

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

Waste and Minerals Local Plan Review Local Policies Map

March 2020

DRAFT



East Sussex
County Council



South Downs
National Park Authority



Brighton & Hove
City Council

Preamble & Copyright

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Acknowledgements / Data sources:

Base Map & Roads, Ordnance Survey, 2019. Archaeological Notification Areas, ESCC, 2019. Conservation Areas, Lewes District Council, Wealden District Council, Rother District Council, Eastbourne Borough Council, Hastings Borough Council, BHCC, 2019. Listed Buildings, Historic England, 2019. Registered Battlefields, Historic England, 2019. Scheduled Monuments, Historic England, 2019.

Ground Water Protection Zones, Environment Agency, 2019. Flood Zones 2 & 3, Environment Agency, 2019. Flood Zones 3a & 3b, ESCC 2018. Surface Water Flood Zones, Environment Agency 2019. Air Quality Management Areas, Lewes District Council, Rother District Council, Hastings Borough Council, BHCC, 2019. Ancient Woodland, Natural England, 2019. Area of Outstanding Natural Beauty (AONB), Natural England, 2019. Biodiversity Action Areas, Sussex Wildlife Partnership, 2019. DEFRA Noise Priority Areas, DEFRA, 2019.

Local Geological Sites, ESCC, 2019. Local Nature Reserve, ESCC, 2019. Marine Conservation Zone, DEFRA, 2019. National Park, Natural England, 2019. Ramsar Site, Natural England, 2019. Registered County Parks, Historic England, 2019. Rights of Way, ESCC, BHCC, 2019.

Sites of Nature Conservation Interest (SNCI), Natural England, 2019. Site of Special Scientific Interest (SSSI), Natural England, 2019. Special Area of Conservation (SAC), Natural England, 2019. Special Protection Area (SPA), Natural England, 2019.

Other information sourced internally from East Sussex County Council, the South Downs National Park Authority, and Brighton & Hove City Council and through submissions during the consultation process.

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Inset Map Legend

Allocations



Allocation (see map for policy)
Allocations are considered to be safeguarded under RM3, RM5, WMP6 and / or SP6 as applicable).

Safeguarded Sites



Minerals Site (RM3)



Minerals Site Access (Private Track) (RM3)



Minerals Facility (RM5)



Wharf / Railhead (RM5)



Concrete Batching etc. Plant (RM6)



Waste Site (WMP6 & SP6)



Minerals Site and Waste Management Facility (RM3, WMP6 & SP6)



Minerals Facility including Concrete Batching etc. (RM5 & RM6)



Waste Management Facility including Concrete Batching etc. (WMP6, SP6 & RM6)



Minerals Facility and Waste Management Facility (RM5, WMP6 & SP6)

Safeguarded Resources



Safeguarded Soft Sand Resource (RM3)

Consultation Areas



Minerals Consultation Area (RM7)



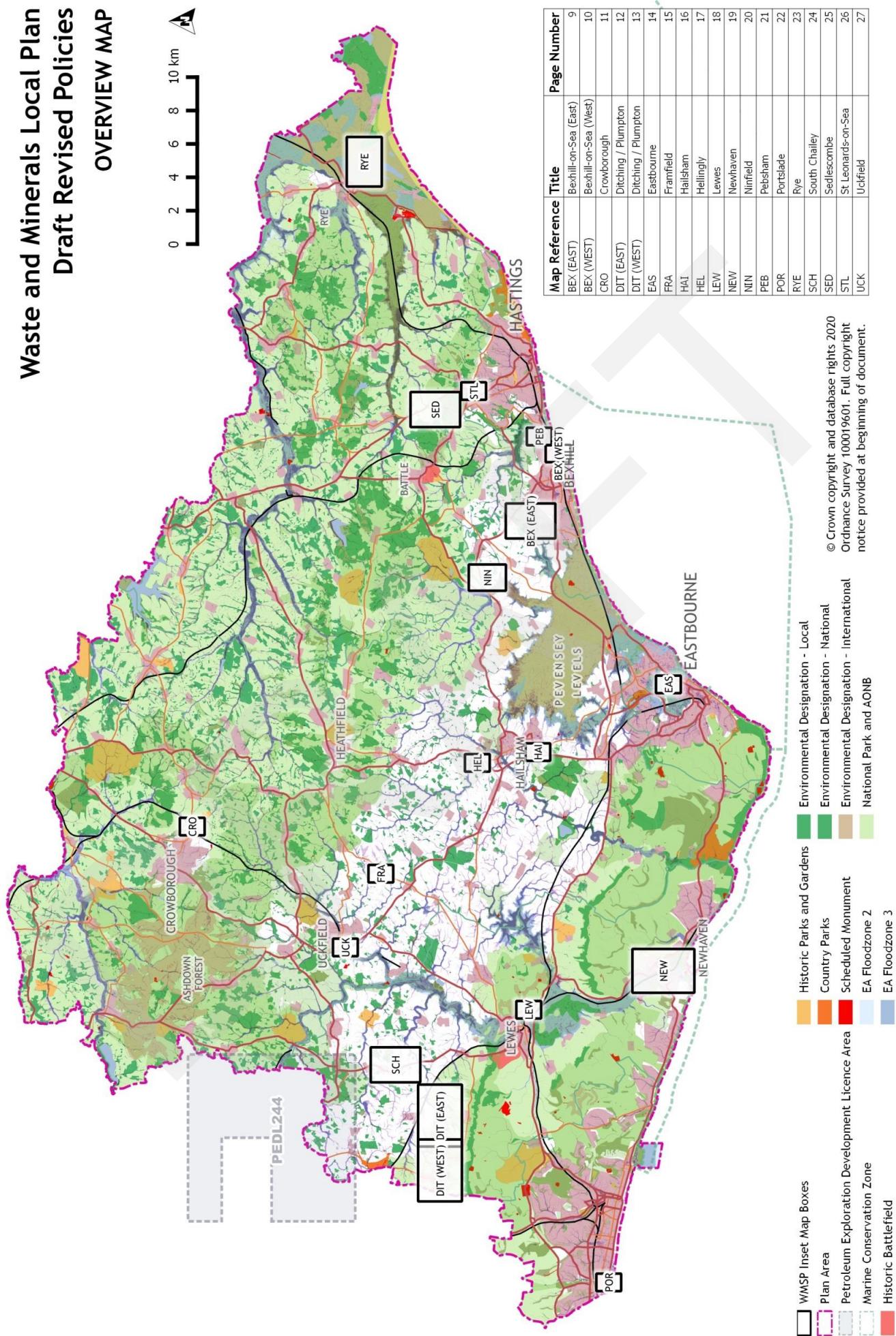
Waste Consultation Area (SP7)

Amendments to the Waste and Minerals Local Plan Policies Map

On adoption of the Revised Policies Document is it proposed that the following amendments to the Local Plan Policies Map will be made:



Waste and Minerals Local Plan Draft Revised Policies OVERVIEW MAP



Allocations

The Revised Policies document proposes the following additional allocation:

Map Reference	Locality	Title	Admin #	LPM Page
Extension to Clay Quarry (RM2)				
SED	Sedlescombe	Pokehold Wood, Kent Street (Aldershaw Handmade Tiles Ltd)	M/ALD	26

Amended Safeguarded Sites & Resources

The East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan safeguards: Minerals Resources & Minerals Sites; Minerals Infrastructure (Wharves and Railheads); Concrete Batching Plants etc.; and Waste Sites. **The following locations are proposed to be safeguarded in addition to those already safeguarded as depicted in the Waste and Minerals Sites Plan.** The sites / areas below are depicted together on the following maps which are organised by approximate locality.

