Waste and Minerals Sites Plan
Schedule of Suitable Industrial Estates

February 2017
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1.1 In the Waste and Minerals Sites Plan, Policy SP5 Existing Industrial Estates is to be used when assessing planning applications for development on Existing Industrial Estates. The Policy sets out a criteria based approach to assessing proposed development and indicates that details of potentially suitable industrial estates will be made available in a Schedule of Suitable Industrial Estates (this document).

1.2 This Schedule identifies existing industrial estates which may be suitable(1) for waste management development, and for each one provides a ‘Site Profile’. While this Schedule is comprehensive, other Industrial Estates do exist within the Plan Area and any planning applications will be determined against the Development Plan, considering any relevant material considerations, at the time submitted.

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Development within existing industrial estates in the High Weald AONB and the South Downs National Park.

The Waste and Minerals Plan focuses development away from environmental designations such as the High Weald AONB and South Downs National Park. However, the Plan recognises that small scale waste management development may be appropriate within the South Downs National Park and the High Weald AONB where it can be demonstrated that there is a local need. Please refer to Waste and Minerals Plan Policies WMP2 Minerals and Waste Development affecting the South Downs National Park and WMP7a Suitable Locations for Waste Development (Excluding Land Disposal) for more information.

Additionally existing strategic and certain other waste management facilities within the South Downs National Park and High Weald AONB are safeguarded. Refer to Waste and Minerals Sites Plan Policy SP6 Safeguarding Waste Sites for more information.

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1 These sites were assessed as part of the detailed site assessment process and were the subject of Habitats Regulation Assessment, Sustainability Appraisal, and considered information provided by the emerging Strategic Flood Risk Assessment.
East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan - Schedule of Suitable Industrial Estates

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INSET MAP A
Brighton & Hove

East Sussex, South Downs and Brighton & Hove
Waste and Minerals Sites Plan - Schedule of Suitable Industrial Estates

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Explanation of the Site Profile

1.3 Site Profiles for industrial estates identified as being potentially suitable for waste management development are set out in this document. The profiles are intended to provide information about some of the issues and opportunities which any proposed waste development may need to consider. The issues and opportunities listed are not exhaustive and other issues may emerge at the development management stage. The profiles are structured as follows:

Site Reference and Site Name
1.4 A reference for the site and the name of the site.

Site Details
1.5 Site details provides basic information about the site such as area and grid reference. The electoral area is the electoral division in East Sussex and electoral ward in Brighton & Hove.

Description
1.6 A brief description about the site. It sometimes specifies conditions which must be satisfied before a site could be developed, for example a new access road.

Other Information
1.7 If there is a known existing waste or minerals site within the industrial estate, or if there is an area allocated in a district or borough local plan within the site boundary it is described here.

Constraints and Opportunities.
1.8 This is a list of constraints and opportunities which have been identified as being potentially important if the site is to be developed for a waste management facility. Not all constraints may be applicable in all circumstances, for example in the case of a change of use. Applicants are encouraged to request advice from the Authorities prior to submitting any planning application.
1.9 Certain words have particular meanings, these are described below:

1.10 Proximity - This indicates that a potential facility may have an impact on a constraint. It may be adjacent to the site, or it may be up to several kilometres away. It depends on the sensitivity of the constraint. For example, a large number of traffic movements through an international designation may identify the designation as a constraint.

1.11 Potential to connect to major heat users - Certain waste technologies can produce heat which can be used in local heat networks. Major heat users include large civic buildings such as hospitals, universities and leisure centres. It also includes residential areas. Heat can travel by pipe for several kilometres and still be usable, the facilities need not be adjacent to the site. However, establishing a new pipe network can be expensive.

Sustainability Appraisal Summary
1.12 A summary of the findings of the Sustainability Appraisal for the site.

Habitats Regulation Assessment Summary
1.13 A summary of the findings of the Habitats Regulation Assessment for the site.
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I/A Alder Close Hawthorn Rd Industrial Estate, Lottbridge Drove, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 622 015

Area: 8.48 ha

Local Authority: Eastbourne Borough

Parish: Non-Civil Parish or Community

Electoral area: St. Anthony’s ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two are located north of Lottbridge Drove, and two are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a mixture of industrial and business units. These are mostly 2.5 storeys high, with a mixture of large and medium units. It is bounded by Lottbridge Drove to the south-west, the Willingdon Level to the north and east, and Site I/AP to the south-east.

Other Information

Site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. The Horsey Sewer SNCl, which is noted for its breeding bird interest is adjacent to the site. Leeds Avenue Reedbed SNCl is also in close proximity. Development will need to consider the potential for pollution/leachate issues (the local SNCIs area already nutrient enriched), air quality/emissions issues and any potential disturbance/predation issues.
2. The nearby Reedbed is a BAP Habitat. It is an open water and Shining ram's-horn snail habitat. Development will need to consider the issues identified in relation to SNCl designations above.

3. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault ‘island’ is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential areas are located approximately 300m to the east and the south of the site. There is also a school nearby. Proposed development should identify and assess the potential effects of development on residential amenity and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation. Developers and operators are encouraged to proactively engage with the local community.

6. Modelling indicates that the entire site is within Flood Zone 3b. Development other than minor alterations will require a flood risk assessment.

7. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
I/B Avis Way / New Road Industrial Estates, Newhaven

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development  
Local Authority: Lewes District  
Grid reference: TQ 449 019  
Parish: South Heighton CP; Newhaven CP  
Area: 22.29 ha  
Electoral area: Ouse Valley East ED

Description

The site is a long established large industrial estate in Newhaven located at the southern end of the A26. The industrial units are predominantly two to three storeys in height and have been constructed in a wide variety of designs, styles and sizes. They are located along New Road (the A26) and around Avis Way. B1, B2 and B8 uses, including waste, are present on site.

Industrial uses are located to the north, south and west of the site. The adjacent North Quay Road site has a number of waste uses including a large Energy Recovery Facility. The nearest residential properties are to the north and north east of the site on Avis Road. Some screening is offered to residents of Avis Road by trees and other vegetation, although residential properties located further to the east are on higher ground and therefore many have clear views to the industrial estate.

Other Information

Part of site is an existing waste site: Brighton Motorama

Development Considerations

1. There are a number of Sites of Nature Conservation Interest within 1km of the site. This includes Tide Mills SNCI, Newhaven Refuse Tip SNCI and
Newhaven Ponds SNCI. The closest is Tide Mills SNCI which is located 20m south-east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

2. Records indicate the presence of Great Crested Newts and other Reptiles (BAP species and / or protected species) in the vicinity of this site. Proposals should consider the potential for harm and / or disturbance to protected species and where appropriate provide suitable mitigation.

3. There is archaeological potential with regard to below ground remains, primarily industrial / modern with some deeper alluvial potential. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. A footpath is located within the site linking Avis Road in the north east to New Road, the main thoroughfare through the industrial estate. The eastern end of a footpath, which runs north to south along the River Ouse is also located to the north west of the site. A recreation ground is located to the east of the site. The footpath between Avis Road and New Road is well established within the site and runs between existing buildings. Proposals should consider the potential impact on the footpaths and open space, and where appropriate proposed suitable mitigation. Applicants may wish to consider the design and potential for screening.

5. Residential dwellings are located on Avis Road to the north east of the industrial estate. Long views are offered across the area from these residential areas on higher ground to the east. This area is viewed against a background of industrial uses. Proposed development should identify and assess any potential effects on residential amenity and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. Modelling indicates that the entire site is within Flood Zone 3b. Development other than minor alterations will require a flood risk assessment.

7. The A26 runs through the Avis Way industrial estate. The road carries industrial traffic, such as HGVs, to Newhaven Port and surrounding industrial estates, including Avis Way. The A26 links directly with the A27, the major east/west road through Sussex. The Site is an existing industrial area with adopted roads [UC] running through it, therefore the roads are designed to accommodate large vehicles. One end of Avis Way is onto the A26 trunk road which is the responsibility of Highways England. The other end is onto the B road which is identified as having potential network capacity issues. Individual access onto Avis way may also need assessing. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are also encouraged.

8. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; air quality and air pollution; and 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/C Beeching Road Industrial Estate, Bexhill

Site Details

- **Site type:** Existing Industrial Estates Suitable for Waste Development
- **Local Authority:** Rother District
- **Grid reference:** TQ 736 077
- **Parish:** Non-Civil Parish or Community
- **Area:** 12.44 ha
- **Electoral area:** Bexhill West ED; Bexhill King Offa ED

Description

Beeching Road is a large industrial estate located to the south of the A259 in Bexhill. The site comprises a number of large industrial units, predominantly two storeys tall, of varying designs and styles. The units along Beeching Road include several commercial uses, such as car and homeware showrooms, together with other light industrial and office uses. Units are also located on Wainwright Road, accessed toward the southern end of Beeching Road. Wainwright Road sits lower than Beeching Road and contains the rear of a large bathroom showroom unit, other smaller industrial units, a car park and an area used for lorry parking.

Residential properties are located to the east and west of the site. A railway line is a short distance to the south. Site access is a short distance from the A259 and the future Bexhill to Hastings Link Road, (Combe Valley Way).

Other Information

None

Development Considerations

1. Collington Wood (Ancient Woodland) is located 700m west of the site. There is presently poor connectivity between the wood and the site. Proposed
development should consider the potential for any air quality and/or emission issues and where appropriate provide suitable mitigation.

2. **Collington Wood (SNCI)** is located 700m west of the site. There is presently poor connectivity between the wood and the site. Proposed development should consider the potential for any air quality and/or emission issues and where appropriate provide suitable mitigation.

3. There is **potential for archaeology** in relation to railway heritage. The area is not designated; however there may be potentially important buildings and structures. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. A **footpath** across the industrial estate links Downlands Avenue to the west with Victoria Road to the east. The footpath is clearly defined and runs between existing industrial buildings. Proposals must ensure that the footpath route remains unfettered.

5. Residential dwellings abut the site boundary to the east and west. Further houses are located across the railway line to the south of the site. Some houses back onto the area. Proposed development should identify and assess any potential effects on **residential amenity** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. Modelling indicates that there is an area in the centre of the site which is at **risk of flooding**. Development other than minor alterations in areas identified as being affected by flooding will require a flood risk assessment.

8. Proposals should detail any proposed **site access** arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are also encouraged.

9. The **Former Bexhill West Station (Grade II Listed Building)** is located at the southern end of the site. Proposals should assess the potential impact of development on the listed building. Any development should be designed so that it enhances the setting of the listed building.

10. Rother District Council is seeking the expansion of retail in the southern part of the industrial estate (see Policy BX2 (iii) of the Rother District Council Core Strategy (2014) ). Proposals in this area should demonstrate their **compatibility with the proposed retail uses**.

**Opportunities**

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- 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 of 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 maintaining 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/D Bellbrook Industrial Estate, Uckfield

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: Wealden District

Parish: Uckfield CP

Electoral area: Uckfield ED

Area: 24.72 ha

Description

This is a large, well-established industrial estate, with a range of unit sizes. The units are primarily single-storey, but many have mezzanine floors. There are many uses on site, notably these include a MRF operated by Kier, concrete batching plant and several builders merchants. There is a sizeable sewage works to the south of the site. The access accommodates articulated vehicles and easily networks onto the A22. The Industrial Estate is set apart from the nearest residential properties as it is sited at a lower-ground-level than the highway, 25m from the nearest dwellings to the north, and the presence of B2102 highway carriageway also creates a physical barrier. The carriageway has capacity for 3 traffic lanes. The adjacent verge is also wide and planted with intermittent shrubs and trees. The dwellings to the south-east of the site are separated by a wider distance of nearly 90m. The land separating the site from the residential area to the south-east is dedicated to the dismantled railway line, which contains numerous sizeable trees.

The degree of physical separation and the fact the site is well-established as an Industrial Estate, with waste uses, means that the impacts of a potential waste uses on site upon local residential occupiers would be reduced.
Other Information

Part of site is an existing waste site: Unit 19, Bellbrook Industrial Estate

Part of site identified as adjoining a wastewater treatment works Uckfield

Site allocated in Wealden District Council’s Local Plan 1998 (Adopted), Policy BS3

Development Considerations

1. There are a number of Ancient Woodland sites within 1km of this site. Copwood Farm Shaw is closest at 140m west of the site. Proposals should consider the potential for any issues relating air quality and / or emissions and where appropriate provide suitable mitigation.

2. The Ashdown Forest SAC/SPA is approximately 5km north of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Applicants are encouraged to seek pre-application advice.

3. The West Park SNCI & LNR is located 20m north of the site, while Hempstead Meadows LNR is located approximately 300m to the west. Proposed development should consider the potential for any air quality and /or emission issues, and issues related to water quality and leachate. Where appropriate, suitable mitigation should be provided.

4. The Rocks Park LGS and Lake Wood Rocks LGS are located approximately 500m north of the site. Proposed development should consider the potential for any air quality and /or emission issues. Where appropriate, suitable mitigation should be provided.

5. The nearest residential dwellings are located approximately 25m to the north of the site, on the opposite side of B2102. They form part of a large housing estate. There are also residential properties located 90m to the south-east of the site, which also form part of a sizeable housing estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses, including existing waste management operations such as a MRF on site and Sewage works adjacent to the south. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

7. The River Uck flows through the Industrial estate and its course is orientated in an east-west direction. Modelling indicates that there is an area of this site which is at risk of flooding. Development, other than minor alterations, in areas identified as being affected by flooding (see map), will require a flood risk assessment.

8. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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 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 of waste generation and disposal to land. It may have a minor positive effect on employment opportunities and developing and maintaining 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 risk and impact of flooding; causes of and our adaption to climate change; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/E Brampton Road Industrial Estate, Willingdon Drove, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Grid reference: TQ 609 018
Area: 14.25 ha

Local Authority: Eastbourne Borough
Parish: Non-Civil Parish or Community
Electoral area: Hampden Park ED

Description

This site is part of a cluster of three industrial sites located north-west of the A22/A2280. The sites are divided in two by Lottbridge Drove. In combination these sites form a large industrial estate. These industrial estates also include a significant retail area.

This site is comprised of a mixture of large, medium and small industrial units. These are mostly 2.5 - 3 storeys high. Of note, the East Sussex Disability Association is located in the north of the estate. It is bounded by the railway line to the west, residential properties to the north, Lottbridge Drove to the east, and Cross Levels Way to the south.

Other Information

Site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

The following constraints may need to be considered:

1. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified...
heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

2. The northern boundary of the site is adjacent to residential properties; however the access to the site does not pass them. Proposals should identify and assess any potential effects on the amenity of residents and, where appropriate, specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

3. Modelling indicates that there is an area of this site which is at risk of flooding. Development, other than minor alterations, in areas identified as being affected by flooding (see map), will require a flood risk assessment.

4. The Lottbridge Roundabout which is known to have road network capacity issues is located close to the site. The Marshall Road access provides good access to the site. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Operators may wish to consider entering into a routing agreement, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and the risk and impact of flooding. 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

If an EFW facility is proposed on the site this would need to be subject to an air quality assessment of stack emissions. If suitable for EFW, surface water connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
I/F Brett Drive Industrial Estate, Bexhill

Site Details

- **Site type:** Existing Industrial Estates Suitable for Waste Development
- **Grid reference:** TQ 759 078
- **Area:** 2.66 ha

Description

Brett Drive industrial estate is located on a cul-de-sac to the west of the Ravenside Retail and Leisure Park, Bexhill. It is a relatively small estate containing B1 and B2 industrial uses housed within two-storey buildings. There is a larger unit to the southern end of the site which is currently in use as a gymnasium. A concrete batching depot is also at the very southern end of the site, together with an existing small scale waste site.

Residential properties are located adjacent to the western boundary. The site is accessed from the A259 to the north. A railway line runs adjacent to the southern boundary. Ground levels slope from north to south so that clear views are offered to the estate from the A259.

Other Information

None

Development Considerations

1. There are some small Ancient Woodland sites within 1km of the site. The closest is located 300m west of the site. The Ancient Woodland has poor connectivity with other natural areas which may limit wildlife movement. Proposals should consider the potential for
any issues relating to air quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.

