

East Sussex County Council and Brighton & Hove City Council

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# **Waste and Minerals Development Framework – Core Strategy**

## **Strategic Waste Recovery Facility and Land Disposal Area Identification Study: Draft Report**

### **Appendix A**

October 2009



## Revision Schedule

### **Strategic Waste Recovery Facility and Land Disposal Area Identification Study: Draft Report Appendix A October 2009**

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	October 2009	1 <sup>st</sup> Draft	<b>Tom Horne</b> Planning Consultant	<b>Andrew Wooddisse</b> Associate	<b>Andrew Wooddisse</b> Associate

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# Appendix A – Strategic Waste Recovery Facilities

## Appendix A1 – Policy Review to Inform AoS

	Policy Documents			
AoS Parameter	National <ul style="list-style-type: none"> <li>- Landfill Directive</li> <li>- Environment Agency RGN3<sup>1</sup></li> <li>- PPS10 (and companion guide)</li> </ul>	Regional - South East Plan	Local (Issues and options consultation document)	ESCC SA (October 2008) of the Issues and Options Consultation
<b>Strategic Waste Recovery Facilities</b>				
<p>Within 500m of settlements with population over 5000, including the main urbanised areas in ESCC.</p> <p>At least 500m from all settlements with a population over 1000 but less than 5000</p>	<p>Waste planning authorities should help secure the recovery or disposal of waste without endangering human health and without harming the environment, and to enable waste to be disposed of in one of the nearest appropriate installations. (PPS10)</p> <p>j) Noise and vibration – the proximity of sensitive receptors. The operation of large waste management facilities in particular can produce noise both inside and outside buildings.</p>	<p>Policy W5 (SoS Proposed Changes) “Sites should generally be located in or near to urban areas, close to the main sources of waste, although a range of facilities will also be needed to serve rural areas.”</p> <p>Policy W7 (SoS Proposed Changes) Many facilities will need to be developed close to the source of waste and will therefore generally be close to urban areas.</p>	<p>Revised Issue and Options – option W4a</p> <p>Combination of Option W4b, W4c and W4d.</p>	<p>Locating facilities in the main urban settlements includes areas with the highest health deprivation (IMD 2007) in the plan area.</p> <p>Locating away from settlements with a population greater than 1000 will reduce the level of community interaction, disruption and potential exposure to certain human health pathways. Adverse impacts would potentially affect less people and be focused away from areas of poorer air quality.</p> <p>Facilities linked to towns and settlements perform more positively on issues of access, transport, energy and economy.</p>

<sup>1</sup> Environment Agency Regulatory Guidance note 3 (version 4.0, Dec 2002) Groundwater protection: Locational Aspects of landfills in Planning Consultation Responses & Permitting Decisions

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AoS Parameter	National <ul style="list-style-type: none"> <li>- Landfill Directive</li> <li>- Environment Agency RGN3<sup>1</sup></li> <li>- PPS10 (and companion guide)</li> </ul>	Regional - South East Plan	Local (Issues and options consultation document)	ESCC SA (October 2008) of the Issues and Options Consultation
		Development in the countryside, particularly the urban fringe and where there are rural waste management needs, will also be required and may represent the most appropriate location for certain activities, such as composting.		<p>Linking to settlements and towns would provide greater opportunities for modal shift (with regard to transportation), integrating waste management activities and reducing transportation of waste. More opportunity to maximise the potential and use of low carbon technologies (CHP) and, to link with related activities including supporting infrastructure and new waste business.</p> <p>Linking to areas where waste is generated provides greater potential for services and facilities to be accessible.</p> <p>There is a slight risk that not enough sites will be identified under W4a, however numbers are small. It will depend on the site identification work and the precise size thresholds and operational requirements of facilities to decide whether this is a realistic option.</p>
Within 1km of an A	"... consider the capacity of	Policy W17 "good	Overarching	Facilities linked to towns and

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road and/ or within 500m of railway	existing and potential transport infrastructure to support the sustainable movement of waste ... seeking when practicable and beneficial to use modes other than road transport.” (para 21 PPS10)	transport connections”	requirement of Issue W4.  Policy WL4 Proposals which will enable waste to be carried on the rail network or by water will be permitted, subject to other policies of the Plan where relevant, and where it is demonstrated that this would achieve overall environmental benefits.	settlements perform more positively on issues of access and transport  Accessibility to facilities will be reduced due to AONB designations, particularly in the northern areas of the district.
Exclude 'valued environment'	PPS10 Annex E – c) – visual intrusion considerations will include (ii) the need to protect landscapes of national importance (national parks, AONB and heritage Coasts). d) nature conservation – considerations will include		Overarching issue for all W4 options.	Assumes that all options avoid locations that directly impact on specified designated environments.  To note: the site section work including mapping of constraints needs to take into account the proposed future changes to

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	<p>any adverse effect on a site of international importance for nature conservation (SPA, SAC, RAMSAR Sites) or national designations (SSSI, NNR)</p> <p>(e) historic environment and built heritage – any adverse effect of a site of international importance (WHS) or a site or building with a nationally recognised designation (SAM, CA, LB, RHB and RPG).</p>			historical designations. Listed, scheduled and registered sites may be replaced with a single Heritage Register which could be implemented in 2010. The amount of sites on this new register is likely to be greater than those currently designated.
Exclude areas at risk of flooding (and major aquifer for land disposal)	<p>PPS10 Annex E – (a) - protection of water resources – consideration will include the proximity of vulnerable surface and groundwater. The suitability of locations subject to flooding will also need particular care.</p> <p>The Landfill Directive requires consideration of proximity to waterways and</p>		<p>W6a, W6c</p> <p>The inspectors Report into the Waste Local plan states floodplains should be avoided, and instead remain as areas to cater for floodwater.</p>	It is understood that the greatest flood risk occurs in the main urban settlements.