Safeguarded Minerals Resources & Minerals Sites (RM3)

Map Reference	Locality	Title	Admin #	LPM Page
DIT (EAST)/ DIT (WEST)	Ditchling / Plumpton	Soft Sand Reserve	MSA/DIT (SAND)	14/15
		Stanton's Farm & Novington Sandpit	MSA/DIT [STA]	14
NIN	Ninfield	A259 (Little Standard Hill Farm)		22

Safeguarded Minerals Infrastructure (Wharves & Railheads) (RM5)

Map Reference	Locality	Title	Admin #	LPM Page
NEW	Newhaven	East Quay	R-RSA/NEW [EQ]	21
RYE	Rye	ARC Wharf	R-RSA/RYE [ARC]	25
		Rastrum's Wharf	R-RSA/RYE [RAS]	25

Safeguarded Concrete Batching Plants etc. (RM6)

The following concrete batching plants were safeguarded with the adoption of the Waste and Minerals Sites Plan, but owing to an omission the maps were omitted from the policies map at the time.

Map Reference	Locality	Title	Admin #	LPM Page
BEX (WEST)	Bexhill-on-Sea	Brett Drive, Brett Concrete Works - Unit 1	E112	12
CRO	Crowborough	Jarvis Brook, (Coppard Plant Hire Ltd)	E142	13
EAS	Eastbourne	Hammonds Drive (Cemex)	E143	16
HAI	Hailsham	Diplocks Way (Hanson Premix)	E144	18

HEL	Hellingly	North Street, Broad Farm (The Granary Rural Business Centre)	E106	19
NEW	Newhaven	North Quay (Newhaven Roadstone Ltd (East))	E145	21
NIN	Ninfield	A269 (Tarmac Topblock (Ninfield Concrete Plant))	E147	22
RYE	Rye	Harbour Road, Rye Wharf / Salttings	E148	25
STL	St Leonards-on-Sea	Sedlescombe Road North (Hanson Concrete)	E149	28
UCK	Uckfield	Bellbrook Industrial Estate, Unit 19	E082	29

Safeguarded Waste Sites (WMP6 & SP6)

Map Reference	Locality	Title	Reason for Safeguarding				#	LPM Page
			HWRC	Recycled Aggregate Site	Strategic Waste Site	Specialist Site / Other Reason		
BEX (EAST)	Bexhill-on-Sea	Turkey Road, Ashdown Brickworks	●				E155	11
FRA	Framfield	Framfield - Squires Farn Ind. Estate, Knights Business Centre - Unit 8		●			E120	17
LEW	Lewes	Cliffe Ind. Estate - Unit 18		●			E081	20
NEW	Newhaven	Avis Way / New Road Ind. Estate - Newhaven HWRC	●				E125	21
		Avis Way / New Road Ind. Estate - Titan Works (Greenacre)		●			E124	21
		Beach Road, Endeavour Works - Unit G		●			E109	21
		Newhaven Port, 4A Fisher Terminal, East Quay			●		E151	21
		North Quay (Kingston Transport (Newhaven))	●	●			E097	21
		North Quay (Newhaven Roadstone Ltd (West))	●	●			E102	21
		North Quay, Newhaven ERF Rail Transfer	●	●			E095	21
		North Quay, Newhaven Energy Recovery Facility (ERF)		●			E063	21
		North Quay, Old Timber Yard, The		●			E013	21
PEB	Pebsham	Freshfields, Pebsham HWRC	●	●			E067	23
		Freshfields, Pebsham Landfill Leachate Tanks		●			E130	23
		Freshfields, Pebsham WTS		●	●		E069	23
POR	Portslade-by-Sea	Ferry Wharf		●			E140	24
RYE	Rye	Harbour Road (Rye Oil Ltd)			●		E073	25
		Harbour Road, Rye Wharf / Salttings	●				E148	25
SCH	South Chailey	A275, Chailey Brickworks		●			E154	26

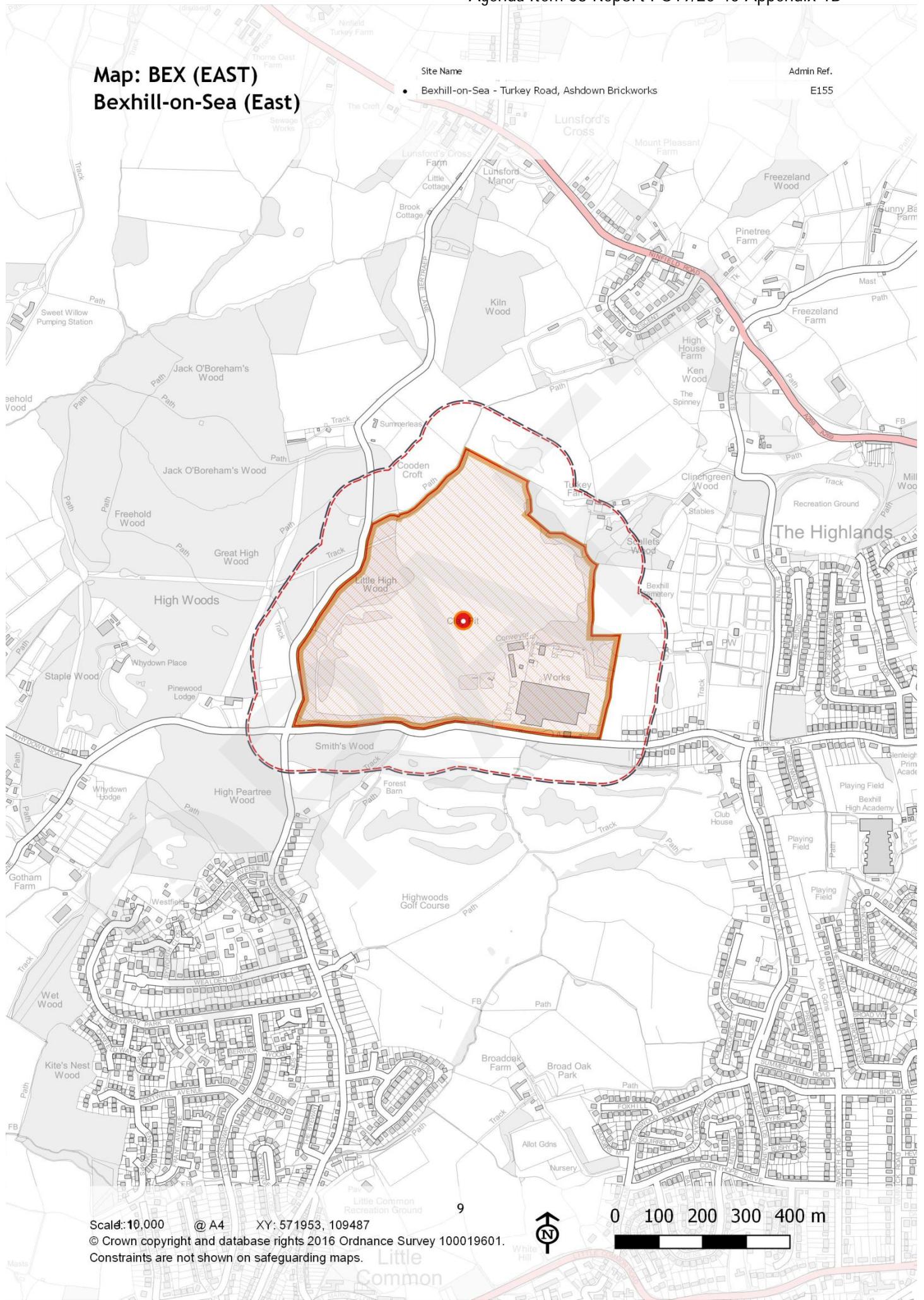
Maps

DRAFT

Map: BEX (EAST) Bexhill-on-Sea (East)

