

CD6.06

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

Revised Policies Local Policies Map

October 2021



Preamble & Copyright

Version: 2.02

Date: 22 October 2021

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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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V2.01 - Deletion of SED: Sedlescombe map following deallocation of Aldershaw Tiles Site. Safeguarding designation SP-MSA/A Aldershaw Farm, Sedlescombe remains, safeguarding the site.

V2.02 - Corrections: Deletion of POR: Portslade - Ferry Wharf [E140]: Site has been redeveloped for non-waste use. Addition of HAI (EAST): Hailsham (East) Map: Map identifies previously safeguarded waste site SP-WCA/R HWRC site and the newly safeguarded Hailsham - Swan Barn Road, Coal Yard (The) [E153] waste management site following implementation of waste planning permission.

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Inset Map Legend

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)

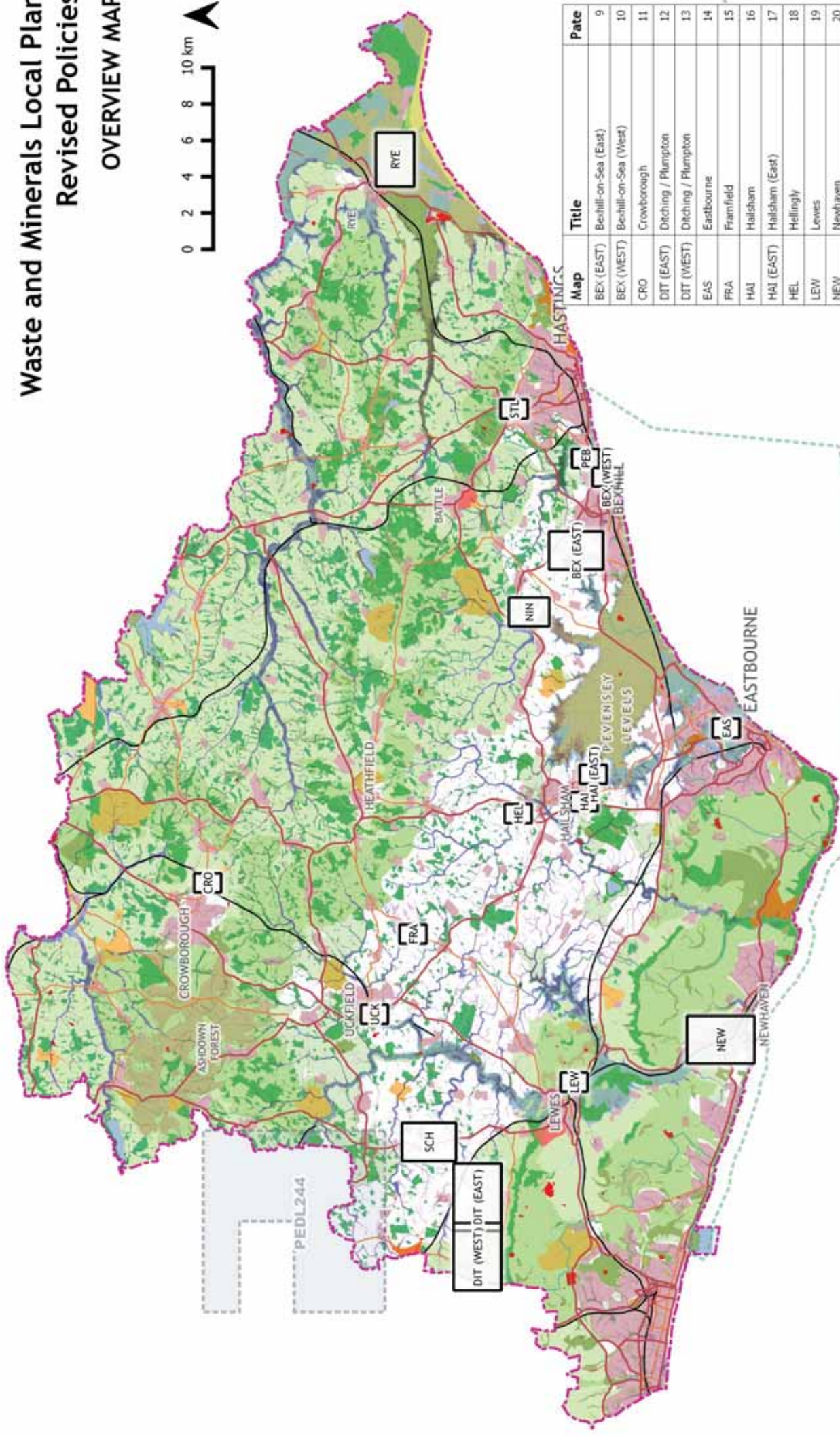


Waste Consultation Area (SP7)

Amendments to the Waste and Minerals Local Plan Policies Map

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

Waste and Minerals Local Plan Revised Policies OVERVIEW MAP



- WMSIP Inset Map Boxes
- Plan Area
- Petroleum Exploration Development Licence Area
- Marine Conservation Zone
- Historic Battlefield
- Historic Parks and Gardens
- Country Parks
- Scheduled Monument
- EA Floodzone 2
- EA Floodzone 3
- Environmental Designation - Local
- Environmental Designation - National
- Environmental Designation - International
- National Park and AONB

Map	Title	Pate
BEX (EAST)	Bechill-on-Sea (East)	9
BEX (WEST)	Bechill-on-Sea (West)	10
CRO	Crowborough	11
DIT (EAST)	Ditching / Plumpton	12
DIT (WEST)	Ditching / Plumpton	13
EAS	Eastbourne	14
FRA	Framfield	15
HAI	Hailsham	16
HAI (EAST)	Hailsham (East)	17
HEL	Hellingly	18
LEW	Lewes	19
NEW	Newhaven	20
NIN	Ninfield	21
PEB	Pebsham	22
RYE	Rye	23
SCH	South Challey	24
STL	St Leonards-on-Sea	25
UCK	Uddfield	26

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Allocations (None)

The Revised Policies document proposes the following additional allocations:

None

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)	12/13
		Stanton's Farm & Novington Sandpit	MSA/DIT [STA]	13
NIN	Ninfield	A259 (Little Standard Hill Farm)	EX09	21

Safeguarded Minerals Infrastructure (Wharves & Railheads) (RM5)

Map Reference	Locality	Title	Admin #	LPM Page
NEW	Newhaven	East Quay	R-RSA/NEW [EQ]	20
RYE	Rye	ARC Wharf	R-RSA/RYE [ARC]	23
		Rastrum's Wharf	R-RSA/RYE [RAS]	23

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	10
CRO	Crowborough	Jarvis Brook, (Coppard Plant Hire Ltd)	E142	11
EAS	Eastbourne	Hammonds Drive (Cemex)	E143	14
HAI	Hailsham	Diplocks Way (Hanson Premix)	E144	16
HEL	Hellingly	North Street, Broad Farm (The Granary Rural Business Centre)	E106	18

NEW	Newhaven	North Quay (Newhaven Roadstone Ltd (East))	E145	20
NIN	Ninfield	A269 (Tarmac Topblock (Ninfield Concrete Plant))	E147	21
RYE	Rye	Harbour Road, Rye Wharf / Saltings	E148	23
STL	St Leonards-on-Sea	Sedlescombe Road North (Hanson Concrete)	E149	25
UCK	Uckfield	Bellbrook Industrial Estate, Unit 19	E082	26

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	9
FRA	Framfield	Framfield - Squires Farn Ind. Estate, Knights Business Centre - Unit 8			●		E120	15
HAI (EAST)	Hailsham	Hailsham, Swan Barn Road, Coal Yard (The)				●	E153	17
LEW	Lewes	Cliffe Ind. Estate - Unit 18			●		E081	19
NEW	Newhaven	Avis Way / New Road Ind. Estate - Newhaven HWRC	●				E125	20
		Avis Way / New Road Ind. Estate - Titan Works (Greenacre)			●		E124	20
		Beach Road, Endeavour Works - Unit G			●		E109	20
		Newhaven Port, 4A Fisher Terminal, East Quay				●	E151	20
		North Quay (Kingston Transport (Newhaven))		●	●		E097	20
		North Quay (Newhaven Roadstone Ltd (West))		●	●		E102	20
		North Quay, Newhaven ERF Rail Transfer		●	●		E095	20
		North Quay, Newhaven Energy Recovery Facility (ERF)			●		E063	20
		North Quay, Old Timber Yard, The			●		E013	20
		North Quay, Southerham Wharf			●		E076	20
PEB	Pebsham	Freshfields, Pebsham HWRC	●		●		E067	22
		Freshfields, Pebsham Landfill Leachate Tanks			●		E130	22
		Freshfields, Pebsham WTS			●	●	E069	22
RYE	Rye	Harbour Road (Rye Oil Ltd)				●	E073	23
		Harbour Road, Rye Wharf / Saltings		●			E148	23
SCH	South Chailey	A275, Chailey Brickworks		●			E154	24