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	surface water bodies and consideration of site conditions – geological conditions, flood & subsidence zones, hydrological conditions			
Exclude areas of unstable land	PPS10 Annex E – (b) land instability - locations and or the environs of locations, that are liable to be affected by land instability will not normally be suitable for waste management facilities.			

## Appendix A2 – Screened Long-List

### Long list of sites – SWRFs: Screening Evaluation List

This list records all sites that meet the preferred locational criteria and the sites considered during the waste local plan preparation, examination and adopted waste sites.

A site screening exercise was undertaken to remove from the long list sites that have no realistic prospect of being developed for waste management uses, and therefore have a significant degree of uncertainty regarding deliverability. All long list sites were screened against criteria designed to evaluate whether the planning status was incompatible with waste uses, whether there were insurmountable physical constraints, or whether there was no available land or buildings. The screening questions, criteria and justification are summarised below.

Criteria Assessment	Screening Question	Screening Criteria	Justification
1	Is the planning status inappropriate?	<ul style="list-style-type: none"> <li>Planning permission granted for a land use not compatible with waste management</li> <li>Advanced pre-application discussions relating to an application for non-waste or industrial use and/or development plan policy status incompatible with waste/industrial use, and/or very strong objection from local authority.</li> </ul>	<p>Waste use not compatible with planning policy / very strong planning policy objection to waste development.</p> <p>Unacceptable degree of uncertainty regarding deliverability of the site. Other options should be considered first.</p>
2	Has a Local Authority commented that the site is categorically inappropriate due to physical constraints?	<ul style="list-style-type: none"> <li>Access routes and arrangements</li> <li>Other physical constraints</li> </ul>	<p>Site unsuitable for use as a strategic waste facility due to physical constraints, particularly those restricting access by large number of HGVs.</p> <p>Unacceptable degree of uncertainty regarding deliverability of the site. Other options should be considered first.</p>
3	Only industrial estates / business parks meeting the following criteria will be considered:	<ul style="list-style-type: none"> <li>Vacant plot of 1ha+</li> <li>Vacant single or large units on 1ha+ plot</li> </ul>	<p>ESCC and BHCC property officers confirmed there is a very strong demand for business/industrial premises throughout the core strategy area. Officers considered that it is extremely unlikely that a 1ha+ site for a waste use could be assembled from turnover of smaller industrial estate units and that currently occupied large units are unlikely to become available for waste management uses.</p> <p>Unacceptable degree of uncertainty regarding deliverability of the site. Other options should be considered first.</p>

Sites failing the screening tests (and therefore excluded from the screened long list) are greyed out in the evaluation table below. The screening evaluation results were uncertain for a number of sites and in these cases the sites were retained on the screened long list, but require further investigation. The numbers in the 'Criteria Assessment' column correspond to the screening criteria in the table above, and any additional reasoning behind the decision to screen-out these sites is included in the 'Reasoning' column.

The inclusion of sites in the screened long list does not represent any preference or determine whether a site should be allocated in the waste and minerals development framework for waste development. The screened long list is simply an initial indication of whether sites included might be suitable in principle for a built strategic waste recovery facility and it identifies some of the key constraints which might affect delivery of a facility on the site, in the event that it is later allocated in a Waste Sites document.