2. The Bulverhythe Shingle Beach Cliffs SNCI which is noted for its marshy grassland and reedbed and the Glynne Gap SNCI are located approximately 250m and 360m east of the site respectively. The SNCI sites are identified as having poor connectivity with other natural areas. Proposals should consider the potential for any issues relating to air quality and / or emissions which may affect the SNCIs and where appropriate provide suitable mitigation.

3. In the vicinity of the site there are a number of BAP Habitats including Maritime Cliffs and Vegetated Shingle. Records also indicate that Reptiles (Protected Species) are likely to be adjacent to site. Proposals should consider the potential for any issues relating to air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

4. The archaeological potential for below ground remains is uncertain. Remains are likely to be prehistoric to medieval. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Residential dwellings are located immediately adjacent to the western site boundary. Some houses back onto the area and have views across the existing industrial estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. Brett Drive is a small industrial estate which is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

7. Access to the site is directly via the A259 which is known to have road network capacity issues at the time of writing. It is expected that the Bexhill-Hastings Link Road will help alleviate these capacity issues. There also appear to be Parking issues in Brett Drive. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;
- Opportunity for co-location of waste management facilities.

Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
IND/G Bulverhythe Depot, Bulverhythe, St-Leonards-on-Sea

Site Details

<table>
<thead>
<tr>
<th>Site type:</th>
<th>Existing Industrial Estates Suitable for Waste Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Authority:</td>
<td>Hastings Borough</td>
</tr>
<tr>
<td>Grid reference:</td>
<td>TQ 775 085</td>
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<tr>
<td>Parish:</td>
<td>Non-Civil Parish or Community</td>
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<tr>
<td>Area:</td>
<td>3.70 ha</td>
</tr>
<tr>
<td>Electoral area:</td>
<td>Maze Hill and West St. Leonards ED</td>
</tr>
</tbody>
</table>

Description

Intensification of site use including for waste purposes is dependant on opening of BHLR to relieve capacity issues on A259. There are existing waste uses operating on the site including a municipal depot therefore it is expected waste uses would currently be acceptable in principle provided their operation could be demonstrated not to aggravate existing traffic generation from the site.

Other Information

Part of site is an existing waste site: Bulverhythe Road, St Leonards

Development Considerations

1. Bulverhythe Shingle Beach and Cliffs SNCI (although separated by railway line) are adjacent to this site. Proposals should consider the potential for any issues relating to litter, air quality and / or emissions which may affect the SNCIs and where appropriate provide suitable mitigation.

2. In the vicinity of the site there are a number of BAP Habitats including Coastal vegetated shingle and Maritime Cliff and slope. Proposals should consider the potential for any issues relating to litter, air quality and / or emissions which may affect the BAP Habitat and where appropriate provide suitable mitigation.
3. There is **archaeological potential** with regard to below ground remains. These remains are likely to be prehistoric to medieval behind shingle ridge and at depth for alluvial deposits at the entrance to Combe Haven. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential dwellings are located to the east and to the north of the site. The road between the A259 and the site passes residential dwellings. Proposals should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The **townscape** in this area has the potential to be improved. Proposed development should be of high quality design that enhances the character of the local area.

6. The industrial estate is home to a number of businesses, including an existing waste management operation. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

7. Modelling has identified that the entire site is within Flood Zone (see map). Development other than minor alterations will require a flood risk assessment.

8. Access to the site is on to the A259 via Bulverhythe Road. The A259 is known to have **road network capacity issues** at the time of writing. It is expected that the Bexhill-Hastings Link Road will help alleviate these capacity issues. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

**Opportunities**

The following opportunities may be present at this site:

- 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 of waste generation and disposal to land; causes of and our adaption to climate change; and the impact of transporting waste and minerals on the environment. It may have a minor positive effect on employment opportunities and developing and maintaining 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; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; 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.

**Habits Regulation Assessment Summary**

Waste management development on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/H Castleham Industrial Estate, St Leonards-on-Sea

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 787 122

Area: 24.11 ha

Local Authority: Hastings Borough

Parish: Non-Civil Parish or Community

Electoral area: Hollington and Wishing Tree ED

Description

Existing large industrial estate with a variety of units of type and size. Good layout with wide estate roads.

Other Information

Site is identified as existing industrial land: Castleham

Development Considerations

1. There are several Ancient Woodland close to this site. The closest is Marline / Hoads Woods which is 20m north-west of the site. Others located close by are located to the north-west and south of the site. Proposals should consider the potential for issues relating to litter, air quality and/or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation. A buffer of 15m between Ancient Woodland and development will be required.

2. Marline Valley Woods SSSI is located 70m north-west of the site, separated by road. The SSSI is noted for its Ghyll valley with bryophyte interest. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, and potential for litter. Where appropriate, suitable mitigation should be provided.
3. There are a number of SNCI and LNR designations which contain Ancient Woodland (see above) and / or Ghyll woodland are close to this site. The Marline Wood LNR & SNCI is located 40m north west of the site. Hollington Valley SNCI is located 150m east of the site. Church Wood SNCI & LNR located 210m south of the site. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the SNCIs or LNRs and where appropriate provide suitable mitigation.

4. In the vicinity of the site there are a number of BAP Habitats including Ancient Woodland, Ghyll woodland, Meadows, and Marline Park Woods SWT reserve. Records also indicate the presence of Dormice (Protected Species). Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

5. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric to medieval on most likely on the south facing slope of ridge. The geology is known to contain Wadhurst Clay and there may be potential for evidence of iron working. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The Marline Park Woods LGS is located 40m north-west of the site. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the SNCIs or LNRs and where appropriate provide suitable mitigation.

7. Public Rights of Way cross industrial estate. Proposals must ensure that the footpath route remains unfettered.

8. There are residential areas to the east and south and north of the estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

9. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

10. Site access arrangements will be a consideration in determining a planning application. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/I Centenary Industrial Estate, Brighton

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: The City of Brighton and Hove (B)

Grid reference: TQ 318 059

Parish: Non-Civil Parish or Community

Area: 1.24 ha

Electoral area: St. Peter’s and North Laine Ward

Description

Short distance to the A270 offering good access to the A27. Existing industrial estate comprised of medium sized units predominantly occupied by light industrial uses. Situated at lower level from neighbouring residential properties and with a reasonable sense of separation, particularly at the far end of the estate.

Other Information

Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - CENTENARY INDUSTRIAL ESTATE

Development Considerations

1. The Woodvale, Extra-mural Downs Cemeteries SNCI is approximately 220m east of the site and Crespin Way SNCI is located 360m north-east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions which may affect the SNCIs and where appropriate provide suitable mitigation.
2. The **Round Hill Conservation Area** is adjacent to the site. Proposals should assess the impact of development and, where possible, design should be used to enhance the setting of the conservation area.

3. There is **archaeology** on this site relating to 19th century railway sidings. The site is on a north facing slope above dry valley base. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. Proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. There is an **Air Quality Management Area** adjacent to this site which extends down the Lewes Road. The Lewes Road is likely to be a major route for traffic for this site. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Where appropriate, suitable mitigation should be provided.

5. The site is within a predominantly residential area, with the closest houses being in the Roundhill Conservation area. Due to the topography the site is set much lower than the residential streets of Round Hill, reducing its visual impact. Proposed development should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

7. The site is within a **Ground Water Protection Zone** area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

8. **Site access** arrangements will be a consideration in determining a planning application, and there may be **road network capacity** issues in the nearby area. The site has good access via the A270 (eastbound). Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

### 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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on air quality and air pollution. 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.
I/J Chaucer Industrial Estate, Polegate

**Site Details**

| Site type: | Existing Industrial Estates Suitable for Waste Development |
| Grid reference: | TQ 598 046 |
| Area: | 5.46 ha |

Local Authority: Wealden District  
Parish: Polegate CP  
Electoral area: Polegate, Willingdon and East Dean ED

**Description**

This site is a medium sized industrial estate. It is comprised of a mix of industrial units, small and medium sized, and are mostly 2.5 storeys high. It is bounded by Dittons Road to the north, a residential area to the west, the Willingdon Level to the south and a new business park (which at the time of the site visit was under construction) to the east. There is an existing waste management operation on this site.

**Other Information**

Site allocated in Wealden District Council’s Local Plan 1998 (Adopted), Policy BS3

**Development Considerations**

1. There are a number of small Ancient Woodland sites within 1km of this site. Drockmill Hill Shaw is located 470m north-east of the site, Shepham wood is located 710m north of the site and The Dell is located 770m east of the site. The Ancient Woodland sites are identified as having poor connectivity. Proposals should consider the potential for issues relating to litter, air quality and/or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.
2. Records indicate the presence of protected species in the vicinity of the site including the White Admiral Butterfly and Reptiles. Proposals should consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

3. An Archaeological Notification Area covers all of the site. The site itself is on a Ridge adjacent to the Willingdon Levels. In the 19th century the site was fields, it is now light industrial. Remains are likely to be Prehistoric, Roman and medieval. A Major Roman road passes through site. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. The western boundary of the site is adjacent to residential properties. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

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

Habits Regulation Assessment Summary

Waste management development on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/K Churchfields Industrial Estate, St Leonards-on-Sea

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: Hastings Borough

Grid reference: TQ 780 114

Parish: Non-Civil Parish or Community

Area: 27.62 ha

Electoral area: Hollington and Wishing Tree ED

Description

Existing large industrial estate with a variety of units of type and size. Good layout with wide estate roads.

Other Information

Site is identified as existing industrial land: Churchfields

Part of site allocated in Hastings Borough Council's Local Plan (Adopted 2014), Employment Policy GH8, GH9, GH10, GH11

Development Considerations

1. There is Ancient Woodland within site. Proposals should consider the potential for issues relating to litter, air quality and / or emissions, and direct impact and / or habitat loss which may affect the Ancient Woodland. A buffer of 15m between Ancient Woodland and development will be required. Where appropriate, suitable mitigation should be provided.

2. The Marline Valley Woods SSSI, noted for its Ghyll valley with bryophyte interest, is 40m west of the site. It is separated by road. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, and potential for litter. Where appropriate, suitable mitigation should be provided.

3. The Churchwood SNCI which is an Ancient Woodland and meadow extends within the site. There are several other SNCIs within 1km, most with Ancient Woodland / Ghyll Woodland. Proposed development should consider the potential for any air quality and /or emission issues, issues related to water quality and leachate, the potential for litter, direct impacts and habitat loss. Where appropriate, suitable mitigation should be provided.

4. In the vicinity there are a number of BAP Habitats including Ancient Woodland, Ghyll Woodland, Meadows, Marline Park Woods SWT reserve. Records also indicate the presence of protected species including Dormice and Small heath butterfly. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

5. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric to recent. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The Marline Park Woods LGS is adjacent to the site. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the SNCIs or LNRs and where appropriate provide suitable mitigation.

7. Public Rights of Way cross the industrial estate. Proposals must ensure that the footpath route remains unfettered.

8. There are residential areas adjacent to the industrial estate to the south and the east. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

9. The site is part developed and part undeveloped. Development in the undeveloped area will need to give careful consideration to the landscape / townscape character of the area. Proposals should ensure high quality design and appropriate landscape treatment. It may not be possible to mitigate loss of semi-natural green space and recreational potential, but development could provide buffer to the existing areas and secure general improvements.
10. The industrial estate is home to a number of businesses, semi-natural areas and institutional uses. Proposed development should identify and assess the potential effects of the development on the existing local uses and where appropriate specify suitable mitigation.

11. Modelling has identified that parts of this site are within Flood Zone 2 and 3 (see map). Development other than minor alterations in these areas will require a flood risk assessment.

12. Site access arrangements will be a consideration in determining a planning application, and there may be road network capacity issues in the nearby area. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements.

13. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; and 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.

If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/L Cradle Hill Industrial Estate, Cradle Hill Rd, Seaford

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Local Authority: Lewes District
Grid reference: TQ 497 004
Parish: Seaford CP
Area: 1.00 ha
Electoral area: Seaford Blatchington ED

Description

An existing industrial estate on the eastern fringe of Seaford adjoining the National Park and residential estates. There is a civic facility and a private waste operator in the estate.

Other Information

Site is identified as existing industrial land: Cradle Hill Industrial Estate
Part of site is an existing waste site: Seaford Household Waste Site
Part of site is an existing waste site: Unit 3, Cradle Hill Ind. Est, Seaford

Development Considerations

1. The site is adjacent to South Downs National Park. It is a developed industrial estate. New development may provide opportunities to enhance the appearance of the estate. Proposals should consider the visual impact of development on the setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. Seaford to Beachy Head SSSI is located 860m to the south-east of the site. Proposals should consider the potential impacts of development on the SSSI, with...
specific reference to the potential for issues related to air quality/emissions and disturbance/predation to birds.

3. Records indicate the presence of BAP / Protected Species in the vicinity of the site including slow worm and common lizard. Proposals should consider the potential impacts of development on protected species.

4. There is archaeological potential with regard to below ground prehistoric remains from Mesolithic to Iron Age. The site itself is located on a south facing slope of South Downs. Previous development may have disturbed finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Residential areas are located adjacent to the industrial estate to the north, west and south. Access to the site is through residential areas. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Developers and operators are also encouraged to pro-actively engage with the local community.

6. This site is of high visual sensitivity and moderate landscape sensitivity. The existing character is mixed light industrial with adjacent residential. This site is faces Downland countryside and National Park. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. New development could provide an opportunity to provide enhancement in the form of a buffer to SDNP and Downland countryside.

7. The industrial estate is home to a number of businesses. Residential developments are located to the north, west and to the south. The site is also approached through a residential estate. Proposed development should identify and assess the potential effects of the development on the neighbouring uses and where appropriate specify suitable mitigation.

8. Depending on size and type of vehicles generated a Transport Assessment may be needed in support of new waste development. The estate is comprised of part adopted highway and part unadopted.

9. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; and 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/M Diplocks Way, Hailsham

**Site Details**

- **Site type:** Existing Industrial Estates Suitable for Waste Development
- **Grid reference:** TQ 583 091
- **Area:** 24.63 ha
- **Local Authority:** Wealden District
- **Parish:** Hailsham CP
- **Electoral area:** Hailsham and Herstmonceux ED

**Description**

This site is a large industrial estate. It is comprised of a mixture of industrial and business units and large retail units. These are mostly 2.5 storeys high, with a mixture of large, medium and small units. Diplocks Way is the main east-west spine road through the estate. It is bounded by the A295 in the east, the A22 to the west, and housing estates to the north and south. A concrete batching plant is located on this site.

**Other Information**

- Part of site is an existing waste site: Haulaway Limited
- Part of site is an existing waste site: H Ripley & Co
- Site allocated in Wealden District Council’s Local Plan 1998 (Adopted), Policy BS3

**Development Considerations**

1. The Bushy Wood Ancient Woodland is located 80m west of the site. It is separated from the site by a main road (A22). The woodland has good connectivity to other Ancient Woodland sites, including SNCIs. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.
2. The Abbots Wilmington Wood Milton Hide SNCI, noted for its Ancient Woodland and heathland interest, is located 470m south-west of the site. Proposed development should consider the potential for issues related to air quality and/or emission issues, and litter. Where appropriate, suitable mitigation should be provided.

3. Records indicate the presence of protected species in the vicinity of the site including the Great Crested Newt and Water vole. Proposals should consider the potential impact of development on protected species and their habitats. Where appropriate, suitable mitigation should be provided.

4. There are known archaeological remains on this site. This is located on a valley floor site which in the 19th century was a rope factory and fields; it is now in light industrial use. Remains of rope factory survive as historic buildings/structures. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. There is public open space close to entrance of this site and a recreation ground adjacent to eastern end. A public right of way also crosses the site. Proposed development should identify and assess any potential effects on public open space and where appropriate specify suitable mitigation. Proposals must ensure that the footpath route remains unfettered.