Maps

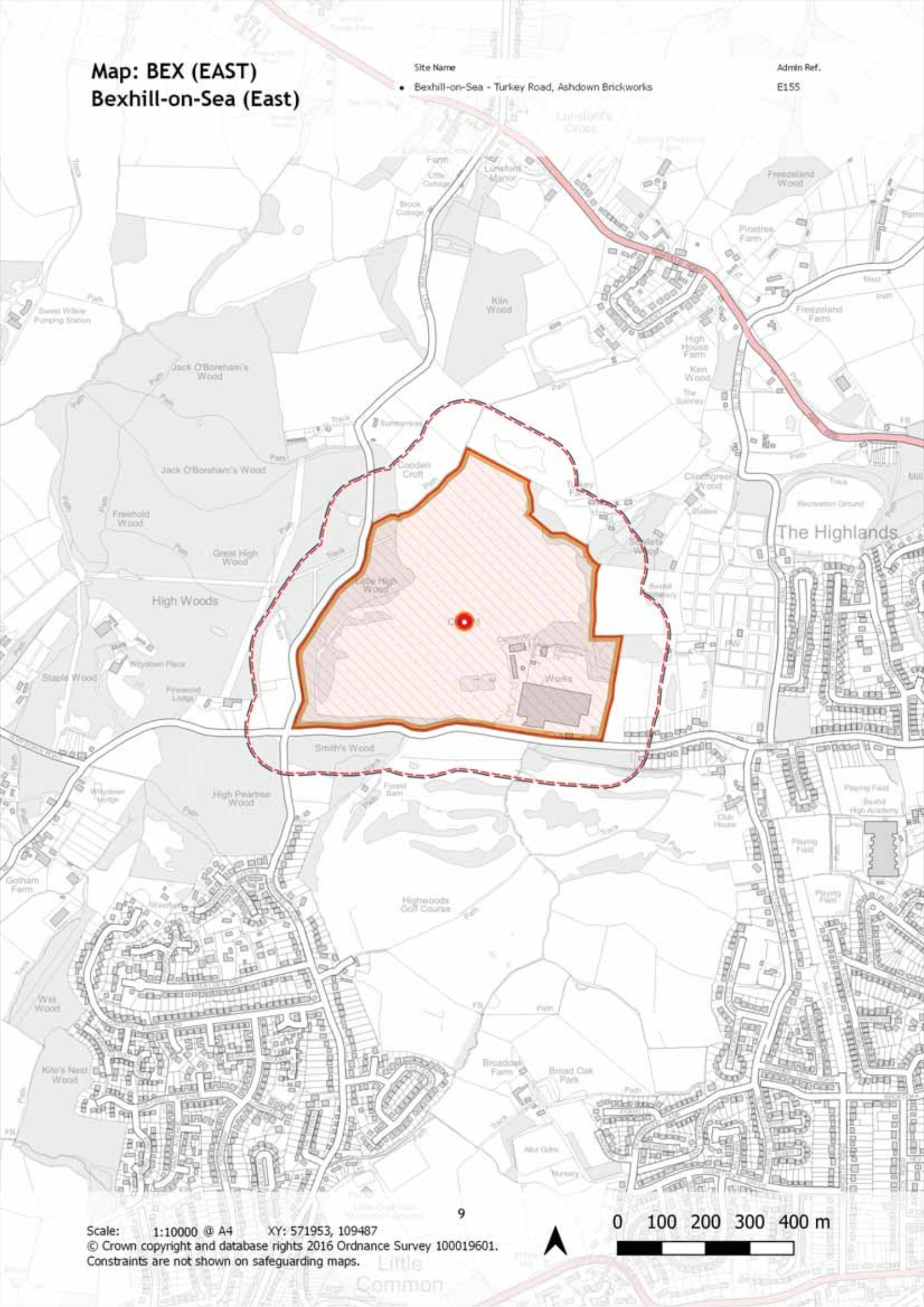
Map: BEX (EAST) Bexhill-on-Sea (East)

Site Name

- Bexhill-on-Sea - Turkey Road, Ashdown Brickworks

Admin Ref.

E155



Scale: 1:10000 @ A4 XY: 571953, 109487
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 Constraints are not shown on safeguarding maps.

9



0 100 200 300 400 m



Little
Common

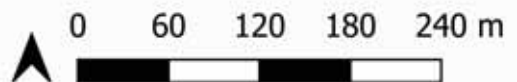
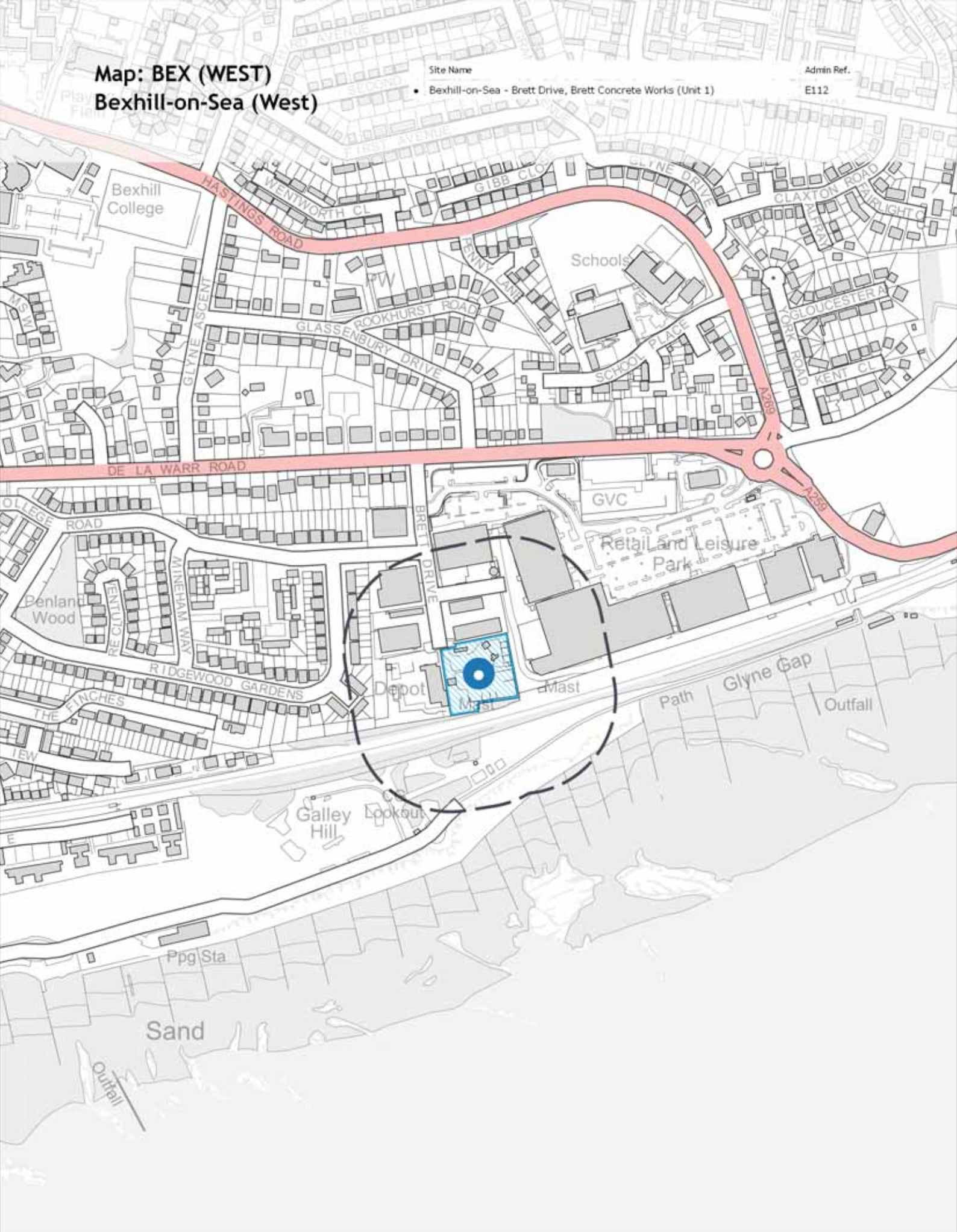
Map: BEX (WEST) Bexhill-on-Sea (West)

Site Name

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

Admin Ref.