**SITES WITHIN THE AoS**

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
94	Sussex House Industrial Area	E277 N058	1	Brighton & Hove	Local Authority local Plan designation (EM1) (CP16 <sup>2</sup> (1))	Industrial Area Small managed starter units and workshops	Short distance to A293 offering good access to A27. Surrounding area is predominantly residential.  BHCC confirm units are currently well used. Waste uses would be difficult due to size of units	3	Lack of availability
107	School Road Industrial Area	E276 N056	1.2	Brighton & Hove	Local Authority local Plan designation (EM1) (CP16 (1))	Managed starter units, general industrial/ business units	Access is identified as difficult for larger vehicles to the A27. The estate is a mix of office and light industrial/workshop units. Most units currently in use.  Site is close to school and residential area and part of a wider regeneration area.	3	Lack of availability
111	Centenary Industrial Estate	E318 N059	1.3	Brighton & Hove	Local Authority local Plan designation (EM1) (CP16 (1)) DA2	Industrial/ business	Located north of the city in a mainly residential area with school close by. Short distance from the A270 which links to the A27. In 2006 it was fully owned/let with no vacancies. Currently well used  Close to Hollingdean MRF/WTS	3	Lack of availability
55 WLP	Bell Tower & Roedean Road (former Gasworks)	E336 N035	1.5	Brighton & Hove	Local Authority local Plan designation (EM1) (CP16 (1)) HO1 adjacent in the south.  Also identified in the emerging Brighton Marina SPD and within the Strategic Development Area of Brighton Marina and Black Rock (DA2) of emerging Core Strategy	Starter and growth units including vehicle workshops. Gas holder.	Bell tower has light industrial uses. Some units were vacant in 2006.  Ideally the council is looking for mixed use across the whole site. There has been various interest from developers, although most not in conformity with local plan policies  The site has a complicated history, with several landowners and also proposals for that site are limited by the remaining presence of the gas holder onsite which precludes certain uses. Contamination.  WLP Inspector comments: "The Councils' response refers to difficulties in vehicular access, proximity to residential development, the restricted size of site, and visual impact, including effect on Kempton Conservation. I find these arguments unconvincing given the urgent need to provide adequate capacity for Brighton's waste arisings. Any traffic generation has to be compared, as at other sites, with that which would be generated by other forms of employment development, and take account of waste-related traffic arising in the area anyway. It seems to me that access to this site is reasonable by the standards of an urban area. The size of site and proximity to residential development (including that proposed in the Local Plan) would constrain the size and type of facility (for example it would seem to rule out most forms of thermal treatment), but it might be possible to accommodate materials recycling, composting, anaerobic digestion and/or mechanical-biological treatment, perhaps on a modular basis. I think it unlikely that such development, suitably designed, would have a material impact on the nearby conservation area, compared with other forms of employment development."		

<sup>2</sup> CP16 = Emerging Core Strategy Policy

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
106	English Close Industrial Area	E276 N059	1.7	Brighton & Hove	Local Authority Local Plan designation EM1 (CP16 (1)) DA2	Industrial/ business use	The site has reasonably good road infrastructure, good access to the A27 via the A293. Residential estates lie to the north. Mixed site of new B1 3 storey units and older (1970s) industrial units. Units currently well used	3	Lack of availability
98	Home Farm Industrial Estate	E327 N072	2.3	Brighton & Hove	Local Authority Local Plan designation EM1 (CP16 (1)) DA2	Industrial/ business use	Currently well used Good access and not adjacent to residential areas. Currently well used Relatively large units	3	Lack of availability
108	Newtown Road Industrial Area	E287 N058	2.4	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1)) DA6	Industrial/ business use	Comprises around 14 mainly industrial buildings, majority of which are relatively modern, and fit for current purpose. Located in the centre of Hove.  Goldstone Retail Park close by, traffic may conflict. Also close to residential area. Would be difficult to find a site 1ha. Many different landowners in this area. Developer proposals for mixed used development, including residential on adjoining Sackville Trading estate (June 09).  Adjoins Sackville coalyard (WLP allocation)	3	Lack of suitably sized plot
100	Portland Road Business Park	E268 N056	2.75	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1))	Industrial/ business use and limited warehousing	Currently well used, includes retail. Located in a predominantly residential area. Predominantly business and small industrial use. There is potential for the western half of the site to offer redevelopment opportunities in the future to medium sized industrial and business units. Site not likely to be large enough unless the whole estate became available at the same time.	3	Lack of suitably sized plot
89	Conway Street Industrial Area	E287 N055	2.8	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1)) DA6	Industrial/business uses and managed units, automotive industry and bus depot	Currently well used, smaller units and in middle of residential area. May be access problems due to low railway bridge (HGVs would have to pass under).	3	Lack of availability
109	Freshfield Road Business Park	E323 N042	3.1	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1)) DA5	Industrial/business uses and managed starter units	Currently well used. Small units so several would need to become available at same time to accommodate 1ha. Proximity to Circus Street Municipal Market SPD/masterplan area.  Located to the East of the city in Kemp Town. Located in a predominantly residential area. The estate provides a mix of trade counter and industrial premises. The site is a freehold owned by B&H Council however subject to a long term leasehold.	3	Lack of availability
96	Brighton General Hospital	E328 N052	3.16	Brighton & Hove	Local Authority Local Plan designation	Mixed uses – general industrial uses and/or medical uses including veterinary hospital, some housing	Site already developed for mixed use and residential so not suitable for waste uses.	2	Site developed for mixed use and residential.

