

Report to	Planning Committee
Date	12 June 2014
By	Director of Planning
Title of Report	East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan – Regulation 18 Consultation
Purpose of Report	To report to Planning Committee on progress with the Waste and Minerals Sites Plan and seek approval for the public consultation on the options for sites and other allocations

Recommendation: The Committee is recommended to:

- 1. Note progress on the Waste and Minerals Sites Plan;**
 - 2. Agree, subject to the endorsement of East Sussex County Council and Brighton and Hove City Council, that the draft Waste and Minerals Sites Plan attached as Appendix 1 is published for 9 weeks public consultation in accordance with Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012; and**
 - 3. Authorise the Director of Planning, in consultation with the Chair of the Planning Committee to make, if necessary, minor changes to the document arising from any views of East Sussex County Council and Brighton and Hove City Council.**
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1. Introduction and Summary

- 1.1** This Report seeks the agreement of the Planning Committee for a nine weeks public consultation on the draft Waste and Minerals Sites Plan (WMSP) for the part of the South Downs National Park (SDNP) in East Sussex and Brighton and Hove. The WMSP will sit underneath the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (WMP) and provide site allocations and safeguarding to meet the requirements identified in the WMP.
- 1.2** As the WMSP is not allocating any sites within the SDNP, it is of non-strategic significance and therefore it is within the terms of reference of the Planning Committee to approve the draft WMSP for consultation.

2. Background

- 2.1** The South Downs National Park Authority, in conjunction with East Sussex County Council and Brighton & Hove City Council adopted the Waste and Minerals Plan (WMP) in February 2013, for the period up to 2026. This Plan seeks to virtually eradicate the landfilling of waste by having a target of diverting 98% of all waste by 2021 and being net self sufficient in waste management capacity. The WMP identified that there is a capacity gap for waste management facilities equivalent to about 5 major sites for recycling and recovery, although this could be met by a greater number of smaller sites. The WMP did not identify any specific sites. The site allocations in the Waste Local Plan (2006) were saved as a temporary measure. Certain minerals safeguarding and consultation areas also need to be defined in the WMSP.
- 2.2** The WMSP will provide spatial guidance on locations that would satisfy the requirements identified in the WMP. A ‘call for sites’ was carried out in Summer/Autumn 2013, when waste operators, agents, landowners and other individuals were invited to propose sites for

consideration as part of the site selection process. This was carried out simultaneously with an open invitation for comments on what the WMSP ought to include. Since this time, work has been undertaken to identify potential options to meet the recognised need.

- 2.3 The draft WMSP document is enclosed as **Appendix I**. Public consultation on the WMSP is timetabled for nine weeks starting 4 July 2014. Following this, the proposed site allocations will be reviewed and a Proposed Submission draft version will be consulted on under Regulation 19 in summer 2015, before formal submission of the WMSP to Government and Public Examination, prior to adoption in early 2016.

3. The draft plan approach

- 3.1 Site appraisals of possible locations have been undertaken to consider the 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 transport of waste and the possibility of avoiding the use of greenfield sites, also formed part of the appraisal. A multi-faceted approach has been developed to give a range of guidance and opportunities to potential developers (see Section 3 **Appendix I**). The approach identifies sites for allocation (Policy WMSP 2); areas of opportunity on previously developed or allocated land (Policy WMSP 3); areas of search for new mixed development (WMSP 4); physical extensions of existing sites (WMSP 5); and, criteria for waste development in suitable existing industrial estates (WMSP 6). There are ongoing discussions with Borough and District Councils about some of the proposed sites. The sites assessed are outside the South Downs National Park and the High Weald Area of Outstanding Natural Beauty, save for one on the northern edge of Hastings (in the High Weald AONB). Existing Household Waste Recycling Sites are safeguarded and do not form part of any of the site proposals. A Sustainability Appraisal of the WMSP is being prepared as well as a Policies Map.
- 3.2 Site WMSP-A/C Former Gasworks (Roedean Road, Brighton) and Site WMSP-A/E Hangleton Bottom (Hangleton Link Road) are both close to the SDNP boundary and this has been identified as a constraint that may need to be considered for each site. North Quay in Newhaven (WMSP-O/F) has been identified as an Area of Opportunity in proximity to the SDNP. This means that consideration will have to be given, at the planning application stage, to the impact of any proposals on the SDNP.
- 3.3 The WMSP will also safeguard waste and minerals resources. In accordance with Policy WMP6 of the WMP, the WMSP will identify waste consultation areas which are intended to ensure that the capacity to recycle and recover waste within the Plan Area can be maintained. In accordance with Policies WMP14 and WMP15, the WMSP will also identify mineral resources and wharves to be safeguarded including reinforcing the need for potential greater capacity at Shoreham Harbour. All this will help ensure a steady supply of aggregates to support the construction of new development and economic growth across the whole Plan Area.
- 3.4 The existing permitted sand and gravel quarry at Stanton's Farm, Novington is the only minerals site within the SDNP that will be safeguarded under Policy WMSP 8. The following waste sites within the SDNP will be safeguarded (as set out in Appendix B of the WMSP): Beddingham Composting Facility and Greystone Quarry (Lewes).
- 3.5 There are waste water treatment capacity issues related to potential new development within the Plan Area. The Authorities are currently in discussions with Southern Water about how to progress this matter. Southern Water's business planning timescales unfortunately do not relate well to the programme for the WMSP and there may need to be a localised consultation at a later date.
- 3.6 The WMSP is a joint plan between the three Authorities, each of which have their own Member processes to agree the public consultation document. East Sussex County Council will have considered the WMSP on the 3 June, and Brighton and Hove City Council will be considering the WMSP on the 19 June.

4. Conclusion and reason for recommendation

- 4.1 Progress on the WMSP should be noted. Appraisal work has resulted in the preparation of a flexible approach to options to meet the requirements for additional waste recycling and recovery facilities identified in the WMP. There is a need to safeguard minerals resources and work is underway on waste water requirements. It is recommended that, subject to East Sussex County Council and Brighton & Hove City Council concurring, the draft document for the WMSP is published for public consultation.

5. Resources

- 5.1 The costs of preparing for the public consultation on the proposed Waste and Minerals Sites Plan (WMSP) document are already included in the Planning budget for this project. Total costs for the public consultation exercise are estimated to be about £5,000 but as the WMSP is being prepared jointly with East Sussex County Council and Brighton & Hove City Council (BHCC) costs on the WMSP will be shared.

6. Risk management

- 6.1 The risk of not publishing the draft WMSP would be the continued reliance on older site allocations which do not include references to the SDNP or conform with the WMP. Consulting on the draft WMSP would mitigate this risk and help steer waste development to appropriate sites within the Area of Focus and therefore outside the SDNP.

7. Crime and Disorder Implication

- 7.1 It is considered that the proposal does not raise any crime and disorder implications.

8. Human Rights Implications

- 8.1 This Report has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

9. Equalities Act 2010

- 9.1 Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

10. External Consultees

- 10.1 East Sussex County Council and Brighton & Hove City Council

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Appendices Appendix 1: Draft Waste and Minerals Sites Plan

SDNPA Consultees Legal Services, Chief Finance Officer, Monitoring Officer, Planning Policy Manager, Chief Executive Officer, Director of Operations, Director of Strategy and Partnerships, Director of Corporate Services,

Background Documents East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)