Site Name
 • Bexhill-on-Sea - Turkey Road, Ashdown Brickworks

Admin Ref.
 E155



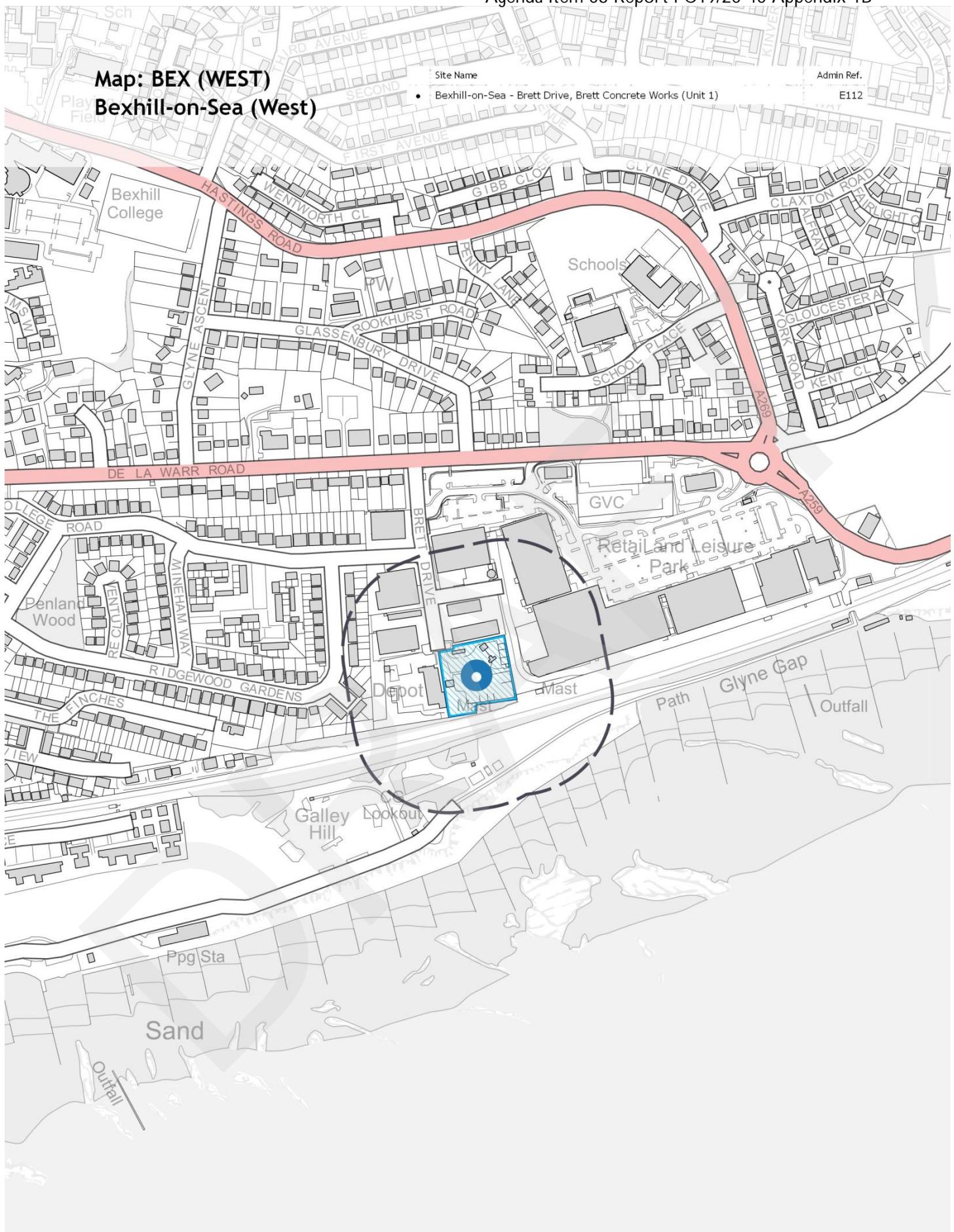
Map: BEX (WEST) Bexhill-on-Sea (West)

Site Name

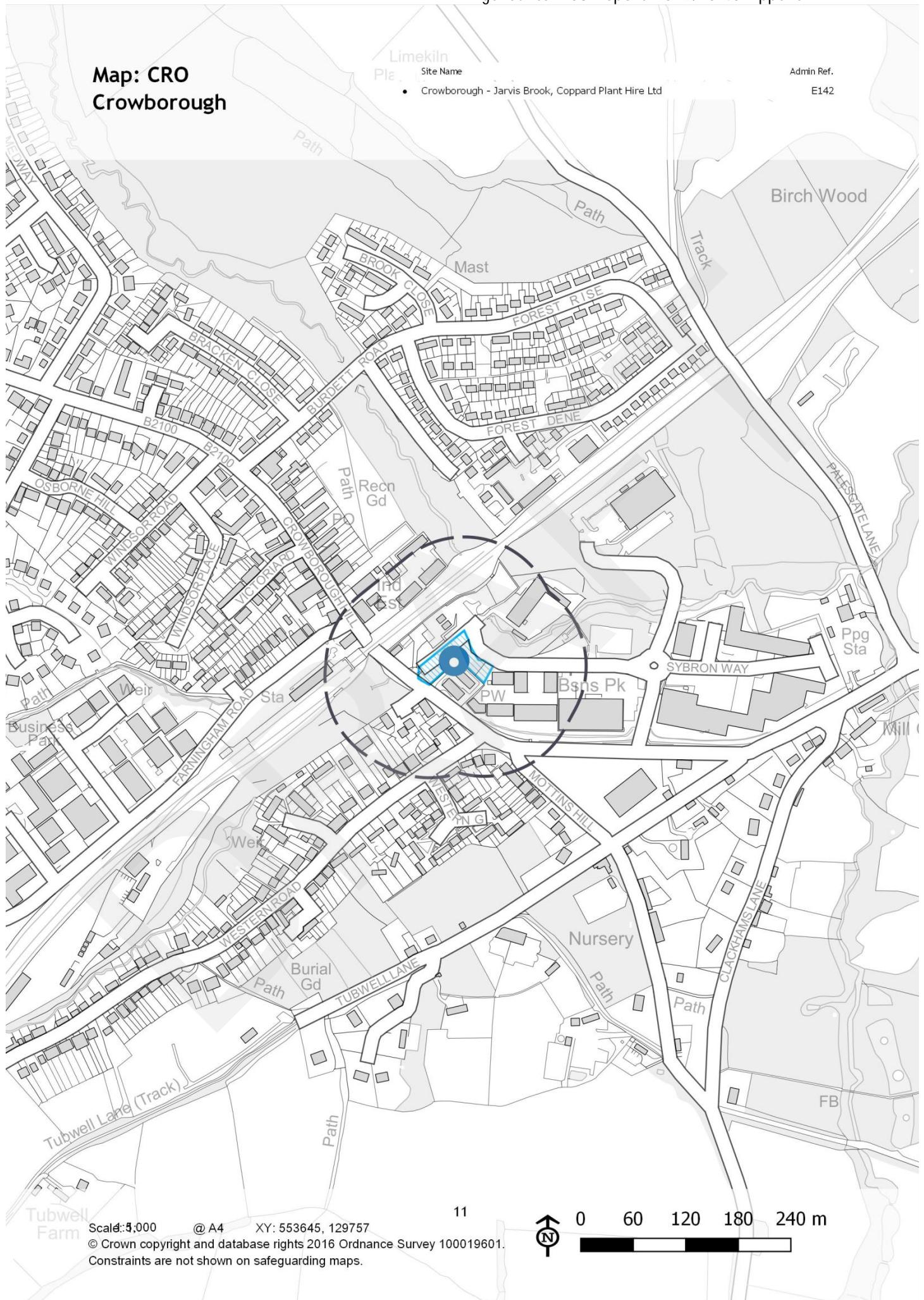
- Bexhill-on-Sea - Brett Drive, Brett Concrete Works (Unit 1)