6. The northern and southern boundaries of the site are closest to residential properties. There appears to be good separation and screening between the industrial and residential areas. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. This industrial estate contains a number of different existing employment uses, some of which may (for example retail) be less compatible with a waste facility as a neighbour than others. The size of this estate means there may be some areas less suitable than others. Proposed development should identify and assess the potential effects of the development on the existing local uses and where appropriate specify suitable mitigation.

8. Modelling has identified that parts of this site is within Flood Zone 2 and 3 (see map). Development other than minor alterations in these areas will require a flood risk assessment.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; and 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/N Dittons Business Park, Dittons Road, Polegate

**Site Details**

- **Site type:** Area of Opportunity
- **Local Authority:** Wealden District
- **Grid reference:** TQ 601 045
- **Parish:** Polegate CP
- **Area:** 0.71 ha
- **Electoral area:** Polegate, Willingdon and East Dean ED

**Description**

The site includes Dittons Road Business Park. The site comprises a number of business units, some of which appear to be converted barns. The topography of the site is level with a wide expanse of view to fields, woodland and shrubland. Directly to the south east of the site there is the A22 Jubilee Way that has an elevated position above the site. Access to the site from Dittons Road is substandard particularly for lorries and would need to be realigned. Access into the site is from Dittons Road, to the north, which comprises residential properties and Chaucer Business Park to the west.

**Other Information**

None

**Development Considerations**

1. There are a number of small Ancient Woodland sites within 1km of this site. Drockmill Hill Shaw is located 360m north-east of the site, Shepham wood is located 870m north of the site and The Dell is located 600m east of the site. The Ancient Woodland sites are identified as having poor connectivity. Proposals should consider the potential for issues relating to litter, air...
quality and / or emissions which may affect the Ancient Woodland and where appropriate provide suitable mitigation.

2. Records indicate the presence of **protected species** in the vicinity of the site including the Great Crested Newt and Water Vole. Proposals should consider the potential impact of development on protected species and where appropriate provide suitable mitigation.

3. An **Archaeological Notification Area** covers all of the site. The site itself is on a Ridge adjacent to the Willingdon Levels. In the 19th century the site was fields, it is now light industrial. Remains are likely to be Prehistoric, Roman and medieval. A Major Roman road passes through site. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

3. There are no residential properties immediately adjacent to the site, however there are a number close by. Proposed development should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

4. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

5. The site is well located for access to the A22 and A27; however, the existing **vehicular access** serving the business park is poorly aligned and would require improvements in order to make it suitable for a use of this type. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

**Opportunities**

The following opportunities may be present at this site:

- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/O English Close Industrial Area, Brighton

Site Details

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<thead>
<tr>
<th>Site type:</th>
<th>Existing Industrial Estates Suitable for Waste Development</th>
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</thead>
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<tr>
<td>Local Authority:</td>
<td>The City of Brighton and Hove (B)</td>
</tr>
<tr>
<td>Grid reference:</td>
<td>TQ 275 059</td>
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<tr>
<td>Parish:</td>
<td>Non-Civil Parish or Community</td>
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<td>Area:</td>
<td>1.48 ha</td>
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<tr>
<td>Electoral area:</td>
<td>Hangleton and Knoll Ward</td>
</tr>
</tbody>
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Description

Existing industrial estate. Mixed site of new B1 three storey uses and older industrial units although some redevelopment has occurred. Rather cramped site with limited circulation space.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3(3)

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - ENGLISH CLOSE INDUSTRIAL ESTATE

Development Considerations

1. Parts of Old Shoreham Road approximately half a kilometre east and west of the site are within an Air Quality Management Area. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Where appropriate, suitable mitigation should be provided. Routing arrangements could minimise the distance HGVs travel within the AQMA.

2. Residential properties back onto the northern boundary of the site. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

3. This is a mixed site of new B1 three-storey office units and older industrial units. A cemetery is also adjacent to the west of the site. Proposed development should identify and assess the potential effects of the development on the existing businesses and the neighbouring cemetery. Where appropriate, suitable mitigation should be provided.

4. The site is within Ground Water Protection Zone. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

5. The site has good access to A270 and A27 bypass to the west, but there may be road network capacity issues in the nearby area. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

6. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of 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 maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and air quality and air pollution. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/P Farningham Road, Crowborough

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 531 296

Area: 5.07 ha

Local Authority: Wealden District

Parish: Crowborough CP

Electoral area: Crowborough ED

Description

The site is a medium sized industrial estate. It comprises of industrial and business units. The units are a mix of small, medium and large units. The western part of the site is predominantly offices, and the eastern is more industrial in character.

To the west of the site is the Crowborough HWRC, to the south the railway and railway station, to the east and north are residential areas.

Other Information

Site allocated in Wealden District Council's Local Plan 1998 (Adopted), Policy BS3

Development Considerations

1. The High Weald AONB is located to the south and the west of the site. It is 290m from the site at its closest. Proposals should consider the visual impact of development and where appropriate undertake a visual assessment and provide appropriate mitigation.

2. There are a number of small Ancient Woodland sites within 1km. Clay Pit is located 220m to the north of the site and Crowborough Gill is located 280m north of the site. There is a connection between Clay Pit and habitat on site. Proposals should consider the potential for issues relating to litter, air quality and / or emissions which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

3. The Ashdown Forest SAC/SPA is approximately 3km west of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Applicants are encouraged to seek pre-application advice.

4. The Jarvis Brook Country Park SNCI is located 140m north of the site and the Crowborough Ghyll SNCI is located 280m north of the site. The Crowborough Country Park LNR is adjacent to the site. Proposed development should consider the potential for any air quality and / or emission issues, issues related to water quality and leachate, and the potential for litter. Where appropriate, suitable mitigation should be provided.

5. There are a number of BAP Habitats in the care including Ancient Woodland and Ghyll woodland. Records indicate the presence of protected and BAP species in the vicinity of the site including the Common Lizard, Grass Snake, Slow Worm, Dingy Skipper and Small Heath. Proposals should consider the potential for issues relating to litter, water quality and / or leachate, and air quality and / or emissions which may affect the BAP Habitats. Proposals should also consider the potential impact of development on protected and BAP species and where appropriate provide suitable mitigation.

6. There is archaeological potential with regard to below ground remains. This is located on a valley floor edge site which in the 19th century was a brick; it is now in light industrial use. There is the potential for brick making archaeology to survive. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. The northern boundary of the site is closest to residential properties with a residential area immediately to the north of the site. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.
8. This industrial estate contains a number of different existing uses, some of which may be less compatible with a waste facility as a neighbour than others. The size of this estate means there may be some areas less suitable than others. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

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 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 of 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 maintaining a skilled workforce. Development on this site, 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; the risk and impact of flooding; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. Pending further details on site usage, this site is screened in due to the potential for reduced air quality at Ashdown Forest SAC/SPA.
I/Q Finmere Road Industrial Estate, nr. Lottbridge Drove, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Grid reference: TQ 622 010
Area: 7.82 ha

Local Authority: Eastbourne Borough
Parish: Non-Civil Parish or Community
Electoral area: St. Anthony’s ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two sites are located north of the Lottbridge Drove, and two are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a gas storage site and a small number of industrial and business units. The industrial units are mostly 2.5 storeys high, with a mixture of large, medium and small units. The gas storage tanks are significantly higher. It is bounded by residential properties that face Northbourne Road to the south and west, a retail park to the east and the Horsey Sewer (SNCI) to the north. Access to the site is from Finmere Road off Seaside Road (A259).

Other Information

Part of site is an existing waste site: Finmere Auto Spares

Site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy DJ Economy BI2 / D2
Development Considerations

1. The Horsey Sewer SNCI which is noted for its breeding bird interest is adjacent to the site. The Leeds Avenue Reedbed SNCI is also in close proximity. There are known issues in this area in relation to nutrient enrichment. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, the potential for litter, disturbance and predation. Where appropriate, suitable mitigation should be provided.

2. In the vicinity there are a number of BAP Habitats including reedbed and open water. Records also indicate the presence of BAP Species including the Shining Rams Horn Snail. Proposals should consider the issues identified in relation to the SNCIs above. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, the potential disturbance and predation. Where appropriate, suitable mitigation should be provided.

3. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault 'island' is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential properties back onto the south and west boundaries of the site. The site access passes a number of residential properties. Proposals should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

6. Site is located off Northbourne Road which is a residential street with consistent high levels of on street parking which reduces the carriageway to single width in places and limits the size of vehicles which can reach the site. There are substantial road network capacity issues at Seaside Roundabout which is already over capacity through large parts of the day. Seaside also suffers from queuing traffic. However, as this site has existing industrial uses, if the proposal generates no more traffic than generated presently, it may be acceptable. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;
- Opportunity for co-location of waste management facilities.

Sustainability Appraisal Summary

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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
I/R Hammonds Drive Industrial Estate, Lottbridge Drove, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: Eastbourne Borough

Grid reference: TQ 620 013

Parish: Non-Civil Parish or Community

Area: 9.15 ha

Electoral area: St. Anthony's ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two sites are located north of the Lottbridge Drove, and two are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a mixture of industrial and business units. These are mostly 2.5 storeys high, with a mixture of large, medium and small units. A modern police detention centre is also located on this site. It is bounded by Lottbridge Drove to the north-east, the Willingdon Level to the north-west, allotment gardens to the west, and the Horsey Sewer (SNCI) to the south.

Beyond the Sewer is site I/Q. Access to the site is from Lottbridge Drove. Hammonds Drive is the main spine road running through this estate.

Gas Storage Tanks located on site I/Q directly to the south of this site.

Other Information

Site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2
Development Considerations

1. The Horsey Sewer SNCI which is noted for its breeding bird interest is adjacent to the site. The Leeds Avenue Reedbed SNCI is also in close proximity. There are known issues in this area in relation to nutrient enrichment. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, the potential for litter, disturbance and predation. Where appropriate, suitable mitigation should be provided.

2. In the vicinity there are a number of BAP Habitats including reedbed and open water. Records also indicate the presence of BAP Species including the Shining rams horn snail. Proposals should consider the issues identified in relation to the SNCIs above. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, the potential disturbance and predation. Where appropriate, suitable mitigation should be provided.

3. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault ‘island’ is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. The south-western part of the site is closest to residential properties. These are located beyond the allotment gardens to the west, and the Horsey Sewer and industrial estate to the south. The site access does not pass residential properties. Proposals should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

6. Modelling has identified that the entire site is within Flood Zone 3b (see map). Development other than minor alterations will require a flood risk assessment.

7. Lottbridge Drove provides good access to the site. There are substantial road network capacity issues at Seaside which is already over capacity at times & Lottbridge Roundabout which is almost at capacity at peak times. However, as this site has existing industrial uses, if the proposal generated is no more traffic then is generated presently, it may be acceptable. Consideration may also be given to vehicle movement times. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

8. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of 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 maintaining 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; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
### Site Details

<table>
<thead>
<tr>
<th>Site type</th>
<th>Area of Opportunity</th>
<th>Local Authority</th>
<th>Wealden District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grid reference</td>
<td>TQ 580 202</td>
<td>Parish</td>
<td>Heathfield and Waldron CP</td>
</tr>
<tr>
<td>Area</td>
<td>3.19 ha</td>
<td>Electoral area</td>
<td>Heathfield ED</td>
</tr>
</tbody>
</table>

### Description

Heathfield Industrial Estate is a small industrial estate on the located on the edge of Heathfield. It’s a small site comprised of a number of small and medium sized industrial units. These units are 2 - 3 storeys in height. There is an area of woodland within the site area. The site slopes steeply from east to west. The site is bounded by Ancient Woodland to the west, a newly developed housing estate to the south (on land previously allocated for employment uses), residential properties to the north, and Ghyll Road to the west (with a residential area beyond). The site is also adjacent to the AONB.

### Other Information

#### Development Considerations

1. **The High Weald AONB** is located to the south and the west of the site. It is 40m from the site at its closest. Proposals should consider the visual impact of development and, where appropriate, undertake a visual assessment and provide appropriate mitigation.

2. **Ancient Woodland** is located adjacent to the site, and the woodland has good connectivity to other nearby natural habitats. Proposals should consider the potential for issues relating to litter, air quality and / or emissions, and direct impact and / or habitat loss which
may affect the Ancient Woodland. A buffer of 15m between Ancient Woodland and development will be required. Where appropriate, suitable mitigation should be provided.

3. **Heathfield Park SSSI** is located 1km west of the site. Proposed development should consider the potential for any air quality and/or emission issues. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including woodland and records indicate the presence of a number of **BAP Species** and/or **protected species** including Common Lizard, Grass Snake, and Slow Worm. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, the potential disturbance to core habitats and potential for harm to protected species. Where appropriate, suitable mitigation should be provided.

5. There is **archaeological potential** with regard to below ground remains. The site is located on a South facing valley floor which during the 19th century was fields. It is now light industrial. Records indicate prehistoric and medieval activity in the vicinity of the site. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. A **Public Footpath** runs along one side of this site and there is an entrance Cuckoo Trail nearby. There is an opportunity to enhance the Green Infrastructure of the nearby Wooded Ghyll and improve access. Proposals should ensure that the right of way remains unfettered.

7. Residential properties are located to the north and east of the site. Proposals should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. The **landscape character** is highly sensitive in this area due to the steep slopes. The site can be viewed from nearby houses and the AONB. Proposals should ensure high quality design and appropriate landscape treatment. Existing Ghyll Wood and hedges should be retained and managed.

9. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses** and where appropriate specify suitable mitigation.

10. There are currently three **site access** points, of which the southern one has limited visibility. The site has good links to the A265 via the B2203, and vehicles should be routed in this direction. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Proposals should demonstrate that there is sufficient area for any special loading/unloading requirements and suitable provision of staff **parking**. Operators may wish to consider entering into a **routeing agreement**, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

11. Part of the site is within a **Biodiversity Opportunity Area**. Developers should consider incorporating opportunities to promote biodiversity into their developments.

**Opportunities**

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of 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 maintaining 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/T Highfields Industrial Estate, Willingdon Drove, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 613 021

Area: 6.50 ha

Local Authority: Eastbourne Borough

Parish: Non-Civil Parish or Community

Electoral area: Hampden Park ED

Description

This site is part of a cluster of three industrial sites located north-west of the A22/A2280. The sites are divided in two by Lottbridge Drove. In combination these sites form a large industrial estate. These industrial estates also include a significant retail area.

This site is comprised of a mixture of large, medium and small industrial units. These are mostly 2.5 - 3 storeys high. A large portion of the site is used by the Gardners Books Ltd which occupies two large units connected by a bridge over the road. It is bounded by Willingdon Drove to the north and Lottbridge Drove to the west with site I/E across that road and the Cross Levels Way to the south and east with the Willingdon Level beyond.

Other Information

Site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric/early historic, and palaeo-environmental. However, previous developments may have disturbed
archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

2. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

3. Modelling has identified that the entire site is within Flood Zone 3b (see map). Development other than minor alterations will require a flood risk assessment.

4. The Lottbridge Roundabout which is known to have road network capacity issues is located close to the site. Due to the proximity of the roundabout, there may be capacity issues to overcome, but as the site can be reached from the north and east without using this junction, the extent of these may be limited. The Willingdon Drove access provides good access to the site. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Operators may wish to consider entering into a routing agreement, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding. 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
I/U Hollingbury Industrial Estate, Brighton

Site Details

- **Site type:** Existing Industrial Estates Suitable for Waste Development
- **Grid reference:** TQ 321 092
- **Area:** 9.29 ha

Description

Site is an existing industrial estate with a variety of unit sizes ranging from small to very large. Some modern B1 uses as well as older industrial units.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - HOLLINGBURY INDUSTRIAL ESTATE

Development Considerations

1. **The South Downs National Park** borders the site to the east, rising steeply to a high viewpoint along Ditchling Road. Areas on the opposite side of Carden Avenue to the north are also National Park although the site is separated by the Asda superstore. The site is highly visible from the Park. However, as an established industrial estate it is unlikely that any additional impacts on the setting of the Park through use of a unit for waste purposes, could not be to be reduced to acceptable levels. Proposals should consider the visual impact of development on the setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.
2. There are a number of small Ancient Woodland sites within 1km. The closest is approximately 195m north-east of the site. Proposals should consider the potential for issues relating to air quality and/or emissions which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

3. The Wild Park LNR is adjacent to the site, and Ladies Mile Open Space LNR and Stanmer Park/Coldean LNR are also close by. Proposed development should consider the potential for issues related to air quality and/or emissions. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of BAP Habitats including Ancient Woodland, Chalk grassland, and a Pond. Proposed development should consider the potential for issues in relation to air quality and/or emissions. Where appropriate, suitable mitigation should be provided.