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
90	Victoria Road Industrial Area	E261 N056	3.3	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1)) DA7	Industrial/ business use	<p>Access to the A27 via the A293 is good. Reasonable access to estate via Victoria Road. Below level of main road which could help mitigate amenity impacts, although it is opposite public park. Site was redeveloped to incorporate light industrial and storage and distribution units.</p> <p>Currently well used including lots of car showrooms. Close to railway line – possible rail link Owned by Thread Needle pension fund. Site has outline permission <b>BH2007/01721</b> for an additional car showroom and employment uses (B1/B2/B8) and to reconfigure the estate. BHCC comment that should the permission expire without being implemented then waste uses could potentially be compatible.</p>	1 & 3	Extant planning permission for inappropriate use and a lack of availability.
150 WLP	Hollingdean Industrial Estate	E317 N060	3.4	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1))	Materials Recovery Facility/transfer station, general B2 uses, small car repair workshops and managed starter units	<p>Access affected by narrow pinch point through a tunnel, under an over ground railway line. Area surrounded by residential. Current waste use on site (MRF/WTS). Planning permission for up to 160,000 tpa. Also meat market on site. BHCC own the site. No vacant plot.</p> <p>Inspector: Issues – “Issues</p> <ul style="list-style-type: none"> <li>• Effect on residential amenity.</li> <li>• Effect on traffic levels and safety; proximity to schools.</li> <li>• Risk of noise, pollution and other environmental impacts.</li> <li>• Range of waste management uses.</li> </ul> <p>I conclude that this site has good potential for a range of waste management uses. It occupies a central location, has a reasonable means of access for such a location, and contains existing uses of a similar nature.”</p>	Criteria assessment unclear (3?) Retain on screened long-list.	Availability unclear.
97	Village Way North, Falmer	E350 N086	3.6	Brighton & Hove	Local Authority local Plan designation EM2		<p>Planning permission granted for stadium and work has commenced onsite. EM20 specifies B1 research and development or D1 university uses. University and related employment use are Council policy priorities should there be any vacant plots .</p>	1	Extant planning permission for inappropriate use.
95	Moulsecomb & Fairways Industrial Estate	E335 N077	3.46	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1))	Industrial/ business uses and managed starter units. Already waste uses there (C&D recycling).	<p>Good access just off the A270 Lewes Road close to the A27. Surrounded by residential. The eastern section is the Fairway trading Estate containing modern light industrial and warehouse units. It is fully occupied (in 2006).</p> <p>Part of the site (at the junction of Moulsecomb way and Lewes road comprises a waste recycling unit (C&amp;D recycling).. Residential nearby.</p>	3	Lack of availability
92 WLP	Woodingdean Industrial Estate	E358 N062	3.9	Brighton & Hove	Local Authority local Plan designation (CP16 (1))	Industrial/business uses and managed starter units, high technology uses	<p>Located on edge of Woodingdeane village. It has reasonably good access to the A27 at Falmer. The site is predominantly office use with a number of small light industrial units. The site has been recently redeveloped to provide this new office and light industrial units with several more applications in the last 12months. Currently well used, mostly B1 and unlikely to be available.</p>	3	Lack of availability
91 WLP	Hyde Business Park, Bevendean	E359 N060	4.3	Brighton & Hove	Local Authority local Plan designation	Industrial and light industrial	<p>Currently well used. Already waste uses there (recycling/shredding) Access is through residential area (approx</p>	3	Lack of availability

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
					(CP16 (1))	and business uses	1 mile) and residential uses very close by.		
105	Hove Technology Park, St Joseph's Close	E282 N058	4.6	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1))	High-tech, managed starter units and civic amenity site	Currently well used, fully developed modern industrial units. Unlikely to get vacancies. Already a HWRS (and temporary transfer station) Identified in the emerging Core Strategy for High-tech uses but no room for expansion. BHCC freehold of whole estate	3	Lack of availability
93	Falmer Business Park	E342 N084	6.5	Brighton & Hove	Local Authority local Plan designation EM2 & NC6 NC7 (AONB and Countryside)	High-tech and office business uses	Policy EM2 allocates sites for high-tech business uses or general office uses, Use Classes B1 (a) and (b) (offices R&D) and small scale B1(c) (light industry) and B2 (general industry) uses. In the longer term R&D uses increasingly seeking more central locations in the city so it may become available for other employment uses classes.	Criteria assessment unclear (1?) Retain on screened long-list.	Council comments indicate policy incompatibility could be overcome.
88 WLP	Brighton Station Site	E311 N052	6.9	Brighton & Hove	Local Authority local Plan designation EM2 site (mixed use) EM9	Currently mostly B1	Allocated in emerging Core Strategy, New England Street Business Area CP16 (1), DA4  New England Quarter CP16 (2)  Currently B1 use and residential. Site now almost entirely redeveloped for high quality housing/offices as identified in the Employment Land Study as essential location for offices. No vacant plots and industrial waste uses would not be compatible.  WLP Inspector's comment: "This is just the kind of site where waste management should be considered as part of the essential infrastructure of major development."  EM9 allocates land for mixed uses, as specified in the policy table. Strategic waste management use not compatible with EM9.	1	Incompatible with policy
110 WLP	Hollingbury Industrial Estate	E322 N091	9.9	Brighton & Hove	Local Authority local Plan designation EM1 (CP16 (1))	General business uses, including managed industrial starter units.	Currently well used Close proximity to the dual carriage way A27 linking to the A23/M23.  Residential to the south and a large ASDA store. No vacant plot.  WLP Inspector's comments: Appropriate uses might include materials recycling, composting, mechanical-biological treatment or anaerobic digestion. Even if it is not a first choice location for such uses, it could provide a valuable second option in the event of other locations not coming forward, thus adding to the robustness and flexibility of the Plan. If the facility were one which permitted public access, the proximity to the supermarket would be an advantage. A good standard of design would be needed to reflect that of the business estate as a whole, under policy WLP39. For these reasons I conclude that this site should be identified and safeguarded as a possible location for waste management"	Criteria assessment unclear (3?) Retain on screened long-list	Possible lack of availability