Admin Ref.

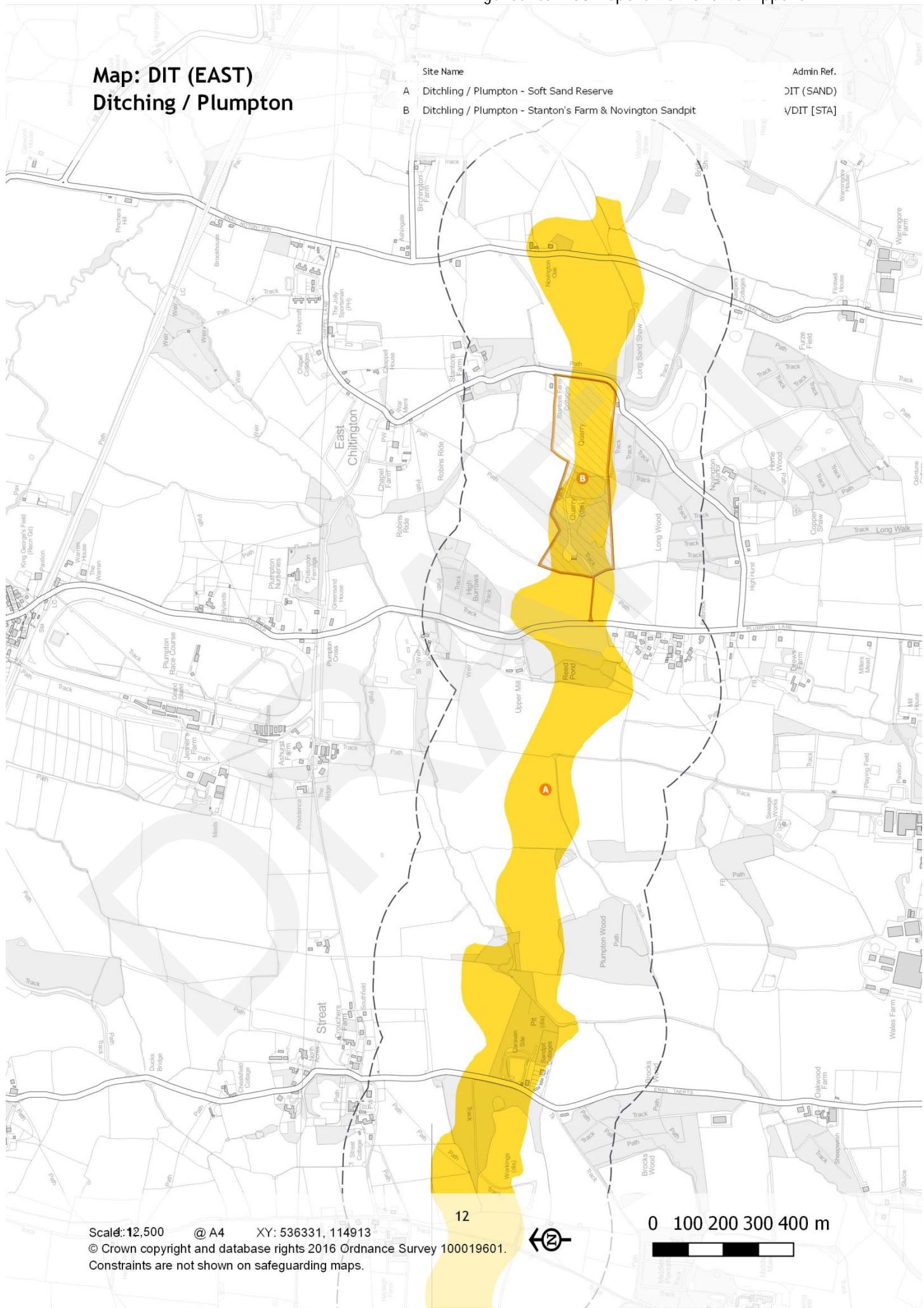
E112



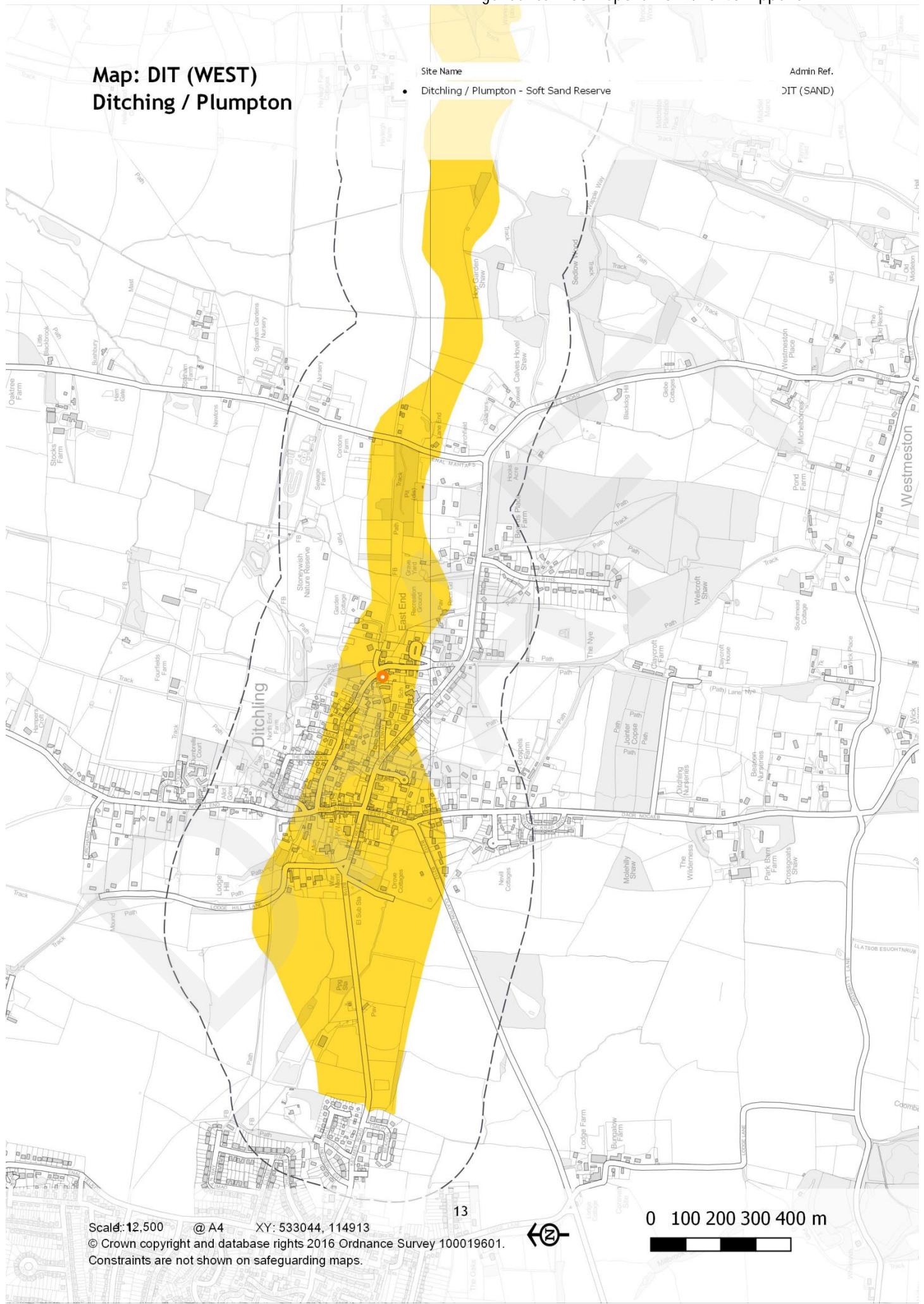
Map: CRO Crowborough



Map: DIT (EAST) Ditching / Plumpton



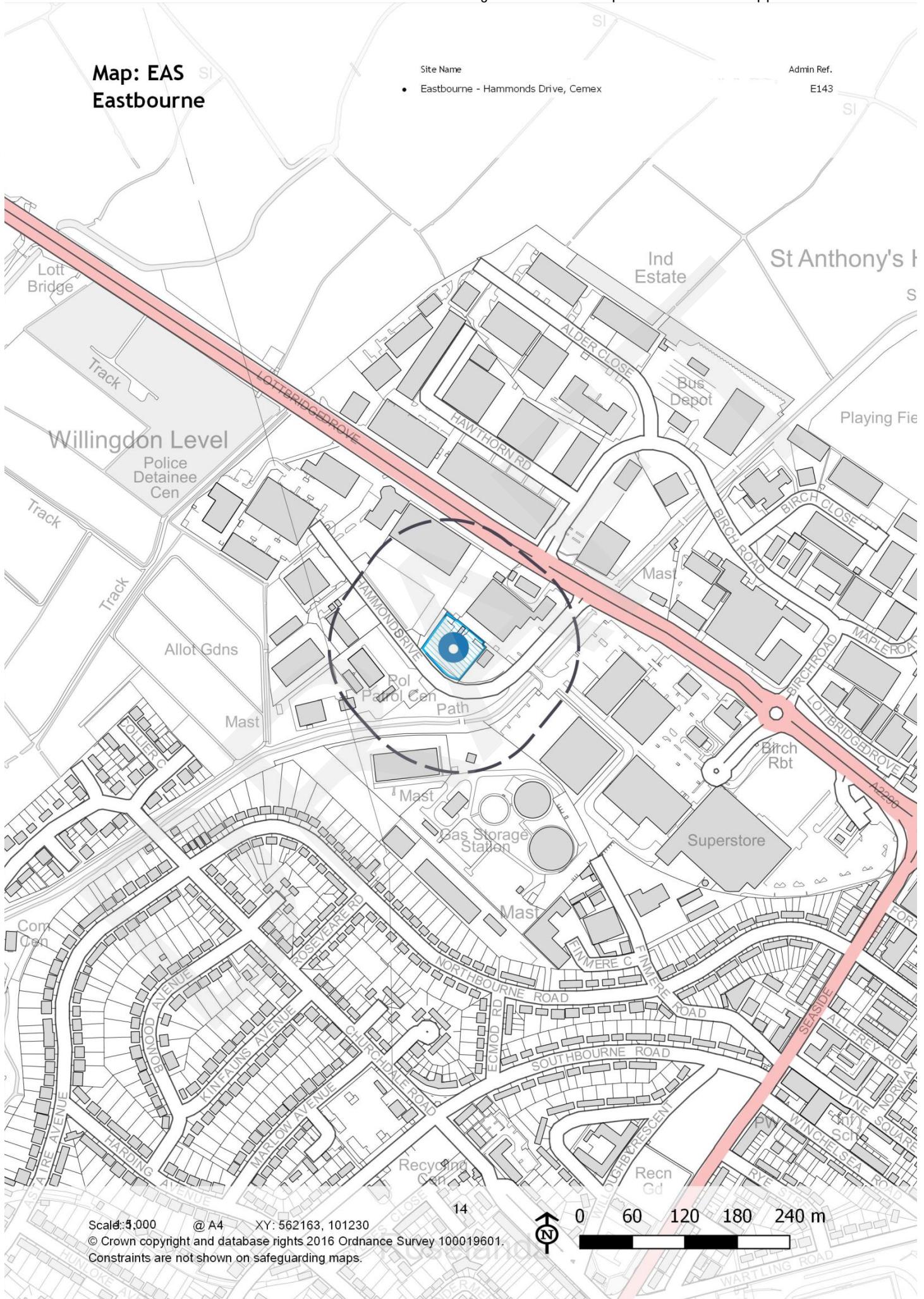