E112

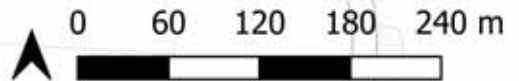
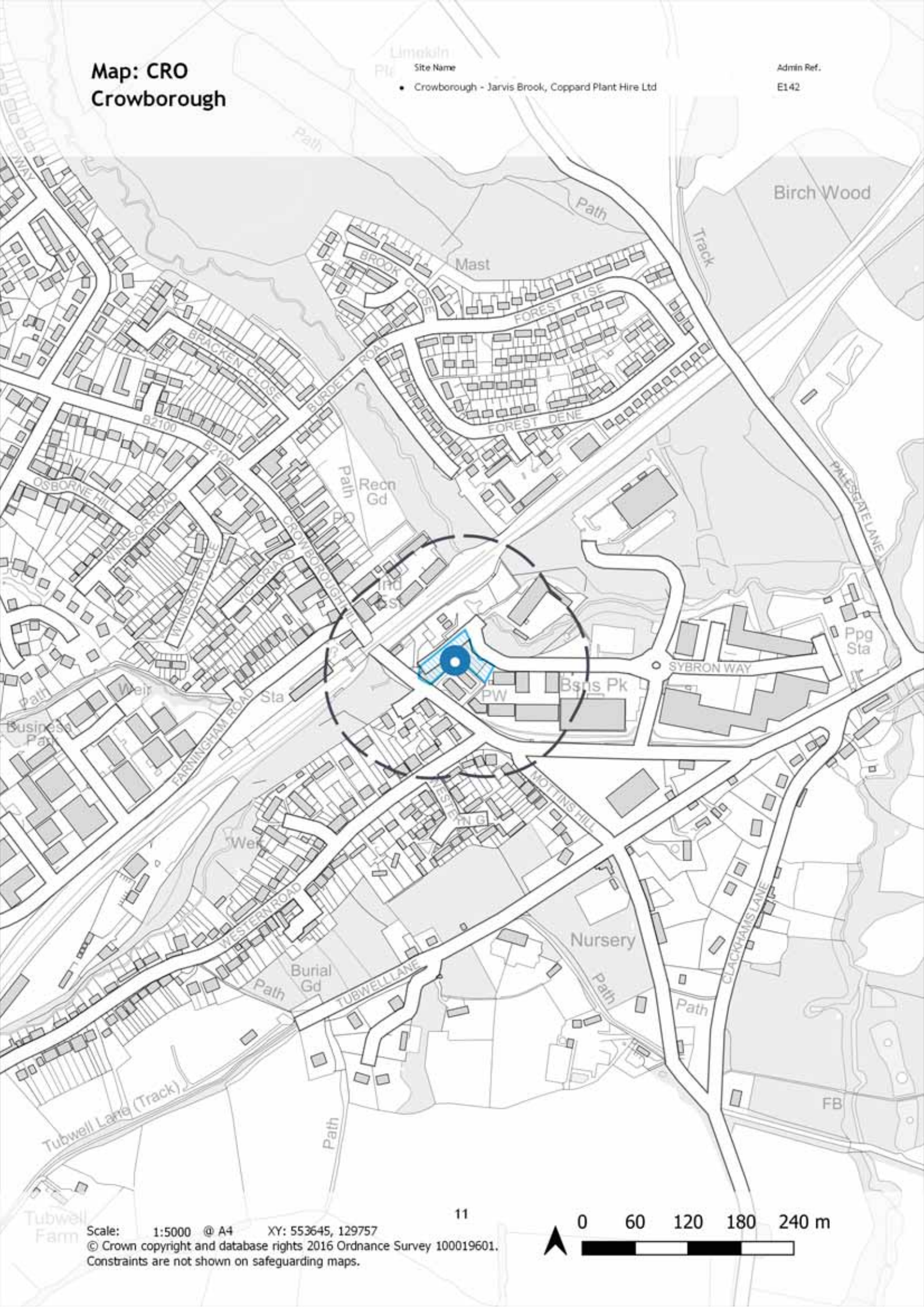


Map: CRO Crowborough

Limoksin
PU
Site Name

- Crowborough - Jarvis Brook, Coppard Plant Hire Ltd

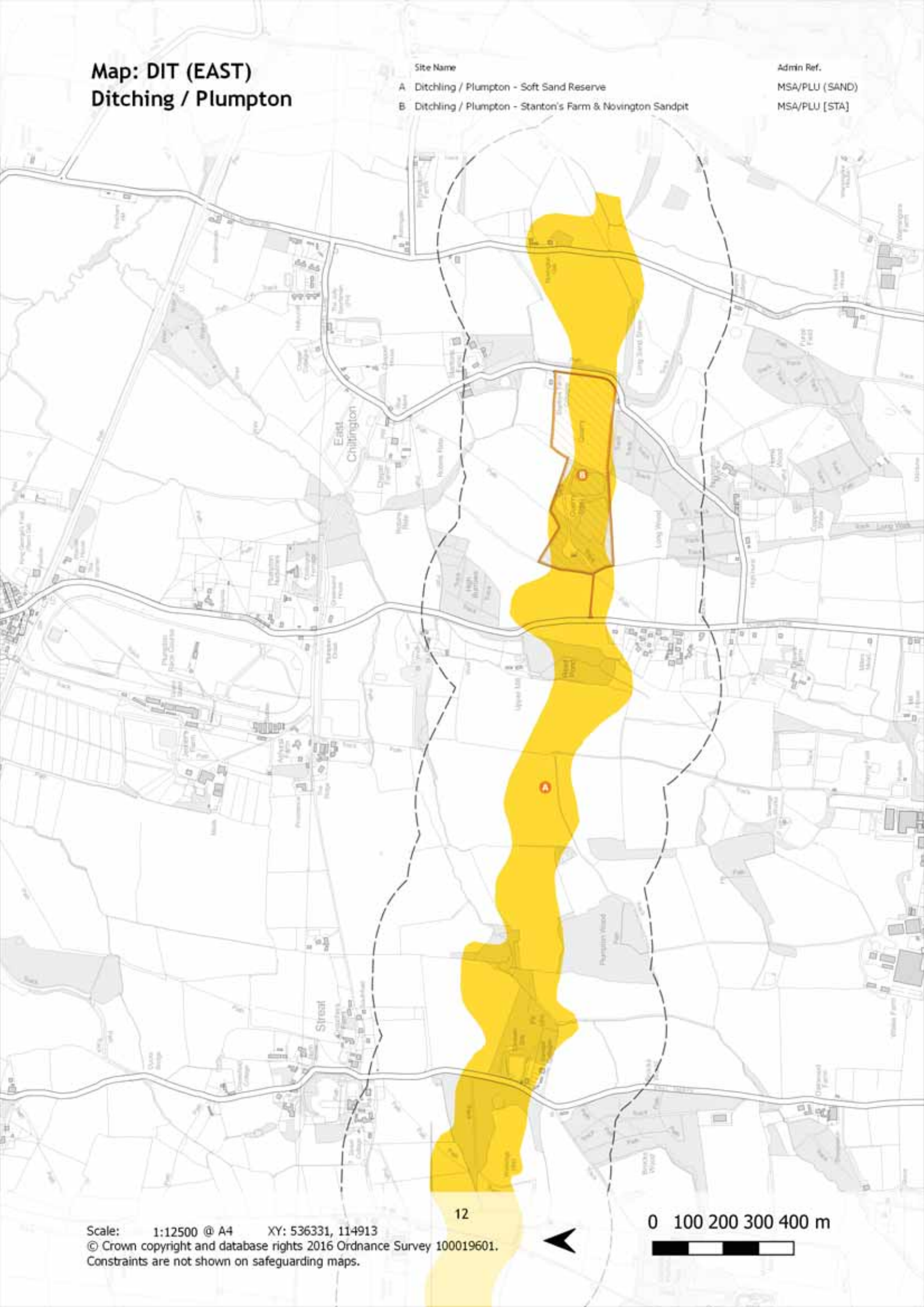
Admin Ref.
E142



Map: DIT (EAST) Ditching / Plumpton

- Site Name
- A Ditching / Plumpton - Soft Sand Reserve
 - B Ditching / Plumpton - Stanton's Farm & Novington Sandpit

Admin Ref.
MSA/PLU (SAND)
MSA/PLU [STA]