5. The nearest residences are located approximately 100m to the south of the site, overlooking the site at a higher level. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. The industrial estate is home to a number of businesses. An Asda superstore is located to the north. Proposed development should identify and assess the potential effects of the development on the existing businesses and where appropriate specify suitable mitigation.

7. The site is within a Ground Water Protection Zone 2 area. Proposals should consider the potential for issues relating to drainage, water quality and/or leachate and, where appropriate, provide suitable mitigation.

8. There is direct access to A27 bypass from the site. However, there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

9. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

Opportunities

The following opportunities may be present at this site:

- 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 of 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 maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/V Home Farm Industrial Estate, Brighton

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development  
Local Authority: The City of Brighton and Hove (B)  
Grid reference: TQ 327 072  
Parish: Non-Civil Parish or Community  
Area: 2.59 ha  
Electoral area: Hollingdean and Stanmer Ward

Description

Existing industrial estate comprising large units with good outside circulation space. Site feels isolated with no immediate surrounding buildings and dedicated access from the A270. There is parking on this road, but it is sufficiently wide to provide easy HGV access.

Other Information

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - HOME FARM INDUSTRIAL ESTATE

Development Considerations

1. Wooded areas of the South Downs National Park border the site to the north and west. The site itself is an existing industrial estate with some uses similar in nature to waste management - e.g. builder’s merchants. New development should be of high quality design and protect and retain the adjacent woodland. Proposals should consider the visual impact of development on
the setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.

2. The Wild Park LNR is adjacent to the site, and the Bevendean Down LNR, Brighton University SNCI, and Crespin Way SNCI are also close by. Proposed development should consider the potential for issues related to air quality and /or emission issues, and the possible disturbance and / or predation of birds found in these sites. Where appropriate, suitable mitigation should be provided.

3. There is archaeological potential with regard to below ground remains. Records indicate pre-historic, roman, and medieval activity in area. The site itself is located on the north edge of Falmer which is a dry valley. During the 19th century the site was fields, it is now in light industrial use. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Lewes Road which is to the south of the site is the subject of an Air Quality Management Area. As an existing industrial estate there is unlikely to be a significant net increase in vehicle movements compared to other industrial uses. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

5. Existing established light industrial uses are not in character with the local townscape, but neither do they detract significantly. Proposals should be of high quality design and use appropriate landscape treatment.

6. The units in the estate are currently occupied by various types of occupiers including builders’ merchants, a bakery and a B1 use. Public open space, school and houses surround the site. These are set back and well screened. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses and where appropriate specify suitable mitigation.

7. The site is within a Ground Water Protection Zone 2 area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

8. The site has relatively good access to A270 and A27 bypass to the east. However, there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

9. The site is within a Biodiversity Opportunity Area. Developers will need to consider incorporating opportunities to promote biodiversity into their developments.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on air quality and air pollution; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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 at this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/W Hove Technology Park, St Joseph’s Close, Hove

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Grid reference: TQ 281 057
Area: 4.54 ha

Local Authority: The City of Brighton and Hove (B)
Parish: Non-Civil Parish or Community
Electoral area: Hove Park Ward

Description

Site is an existing industrial estate. Units are a variety of sizes and ages. Larger units have adequate circulation space. Current uses include activities with similar impacts to waste management facilities such as a builders merchant.

Other Information

Part of site is an existing waste site: Hove HWRS
Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - HOVE TECHNOLOGY PARK

Development Considerations

1. The northern part of the site is within an Archaeological Notification Area identified for Woolwich Beds potential. The site is currently light industrial, during the 19th century and early 20th century the site was mainly allotments. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed
development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

2. Sackville Road and Old Shoreham Road and surrounding area is the subject of an Air Quality Management Area. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

3. Residential dwellings back onto the site from the east and west. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

4. The site is bordered by a railway line to the south, industrial uses including a Household Waste Recycling Site to the west, and the rear gardens of residential properties to the east. Properties to the north are separated by the wide Old Shoreham Road (A270). Generally the site contains industrial type uses, including a large builders merchants. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses and where appropriate specify suitable mitigation.

5. The site is within a Ground Water Protection Zone area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

6. The site has relatively good access to A270 and A27 bypass to the east. However, there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

Opportunities

The following opportunities may be present at this site:

- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on air quality and air pollution. 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.

Habits Regulation Assessment Summary

Waste management development on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/X Hyde Business Park, Bevendean, Brighton

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: The City of Brighton and Hove (B)

Grid reference: TQ 339 059

Parish: Non-Civil Parish or Community

Area: 4.17 ha

Electoral area: Moulsecoomb and Bevendean Ward

Description

Site is an existing industrial estate. It is reasonably well laid out with medium sized units and there is an existing waste use in the unit in the south-eastern corner. Identified in the City Plan as potentially suitable for sui generis uses.

Other Information

Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - THE HYDE BUSINES PARK

Development Considerations

1. The South Downs National Park surrounds the site on three sides. There is a good level of screening between the site and the National Park. Proposals should consider the visual impact of development on the character and setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation.
2. The Bevendean Down LNR is adjacent to the site. The Whitehawk/Race Hill LNR and a number of other SNCIs are located within 1km of the site. Proposed development should consider the potential for issues related to air quality and /or emissions on these sites. Where appropriate, suitable mitigation should be provided.

3. In the vicinity of the site there are a number of BAP Habitats including chalk grassland, ponds and woodland. Proposals should consider the potential for issues as a result of development in relation to air quality and /or emissions on these habitats. Where appropriate, suitable mitigation should be provided.

4. There is archaeological potential with regard to below ground remains. Records indicate prehistoric and medieval activity in area. During the 19th century the site was fields, it is now in light industrial use. The site is located on a south facing dry valley. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Accessible Downland is adjacent to the site. Any redevelopment could provide potential enhancements, with a buffer to neighbouring public open space and a good design incorporating trees.

6. The site is comprised of established light industrial uses adjacent to residential areas, however it is not overlooked. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided. The replacement of any existing units offers potential enhancement with buffer to SDNP and houses and good design incorporating trees.

8. There is extremely poor access to the site through approximately 1 mile of residential streets. Access road from A270 (The Avenue) is residential with traffic calming measures and unsuitable for additional movements. However, site is an existing industrial estate and use of a unit may be acceptable but only if there are no additional vehicle movements compared to existing non-waste uses. Proposals should detail any proposed access arrangements and include an assessment of the expected number, type and routing of vehicle movements.

9. The site is within a Biodiversity Opportunity Area. Developers will need to consider incorporating opportunities to promote biodiversity into their developments.

Opportunities

The following opportunities may be present at this site:
- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/Y Ivyhouse Lane Industrial Estates, Hastings

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Grid reference: TQ 829 119
Area: 18.64 ha

Description
Existing industrial estate with a variety of units of size and type.

Other Information
Site is identified as existing industrial land: Ivyhouse Lane

Development Considerations

1. The High Weald AONB is located immediately to the north of the site. The site can be viewed from the AONB. Proposals should consider the visual impact of development and, where appropriate, undertake a visual assessment and provide appropriate mitigation. There is an opportunity to enhance the setting of the AONB with good design and appropriate landscaping.

2. There are several Ancient Woodlands in the area connected by woodland/scrub habitat, the nearest being around 170m west of the site. Proposals should consider the potential for issues relating to air quality and/or emissions which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

3. Hastings cemetery SNCI is located 170 north-west of the site. There is connectivity between the SNCI, other natural areas and the site via scrub, woodland.
and hedgerow. Proposed development should consider the potential for issues related to air quality and/or emission issues, and litter. Where appropriate, suitable mitigation should be provided.

4. There is a Woodland habitat in the vicinity of the site. This is a BAP habitat. Proposed development should consider the potential for issues related to air quality and/or emissions, and litter which may affect the habitat. Where appropriate, suitable mitigation should be provided.

5. There is potential for below ground archaeology. Remains are likely to be prehistoric to medieval on ridge. It is thought that there is a historic ridge route and possible line of a Roman road in this area. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

7. The site has good access to the Ridge Road. However, there are known road network capacity issues on this road and in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

8. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of 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 maintaining a skilled workforce. Development on this site, 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/Z Mile Oak Depot (Polegate Depot), Polegate

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Local Authority: Wealden District

Grid reference: TQ 576 047
Parish: Polegate CP

Area: 0.98 ha
Electoral area: Polegate, Willingdon and East Dean ED

Description

The site is a triangular shape site that is bordered by Polegate-by-Pass to the east, the A27 to the south and the railway line to the north. The level site is 0.98 hectares in area, comprising single storey buildings, salt dome and tarmac area for parking and access. Access into the site is one way from the west along the A27.

Other Information

Part of site is an existing Highways Depot: Mile Oak Depot

Development Considerations

1. A small area of Ancient Woodland is located approximately 400m south of the site. There is the potential for connectivity between the Ancient Woodland and to woodland on the site and other nearby woodland. Proposals should consider the potential for harm to protected species, and disturbance to core habitats which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of BAP Habitats including Woodland, Ancient Woodland and Open Water Ponds. Records also indicate the presence of a number of BAP Species and / or protected species in the locality including Slow Worm, Common Lizard, Common Toad, Water Vole, Great Crested Newts, and Reptiles. Proposals should consider the potential for air quality / emissions issues, the potential for harm to protected species, and disturbance to core habitats. Where appropriate, suitable mitigation should be provided.

3. The site is currently an ESCC depot served by an existing vehicular access onto the A27. With some improvements to the access the site could be suitable for larger vehicles; however, the busy nature of the nearby junction may have a bearing on whether the level of traffic generated by the development would be suitable. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; 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 at this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AA Millbrook Business Park, Crowborough

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 538 297

Area: 7.39 ha

Description

This site is the Millbrook Business Park, Crowborough. It is comprised of a number of industrial and business units, and a large supermarket. Most of these units are 2 - 2.5 storeys high, and vary in size. The main road serving the estate is Sybron Way. The business park is located on the urban edge of Crowborough. It is bounded to the north by the Jarvis Brook site, the AONB to the east, residential areas to the south and south-west, and the railway to the north-west.

Local Authority: Wealden District

Parish: Crowborough CP

Electoral area: Crowborough ED

Other Information

Site allocated in Wealden District Council's Local Plan 1998 (Adopted), Policy BS3

Development Considerations

1. The High Weald AONB is immediately adjacent to the east and is close to the south of the site. Proposals should consider the visual impact of development on the character and setting of the AONB and, where appropriate, undertake an assessment and provide appropriate mitigation.
2. There are a number of small Ancient Woodland sites within 1km of the site. The Ancient Woodland has connectivity to habitat on site. One area is adjacent to the site, albeit separated by road. Proposals should consider the potential for issues relating to litter, air quality and/or emissions which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

3. The Ashdown Forest SAC/SPA is approximately 3km north-west of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Proposals should consider the potential for issues related to air quality and/or emissions which may affect the SAC/SPA. Applicants are encouraged to seek pre-application advice.

4. The Jarvis Brook Country Park SNCI is located 20m north west of the site, while the Crowborough Ghyll SNCI and proposed LNR are both within 500m albeit separated by road. Proposed development should consider the potential for issues related to air quality and/or emissions, and water quality/leachate. Where appropriate, suitable mitigation should be provided.

5. In the vicinity of the site there are a number of BAP Habitats including Ancient Woodland, Ghyll woodland and Small heath. Records also indicate the nearby presence of BAP Species and/or protected species including Common Lizard, Grass Snake, Slow Worm, Adder and Dingy Skipper. Proposed development should consider the potential for any air quality and/or emission issues, issues related to water quality and leachate, the potential disturbance to core habitats and potential for harm to protected species. Where appropriate, suitable mitigation should be provided.

6. There is archaeological potential on this site. The site itself is located on north-east facing stream gill. During the 16th century it was a furnace site and during the 19th century the site was fields. It is now used for light industry. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, dissemination and archiving information about the archaeological and historical interest of the heritage assets affected.

7. Residential dwellings are located to the south and west of the site. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. Modelling has identified that parts of this site is within Flood Zone 2 and 3 (see map). Development other than minor alterations in these areas will require a flood risk assessment.

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 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 of 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 maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; and 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; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. Pending further details on site useage, this site is screened in due to the potential for reduced air quality at Ashdown Forest SAC/SPA.
I/AB More House Farm, Wivelsfield

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: Lewes District

Grid reference: TQ 340 208

Parish: Wivelsfield CP

Area: 2.17 ha

Electoral area: Chailey ED

Description

The site is the More House Farm Business Centre, north of Wivelsfield, on the eastern side of the B2112. The business centre/industrial park is an extension of the More House Farm historic farmstead, and comprises single and two storey office and storage space in B1 and B2 use. There is currently no waste use on site, however, Born Again Plastics operated from the site until relatively recently. The site is effectively split between two distinct elements with smaller office and workshop units to the front and larger industrial/farm sheds to the rear. The units to the rear of the site would be more suited to waste use than those to the front. The main More House Farm building is Grade II listed.

A single detached residential dwelling is located to the south of the site, whilst a cluster of houses are located along Church Lane to the west.

Other Information

Part of site has been previously used for waste management.

Development Considerations

1. There are a number of small Ancient Woodland sites within 1km of the site. The Ancient Woodland has connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality
and / or emissions and habitat fragmentation which may affect the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. There is woodland habitat in the vicinity of the site which is a **BAP habitat**. Proposed development should consider the potential for issues related to air quality and / or emissions, and habitat fragmentation which may affect the habitat. Where appropriate, suitable mitigation should be provided.

3. A **Grade II Listed Building** called More House is located 20m south-west of the site, there are also a number of other listed features nearby. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Buildings.

4. An **Archaeological Notification Area** covers part of this site. There is potential for below ground **archaeology**. Remains are likely to relate to medieval settlement, More House Farm, or other archaeology prehistoric to recent. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. A **public footpath** passes 150m south of the site. Proposals should consider the potential impact of development on the setting of the area. Where appropriate, proposals should retain and manage existing trees and hedges.

6. The Listed Building to the south is the closest residential dwelling. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The local area is of a **sensitive landscape character**. Noted features include a historic farmstead adjacent to an historic house moat and an un-designated historic garden. The site is, however, also an established industrial/business park with B1 and B2 uses in situ, including a recent waste management operation. Larger farm/industrial style sheds are located to the east of the site, have large working yards and are of a form appropriate for a rural setting. Proposals should consider the impact of development on the character of the landscape. The design should be of high quality and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

8. The site is a business park with two distinct character areas. A large area to the north and north east of the site is used for coach parking. The southern area is a historic farmstead. Proposed development should identify and assess the potential effects of the development on the **existing businesses**, and other nearby uses. Where appropriate, suitable mitigation should be provided.

9. The **site access** onto Lunces Hill is a known constraint. Improvements to visibility to the north of the entrance do not appear to be achievable at this time due to land control. Depending on the development, a Traffic Assessment / Transport Study may be required. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

**Opportunities**

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- 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 of 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 maintaining 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 on this site would not lead to likely significant effects on European sites.
I/AC Moulsecoomb Fairways Industrial Estate, Brighton

Site Details

| Site type: | Existing Industrial Estates Suitable for Waste Development |
| Local Authority: | The City of Brighton and Hove (B) |
| Grid reference: | TQ 335 077 |
| Parish: | Non-Civil Parish or Community |
| Area: | 2.12 ha |
| Electoral area: | Moulsecoomb and Bevendean Ward |

Description

This site is an existing industrial estate separated into two parts. Moulsecoomb Industrial Estate is the eastern part and contains medium to large sized units. Outside space is restricted to car parking at the front of the units and relatively constrained tight space at the rear. Has the feeling of a retail park rather than an industrial estate but this may be a result of the architectural design of the front of the units.