Map: DIT (WEST) Ditchling / Plumpton



Map: EAS Eastbourne

Site Name
 • Eastbourne - Hammonds Drive, Cemex

Admin Ref.
 E143



Map: FRA Framfield

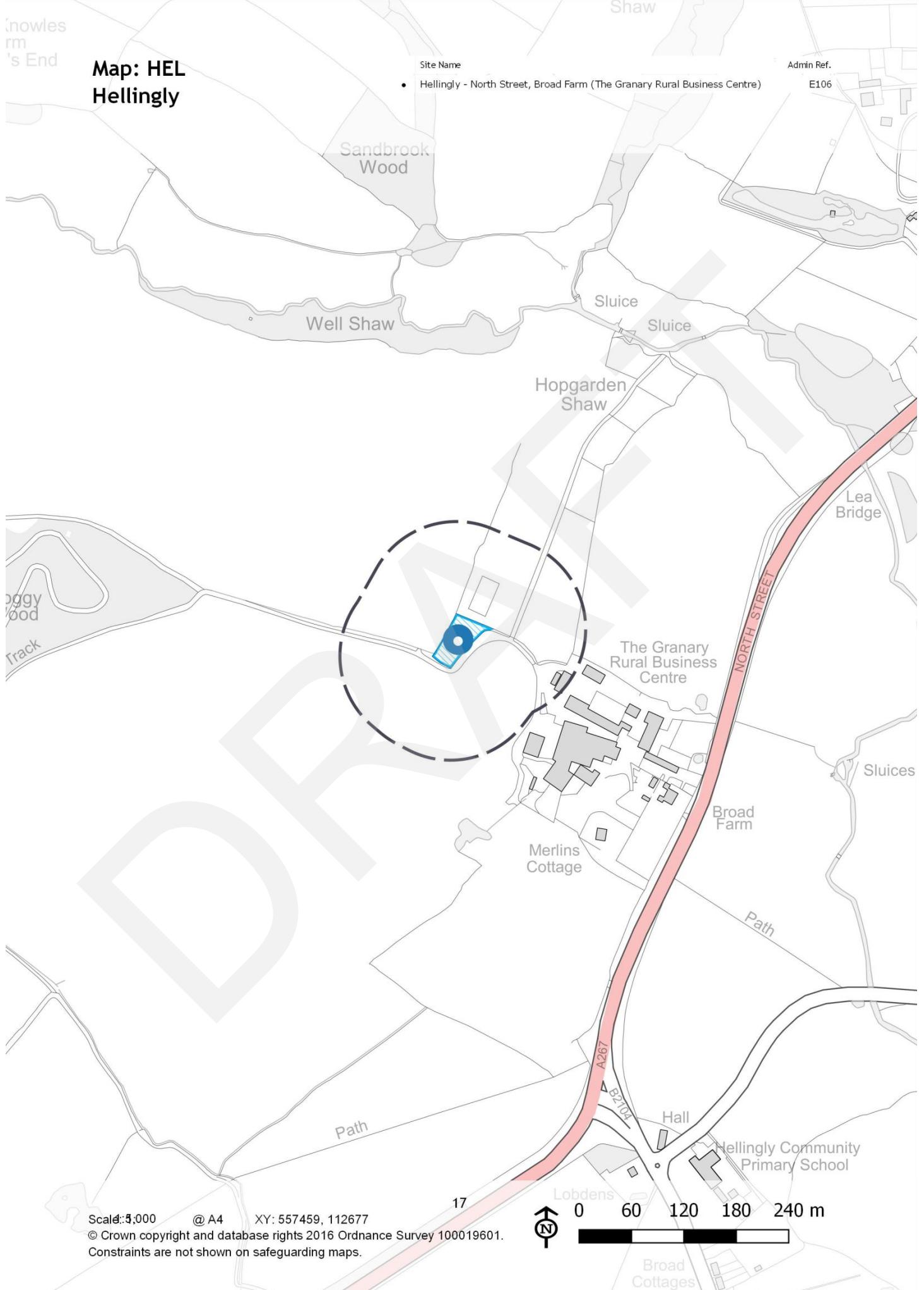


**Map: HAI
Hailsham**

Site Name