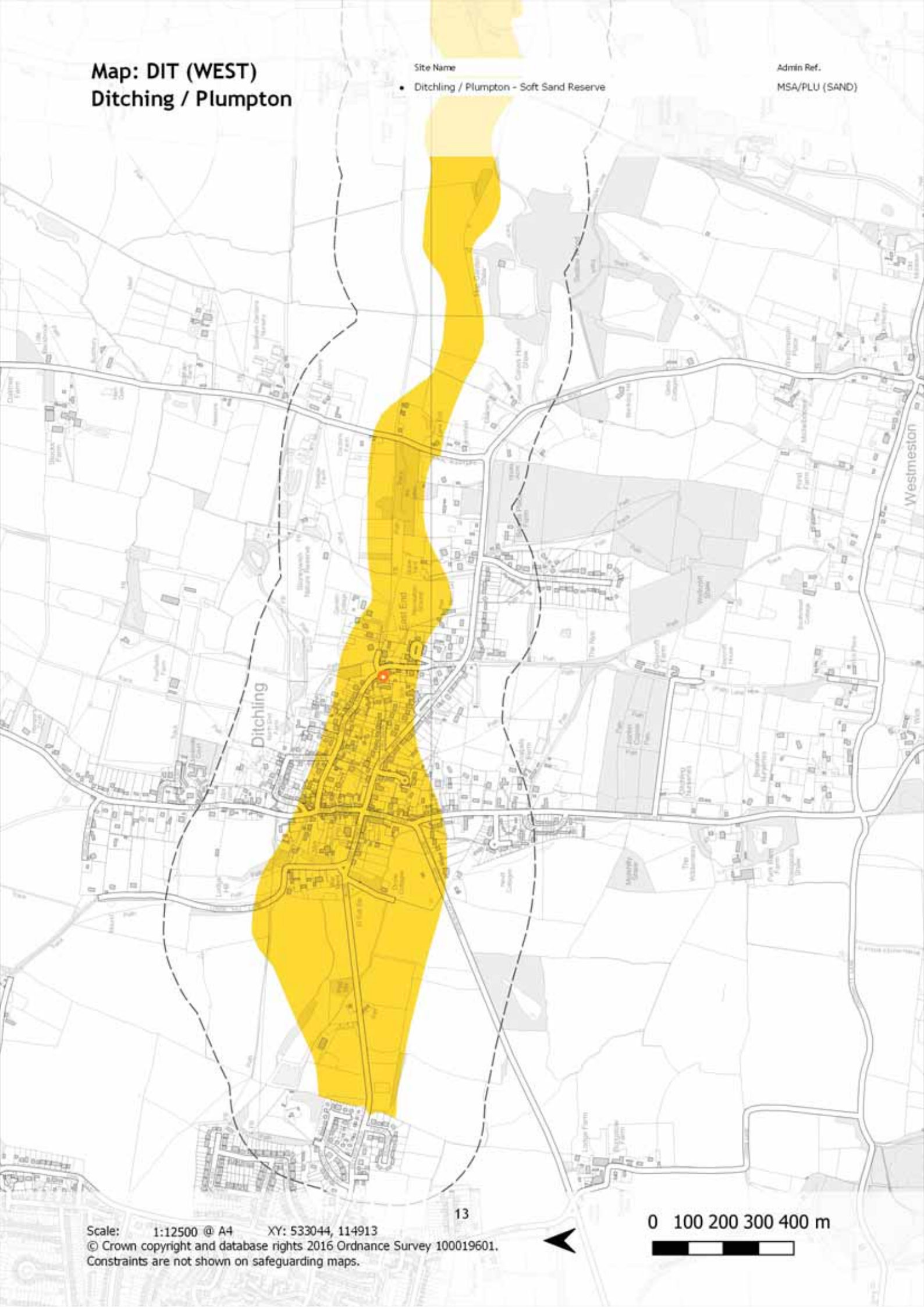
Map: DIT (WEST) Ditching / Plumpton

Site Name

- Ditching / Plumpton - Soft Sand Reserve

Admin Ref.

MSA/PLU (SAND)



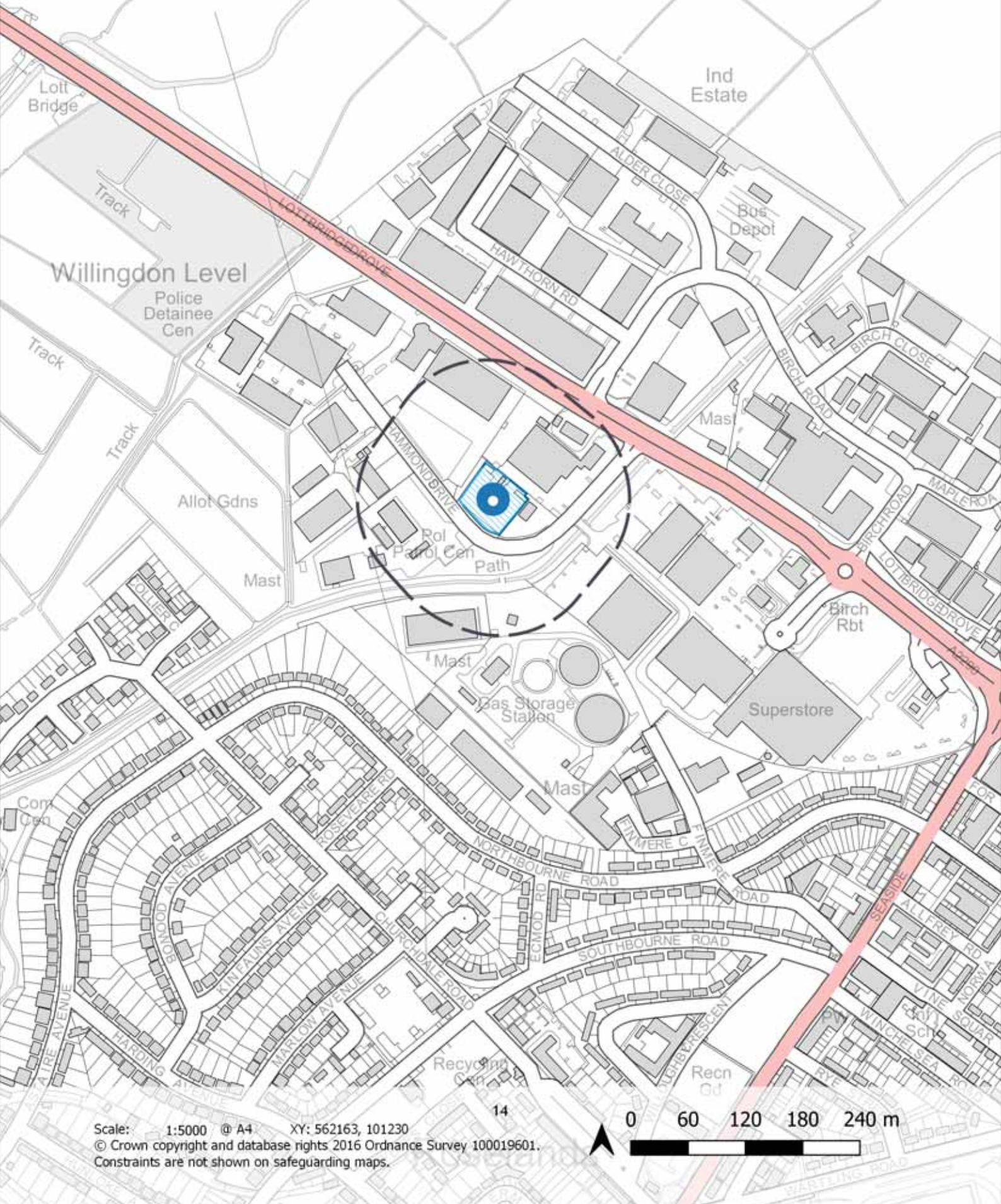
Map: EAS Eastbourne

Site Name

- Eastbourne - Hammonds Drive, Cemex

Admin Ref.

E143



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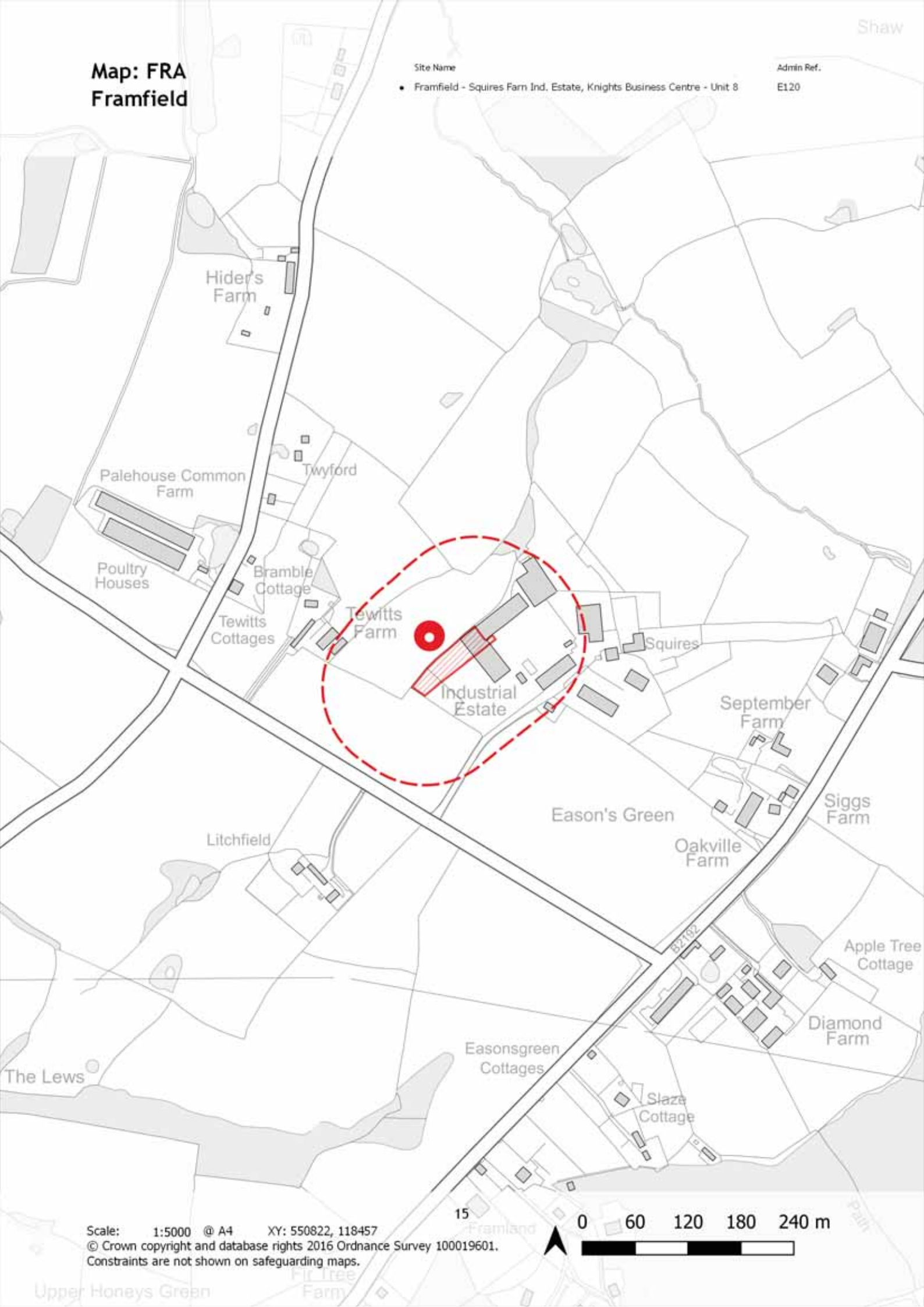
Map: FRA Framfield

Site Name

- Framfield - Squires Farm Ind. Estate, Knights Business Centre - Unit 8

Admin Ref.