Fairways Industrial Estate is the western part of the site and is more compact with smaller units.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3 & DA3

Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - MOULSECOOMB AND FAIRWAYS INDUSTRIAL ESTATE

Development Considerations

1. There are two areas of Ancient Woodland, one is located approximately 35m north of the site, the second is located approximately 470m east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and the potential for disturbance and / or predation on breeding birds. Where appropriate, suitable mitigation should be provided.

2. There are a number of Local Nature Reserves and Sites of Nature Conservation Interest within 1km of the site. This includes the Stanmer Park/Coldean LNR, Wild Park LNR, Bevendean Down LNR, and Westlain Plantain/Hog Plantain SNCI. Proposals should consider the potential for issues relating to air quality and / or emissions, and the potential for disturbance and / or predation on breeding birds. Where appropriate, suitable mitigation should be provided.

3. In the vicinity of the site there are a number of BAP Habitats including Ancient Woodland, chalk grassland and pond. Proposals should consider the potential for issues relating to air quality and / or emissions, and the potential for disturbance and / or predation on breeding birds. Where appropriate, suitable mitigation should be provided.

4. There is archaeological potential on this site. The site itself is located on the South edge of Falmer Dry Valley. Records indicate prehistoric, Roman, and medieval activity near this area. During the 19th century the site was fields. It is now used for light industry. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Lewes Road which is to the south of the site is the subject of an Air Quality Management Area. As an existing industrial estate there is unlikely to be a significant net increase in vehicle movements compared to other industrial uses. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

6. Residential dwellings are located to the east and north (separated by a railway line) of the site. The site itself is an existing industrial estate. The units are generally set back from residential properties however the back gardens of several properties on Appledore Road adjoin the site, albeit at a higher level. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Redevelopment could lead to potential enhancement with buffer to houses and good design incorporating trees. Developers and operators are encouraged to pro-actively engage with the local community.
7. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

8. Part of the site is within a Ground Water Protection Zone 1 area, the remainder of the site is within Ground Water Protection Zone 2. Proposals should consider the potential for issues relating to drainage, water quality and/or leachate and, where appropriate, provide suitable mitigation.

9. The site has good access to the A270 and A27 bypass to the east. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; air quality and air pollution; and biodiversity and geodiversity. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AD Newhaven Industrial Estate Plots 4 to 9, Beach Road / Beach Close / Railway Road, Newhaven

Site Details

Site type: Area of Opportunity
Local Authority: Lewes District

Grid reference: TQ 451 009
Parish: Newhaven CP

Area: 7.39 ha
Electoral area: Ouse Valley East ED

Description

Existing industrial estate off Beach Road comprising a range of units with the larger in the south of the site. This part of the site contains larger units although there may be highway issues with new and additional development. There is an existing waste management facility operating on this site.

Other Information

Part of site identified as adjoining a wastewater treatment works Newhaven New

Development Considerations

1. The Tide Mills SNCI borders the site to the east and south. Proposals should consider the potential for issues related to air quality and / or emissions, litter, water quality and / or leachate, and the possible disturbance and / or predation of birds found in these sites. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of BAP Habitats including Vegetated Shingle and Grazing Marsh. Records also indicate the nearby presence of BAP Species and / or protected species including
Reptiles, Great Crested Newts and Breeding Birds. Proposals should consider the potential for issues related to air quality and/or emissions, litter, water quality and/or leachate, the possible disturbance and/or predation of birds found in these sites, and the potential for harm to protected species. Where appropriate, suitable mitigation should be provided.

3. There is potential for below ground archaeology. Remains are likely to be industrial and/or modern with some deeper alluvial potential. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Air quality management is an issue in the Newhaven area. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect air quality. Operators may also wish to consider entering into routing agreements, for example routing via the A26 Seaford. Where appropriate, suitable mitigation should be provided.

5. There is an adjacent recreation ground to the north. It is screened by the large units in the north of the Estate. Proposals should consider the potential impact of development on the recreation ground. High quality design and landscaping is encouraged.

6. Residential dwellings are located to the north and west of the site. The site itself is an existing industrial estate. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

8. Modelling has identified that this site is within Flood Zone 3b (see map). Development other than minor alterations in these areas will require a flood risk assessment.

9. There are a number of access points for this site including Norton Road, Beach Road, Railway Road and the Port Access Road. Some are more constrained than others. There are also known capacity issues on the local road network particularly the A259 and Newhaven Town. Depending on the development, a Traffic Assessment / Transport Study may be required. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

10. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a more positive effect on employment opportunities and developing and maintaining 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; air quality and air pollution; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/AE Newtown Road Industrial Estate, Brighton

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: The City of Brighton and Hove (B)

Grid reference: TQ 286 057

Parish: Non-Civil Parish or Community

Area: 2.46 ha

Electoral area: Hove Park Ward

Description

The site is an existing industrial estate off Newtown Road with a number of large and medium sized units. The units have shared forecourts with circulation space.

Other Information

Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - NEWTOWN ROAD INDUSTRIAL ESTATE

Development Considerations

1. Sackville Road and part of Old Shoreham Road, which are in close proximity to the site, are part of the Brighton, Portslade and Rottingdean 2013 AQMA. Waste management uses may not have a materially different effect on the AQMA compared to other industrial uses. However, proposals should consider the potential for issues relating to air quality, including those relating
to vehicle movements, which may affect air quality. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

2. Residential properties lie to the east of the site separated by Fonthill Road. As the industrial estate already exists, the effect on amenity is likely to be neutral. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

3. Part of the site is within a Ground Water Protection Zone 1 area, the remainder of the site is within Ground Water Protection Zone 2. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

4. The site has good access to the A2023 and A270 and also has opportunity to explore rail transfer. However, there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

5. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on air quality and air pollution. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AF Oakwood Business Park, Golden Cross, Nr. Hailsham

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Grid reference: TQ 542 123
Area: 2.92

Local Authority: Wealden District
Parish: Chiddingly CP
Electoral area: Alfriston, East Hoathly and Hellingly ED

Description

The site is an existing industrial estate adjacent to the A22. It consists of a number of large industrial units surrounded by hard-standing and car parking. The site has direct access to the A22.

Other Information

None.

Development Considerations

1. There are a number of small Ancient Woodland sites within 1km of the site, the closest is located 60m to the north of the site. The Ancient Woodland has connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality and/or emissions, and potential for disturbance and/or predation to birds. Where appropriate, suitable mitigation should be provided.

2. Twenty Acre Wood SNCI (Ancient Woodland) is located 60m north of the site. The SNCI has some connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality and/or emissions, and potential for disturbance and/or predation to birds. Where appropriate, suitable mitigation should be provided.

3. There are neighbouring houses along the A22. The potential impacts need to be considered in the context of the existing light industrial uses. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality
design and appropriate landscape treatment is encouraged. The existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

4. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

5. Part of the local A22 has been mapped nationally under the END as having high noise levels. Proposals should include information relating to noise generating activities on site and information relating to traffic movements. Further assessments may be required.

6. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on: employment opportunities and developing and maintaining 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; 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.
I/AG Peacock Industrial Estate, Lyon Close, Hove

**Site Details**

- **Site type:** Existing Industrial Estates Suitable for Waste Development
- **Grid reference:** TQ 298 052
- **Area:** ~2.3 ha
- **Local Authority:** The City of Brighton and Hove (B)
- **Parish:** Non-Civil Parish or Community
- **Electoral area:** Goldsmid Ward

**Description**

Existing industrial estate off Lyon Close with a mix of retail and B2 units. Larger units with ample outside circulation space in the centre of the site, with smaller, more cramped units to the east.

**Other Information**

Site is identified as existing industrial land: Peacock Industrial Estate, Lyon Close

**Development Considerations**

1. **Brighton Station SNCI** is located 740m east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

2. There is a woodland in the vicinity of the site. This is a **BAP habitat**. Proposed development should consider the potential for issues related to air quality and /or emissions. Where appropriate, suitable mitigation should be provided.
3. The Willetts Estate Conservation Area is located to the west of the site. Any waste management development is likely to be in the existing industrial units in the eastern part of the site, away from the retail units in the west, so the effect on the setting of the Conservation Area is likely to be limited. Proposals should include an assessment of visual impact and be designed so it enhances the setting of the conservation area where possible.

4. There is archaeological potential with regard to above and below ground remains. Records indicate railway archaeology survives in this area area. During the 19th century the site was a railway sidings and it is now in light industrial use. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. Residential properties are located to the north of the site, separated by a railway line. There is no outdoor space to the rear of the industrial units so any effect on amenity of these properties is limited. The ‘Happy Cell’ building at the entrance to the industrial estate and the Hyde building to the east may be converted for a residential type use in future. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

6. Site is an existing industrial estate. Use of existing units would have a neutral effect on the townscape. Replacement of any existing units with modern facilities could potentially improve the local townscape. Proposals are encouraged to be small scale and enclosed with good design and tree planting.

7. There are a number of neighbouring uses which may require consideration. Wickes retail unit in the western section of the site. B1 office buildings and a medical uses to the south of the western section but well screened by established trees. There are also residential dwellings nearby. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. Where appropriate, suitable mitigation should be provided.

8. The site has poor access to the A road network, and there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

9. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

Opportunities

The following opportunities may be present at this site:

- 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 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 of 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 maintaining a skilled workforce. 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; biodiversity and geodiversity; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AH Ponswood Industrial Estate, St Leonards-on-Sea

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 795 107

Area: 18.76 ha

Local Authority: Hastings Borough

Parish: Non-Civil Parish or Community

Electoral area: Hollington and Wishing Tree ED

Description

Existing industrial estate within urban area comprising a variety of units of size and type including an existing waste operator. Limited constraints presented by access through urban area, and estate layout is also relatively constrained compared to more modern outlying estates in the town.

Other Information

Site is identified as existing industrial land: Ponswood

Part of site is an existing waste site: Woodland House

Development Considerations

1. There are a number of Ancient Woodland sites within 1km of this site. Ponds Wood is the closest and is adjacent to the west of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and litter. A minimum buffer of 15m will be required between any development and the Ancient Woodland. Where appropriate, suitable mitigation should be provided.
2. **Combe Haven SSSI** is located 1.1km west of the site. Proposed development should consider the potential for any air quality and /or emission issues. Where appropriate, suitable mitigation should be provided.

3. **Ponds Wood SNCI** (Ancient Woodland with stream and pond) is adjacent to the west of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, water quality and / or leachate, and litter. A minimum buffer of 15m will be required between any development and the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including woodland and pond. Proposals should consider the potential for issues relating to air quality and / or emissions, water quality and / or leachate, and litter. Where appropriate, suitable mitigation should be provided.

5. An **Archaeological Notification Area** covers part of this site. There is potential for below ground **archaeology**. Remains are likely to be prehistoric to recent. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. The estate is a large industrial estate. The closest residential dwellings are located to the south of the site, but residential areas surround the estate. It is possible to view the estate from the surrounding area. As an existing industrial estate any waste uses are unlikely to present substantially different issues than that of the existing estate. Proposed development should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The existing estate currently detracts from local **landscape character**. Redevelopments could provide an opportunity to improve the local landscape character. Proposals should be of high quality design and use appropriate landscape treatment.

8. The industrial estate is home to a number of **existing businesses**, with relatively few sensitive neighbours given it’s urban location. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

**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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; the risk and impact of flooding; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/Al Potts Marsh Industrial Estate, Eastbourne Road, Westham

Site Details

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Local Authority: Wealden District
Parish: Westham CP
Electoral area: Pevensey and Westham ED

Description

Potts Marsh Industrial Estate is situated to the south of Westham village. The industrial estate is located either side of Eastbourne Road that is the main access into the estate. Shared roads that service the industrial/commercial units lead from Eastbourne Road. An existing waste transfer station is situated on the western side of Potts Marsh Industrial Estate. The transfer station is a large building located at the north eastern side of the site and is used for the deposit and sorting of waste materials. A central weighbridge, office/mess blocks and a concrete yard with storage bays are located on its northern and western boundaries.

Mountney Sewer, a drainage ditch runs along the western and southern boundaries of the industrial estate and a further drain adjoins the sites northern and eastern boundaries. The industrial estate is on a flood plain that is designated a being within Flood Zone 3. Residential properties lie further north of the industrial estate with the nearest residential property being 110 metres from the northern boundary of the site, although the garden is 68 metres distant. To the south, west and east are fields used for pasture.

Other Information

Part of site is an existing waste site: Potts Marsh

Development Considerations

1. The Pevensey Levels SPA and Ramsar is located 800m north of the site. Proposals will require HRA Screening, and where appropriate, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the connectivity and pathways between the site of the proposed development and the SPA Ramsar. Consideration should be given to the potential for impacts on water quality / leachate. Applicants are encouraged to seek pre-application advice.

2. Pevensey Levels SSSI is located 800m north of the site. Proposals should consider the potential for issues related to water quality / leachate depending on connectivity / pathways.

3. In the vicinity of this site there is open water which is a BAP habitat. Records also indicate the nearby presence of Fen Raft Spider which are a BAP species and protected species. Proposals should consider the potential for issues related to water quality / leachate depending on connectivity / pathways.

4. There is archaeological potential with regard to below ground remains. During the 19th century the site was fields and there is a high potential for pre-historic waterlogged remains. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. The closest residential properties are located approximately 120 metres to the north-east of the site with some properties overlooking. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

6. The area is of moderate landscape and visual sensitivity due to its location on the edge of the levels. The setting could be improved with further screening around the industrial estate. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

7. The industrial estate is home to a number of businesses, the surrounding land use is countryside. Proposed development should identify and assess the
potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

8. Modelling has identified that this site is within Flood Zone 3b (see map). Development other than minor alterations in these areas will require a flood risk assessment.

9. Access is located within an industrial estate served by a good access appropriate for a development of this type. There are suitable links to the main through routes are available via the B2191. However, there may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

10. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a have minor positive effect on employment opportunities and developing and maintaining 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; 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

Given the proximity of the Ramsar site to the site it would be necessary to investigate further the possibility of reduced water quality through surface water run-off. Unless site is delivered as EFW facilities stack emissions would not be a consideration. Pending further details on site usage, this site is screened in due to the potential for reduced water quality at Pevensey Levels SCI and Ramsar.
I/AJ Ridgewood Industrial Park, Uckfield

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 481 195

Area: 2.50 ha

Local Authority: Wealden District

Parish: Uckfield CP

Electoral area: Framfield and Horam ED

Description

The Industrial Estate is situated approximately one mile to the south east of Uckfield town centre and railway station. To the north of the site is Eastbourne Road and to the west is New Road. The junction of the A22 and A26 is approximately 0.75 miles to the south west of the site. There are 20 units that vary from single to 2/3 storeys in height that were built in the 1980's. The site is one of two main business areas in Uckfield the other area being Bellbrook Industrial Estate. To the south west of the site are residential properties in New Road and directly to the south there is woodland and allotment gardens with fields to the south east.

Other Information

Site allocated in Wealden District Council’s Local Plan 1998 (Adopted), Policy BS3

Development Considerations

1. There are a number of small Ancient Woodland sites within 1km of the site; the closest is 270m north of the site. Proposals should consider the potential for issues relating to air quality and / or emissions, litter, and direct impacts. Where appropriate, suitable mitigation should be provided.
2. The Ashdown Forest SAC/SPA is approximately 6.4km north of the site. It is important that levels of nitrogen deposition in the Forest are not increased. One of the main causes of nitrogen deposition is from road transport. Until such time as it has been determined that the levels of nitrogen deposition in the Forest have returned to acceptable levels proposals will require HRA Screening, and where identified, an Appropriate Assessment should be undertaken and submitted as part of the application. The HRA Screening will require information relating to the number and direction of vehicle movements and the method and scale of waste management. Proposals should consider the potential for issues relating air quality and / or emissions which may affect the SAC/SPA. Applicants are encouraged to seek pre-application advice.