• Hailsham - Diplocks Way, Hanson Premix

Admin Ref.
E144





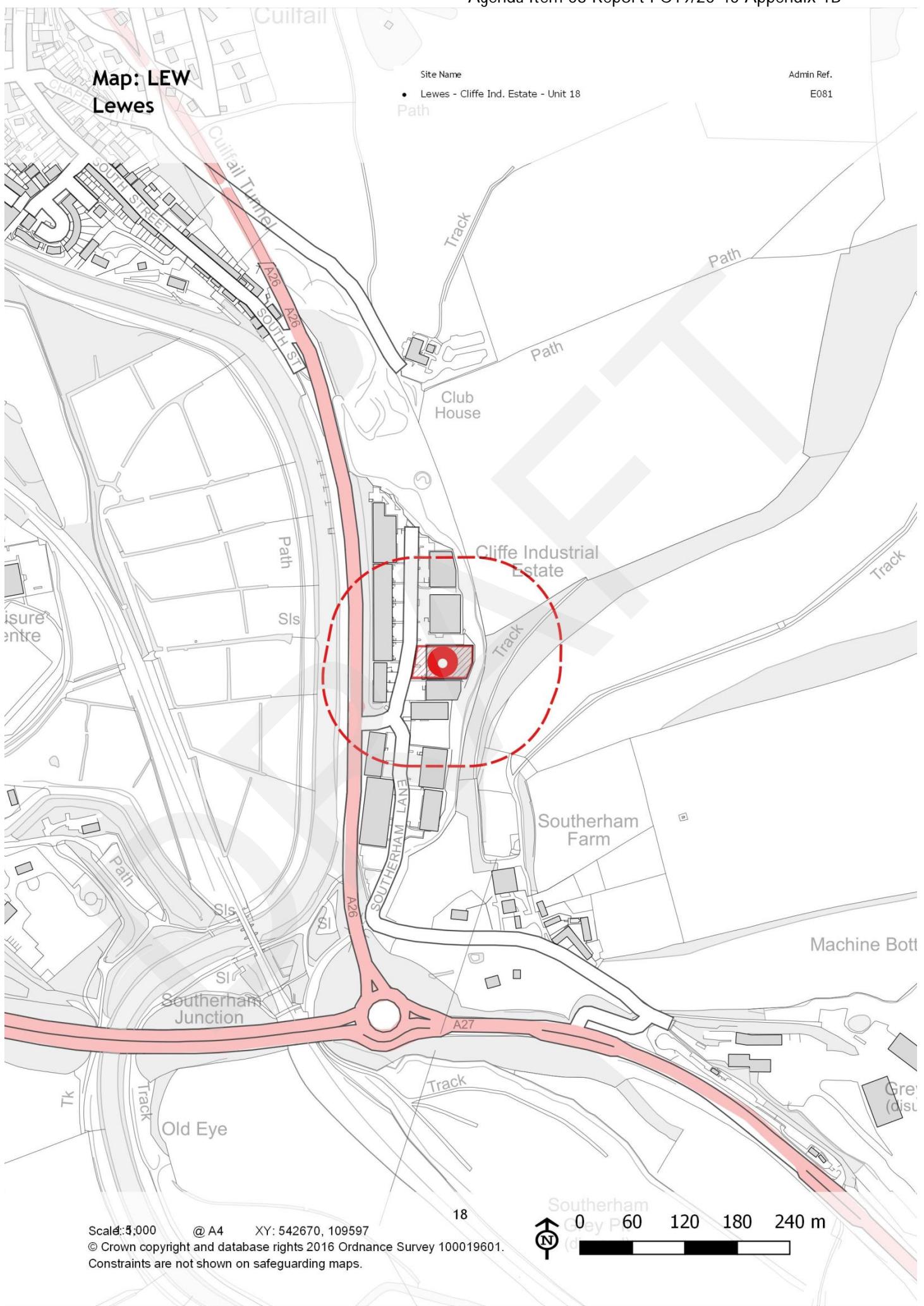
Map: LEW
Lewes

Site Name

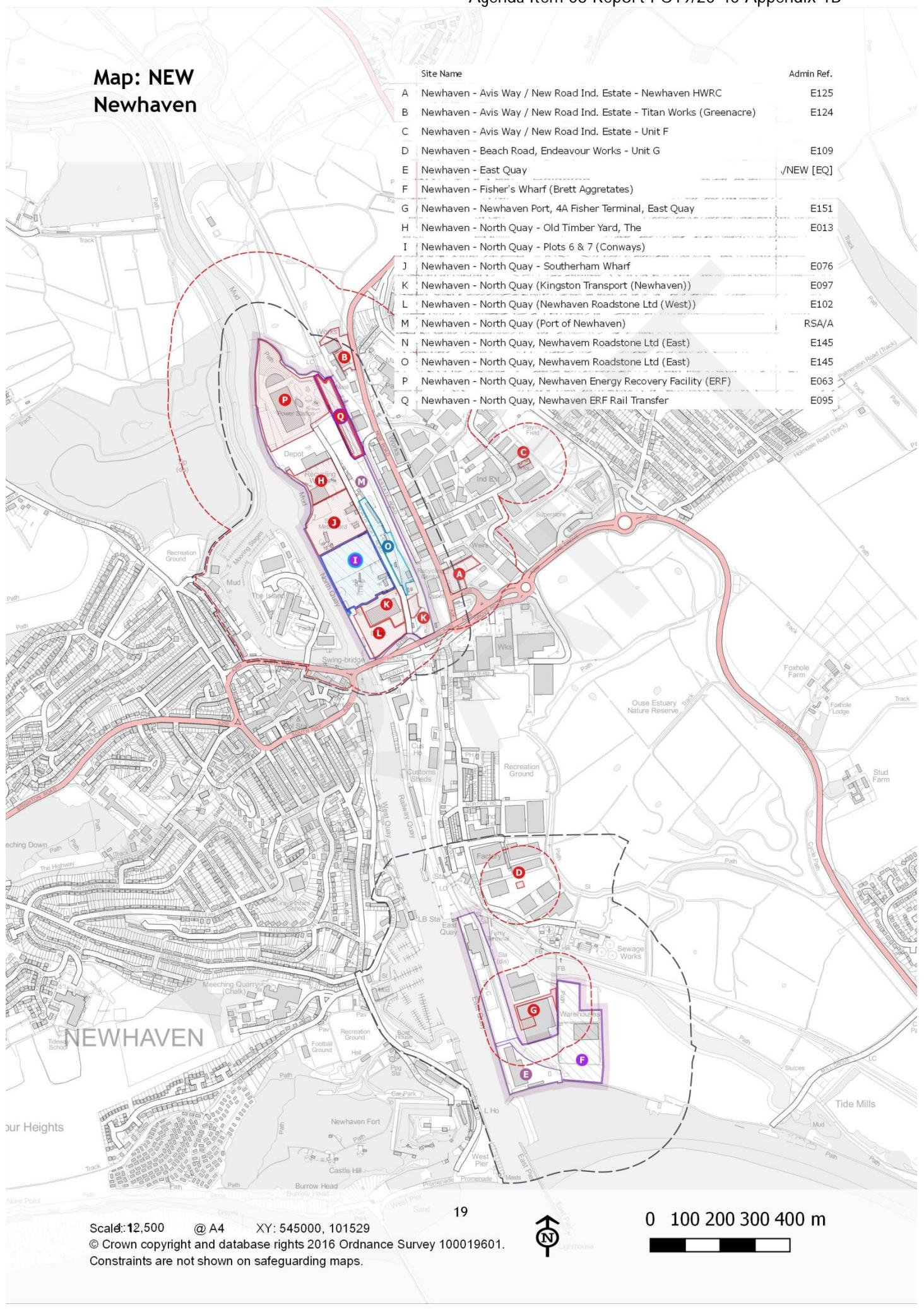
- Lewes - Cliffe Ind. Estate - Unit 18