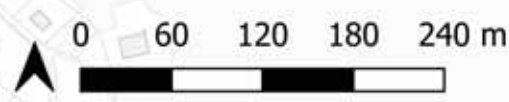
E120



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Map: HAI Hailsham

Site Name

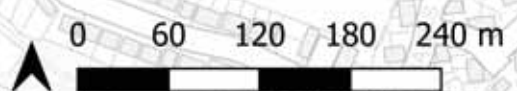
- Hailsham - Diplocks Way, Hanson Premix

Admin Ref.

E144



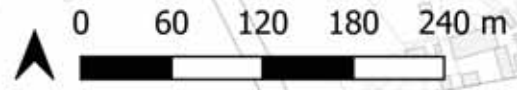
HAILSHAM



Map: HAI (EAST) Hailsham (East)

- Site Name
- A Hailsham - Swan Barn Road, Coal Yard (The)
 - B Hailsham - Swan Barn Road, HWRC

Admin Ref.
E153
WCA/R



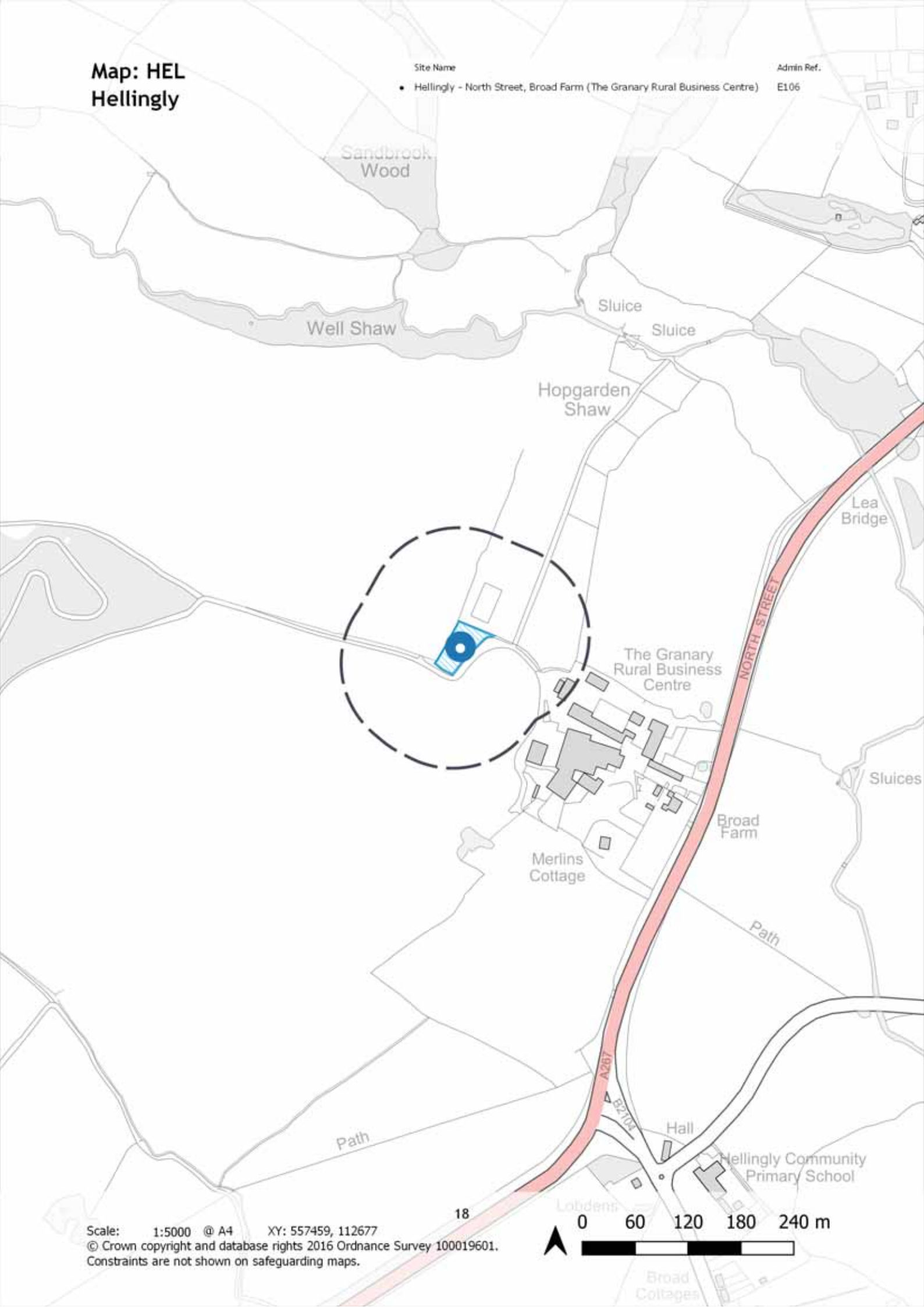
Map: HEL Hellingly

Site Name

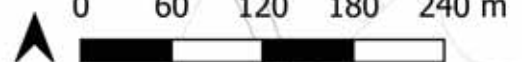
- Hellingly - North Street, Broad Farm (The Granary Rural Business Centre)

Admin Ref.

E106



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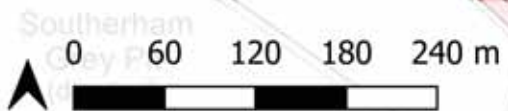
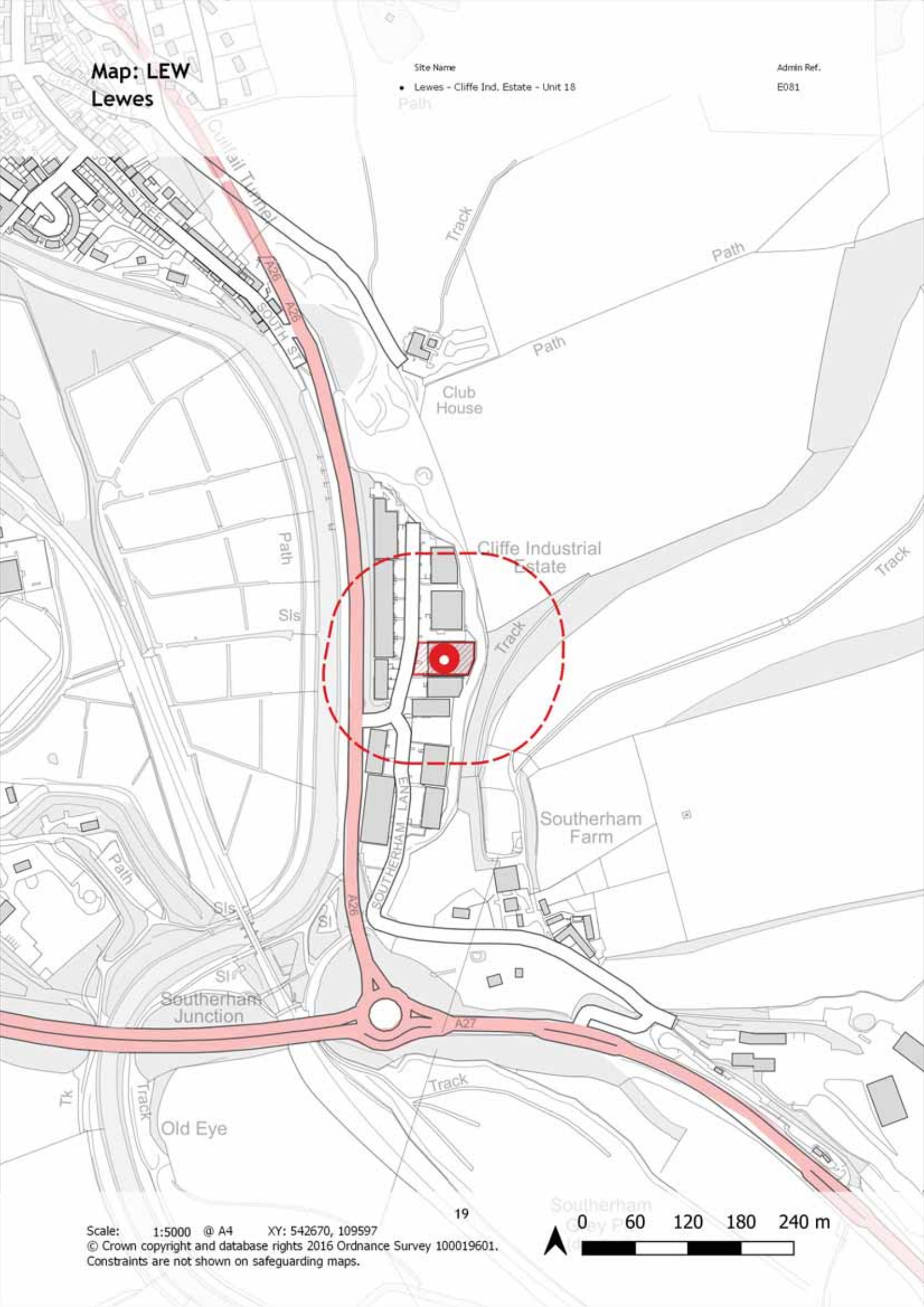
Map: LEW Lewes

Site Name

Admin Ref.