3. To the south-west of the site there is a disused Clay Pit which is designated as Ridgewood Clay Pit SNCI with species rich grassland, willow carr in the pits and scrub with notable population of beetles, birds and glow worms. Proposals should consider the potential for issues relating to air quality/emissions and water quality/leachate. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of BAP Habitats including Willow Carr and Grassland. Records also indicate the nearby presence of Great Crested Newts which are a protected species. Proposals should consider the potential for issues related to air quality and / or emissions and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

5. There is archaeological potential with regard to below ground remains. The site itself is a ridge top site and there is known to be prehistoric activity in the wider area. During the 19th century the site was the site of a brickworks and it is now in light industrial use. Brickworks archaeology may survive, even though some of site is quarried out. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. A public footpath is runs along the southern boundary of the site. Proposals may wish to consider including a buffer to neighbouring public open space and good design incorporating trees.

7. Residential properties back onto the site from the west. To the north-east, on the opposite side of the road is a new large housing development. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. The existing landscape character is mixed light industrial with nearby residential properties (to the north west). This site is facing downland countryside with moderate landscape and visual sensitivity. Medium size Industrial Units are approximately 1/2 and 3 storeys high. The Industrial Estate cannot be seen from the main Eastbourne Road (to the east). To the south and south west of the site is woodland and fields. A well designed new facility could be in keeping with character potential enhancement with buffer to Millennium Green

9. The industrial estate is home to a number of businesses including a manufacturer of packaging equipment and PVC component products. The estate has capacity to accommodate a range of different size waste uses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. There is potential for enhancement with a buffer to Millennium Green and houses, using good design incorporating trees. Where appropriate, suitable mitigation should be provided.

10. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

11. The site is located within an industrial estate with roads designed to accommodate large vehicles. The proposed unit will require sufficient area for any special loading/unloading requirements, and suitable provision of parking for staff requirements. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- 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 of waste generation and disposal to land. It may have a more positive effect on employment opportunities and developing and
maintaining a skilled workforce. 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; causes of and our adaption to climate change; the impact of transporting waste and minerals on the environment; soil quality and functions; the historic built environment and countryside; biodiversity and geodiversity; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AK Ringmer Business Centre, Chamberlaines Lane, Ringmer

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 458 126

Area: 0.53 ha

Local Authority: Lewes District

Parish: Ringmer CP

Electoral area: Ringmer and Lewes Bridge ED

Description

The site is isolated in open countryside between Ringmer and The Broyle and appears to have developed around a longstanding scrapyard which remains operational together with small industrial units. Notwithstanding the setting there are no matters of ecological interest affecting the site and despite the countryside setting it is well hidden from general views owing to the flat topography. Chamberlaines Lane serves both this site and a development further south and comprises a concrete unadopted road capable of accommodating the types of vehicles commonly associated with agricultural and waste uses. Co-location is a possibility but there is limited potential due to the size of the site itself.

Other Information

Site is an existing waste site: Chamberlaines Lane

Development Considerations

1. There are potential long views from South Downs National Park to the south. Proposals should be of high quality design and use appropriate landscape treatment. Existing trees and hedges should be retained and managed.
2. There is **archaeological potential** with regard to a proposed line of a Roman road to the north and Roman settlement to the south. Associated with this is the potential for below ground remains. There is also potential for post Roman/medieval remains. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

3. A **public footpath** runs along the north-western boundary of the site. Proposals should be of high quality design and use appropriate landscape treatment. Existing trees and hedges should be retained and managed.

4. There is a residential dwelling adjacent to the access but within site. It appears to be associated with operations on the site. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. The location has a sensitive **landscape character** as part of gap between Ringmer and Broyle Side. However, visually the landscape character is not so sensitive. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and hedges should be retained and managed.

6. The site lies in open countryside and appears to have grown around an existing scrap use. Further afield there is a school and houses although there are other industrial type uses to the north-east. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

7. **Site access** is via Chamberlains Lane which is a private road. It is already in use to serve the existing estate as well as a development further to the south and already carries agricultural and waste related vehicles. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

**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 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 of waste generation and disposal to land. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; causes of and our adaption to climate change; 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**

Pending further details on site usage, this site is screened in due to the potential for reduced air quality at Lewes Downs SAC.
I/AL Shoreham Port, South Portslade, Hove

Site Details

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</table>

Description

The area is proposed for regeneration through the Joint Area Action Plan being produced by BHCC, Adur District, West Sussex CC and the Port Authority. This involves proposals for non-port development and concentration of port activities on the BHCC part of the Harbour.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy DA8

Part of site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - SHOREHAM HARBOUR

Development Considerations

1. There are a number of Sites of Nature Conservation Interest within 1km of the site. This includes Basin Road South SNCI and Benfield Valley Golf Course SNCI. Basin Road South SNCI lies partly within the site area. Proposals should consider the potential for issues relating to direct land take, compaction, air quality/emissions and disturbance/bird predation. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of BAP Habitats including Coastal Vegetated Shingle, Open water, Intertidal Mudflat and Woodland habitats. Proposals should consider the potential for issues relating to direct land take, compaction, air quality/emissions and water quality/leachate/discharge. Where appropriate, suitable mitigation should be provided.

3. There is a listed building approximately 160m from the site. The Seafront shelter is a Grade II listed building. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Buildings.

4. Three Archaeological Notification Areas are within the site boundary. These define tertiary bed potential, Roman and Saxon cemeteries. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

5. The A259 Kingsway is the main access road to the site. The A259 Kingsway and main roads heading north are part of the Brighton, Portslade and Rottingdean 2013 Air Quality Management Area (AQMA). Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

6. The site is adjacent to the beach and seafront paths and cycle route. Proposals should be of high quality design and use appropriate landscape treatment.

7. The effects on residential amenity will vary depending on where a facility is located. Possible sites on Basin Road South would have limited effect although are overlooked to some extent by properties along the A259, however other areas in Aldrington Basin and South Portslade Industrial Estate are likely to have more residential units in the future as regeneration of the wider Harbour area progresses. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design and tree planting is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

8. The harbour has mixed uses and with an industrial landscape character. The impact of development would depend on location, design and location. Use of existing units would have a neutral effect on the townscape. New modern facilities could potentially have a positive effect. Proposals should consider the impact of
development on the local landscape character. They should be of high quality design and use appropriate landscape treatment.

9. Waste management facilities are likely to be compatible with existing port-related industrial activities, especially on Basin Road South. Development in other areas would need to carefully consider the effect on residential amenity, bearing in mind the aspirations of the Joint Area Action Plan (JAAP) for mixed use developments in certain areas. Proposed development should identify and assess the potential effects of the development on the existing businesses, other nearby uses, and the aspiration of the Joint Area Action Plan. Where appropriate, suitable mitigation should be provided.

10. Modelling has identified that this site is within Flood Zone 3b (see map). Development other than minor alterations in these areas will require a flood risk assessment.

11. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

12. The site has good access to A259, A293 and A270 and A27 bypass. There may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

13. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 of waste generation and disposal to land; causes of and our adaption to climate change; and the impact of transporting waste and minerals on the environment. It may also have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the risk and impact of flooding; air quality and air pollution; and 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities. If there is a realistic prospect of an EFW coming forward then any proposal would need to be subject to an air quality assessment of stack emissions.
I/AM Southbourne Business Park, Courtlands Road / Waterworks Road / May Ave, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 613 001

Area: 5.98 ha

Local Authority: Eastbourne Borough

Parish: Non-Civil Parish or Community

Electoral area: St. Anthony’s ED; Devonshire ED

Description

This is an established medium sized business park in Eastbourne. The units vary in size from small at the northern end of the site, to medium and large units in the southern part. The units range in height between approximately 2 and 4 storeys in height (plus roof). Presently the site includes a mixture of industry, business and some in the larger units some retail in the form of builders merchants. The industrial estate is located within a residential area. The rear gardens of properties back onto the southern, eastern and northern boundaries of the site. The western boundary is bounded by the railway. Access to the site is from Whitley Road to the south of the site. This access passes a number of residential properties.

Other Information

Part of site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy D2 Economy B12 / D2

Development Considerations

1. There is one Site of Nature Conservation Interest within 1km of the site. This is the Horsey Sewer SNCI which is located immediately to the north of the site.
Proposals should consider the potential for issues relating to pollution/leachate (of which the SCNI is already enriched), air quality/emissions and disturbance/bird predation. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of this site there is Woodland Scrub which is a BAP Habitat. Records also indicate the nearby presence of Reptiles which are a protected species. Proposals should consider the potential for issues related to air quality and/or emissions and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

3. There is potential for below ground archaeology. Remains are likely to be prehistoric, early historic, and palaeo-environmental. Additionally, behind beach gravels and wetland/dryland edge there is potential for early prehistoric remains. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. A large number of properties back onto this site along the eastern, northern, and southern boundaries. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design, tree planting and screening is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

5. The industrial estate is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

6. Modelling has identified that this site is within Flood Zone 3b (see map). Development other than minor alterations in these areas will require a flood risk assessment.

7. Ground Water Protection Zone 1 covers the southern part of the site. Proposals should consider the potential for issues relating to drainage, water quality and/or leachate and, where appropriate, provide suitable mitigation.

8. Site access will require consideration. The site is located in a predominantly residential area. The approach roads have substantial on street parking which will limit the size of vehicles which can gain access as will the layout of some of the road junctions e.g. Waterworks Road/Moy Avenue. There may also be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

9. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses; and the risk and impact of flooding. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surfacewater connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
I/AN Squires Farm Industrial Estate, Easons Green, Framfield, Uckfield

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 509 184

Area: 4.66 ha

Local Authority: Wealden District

Parish: Framfield CP

Electoral area: Framfield and Horam ED

Description

The site is an existing industrial estate, originally developed on a farmstead. The setting is rural in character, with a number of one and two story industrial units and a large area of hard-standing. The site has good A-road access. There are existing waste uses on the site.

Other Information

None

Development Considerations

1. There are a number of Ancient Woodland sites within 500m of the site. The closest of these is The Lews Ancient Woodland which is located 310m to the south-west. There is poor connectivity between the woodland and the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for disturbance and / or predation to birds. Where appropriate, suitable mitigation should be provided.

2. Barney Wood Common SNrC is located 190m east of the site. It is noted for its unimproved pasture. There is some connectivity between the SNrC and the site. Proposals should consider the potential for issues relating to air quality and / or emissions, and potential for disturbance and / or predation to birds. Where appropriate, suitable mitigation should be provided.

3. In the vicinity of this site there is Ancient Woodland which is a BAP Habitat. Records also indicate the nearby presence of Great Crested Newts which are a protected
species. Proposals should consider the potential for issues related to air quality and/or emissions, potential for disturbance and/or predation to birds and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

4. Easons Farmhouse (Grade II) Listed building is within the site. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Building.

5. There is archaeological potential with regard to below ground remains. This site contains a historic farmstead. However, it is uncertain whether any historic buildings remain at the site or to what extent 20th century and subsequent development has impacted on the potential below ground archaeological interest of the site. The site should be subject to historic building assessment survey if applicable and to evaluation trial trenching if future development was likely to include significant below ground impacts. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. There are a number of neighbouring houses, although these are distant and screened by trees. The potential effect on residential amenity should be considered in the context of the existing light industrial uses. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

7. The landscape character of the site is of low visual sensitivity due to the established businesses which are operating. Development may provide opportunities to improve the local landscape character. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed. Developers may wish to consider additional planting on the north east boundary of the site which is currently open.

8. The industrial estate is home to a number of businesses, the surrounding land use is countryside. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

9. Part of the local A22 has been mapped nationally under the END as having high noise levels during the day, though noise levels on the section between East Hoathly and Lower Dicker are below the END threshold. Developers may wish to consider measures to mitigate the effect of site traffic to/from the site and/or site activities.

10. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on: employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/O Sussex House Industrial Area, Brighton

Site Details

- **Site type:** Existing Industrial Estates Suitable for Waste Development
- **Grid reference:** TQ 277 057
- **Area:** 1.83 ha

**Local Authority:** The City of Brighton and Hove (B)

**Parish:** Non-Civil Parish or Community

**Electoral area:** Hove Park Ward

Description

Industrial estate with units of varying sizes. Largest units are occupied by BT and would seem unlikely to become available. PC World located by access to A270 although some units have a separate access.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - SUSSEX HOUSE INCL. BT DEPOT

Development Considerations

1. There is an **Air Quality Management Area** (AQMA) nearby along Sackville Road and part of Old Shoreham Road east of junction with Sackville Road. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

2. Residential properties to the east of the site along Amhurst Crescent, and to the south (separated by the railway) on Payne Avenue. Views in to existing industrial units are not screened from Amherst Close. Units face...
into the estate so outdoor activities would be unlikely occur close to the perimeter. Appropriately controlled waste management activity is unlikely to have a materially different effect to the industrial activities already present on the site. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design, tree planting and screening is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

3. The surrounding area predominantly residential, but the site is an existing industrial estate. There is a graveyard to the west, which is well-screened by an established tree line. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. Where appropriate, suitable mitigation should be provided.

4. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

5. The site is within a Ground Water Protection Zone area. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

6. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 amenity of residents and neighbouring land uses; the minimisation of 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 maintaining a skilled workforce. It may have minor negative effect on air quality and air pollution. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; water quality; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AP The Birch & Maple Road Industrial Estates, Lottbridge Drove, Eastbourne

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 625 013

Area: 13.08 ha

Local Authority: Eastbourne Borough

Parish: Non-Civil Parish or Community

Electoral area: St. Anthony’s ED

Description

This site is part of a cluster of four industrial sites located west of the A259 Lottbridge Drove roundabout. Two sites are located north of the Lottbridge Drove, and two sites are located to the south. In combination these sites form a large industrial estate.

This site is comprised of a mixture of industrial and business units. These are mostly 2.5 storeys high, with a mixture of large, medium and small units. It is bounded by the Willingdon Level and a school to the north-east, site I/A to the north-west, Lottbridge Drove to the south-west, a small number of residential properties to the south-east, (beyond these properties is the A259. Access to the site is from Lottbridge Drove. Birch Road is the main spine road running through this estate. There are existing waste uses on the site.

Other Information

Site allocated in Eastbourne Borough Council’s Core Strategy 2013 (Adopted), Policy D2 Economy BI2 / D2

Development Considerations

1. There are a number of Sites of Nature Conservation Interest within 1km of the site. This includes the Horsey Sewer SNCI which adjacent to the site, and is noted for its breeding bird interest, and the Leeds Avenue.
Reedbed SNCI. Proposals should consider the potential for issues relating to pollution/leachate (of which the SNCI is already enriched), air quality/emissions and disturbance/bird predation. Where appropriate, suitable mitigation should be provided.

2. In the vicinity of the site there are a number of BAP Habitats including Reedbed and Open water. Records also indicate the nearby presence of BAP Species and/or protected species including Shining Ram's-horn Snail. Proposals should consider the potential for issues related to air quality and/or emissions, pollution and/or leachate, and the possible disturbance and/or predation of birds found in these sites. Where appropriate, suitable mitigation should be provided.

3. There is archaeological potential with regard to below ground remains. These remains are likely to be prehistoric/early historic, palaeo-environmental behind storm beach gravels. Gault 'island' is located to the south of the site, suggesting wetland/dryland edge potential for early prehistoric remains. There is a high potential for buried wrecks. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. Residential properties back onto the southeast boundary. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

5. There is a school located adjacent to the north-east of the site. The industrial estate itself is home to a number of businesses including offices. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

6. Modelling has identified that this site is within Flood Zone 3b (see map). Development other than minor alterations in these areas will require a flood risk assessment.

7. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

8. The Lottbridge Roundabout which is known to have road network capacity issues is located close to the site. The Marshall Road access provides good access to the site. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routeing of vehicle movements. Operators may wish to consider entering into a routeing agreement, where appropriate. Pre-application discussions with the Highway Authority are encouraged.

9. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:
- Potential to connect to major heat users;
- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;
- Opportunity for co-location of waste management facilities.

Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation of 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 maintaining 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; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. If suitable for an EFW site surface water connectivity should be investigated further with regard to Pevensey Levels SCI and Ramsar site.
I/AQ The Broyle, Ringmer

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Grid reference: TQ 461 129
Area: 5.65 ha

Local Authority: Lewes District
Parish: Ringmer CP
Electoral area: Ringmer and Lewes Bridge ED

Description

Site consists of the depot to the east and the business type uses to the west which operate independently as they have separate accesses. Much more potential for waste type use of the depot side were it to become available. Less so for western side.

Other Information

Part of site is an existing operational site: Ringmer Depot

Development Considerations

1. There are two listed buildings close to this site. Ringmer Kennels (Grade II) is located 60m to the south of the site and Fingerpost Farmhouse (Grade II) is located 120m west of the site. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Building.

2. There is archaeological potential with regard to a proposed line of a Roman road. Associated with this is the potential for below ground remains. However, previous developments may have disturbed archaeological finds. Proposals should be accompanied...
by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

3. Some houses overlook the site from the north and the south and there is a pair of semi-detached houses adjoining to the south and another house at the western end facing the mini-roundabout where the B2124 and B2192 converge. The exact impact on residential amenity will depend upon the nature of development proposed. However, the adjoining houses are close to the business side of the site where uses are office type with potentially less impact than the more ‘industrial’ operations that are currently carried on the eastern part of the site i.e. the depot. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design and tree planting is encouraged. Existing trees and hedges should be retained and managed. Developers and operators are encouraged to pro-actively engage with the local community.

4. The landscape character of the site is of low visual sensitivity due to the established businesses which are operating. There is potential for impact on surrounding countryside and village setting. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

5. There are existing established office and business type units in the western part of the site also including a Country Store retailer. The eastern part of the site is covered by a Council Highway depot comprising a mix of office and operations such as vehicle maintenance / salt storage. Waste type uses are unlikely to be considered compatible with the western side of the site (and its immediate residential neighbours). Proposed development should identify and assess the potential effects of the development on the existing businesses and other nearby uses. Where appropriate, suitable mitigation should be provided.

6. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

7. Site access arrangements will be a consideration in determining a planning application. There are multiple access onto the The Broyle (to the north) and Laughton Road (to the south) from which access could be achieved subject to adequate visibility and layout. This is likely to involve an engineering solution to address visibility from access and internal layout. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

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 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 of waste generation and disposal to land. It may have minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on the amenity of residents and neighbouring land uses. Depending on the detail of any development it may also affect the sustainable use of local mineral resources; the risk and impact of flooding; causes of and our adaption to climate change; 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

If there is a realistic prospect of an EFW coming forward on this site then any proposal would need to be subject to an air quality assessment of stack emissions. Pending further details on site usage, this site is screened in due to the potential for reduced air quality at Lewes Downs SAC.
I/AR The Old Cement Works, South Heighton

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Grid reference: TQ 448 032

Area: 1.64 ha

Local Authority: Lewes District

Parish: South Heighton CP

Electoral area: Ouse Valley East ED

Description

South Heighton industrial estate is a relatively small site located to the east of the A26. It contains single and two storey buildings of varying quality. It is accessed via The Hollow, a narrow road with a 7.5T weight restriction which also provides access to South Heighton and Denton to the south of the site. The South Downs National Park boundary is located a short distance to the east and west of the site. An existing recycling use is located within the site.

The nearest residential properties are six two-storey houses to the west of the site, fronting the A26. A two storey disused office block is located between the site and the houses. A further four two-storey houses are situated to the east of the site, known as Downs Villas. A recreation ground is situated to the south opposite the site entrance. A caravan park abuts the site to the north.

Land levels rise sharply to the north and east of the site. Existing mature trees and other vegetation provide an effective screen to the site.

Other Information

Part of site is an existing waste site: The Old Cement Works, Newhaven
Development Considerations

1. The South Downs National Park (SDNP) boundary is very close to the eastern boundary of the site and is within 30 metres at its closest point. There is a buffer of vegetation and a pond between the majority of the eastern boundary and the National Park, although land to the east of the site is higher than that of the industrial estate. Any views to the site need to be considered in the context of the existing light industrial uses and the adjacent static caravan park. The existing industrial site is not well designed or screened. Redevelopment may provide an opportunity for an enhancement. Proposals should consider the visual impact of development on the setting of the National Park. They should conserve and enhance the landscape features and provide screening so to enhance local landscape character. Retaining and strengthening the existing vegetation along the eastern boundary may be an option.

2. Tarring Neville Downs LWS is located 160 metres north of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of BAP Habitats including Chalk grassland and Ponds. Records also indicate the nearby presence of BAP Species and / or protected species including Reptiles, Common toad and Chalk grassland inverts. Proposals should consider the potential for issues related to air quality and / or emissions, water quality / leachate and the possibility for direct impacts on reptiles and amphibians if present on site. Suitable mitigation should be provided, where appropriate.

5. South Heighton Conservation Area is located immediately adjacent to the south of the site. Proposals should include an assessment of visual impact and be designed so it enhances the setting of the conservation area where possible.

6. The archaeological potential in regard to below ground remains is uncertain. However, the sites location on dry valley on edge of downland adjacent to Ouse Valley indicates high potential for below ground remains. Archaeology is likely to be industrial of post-medieval to modern date. Previous developments may have disturbed any archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. There are six residential properties to the west of the site which front the A26. A further four properties, know as Downs Villas are located at the top of a bank to the east of the site on the border with the National Park. A caravan park is abuts the northern boundary of the site. The site is well screened from the residential properties. The properties on the A26 are relatively well screened from the site by both vegetation and a two storey disused office located between the site and the houses. Downs Villas to the east of the site are situated above the industrial estate but are well screened by mature, long established trees and vegetation. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

8. The area is considered to be of low landscape sensitivity as it is an established industrial estate. The site currently contains waste uses. New development could be an opportunity to enhance local character and views. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment. Existing trees and planting should be retained and managed.

9. The industrial estate is home to a number of businesses. The adjacent caravan park is a sensitive receptor. New development could, however, be an opportunity to enhance local character and views from the caravan park. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

10. Modelling has identified that this site is within Flood Zone 3b (see map). Development other than minor alterations in these areas will require a flood risk assessment.

11. Access to the site is via an existing entrance. The access may require alteration, however, to cater for the size of vehicles envisaged including visibility improvements across site frontage. No specific capacity issues were identified at the time of assessment although further investigation may be required when a specific development is proposed. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Proposals must also ensure that there is sufficient area for any special loading/unloading requirements and onsite staff parking. Pre-application discussions with the Highway Authority are encouraged.
12. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- 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 of waste generation and disposal to land. It may have minor positive effect on employment opportunities and developing and maintaining 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 risk and impact of flooding; causes of and our adaption to climate change; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
I/AS Tidy’s Industrial Estate / Mid Sussex Business Park, Ditchling Common

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development
Local Authority: Lewes District

Grid reference: TQ 340 182
Parish: Ditchling CP

Area: 7.59 ha
Electoral area: Chailey ED

Description

The Tidy Industrial Estate is located adjacent to Ditchling Common, a short distance to the east of Burgess Hill. There are four distinct areas of the industrial estate: 1) Mid-Sussex Business Park - A much newer area of the park with two-storey industrial sheds and offices with shallow pitched roofs and formalised car parking. This area occupies higher ground to the west of the estate and has a different character to the remainder of the estate: 2) The Tidy Industrial Estate - A mixture of older and newer single and two storey industrial units. There are a number of vehicle repair and engineering uses in this section of the estate 3) The Biffa Depot: 4) The Old Kiln Works Industrial Estate - located to the east of the site with a mixture of older one/two storey units and some very recently completed 2/3 storey units with their own self contained car parking/front yard areas.

There are a range of B1, B2 and B8 uses across the estate, although the older part of the industrial estate, located to the centre of the site, and some of the units in the Old Kiln Works, appear more suited to waste uses.

The estate is accessed from Folders Lane to the south which adjoins the B2112 a short distance to the west. Although predominant a rural location, there are a cluster of residential properties to the south east of the site and detached dwellings to the south and west.

Other Information

Part of site is an existing waste site: Environmental Tyres and Shredded Neat

Development Considerations

1. The South Downs National Park (SDNP) extends up to the Folders Lane and is separated from the site by woodland and Ditchling Common. Traffic accessing the site may affect the SDNP, however, this should be considered in the context of the existing industrial estate. Proposals should consider the visual impact of development on the character and setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation. High quality design and good landscape design is encouraged. Routing arrangements to limit vehicle movements approaching site through the Park may be appropriate.

2. There are a number of Ancient Woodland sites within 1km of the site with good connectivity via tree lines and hedgerows. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

3. Ditching Common SSSI is located immediately to the west of the site. It is noted for its meadow and heathland interest. Proposals should consider the potential for issues related to air quality and / or emissions.

4. There are BAP Habitats, BAP Species and protected species located on land adjacent to the site. Proposals should consider the potential for disturbance or harm to protected species and their core habitats.

5. There is a listed building approximately 50m south-east of the site. The Dales is a Grade II listed building. Proposals should assess the impact of development on the Listed Buildings. The proposed design should enhance the setting of the Listed Building.

6. The archaeological potential in regard to below ground remains is uncertain. Previous developments may have disturbed any archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

7. A number of footpaths run along the border of this site. There are views across the area from adjacent public rights of way. The views in from these are poor and the existing security fence oppressive. Development
of high quality design and good landscaping may provide opportunities to improve the setting as viewed from the footpaths.

8. There are neighbouring residential properties to the south and south east of the site. However, potential impacts will be considered in the context of existing use as an industrial estate. Units that are located closer to residential properties may require more investment in mitigation. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design and good landscape design is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

9. The existing industrial uses have an adverse impact on the local landscape character and visual amenity. New development could be an opportunity to enhance local character and setting. Proposals should consider the impact of development on the local landscape character. They should be of high quality design and use appropriate landscape treatment.

10. The adjacent public footpaths and Ditchling Country Park are sensitive receptors. However, new development could be an opportunity to enhance local character and views from the country park. Proposed development should identify and assess the potential effects of the development on the existing businesses and other nearby uses. Design should be of a high quality using appropriate landscape treatment. Where appropriate, suitable mitigation should be provided.

11. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

12. Access to the industrial estate is via a recently improved access and right turn lane onto Folders lane. There are known road network capacity issues through Ditchling. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements. Pre-application discussions with the Highway Authority are encouraged.

Opportunities

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Located on previously developed land;
- Located on land identified for industrial use;
- Opportunity for co-location of waste management facilities.

Sustainability Appraisal Summary

Development on this site is likely to have a positive effect on the minimisation of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining 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 on this site would not lead to likely significant effects on European sites.
I/AT Victoria Road Industrial Area, Portslade

Site Details

<table>
<thead>
<tr>
<th>Site type</th>
<th>Existing Industrial Estates Suitable for Waste Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grid reference</td>
<td>TQ 261 055</td>
</tr>
<tr>
<td>Area</td>
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</tr>
<tr>
<td>Local Authority</td>
<td>The City of Brighton and Hove (B)</td>
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<tr>
<td>Parish</td>
<td>Non-Civil Parish or Community</td>
</tr>
<tr>
<td>Electoral area</td>
<td>South Portslade Ward</td>
</tr>
</tbody>
</table>

Description

Spacious industrial area split into two parts either side of Victoria Road. Southern part has large units arranged and one vacant plot which could have potential for new development. Limited circulation space outside the units as most outside space occupied by a car park.

Other Information

Part of site allocated in Brighton and Hove City Council’s Local Plan 2005 (Adopted), Policy EM1 - VICTORIA ROAD INDUSTRIAL ESTATE

Development Considerations

1. The Benfield Valley Golf Course SNCI is located 130m east of the site. Proposals should consider the potential for issues relating to air quality/emissions. Where appropriate, suitable mitigation should be provided.

2. There is a Woodland habitat in the vicinity of the site. This is a BAP habitat. Proposed development should consider the potential for issues related to air...
quality and/or emissions which may affect the habitat. Where appropriate, suitable mitigation should be provided.

3. An Archaeological Notification Area (ANA) covers the northern part of the site. The ANA has been identified for its Woolwich Beds Prehistoric potential and Roman cemetery. In the 19th century the southern area of this site was a gravel quarry. Previous developments may have disturbed archaeological finds. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

4. The A293 or B2194 are subject of an Air Quality Management Area (AQMA). Vehicles accessing the site would need to pass through this AQMA. Proposals should consider the potential for issues relating to air quality, including those relating to vehicle movements, which may affect the AQMA. Operators may also wish to consider entering into routing agreements. Where appropriate, suitable mitigation should be provided.

5. The site is in a predominantly residential area, however there is unlikely to be any significant additional harm resulting from the use of an existing unit for waste management uses instead of other industrial activities. There is a vacant plot adjacent to the road, which faces a number of residential properties on the north side of Victoria Road. Should the vacant plot be developed, the design would need to be carefully considered to avoid an unacceptable effect on residential amenity. Good design could enhance the local townscape and residential amenity. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. High quality design, tree planting and screening is encouraged. Developers and operators are encouraged to pro-actively engage with the local community.

6. The wider area is predominantly residential area but an existing industrial estate, and few residential properties within very close proximity. Town hall to the east, railway line to the south. Proposed development should identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Where appropriate, suitable mitigation should be provided.

7. Modelling has identified that part of this site is at risk of surface water flooding (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

8. Site access arrangements will be a consideration in determining a planning application, and there may be road network capacity issues in the nearby area. The site has good access the A270 and A27 bypass to the west. Proposals should detail any proposed access arrangements and include an assessment of the expected number of vehicle movements.

9. Part of the site is within a Biodiversity Opportunity Area. Developers should consider incorporating opportunities to promote biodiversity into their developments.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, without mitigation, may have a negative effect on air quality and air pollution; and 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; 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 on this site would not lead to likely significant effects on European sites.
I/AU Woodingdean Industrial Estate, Brighton

Site Details

Site type: Existing Industrial Estates Suitable for Waste Development

Local Authority: The City of Brighton and Hove (B)

Grid reference: TQ 357 062

Parish: Non-Civil Parish or Community

Area: 3.90 ha

Electoral area: Woodingdean Ward

Description

This is a new, modern industrial estate with a mix of unit sizes. The majority of units are B1 uses and there is a science park on part of the site. The medium sized units to the south and south-east of the estate are most likely to have potential for waste management uses.

Reasonably good access to the A27 at Falmer.

Other Information

Site allocated in Brighton and Hove City Plan Part 1 (Submission), Policy CP3

Site allocated in Brighton and Hove City Council's Local Plan 2005 (Adopted), Policy EM1 - WOODINGDEAN INDUSTRIAL ESTATE

Development Constraints

1. The South Downs National Park borders the site to the north. The site itself is an existing industrial estate and the use of existing units for waste management is unlikely to have a materially different impact to other industrial uses. Proposals should consider the visual impact of development on the character and setting of the National Park and, where appropriate, undertake an assessment and provide appropriate mitigation. Routing arrangements to limit vehicle movements approaching site from the north through the Park may be appropriate.

2. Castle Hill SAC (European Designation) is located approximately 450m to the east of the site. While the site lies close to a European site, unless an Energy from Waste facility is proposed, the SAC is unlikely to be affected. Proposals for EfW would need to consider the potential effect of stack emissions (and potential air quality reductions).

3. Castle Hill NNR and SSSI is located 440m east of the site. It is noted for its breeding bird interest. Proposals should consider the potential for issues related to air quality and / or emissions issues and disturbance and / or predation to birds.

4. There are a number of Sites of Nature Conservation Interest within 1km of the site. This includes Bexhill Road, Woodingdean SNCI, Happy Valley SNCI, Woodingdean Cemetery SNCI, and Sheepcote Valley SNCI. The closest is Woodingdean SNCI which is located 410m east of the site. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

5. In the vicinity of the site there are a number of BAP Habitats including chalk grassland and Woodland. Proposals should consider the potential for issues relating to air quality and / or emissions. Where appropriate, suitable mitigation should be provided.