Admin Ref.

E081



Map: NEW Newhaven



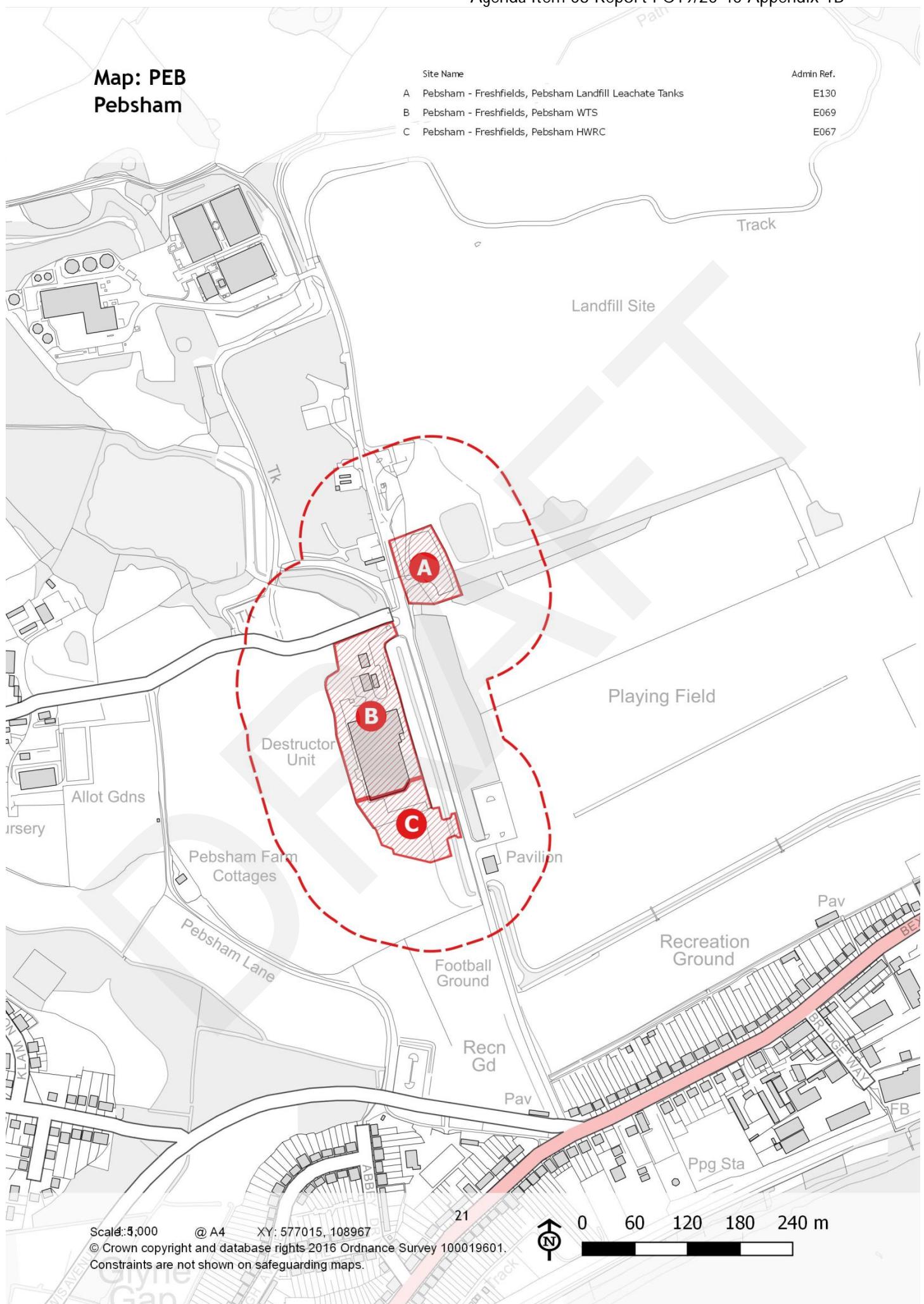
Map: NIN Ninfield

Site Name
 A Ninfield - A259, Little Standard Hill Farm
 B Ninfield - A269, Ninfield Concrete Plant (Tarmac Topblock)