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
							BHCC comments that waste uses could be very compatible in terms of appearance of buildings, types of industrial uses, and good access.		
81	125-163 Preston road	E307 N058	1.96	Brighton & Hove	Local Authority Local Plan EM2 DA4		Allocated for B1 hi-tech uses. Also now being reconsidered for mixed use/residential.  Policy EM2 allocates sites for high-tech business uses or general office uses, Use Classes B1 (a) and (b) (offices R&D) and small scale B1(c) (light industry) and B2 (general industry) uses.	1	Incompatible with policy
99	Amex House and Adjacent land	E316 N042	1.74	Brighton & Hove	Local Authority Local Plan EM2		Policy EM2 allocates sites for high-tech business uses or general office uses, Use Classes B1 (a) and (b) (offices R&D) and small scale B1(c) (light industry) and B2 (general industry) uses.  Edward Street Quarter SPD for the site and surrounding area. The aim being "The redevelopment of Edward Street Quarter will form part of a wider regeneration scheme addressing current townscape problems in both the site and the surrounding area. This concerns the existing limited permeability through the site and lack of active edges."  BHCC comment that access/traffic likely to be a problem as the site is in centre of city.  Current planning application from Amex awaiting determination, to redevelop and improve the offices so site extremely unlikely to become available.	1	Current planning permission for B1 uses awaiting determination
103	Alliance House	E287 N063	3.29	Brighton & Hove	Local Authority Local Plan EM2		Has now been developed as 'City Park' development (residential and offices)	1	Inappropriate use.
87 WLP	Ivyhouse Lane	E830 N123	3	Hastings	Local Authority Local Plan E2, E4 and S6	Business and Industrial	In 2006-07 there was permission granted for an extension to this industrial estate for warehousing (B8) for floorspace up to 2,130m <sup>2</sup> . Also Unit C, 1-8 Brook Way has permission granted for 0.65 B8. Large allocation of 10,000 sqm. Much land still available  Access issues identified by local authority. Potential for some available land but LPA unsure of quantity.		
85,86	Land west of Queensway	E782 N121 E786 N124	5.7	Hastings	Local Plan allocation E1. Sites abut area designated as L3 (Land outside the built up area), NC2 (SSSI), NC3 (Local Nature Reserve), NC10 (Ancient Woodland) and NC11 (Preserved Woodland).	Business and industrial	Land west of Queensway (Marline Fields) is allocated for employment within the local plan for B1, B2, B8 . Site split in two. Planning permission granted for southern site subject to s106 agreement. Schemes are coming forward for the northern site.  Sites access subject to new Bexhill/Hastings link road which gained planning permission in 2009.  The site is identified for an 'Enviro-corridor' by a task force funded by SEEDA. Redevelopment of this site is for a 'glossy image' business park comprised of sustainable buildings.		

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
							East Sussex Strategic Planning Team: Site adjoins SSSI, and northern site adjoins residential development		
32	North of Keymer Avenue, Peacehaven	E417 N012	1.2	Lewes	Local Authority local Plan designation	Un developed land	<p>Allocated for B1 use in the Lewes District Local Plan with the aim of attracting new business and innovation to Peacehaven in order to improve the self-sufficiency of the town and reduce levels of out-commuting. Site is currently undeveloped and there is no outstanding planning permission on it. Site is currently undeveloped as of 30/03/2007. (Source April 2006 monitoring report).</p> <p>East Sussex Strategic Planning Team: Site north of existing residential area; area to the west has planning permission for residential development. Area to the north allocated for public open space and sports pitches; congestion on the A259 may be an issue.</p>		
7, 8	Along A259, Peacehaven	E400 N012	1.9	Lewes	Local Authority local Plan designation	Un developed land	<p>Linear site</p> <p>Allocated for commercial uses (A1, A2, A3, B1, D1 and D2) in the Lewes District Local Plan in recognition of the existing commercial and service function of the A259 through Peacehaven.</p>	1,2 & 3	Lack of availability, constrained site layout and incompatible with policy.
33 WLP	Balcombe Pit, Glynde	E459 N085	9.5	Lewes	<p>Local Authority local Plan designation: Landscaping Conservation and Enhancement (CT3), Planning Boundary and Key Countryside (CT1) and Recreation and Rivers (RE7).</p> <p>WLP Consultation Draft</p>		<p>Allocated for B1/B2 uses in the Lewes District Local Plan. Outstanding planning permission for a 655 sq.m. business unit (LW/05/0295).</p> <p>Site is partially within the Sussex Downs AONB and future South Downs National Park.</p> <p>Access to the site takes traffic through the Glynde Conservation Area.</p> <p>WLP Inspector's Comments: "I consider that it has not been shown that suitable alternative locations outside the AONB for waste management in general could not be found, particularly if the potential contribution of smaller scale sites is taken into account. I apply the same conclusion to this site. Even though the sides of the chalk pits would help to screen built development from outside view, the intrinsic quality of the AONB would be harmed by such substantial development taking place within it, adjacent to a small attractive village. I do not rule out the possibility of a small-scale facility being provided, perhaps in association with the inert waste landfill envisaged above, with a new access as suggested, but this would need to be examined further in the context of the relevant criteria-based policies."</p> <p>East Sussex Development Control Team: Aquifer constraint. Sides of the pit have been retained and landscaped in accordance with an approved scheme. Only small part of site allocated in Local Plan.</p>		
34	Sheffield Park	E406 N231	2.5	Lewes	Local Authority local Plan designation		Site allocated for B1, B2 and B8 uses in the Lewes District Local Plan to enable a redevelopment and expansion of the milk		