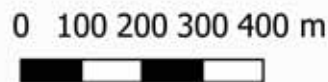
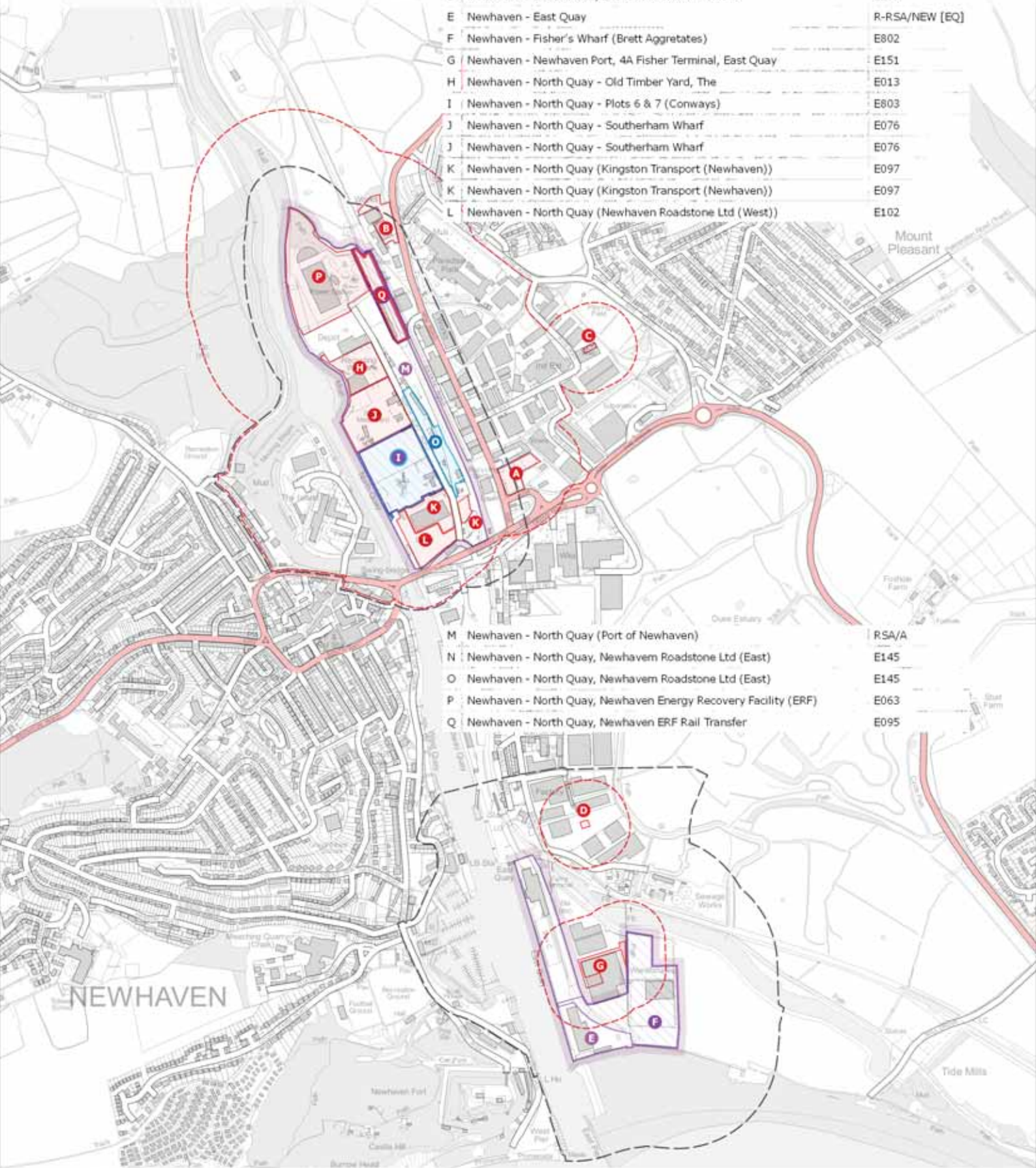
- Lewes - Cliffe Ind. Estate - Unit 18

E081



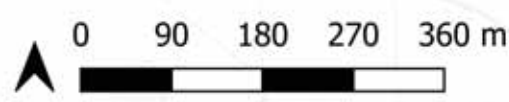
Map: NEW Newhaven

Site Name	Admin Ref.
A Newhaven - Avis Way / New Road Ind. Estate - Newhaven HWRC	E125
B Newhaven - Avis Way / New Road Ind. Estate - Titan Works (Greenacre)	E124
C Newhaven - Avis Way / New Road Ind. Estate - Unit F	E801
D Newhaven - Beach Road, Endeavour Works - Unit G	E109
E Newhaven - East Quay	R-RSA/NEW [EQ]
F Newhaven - Fisher's Wharf (Brett Aggregates)	E802
G Newhaven - Newhaven Port, 4A Fisher Terminal, East Quay	E151
H Newhaven - North Quay - Old Timber Yard, The	E013
I Newhaven - North Quay - Plots 6 & 7 (Conways)	E803
J Newhaven - North Quay - Southerham Wharf	E076
J Newhaven - North Quay - Southerham Wharf	E076
K Newhaven - North Quay (Kingston Transport (Newhaven))	E097
K Newhaven - North Quay (Kingston Transport (Newhaven))	E097
L Newhaven - North Quay (Newhaven Roadstone Ltd (West))	E102
M Newhaven - North Quay (Port of Newhaven)	RSA/A
N Newhaven - North Quay, Newhaven Roadstone Ltd (East)	E145
O Newhaven - North Quay, Newhaven Roadstone Ltd (East)	E145
P Newhaven - North Quay, Newhaven Energy Recovery Facility (ERF)	E063
Q Newhaven - North Quay, Newhaven ERF Rail Transfer	E095



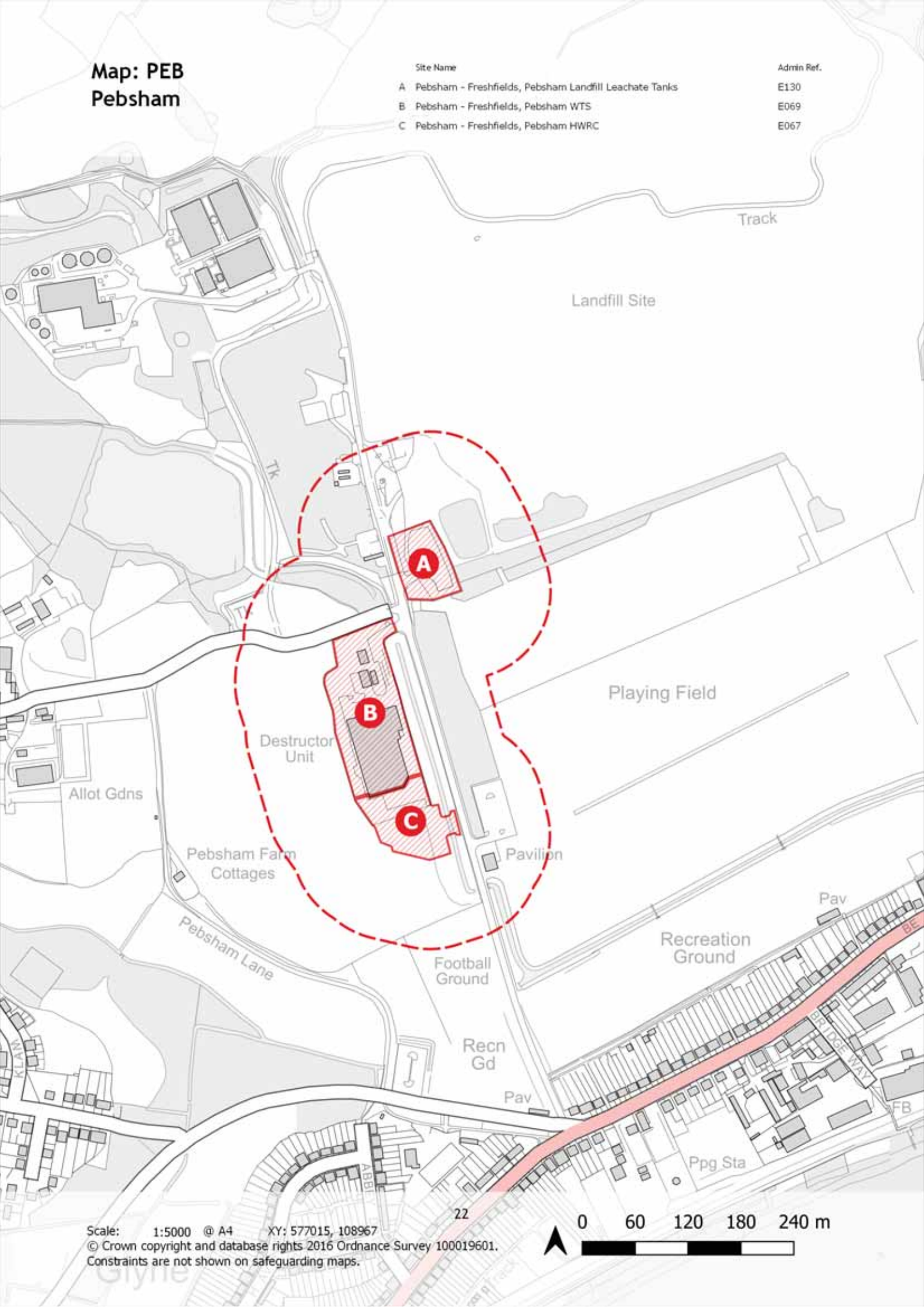
Map: NIN Ninfield

Site Name	Admin Ref.
A Ninfield - A259, Little Standard Hill Farm	EX09
B Ninfield - A269, Ninfield Concrete Plant (Tarmac Topblock)	E147