Admin Ref.
 E?????
 E147



Map: PEB Pebsham



Map: POR Portslade

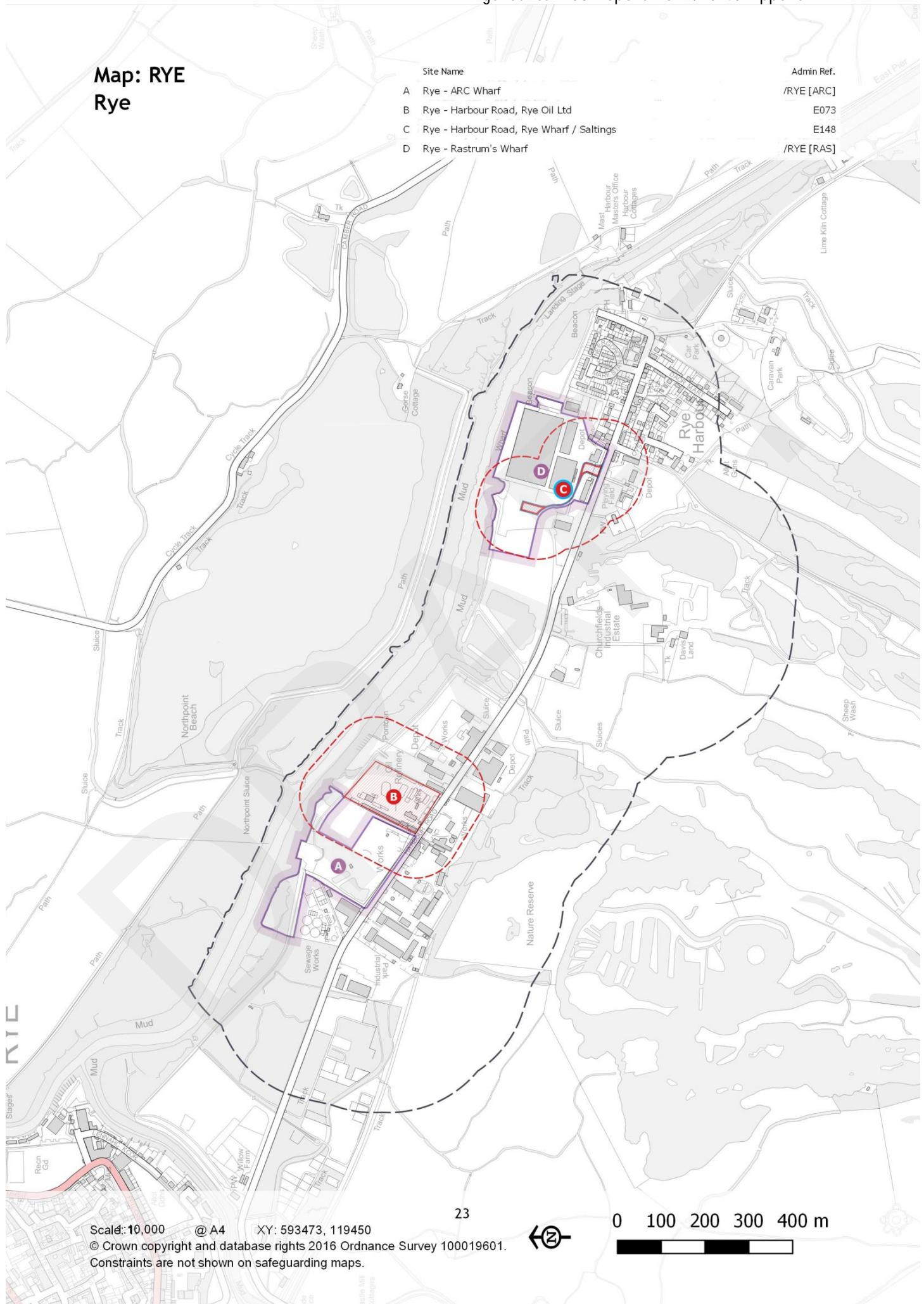
Site Name

Admin Ref.
E140



PORTSLADE-BY-SEA

Map: RYE Rye



Map: SCH South Chailey

Site Name
 • South Chailey - A275, Chailey Brickworks

Admin Ref.
 E154



Map: SED Sedlescombe



Map: STL St Leonards-on-Sea

Site Name
 • St Leonards-on-Sea - Sedlescombe Road North (Hanson Concrete)

Admin Ref.
 E149



**Map: UCK
Uckfield**



Withdrawn Maps

The following safeguarding and consultation areas are withdrawn:

East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)

Reference	Title	WMSP Page	Map Replaced?
Minerals Safeguarding Areas			
MSA/H	Broomhill, Lydd (Sand and Gravel)	150	✗
MSA/H	Scotney Court, Lydd (Sand and Gravel)	150	✗
MSA/H	Scotney Court extension / Wall Farm, Lydd (Sand and Gravel)	150	✗
MSA/I	Stanton's Farm and Novington Sandpit, Plumpton (Building Sand)	151	✓
MSA/G	Little Standard Hill Farm (Clay)	149	✓
Safeguarded Waste Sites			
WCA/D	Brett Concrete Works (Unit 1), Brett Drive, Bexhill (SWS)	100	✓
WCA/H	Church Fields, Rye Harbour Road, Rye (AGG)	104	✗
WCA/I	City Recycling Centre & Ferry Wharf, Portslade-By-Sea (SWS/AGG)	105	✗
WCA/L	Downbarn Farm, Ninfield (AGG)	108	✗
WCA/AB	Newhaven (ALOC/SWS/AGG/HRC)	124	✓
WCA/AE	Pebsham HWRC & WTS (SWS/HRC)	127	✓
WCA/AJ	Tarmac Topblock, Ninfield (AGG)	132	✗
Safeguarded Wharves and Railheads			
RSA/C	Rye (Port of), safeguarded wharves	156	✓

List of Environmental Designations

Policy RD1 makes reference to ‘environmental designation’ below is a list of designations known at the time of writing that may be relevant when considering the determination of a planning application.

- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- Registered Parks and Gardens
- Registered Battlefields
- Designated Wreck Sites
- Areas of Outstanding Natural Beauty (AONB)
- South Downs National Park
- High Quality Agricultural Land
- Special Protection Areas
- Special Areas of Conservation
- Ramsar Site
- Marine Conservation Zones
- Sites of Special Scientific Interest
- Local Wildlife Sites
- Local Nature Reserves
- Ancient Woodlands
- National Nature Reserves
- Biodiversity Action Plan (BAP) Habitats

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