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							<p>packaging plant. Allocation remains unimplemented.</p> <p>East Sussex Strategic Planning Team: Close to Bluebell Railway</p> <p>East Sussex Development Control Team: Query over whether the milk plant on the site is vacant. Site is allocated in local plan to allow for a possible, as yet unimplemented, expansion of the milk plant.</p>		
37 WLP	Diplocks Way, Hailsham	E584 N092	23.3	Wealden	Local Plan allocation	Industrial and Business Units	<p>WD/2004/3315 - Planning permission for car showroom workshop and 2 x industrial units</p> <p>This has direct access onto the A22, giving easy access to the A27 and A267. In April 2008 there were 7 industrial units being marketed on the estate. There was a cleared site currently being marketed on Apex Way, with redevelopment potential as do a number of low density depot type sites on the estate.</p> <p>Inspector: "Issues</p> <ul style="list-style-type: none"> <li>• Is site available</li> <li>• Adequacy of existing provision</li> <li>• Traffic conflicts</li> </ul> <p>This would be an acceptable location in principle for waste management development. Some objectors refer to traffic conflict and I agree that this is a busy estate, but additional waste management traffic, if it occurred, would not in my view add significantly to these problems, as it would at least partly replace traffic that would arise anyway."</p>		
39 WLP	Old Swan Lane/Station Road, Hailsham	E596 N086	1.7	Wealden	Local Plan allocation	Industrial and Business Units	<p>In April 2008 there were 6 vacant units on the estate. The study identifies a cleared site on the south west corner with planning permission for industrial units and there is a large open storage area along the eastern boundary with development potential. The site is bounded by residential areas to the north and west. A small estate containing some industrial units. In April 2008 5 units were vacant. The site is adjacent to the Household Waste Recycling Centre. Lorry access to this estate is difficult due to traffic calming measures on station road and narrow country lanes to the south of the site.</p> <p>WD/2003/0296 - Planning permission for B1 business units</p> <p>East Sussex Strategic Planning Team: If housing sites on the southern edge of Hailsham are favoured in the LDF Core Strategy they would bring with them a new southern access road to the A22.</p> <p>East Sussex Development Control Team: Access through residential areas.</p>		
40	Chaucer, Polegate	E598 N047	5	Wealden	Local Plan allocation	Industrial and Business Units	<p>Located on the B2247 approximately 0.5miles to the A22 and A27. In April 2008 an application had been submitted for mixed</p>		

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							use redevelopment of B1, B2 and B8. There was 1 vacant unit in April 2008.		
41 WLP	Farningham Road, Crowborough	E532 N296	5.1	Wealden	Local Plan allocation	Industrial and Business Units	<p>Crowborough household waste recycling centre is situated at the south west end of the estate. The site is 1.75 miles to the A26. In April 2006 there were 2 vacant units.</p> <p>Full planning permission granted 10/4/2001</p> <p>WLP Inspector's comments: "It is a modern business park, with a rather constrained access past the station car park. As it is adjacent to the railway there might be potential for road to rail waste transfer but I have no information about feasibility. At the time of my visit there was vacant land at the eastern end of the estate, which in my view could in principle accommodate waste management development. This would be compatible with the surrounding uses and would be a suitable location for contributing to meeting waste requirements in Crowborough. However I have no evidence about land availability. On these grounds, subject to land availability, I conclude that it would be reasonable to identify this location as one whose potential for waste management should be safeguarded for further investigation. Such investigation would have to include access and amenity matters, which are governed by other policies of the Plan. Appropriate uses could include materials recycling, composting, mechanical-biological treatment, anaerobic digestion or a household waste facility. Such a proposal, if it proved to be feasible, could make a useful contribution to waste management in the northern part of the Plan area."</p>		
42	Millbrook Bus. Park, Crowborough	E538 N298	5.9	Wealden	Local Plan allocation	Industrial and Business Units	<p>In April 2008 there were 5 industrial units currently being marketed. The estate is situated within 1.75 miles from the A26 and 3 miles from the A267. The estate is bounded by a railway line to the west, and a steep slope leading to a builder's yard to the east.</p> <p>WD/2001/1813 - Development of 9912m2 of B1 use and 1727m2 of retail</p>		
43	Land to SW of Heathfield Industrial Estate (Ghyll Road site)	E581 N204	2.9	Wealden	NLUD	Allocated for Mixed Use (Policy HE1)	<p>wd/2000/0877 - approved for: the erection of 55 no. dwelling houses of which 14 no. (25%) would be affordable housing; the construction of industrial (b1)/warehouse (b8) units totalling 720 sq.m.; the construction of 8 no. car parking spaces for use in conjunction with the cuckoo trail; the use of land along the course of Waldron Gill as public open space; and the formation of an access. Reserved matters application allowed at appeal.</p> <p>East Sussex Strategic Planning Team: Large housing allocation planned.</p>	1	Incompatible with policy
28, 29, 30	Land north of Sidley, Bexhill	E744 N097  E742 N098	(3 sites) 2.2, 2.5, 3.6	Rother	NLUD  Local Plan designation:		<p>Covered by Council's SPD. There is an area of land to the west of the proposed link road set aside for business and employment use – this is a possibility for waste use.</p> <p>No opportunity to the east.</p>		

