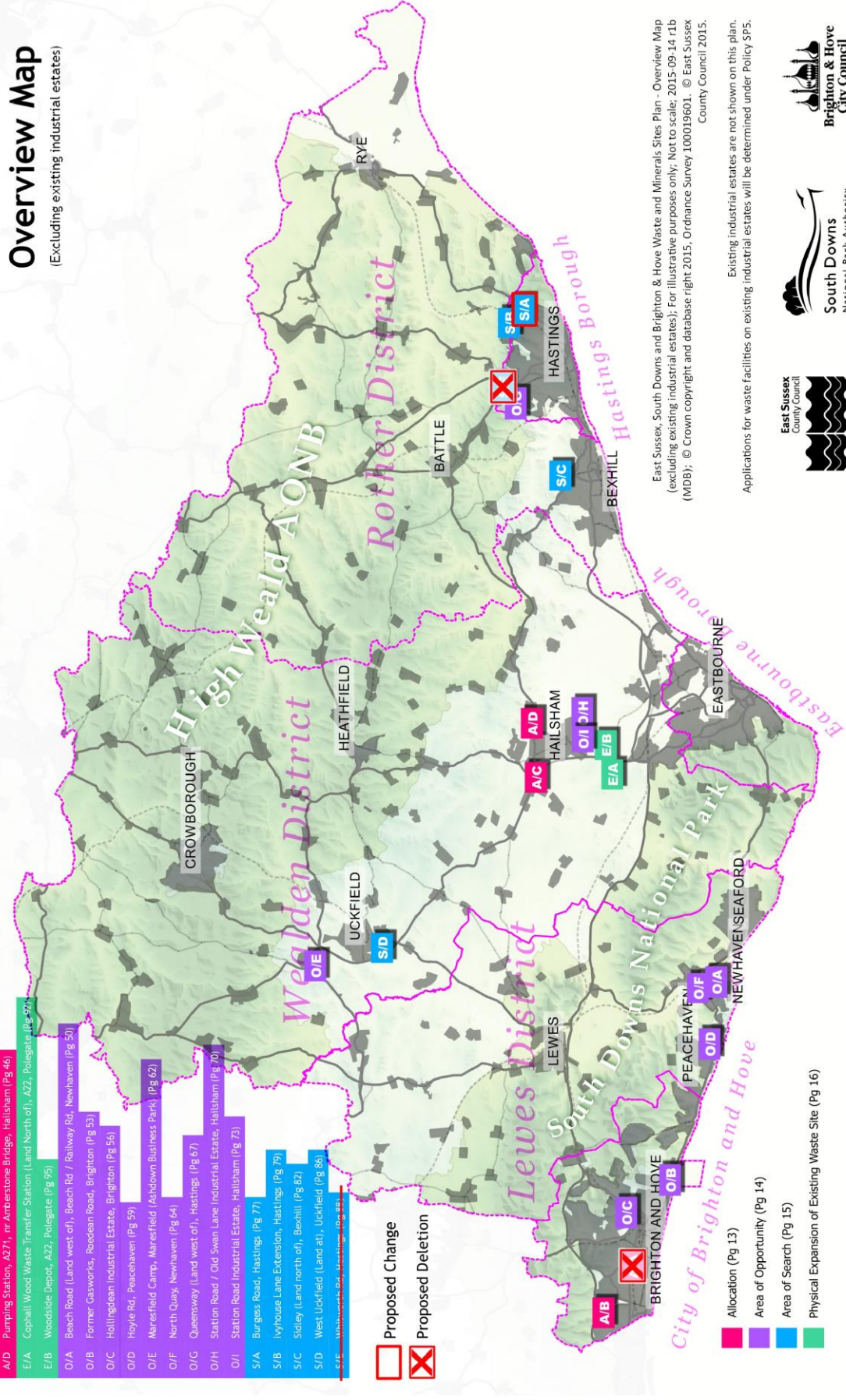
East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan

Overview Map (Excluding existing industrial estates)

- A/A East Ward adjacent to Eastbourne Wastewater Station, Hove (Pg 39)
- A/B Hangleton Bottom, Hangleton Link Road, North Portslade (Pg 41)
- A/C Old Factory, West of A22, A271, and A267 Roundabout, Lower Dicker (Pg 43)
- A/D Pumping Station, A271, nr Amberstone Bridge, Hailsham (Pg 46)
- E/A Copthall Wood Waste Transfer Station (Land North of), A22, Polegate (Pg 52)
- E/B Woodside Depot, A22, Polegate (Pg 55)
- O/A Beach Road (Land west of), Beach Rd / Railway Rd, Newhaven (Pg 50)
- O/B Former Gasworks, Roedean Road, Brighton (Pg 53)
- O/C Hollingdean Industrial Estate, Brighton (Pg 56)
- O/D Hoyle Rd, Peacehaven (Pg 59)
- O/E Maresfield Camp, Maresfield (Ashdown Business Park) (Pg 62)
- O/F North Quay, Newhaven (Pg 64)
- O/G Queensway (Land west of), Hastings (Pg 67)
- O/H Station Road / Old Swan Lane Industrial Estate, Hailsham (Pg 70)
- O/I Station Road Industrial Estate, Hailsham (Pg 73)
- S/A Burgess Road, Hastings (Pg 77)
- S/B Ivyhouse Lane Extension, Hastings (Pg 79)
- S/C Sidley (Land north of), Bexhill (Pg 82)
- S/D West Uckfield (Land at), Uckfield (Pg 86)
- S/E Uckfield (Land at), Hastings (Pg 88)

-  Proposed Change
-  Proposed Deletion

-  Allocation (Pg 13)
-  Area of Opportunity (Pg 14)
-  Area of Search (Pg 15)
-  Physical Expansion of Existing Waste Site (Pg 16)



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; 2015-09-14 r1b (MDB); © Crown copyright and database right 2015, Ordnance Survey 100019601. © East Sussex County Council 2015.

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