6. There is a public open space opposite site. Use of existing industrial units is not likely to have a materially different effect on the open space compared to other industrial units. However, redevelopment of part of site could offer potential enhancement by providing a buffer to SDNP and downland countryside. Proposals should consider the potential impact of development on the public open space. High quality design and landscaping is encouraged.

7. The industrial units on the estate face the back gardens of residential properties on Sandhurst Avenue. There is reasonably good screening. There is unlikely to be any significant additional harm resulting from the use of a unit for waste management uses instead of other industrial activities. Proposed development should identify and assess any potential effects on the amenity of residents and where appropriate specify suitable mitigation. Redevelopment could offer potential enhancement with buffer to SDNP and downland countryside.

8. The existing landscape character is mixed light industrial and high quality offices. Use of existing units would have a neutral effect on the townscape. A well designed new facility would also be in keeping with character. Redevelopment could offer potential enhancement with buffer to SDNP and downland countryside.

9. The industrial estate is home to a number of businesses including offices. Waste management uses would be more appropriately located away from B1 uses and the science park. Proposed development should
identify and assess the potential effects of the development on the existing businesses, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

10. Part of the site is within Ground Water Protection Zone 3. Proposals should consider the potential for issues relating to drainage, water quality and / or leachate and, where appropriate, provide suitable mitigation.

11. This site accesses are from the north B2123 (Falmer Road) and west (Warren Road). There may be road network capacity issues in the wider network. Proposals should detail any proposed access arrangements and include an assessment of the expected number and expected routing of vehicle movements.

12. A Biodiversity Opportunity Area is adjacent to the site. Developers may wish to consider opportunities to promote biodiversity.

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 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 of waste generation and disposal to land; and causes of and our adaption to climate change. It may a have minor positive effect on employment opportunities and developing and maintaining 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities, or operations generating significant amount of dust.
I/AV Woodland Centre, Whitesmith / Chiddingly

**Site Details**

**Site type:** Existing Industrial Estates Suitable for Waste Development  
**Local Authority:** Wealden District  
**Grid reference:** TQ 531 134  
**Parish:** Chiddingly CP  
**Area:** 3.06 ha  
**Electoral area:** Alfriston, East Hoathly and Hellingly ED

**Description**

The Woodlands site comprises the Woodlands Composting Centre (a major waste composting facility), a number of medium sized business units and yard area. As a site it is located within the countryside, and is well screened. Access is from the A22.

**Other Information**

Part of site is an existing waste site: Woodland Centre, Chiddingley

**Development Considerations**

1. There are a number of small **Ancient Woodland** sites within 1km of the site; the closest is adjacent to the east of the site. Proposals should consider the potential for issues relating to air quality and/or emissions, litter, and direct impacts. A minimum buffer of 15m will be required between any development and the Ancient Woodland. Where appropriate, suitable mitigation should be provided.

2. **Burgh Hill Farm Meadow SSSI** is located 740m south-east of the site. It has good connectivity to the site. Proposed development should consider the
potential for any air quality and/or emission issues. Where appropriate, suitable mitigation should be provided.

3. **Kiln Wood SNCI** (Ancient Woodland site) is located 160m south of the site. The SNCI has good connectivity to habitat on site. Proposals should consider the potential for issues relating to air quality and/or emissions, and potential for water quality and/or leachate. Where appropriate, suitable mitigation should be provided.

4. In the vicinity of the site there are a number of **BAP Habitats** including Ancient Woodland and woodland. Records also indicate the nearby presence of **BAP Species** and/or **protected species** Common lizard, Grass snake, Slow worm and Dormouse. Proposals should consider the potential for issues related to air quality and/or emissions, litter, water quality and/or leachate and the potential for harm to protected species and their core habitats. Where appropriate, suitable mitigation should be provided.

5. There is **archaeological potential** with regard to above and below ground remains. The site itself is located on the South facing slope. Remains are likely to be prehistoric to recent. During the 19th century the site was the site of a barn surrounded by fields and it is now in light industrial use. Proposals should be accompanied by an assessment detailing the significance of identified heritage assets and the potential for archaeological interest as well as an assessment of the likely impact of the proposed development on the significance of the heritage assets identified. The proposals will set out approaches to avoid, minimise and mitigate impacts in ways that meet the objectives of the NPPF (for example by preservation in situ), look for opportunities to better reveal or enhance significance and where necessary offset negative impacts through recording, disseminating and archiving information about the archaeological and historical interest of the heritage assets affected.

6. A small number of houses are located a short distance from this site. Proposed development should identify and assess any potential effects on the **amenity of residents** and where appropriate specify suitable mitigation. Developers and operators are encouraged to pro-actively engage with the local community.

7. The site is home to a number of businesses. Proposed development should identify and assess the potential effects of the development on the **existing businesses**, and other nearby uses. Design should be of a high quality using appropriate landscape treatment. The existing trees and hedges should be retained and managed. Where appropriate, suitable mitigation should be provided.

8. Modelling has identified that part of this site is at risk of **surface water flooding** (see map). Development other than minor alterations in these areas may require a surface water flood risk assessment.

9. A right turn lane onto A22 from the site already exists. Proposals should include information relating to the number of vehicles proposed to use the right turn and the capacity of right turn to allow assessment of **road junction capacity**. Pre-application discussions with the Highway Authority are encouraged.

**Opportunities**

The following opportunities may be present at this site:

- Potential to connect to national grid connection;
- Opportunity for co-location of waste management facilities;
- 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 of waste generation and disposal to land. It may have a minor positive effect on employment opportunities and developing and maintaining a skilled workforce. Development on this site, 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; causes of and our adaption to climate change; 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 on this site would not lead to likely significant effects on European sites, subject to them not being delivered as EFW facilities.
Glossary

**Air Quality Management Area (AQMA)** - An area identified as suffering from poor air quality.

**Allocation** - 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.

**Ancient Woodland** - wooded area that has been wooded continuously since at least 1600 AD.

**Archaeological Notification Areas** - An area identified as being known to potentially contain archaeology of interest.

**Area of Opportunity** - 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, existing waste management facilities within these location are safeguarded.

**Area of Outstanding Natural Beauty (AONB)** - area with a statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty.

**Area of Search** - a broad geographic area within which a site, on which a waste management facility could be developed, could be found which is more likely to be acceptable than a site which is identified outside of the area.

**BAP Habitat** - habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Further information can be found on the DERFA website.

**BAP Species** - species identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Further information can be found on the DERFA website.

**Built waste facilities** - There are waste management facilities that treat or transfer (bulk up) waste rather than landfill it. Treatment includes recycling or other recovery, the most common kinds of built waste facilities involve Materials Recovery (screening and sorting), stockpiling materials, Anaerobic Digestion, Mechanical Biological Treatment or Energy Recovery Facilities. The size and scale, and therefore the appearance, of buildings housing waste management facilities varies depending on the type of facility and the quantity of waste being managed.

**Call for Sites** - where a council or authority asks for landowners, developers or any other interested parties to submit a site to be considered for inclusion in a Local Plan.

**Commercial and Industrial waste (C&I)** - waste produced by business and commerce, and includes waste from restaurants, offices, retail and wholesale businesses, and manufacturing industries.

**Composting** - the breaking down of organic matter aerobically (in presence of oxygen) into a stable material that can be used as a fertiliser or soil conditioner.

**Construction, Demolition and Excavation waste (CDEW)** - Waste arising from the construction and demolition of buildings and infrastructure. Materials arising in each of the three streams (i.e. Construction; Demolition; Excavation) are substantially different: construction waste being composed of mixed non inert materials e.g. timber off cuts, plasterboard, metal banding, plastic packaging; demolition waste being primarily hard materials with some non inert content e.g. bricks, mortar, reinforced concrete; and excavation waste being almost solely soft inert material e.g. soil and stones.

**DEFRA Noise Priority Area** - an area of high noise (audible) emissions. These are designated under the Environmental Noise (England) Regulations 2006.

**Energy from Waste (EfW) Facility** - A facility which undertakes energy recovery, see below.

**Energy recovery** - covers a number of established and emerging technologies, though most energy recovery is through incineration technologies. Many wastes are combustible, with relatively high calorific values - this energy can be recovered through processes such as incineration with electricity generation, gasification or pyrolysis.
Flood Zone - Areas identified to be at risk of coastal and fulvial flooding. Further information can be found on the Environment Agency website.

Greenfield site - site previously unaffected by built development.

Ground Water - water held in water-bearing rocks, in pores and fissures underground.

Ground Water Protection Zone - Designation identified to protect ground water sources. Further information can be found on the Environment Agency website.

Hazardous waste - waste that may be hazardous to humans and that requires specific and separate provision for dealing with it.

In-vessel Composting - is a form of composting biodegradable waste that occurs in enclosed containers. These generally consist of metal tanks or concrete bunkers in which air flow and temperature can be controlled.

Incineration - burning of waste at high temperatures under controlled conditions. This results in a reduction bulk and may involve energy reclamation. Produces a burnt residue or ‘bottom ash’ whilst the chemical treatment of emissions from the burning of the waste produces smaller amounts of ‘fly ash’.


Local Authority Collected Waste (LACW) - formally known as Municipal Solid Waste (MSW), waste that is collected by a waste collection authority. The majority is household waste, but also includes waste from municipal parks and gardens, beach cleansing, cleared fly-tipped materials and some commercial waste.

Local Development Scheme - the programme for the preparation of a planning authority's Development Plan Documents.

Local Geological Site (LGS) - an area identified for its local geological interest.

Local Nature Reserve (LNR) - an area designated under the National Parks and Access to the Countryside Act 1949 (as amended) for its nature conservation interest.

Localism Act - Received Royal Assent on 15 November 2011. The Act shifts power from central government back into the hands of individuals, communities and councils. The Act proposes changes to the planning system.

Marine aggregates - aggregates sourced by dredging from the sea bed.

Marine borne material - minerals imported by sea from other areas.

Marine Conservation Zone (MCZ) - designated under the Marine and Coastal Access Act 2009 these protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

Mineral Consultation Areas - areas of potential mineral resource where district and borough planning authorities should notify the County Council if applications for development come forward. This should prevent mineral resource being lost (‘sterilised’).

Mineral Safeguarding Areas - areas of known mineral resource that are of sufficient economic or conservation value (such as building stones) to warrant protection for the future.

Mineral Local Plan (1999) - a statutory development plan that includes saved policies in relation to minerals within the minerals planning authority (unitary or county council).

Minerals Planning Authority - the planning authority responsible for planning control of minerals development.

Mitigation measures - actions to prevent, avoid, or minimise the actual or potential adverse affects of a development, plan, or policy.

Municipal Solid Waste (MSW) - See entry for 'Local Authority Collected Waste (LACW)'.

Non-inert waste - Waste that is potentially biodegradable or may undergo any significant physical, chemical or biological change when deposited at a landfill site. Sometimes referred to as 'non-hazardous waste'.
Plan Area - The geographical area covered by this Plan.

Primary aggregates - naturally-occurring mineral deposits that are used for the first time.

Potential to connect to major heat users - Certain waste technologies can produce heat which can be used in local heat networks. Major heat users include large civic buildings such as hospitals, universities and leisure centres. It also includes residential areas. Heat can travel by pipe for several kilometres and still be usable, the facilities need not be adjacent to the site. However, establishing a new pipe network can be expensive.

Protected Species - animals and birds protected under the Wildlife and Countryside Act 1981. Further information can be found on the DERFA website.

Proximity - This indicates that a potential facility may have an impact on a constraint. It may be adjacent to the site, or it may be up to several kilometres away. It depends on the sensitivity of the constraint. For example, a large number of traffic movements through and international designation may identify the designation as a constraint.

Ramsar Site - An international wetland designation identified under the Ramsar Convention.

Recovery - obtain value from wastes through one of the following means recycling, composting or energy recovery.

Recycled aggregates - are derived from reprocessing waste arisings from construction and demolition activities (concrete, bricks, tiles), highway maintenance (asphalt planings), excavation and utility operations. Examples include recycled concrete from construction and demolition waste material, spent rail ballast, and recycled asphalt.

Recycling - the processing of waste materials into new products to prevent waste of potentially useful resources. This activity can include the physical sorting of waste which involves separating out certain materials from mixed waste.

Recovery - 'Recovery' refers to waste treatment processes such as anaerobic digestion, energy recovery via direct combustion, gasification, pyrolysis or other technologies. These processes can recover value from waste, for instance by recovering energy or compost, in addition they can reduce the mass of the waste and stabilise it prior to disposal. The definition of recovery set out in the EU Waste Framework Directive applies which states: " 'recovery' means any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy."

Registered Battlefield - A known location of a historic battlefield. Area will have archaeological interest. Further information can be found Historic England website.

Registered Country Park - designate under the Countryside Act 1968 for their recreation and leisure opportunities close to population centres. They do not necessarily have any nature conservation importance.

Registered Parks and Gardens - gardens, grounds and other planned open spaces which should be protected. The impact of development on the setting of these locations is a material consideration. Further information can be found on Historic England website.

Residual waste - refers to the material that remains after the process of waste treatment has taken place, that cannot practicably be recycled, composted or recovered any further.

Restoration - methods by which the land is returned to a condition suitable for an agreed after-use following the completion of waste or minerals operations.

Right of Way (ROW) - rights of way as identified on the definitive map.

Scheduled Monument - Nationally important archaeological sites, scheduled under the Ancient Monuments and Archaeological Areas Act of 1979. Further information can be found on Historic England website.

Secondary aggregates - recycled material that can be used in place of primary aggregates. Usually a by-product of other industrial processes. Examples include blast furnace slag, steel slag, pulverised-fuel ash (PFA), incinerator bottom ash, furnace bottom ash, recycled glass, slate aggregate, china clay sand, colliery spoil.

Sewage sludge - the semi-solid or liquid residue removed during the treatment of waste water.
Site of Nature Conservation Interest (SNCI) - an area identified for its local nature conservation interest.

Site of Special Scientific Interest (SSSI) - areas designated in England under the Wildlife and Countryside Act 1981 (as amended) for their wildlife and / or geology interest.

Sites Plan - See Waste and Minerals Sites Plan.

Special Areas of Conservation (SAC) - designated under the Habitats Directive. These sites, together with Special Protection Areas, are called Natura sites and they are internationally important for threatened habitats and species.

Special Protection Areas (SPA) - designated under the Habitats Directive. These sites, together with Special Areas of Conservation, are called Natura sites and they are internationally important for threatened habitats and species.

Statutory consultee - Organisations with which the local planning authority must consult with on the preparation of plans or in determining a planning application. Include the Environment Agency, Natural England and English Heritage.

Surface Water Flood Zone - Areas identified to be at risk of surface water flooding. Further information can be found on the Environment Agency website.

Sustainability Appraisal - a tool for appraising policies to ensure they reflect sustainable development objectives. The Planning and Compulsory Purchase Act requires a sustainability appraisal to be undertaken for all development plan documents.

Sustainable development - various definitions, but in its broadest sense it is about ensuring well-being and quality of life for everyone, now and for generations to come, by meeting social and environmental as well as economic needs.

Transfer station - facility where waste is bulked up before being transported to another facility for further processing.

Waste and Minerals Local Plan (WMLP) - term used to describe the suite of Plan Documents and other items prepared by Waste and Minerals Planning Authorities, that outline the planning strategy for waste and minerals for the local area.

Waste and Minerals Plan (WMP) - the plan that sets out the long-term spatial vision for the area and the strategic policies to deliver that vision.

Waste and Minerals Sites Plan (WMSP) - the plan that details specific sites where waste and minerals development is preferred.

Waste Collection Authority - district or unitary authority that has a duty to collect household waste.

Waste Disposal Authority - local county or unitary authority responsible for managing the waste collected by the collection authorities, and the provision of household waste recycling centres.

Waste Planning Authority - county or unitary council planning authority responsible for planning control of waste management facilities.

Waste Local Plan (2006) - a statutory document that includes saved land-use policies in relation to the allocation of land for the management and disposal of waste within the Plan Area.

Waste water - the water and solids from a community that flow to a sewage treatment plant operated by a water company.