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		E740 N098			Proposed Business Use, within Existing/Proposed Landscape Belt. Site abut Ancient Woodland.		Emerging Core Strategy puts forward western site expansion.		
26, 27	Land north of Pebsham, Bexhill	E746 N094 E749 N090	(2 sites) 2, 3	Rother	NLUD  Proposed Business Use, within Existing/Proposed Landscape Belt.				
38	Former Bibbys Mill, Hailsham	E559107 N108597	1.12	Wealden	NLUD	Vacant land	WD/2002/0109 for: INDUSTRIAL BUILDING (B1 AND PART B2 USE) WITH ASSOCIATED EXTERNAL WORKS AND HARD AND SOFT LANDSCAPING.  East Sussex Strategic Planning Team: Conversion to housing refused by Wealden DC.		
70	King Alfred Leisure centre, Hove	E528468 N104636	1.18	Brighton and Hove	NLUD	Indoor Sports facility	Detailed planning permission granted for mixed use B1 (a)(b), retail, recreation. Permission makes specific reference to protection of residential amenity. Policy SR24 allocates site for mixed use (Commercial, leisure, individual retail and A3 units, hotel and community health facilities would be acceptable)	1	Inappropriate use.
69	Land between the drive and parklands, Maresfield, Uckfield	E546194 N124184	1.2	Wealden	NLUD	Dwellings	Local Plan allocation	1	Inappropriate use.
68	Sidley Goods yard, Bexhill	E574095 N108877	1.2	Rother  Local Plan Designation:  Link Road – Area of Search	NLUD	Manufacturing	Part of site has planning permission The Council would like to see the site developed as light industry and car parking.  "ERECTION OF 1 TWO STOREY AND TWO SINGLE STOREY BUILDINGS FOR CATEGORY B1 BUSINESS USE" was granted in 2008	Criteria assessment unclear (1&3) Retain on screened long-list	Possible lack of availability and advanced pre-application discussions for inappropriate uses.
67	Micklefield School, Seaford	E549740 N99045	1.25	Lewes	NLUD	Vacant Education	Site now fully developed with a residential scheme	1, 3	Inappropriate use.
66	Former Galley Hill Depot, Bexhill	E575415 N107725	1.3	Rother	NLUD	Vacant industrial land	Allocated in local plan (housing). Pre – application discussions currently ongoing for residential development.	1	Extant planning permission for inappropriate use.
65	Former Railway Sidings, Bexhill on Sea	E575480 N107730	1.3	Rother	NLUD	Transport tracks and railway	Allocated in Local Plan – Strategic Rail authority had previous embargo on land being released this is now expected to be lifted.		
64	Station Yard, Hastings	E581559 N109680	1.38	Hastings	NLUD	Car park	Local Plan allocation (mixed use) in SEEDA ownership. Now under construction.	1	Inappropriate use.
63	Hurst Court, Hastings	E580279 N112494	1.44	Hastings	NLUD	Vacant residential	Local plan allocation (housing) – ecological issues (badgers), road junction improvements. Planning permission now granted for housing.	1	Extant planning permission for inappropriate use.
62	Land and buildings of Crowborough	E552274 N130405	1.5	Wealden	NLUD	Residential	Local plan allocation (housing)	1	Extant planning permission for

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	Hill, Crowborough						CR1 (1) - Multiple ownership constraint  CR1 (2) - Planning application WD/2005/3402 RESIDENTIAL DEVELOPMENT COMPRISING 65 UNITS INCLUDING NEW ACCESS ROAD, ASSOCIATED ROADS, GARAGING AND CAR PARKING AND OPEN SPACES.  CR1 (4) WD/2007/0574 - refused - relates to form of development. Therefore, a new application may be submitted shortly.		inappropriate use.
52	Preston barracks, Hollinbury, Brighton	E532495 N106703	1.7	Brighton and Hove	Local Plan allocation EM2 site (CP16 (2)) DA3	Defence	Identified in Local Plan for mixed use B1(a)(b) (office/high tech), retail, recreation. Specific reference to protection of residential amenity. Master plan being drawn up.  Policy EM2 allocates sites for high-tech business uses or general office uses, Use Classes B1 (a) and (b) (offices R&D) and small scale B1(c) (light industry) and B2 (general industry) uses.	1	Advanced pre-application discussions for inappropriate uses.
54	West St Leonards Junior School Site, St Leonards, East Sussex	E578303 N108854	1.99	Hastings	Local Plan allocation:  Site specific policy (59) West St Leonards Mixed Use Housing Development (WSL3), Housing Site (H1), Social Rented Housing (H6), Housing for Persons with Restricted Mobility (CN3) and Land for Non-Retail Uses (Policy S6).	Vacant education	Local Plan allocated for housing, open space – a millennium community site. Flood Risk issues and former landfill site	1	Incompatible with policy
56	Whitehouse Primary School, Hailsham	E558917 N109563	2	Wealden	NLUD	Current education	Allocated in local plan for retail  East Sussex Strategic Planning Team: Being redeveloped for a Tesco store	1	Fully developed for inappropriate use.
57	Western road railway goods yard, Crowborough	E553134 N129371	2.1	Wealden	NLUD	Storage	Allocated in Local Plan for employment  East Sussex Strategic Planning Team: Check Network Rail may wish to extend car park.		
58	Old bathing pool site, St Leonards, East Sussex	E578700 N108737	2.22	Hastings	NLUD	Derelict leisure site	Allocated in local plan for mixed use – water and bathing and beach related also commercial tourism and leisure, with housing and recreation – millennium community site.	Criteria assessment unclear (1?) Retain on screened long-list	Lack of information.
59	Former Polegate Sewage works, Polegate	E559522 N104576	2.23	Wealden		Derelict site	No allocations or permissions  East Sussex Strategic Planning Team: Close to gypsy and		