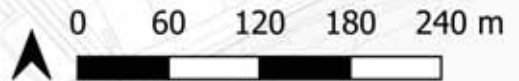


Map: PEB Pebsham

Site Name	Admin Ref.
A Pebsham - Freshfields, Pebsham Landfill Leachate Tanks	E130
B Pebsham - Freshfields, Pebsham WTS	E069
C Pebsham - Freshfields, Pebsham HWRC	E067



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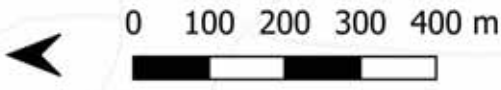
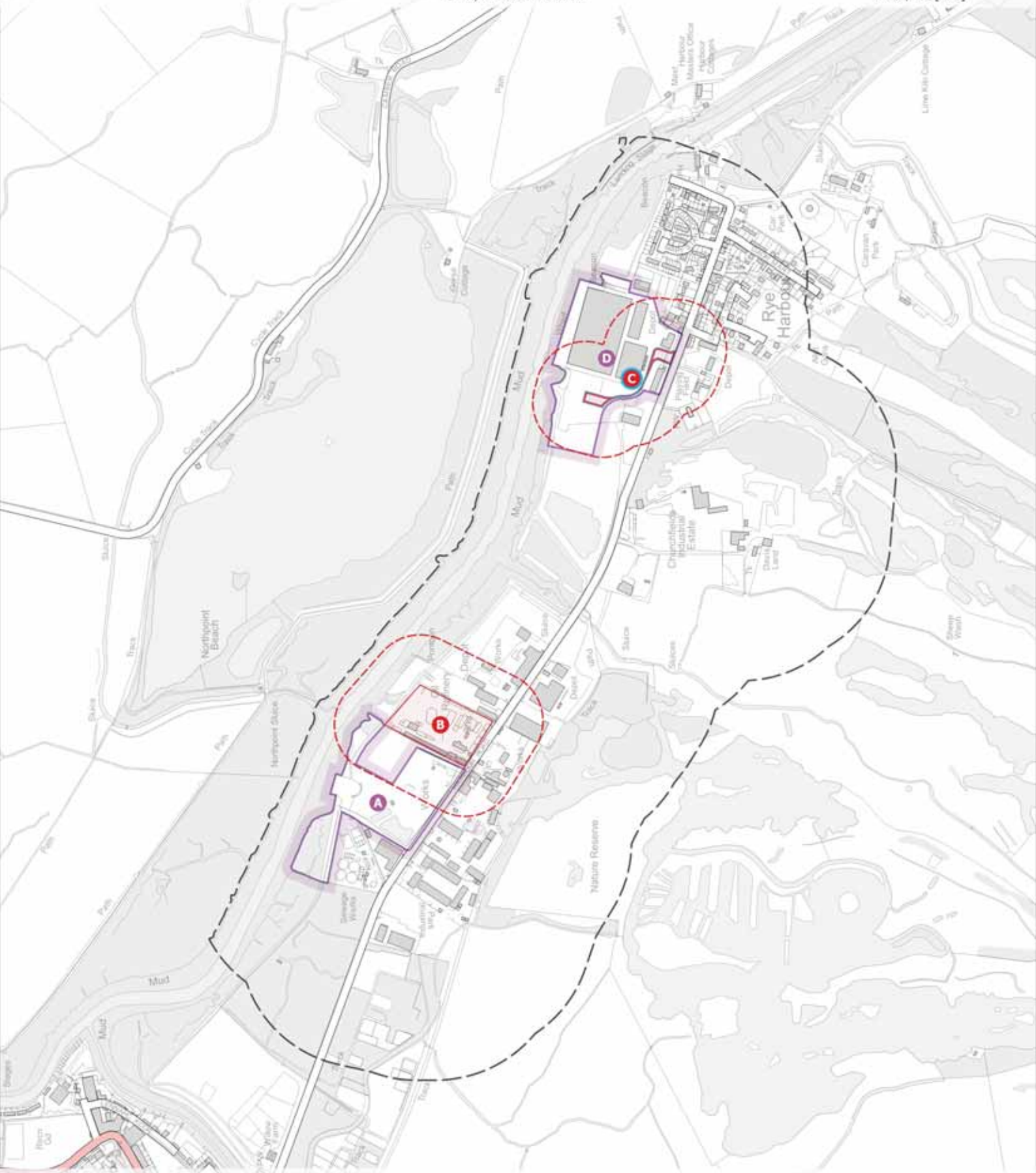
Map: RYE Rye

Site Name

- A Rye - ARC Wharf
- B Rye - Harbour Road, Rye Oil Ltd
- C Rye - Harbour Road, Rye Wharf / Saltings
- D Rye - Rastrum's Wharf

Admin Ref.

- R-RSA/RYE [ARC]
- E073
- E148
- R-RSA/RYE [RAS]



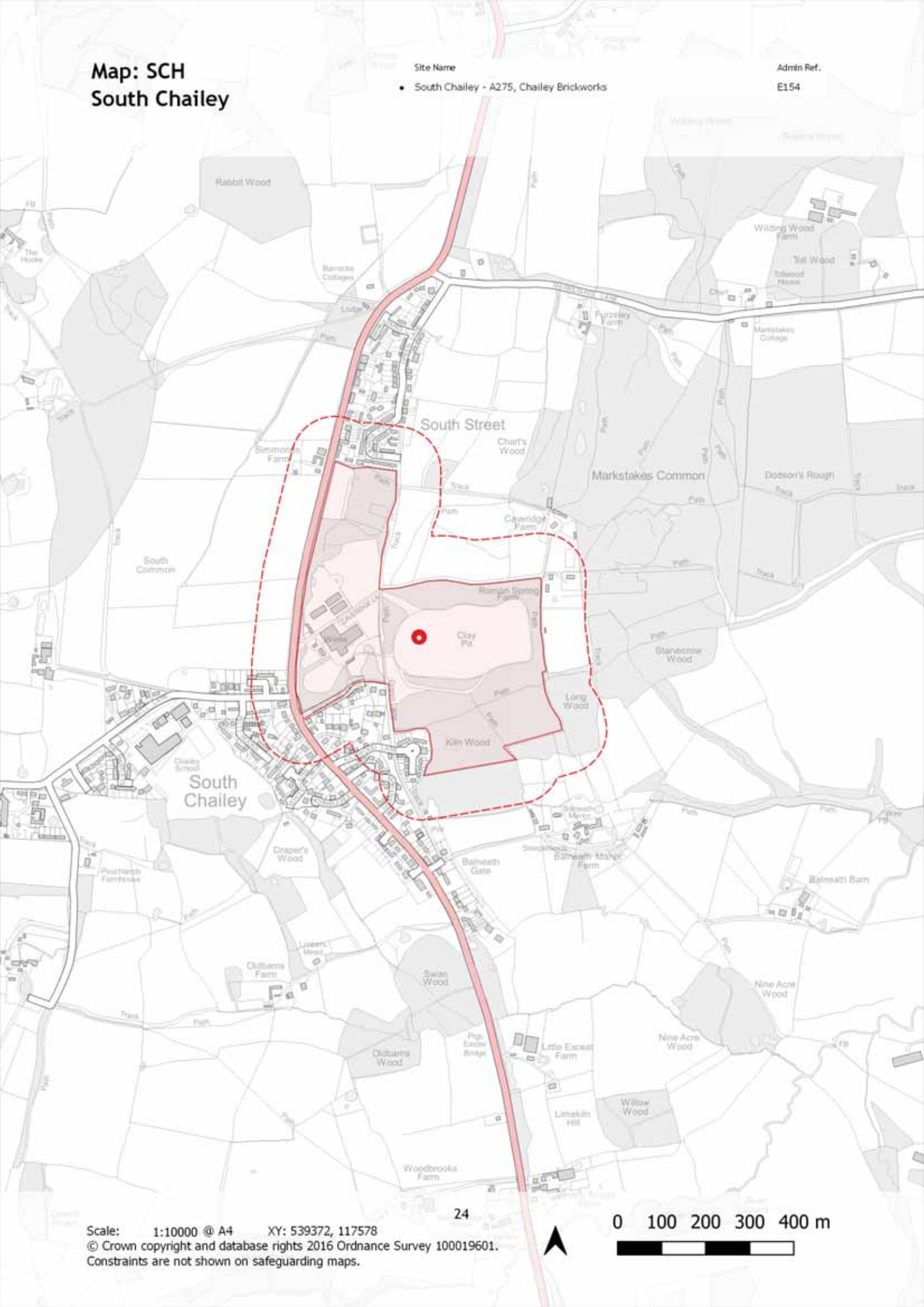
Map: SCH South Chailey

Site Name

- South Chailey - A275, Chailey Brickworks

Admin Ref.

E154



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24



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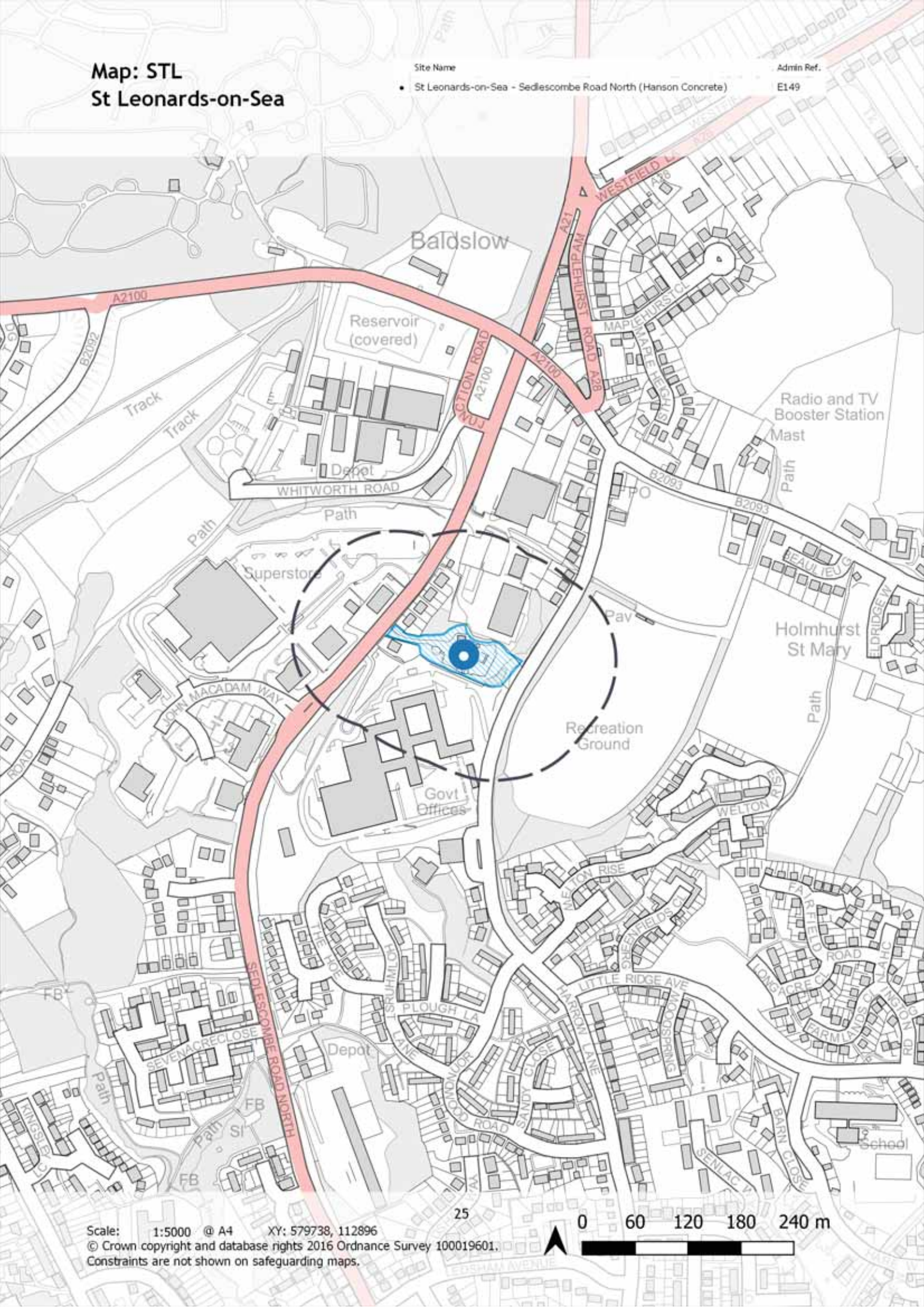
Map: STL St Leonards-on-Sea

Site Name

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

Admin Ref.

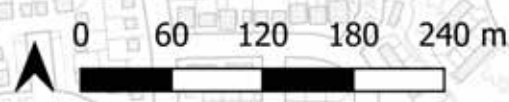
E149



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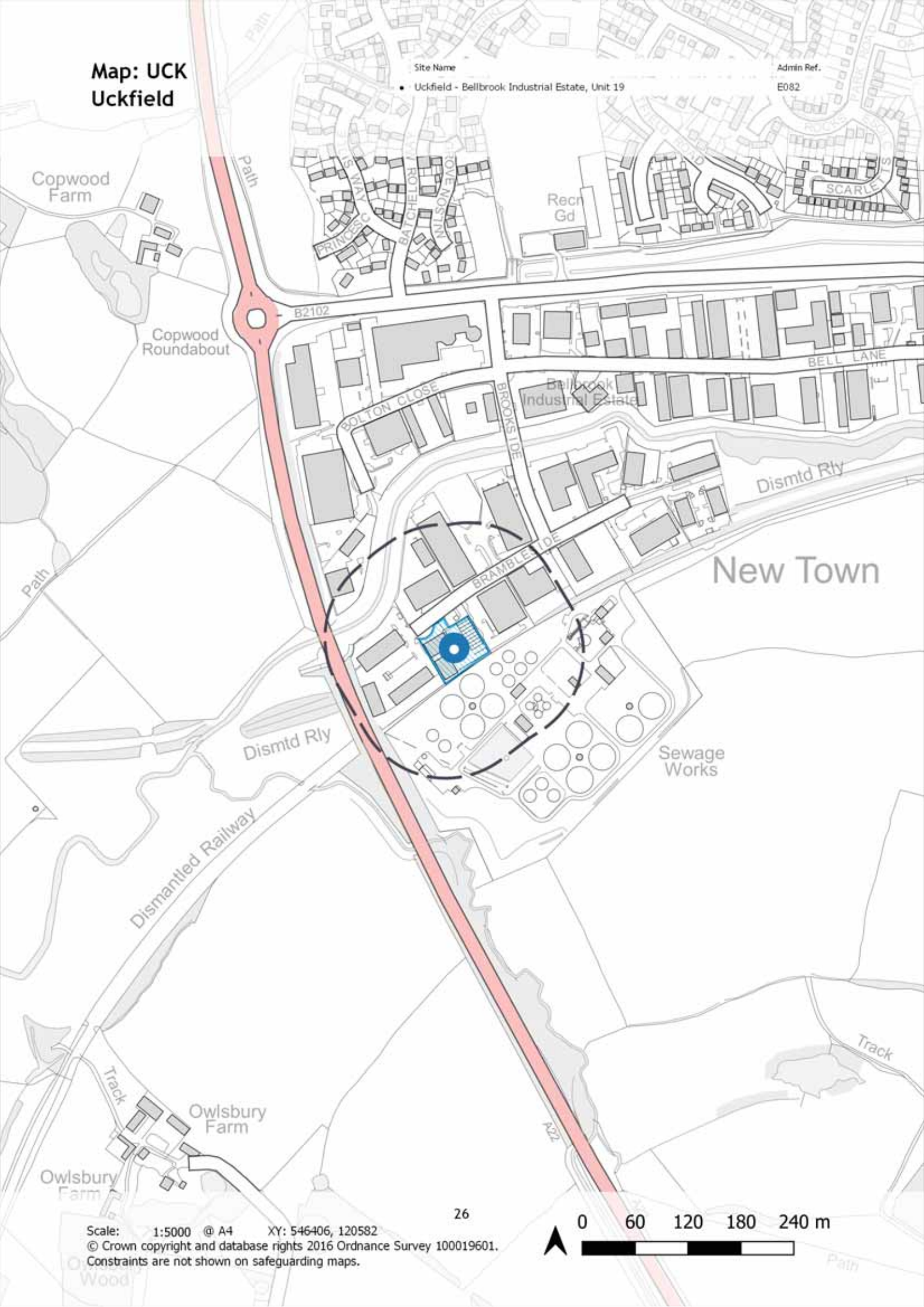
Map: UCK Uckfield

Site Name

Admin Ref.

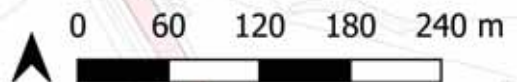
• Uckfield - Bellbrook Industrial Estate, Unit 19

E082



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26



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 Re-placed?
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	✓

Planning Policy & Development Management

Planning & Environment Service
Communities, Economy & Transport
East Sussex County Council
County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

01273 481846

Planning Directorate

South Downs National Park Authority
South Downs Centre
North Street
Midhurst
GU29 9DH

0300 303 1053

Planning Policy

Brighton & Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 2BQ

01273 292505

wasteandmineralsdf@eastsussex.gov.uk

<http://consult.eastsussex.gov.uk>