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							traveller site  East Sussex Development Control Team: access through residential area.		
60	Osborne House, Hastings	E582287 N112039	2.42	Hastings	NLUD	Community Services building	Allocated in local plan for housing. Site currently occupied by NHS trust.  Pre-application discussions underway.	1	Pre-application discussions for inappropriate use
36	Land south of the mews, the mews, East Hoathly	E552041 N115942	2.5	Wealden	NLUD	Vacant storage building	Allocated in local plan for mixed use with housing.  Planning application WD/2007/1967 REDEVELOPMENT OF SITE SO AS TO ACCOMMODATE 45 DWELLINGS (INC. 14 AFFORDABLE AND 9 LOW COST/SMALL UNITS), 890m2 OF SERVICED B1 ACCOMMODATION, DOCTORS SURGERY, PARKING, OPEN SPACE AND LANDSCAPING.  East Sussex Strategic Planning Team: Planning permission granted for site	1	Extant planning permission for inappropriate use.
61	Former Stills factory, Fellows Road, Hastings	E582425 N110956	2.71	Hastings		Derelict manufacturing/ factory	Allocated in local plan for mixed use with housing. Badger activity identified on site – millennium community development.  Part of the Broomsgrove redevelopment area, which has outline planning permission for major housing development and education/retail facilities.  See Site 48	1	Extant planning permission for inappropriate use.
51	High School and Drill halls, Bexhill	E573772 N108295	3.1	Rother	NLUD	Vacant community buildings	Allocated in Local Plan, policy is for leisure/commercial use. Discussions on going with ESCC about new leisure centre.  East Sussex Strategic Planning Team: ESCC is working with Rother DC to refine a masterplan for this site	1	Pre-application discussions for inappropriate use
50 WLP	Hangleton Bottom, Hangleton link road, north Portslade	E526429 N107859	3.3	Brighton and Hove	Safeguarded local plan site (SR26 Recreation) and in Waste Local Plan	Vacant Land	Allocated for a waste site. Interest noticed from waste operators but also other non-waste uses.  Inspector: Two landscape issues: “the effect on the quality of the AONB, and the local landscape impact. Waste management development on this site, even if prominent in local views, would, in consequence, have little effect on the overall character of the Downs.  The site is peripheral to the urban area so that traffic journey lengths would be increased, contrary to the proximity principle; and secondly that access to the site would be hazardous or harmful to amenity. The site is no great distance from most of the urban area and in my view reasonably satisfies the proximity principle. An acceptable access could be designed.  I conclude that although it would be an important factor at the planning application stage, the potential effect on residential amenity does not justify deleting this site.”		
49	All Saints Hospital, Eastbourne	E560210 N97407	3.33	Eastbourne	NLUD	Community buildings	Allocated in Local plan for housing and open space – site required by user for at least 3 years. Planning permission	1	Extant planning permission for

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							granted in 2006 for 53 residential apartments, conversion of lodge to dwelling house, new dwelling and restoration of chapel for community use.		inappropriate use.
48 WLP	Broomgrove redevelopment area, off parker road, Hastings	E582514 N110839	6	Hastings	NLUD	Derelict manufacturing	<p>Two sites – railway yard and Former Power Station. Allocated in Local Plan, proposed for industrial and housing. Millennium Community Proposal.</p> <p>The site now has outline planning permission for major housing development and education/retail facilities</p> <p>Inspector: "The principal constraints, apart from the need to coordinate with the overall redevelopment, are the proximity to existing houses and the poor road access. A modern waste facility need not have any more adverse impact on local residents than some other business or industrial developments envisaged here. Road access is recognised in the revised Borough Local Plan as a constraint which any development proposals for this site would have to address. Traffic generation from a waste facility would have to be investigated further at the application stage, but this need not be an insuperable objection any more than to other types of employment-generating development.</p> <p>For these reasons I conclude that this site should be identified as a possible additional location for waste management, subject to further investigation."</p>	1	Extant planning permission for inappropriate use.
47 WLP	Maresfield Camp, Maresfield (Ashdown Business Park)	E545815 N123546	10.1	Wealden		Defence, vacant land	<p>Allocated in Local Plan for business park. Possible ground contamination</p> <p>Planning permission - WD/2001/1466 granted</p> <p>Inspector: "If it is to be developed as a business park, that should make it a favourable location, potentially, for a wide range of waste management options. Although the site has no rail access, it is well located with regard to the main road network and local sources of waste, and is well away from residential areas (I assume that the business park development would entail the relocation of the gypsy sites. If an adequate network of facilities is to be provided, it is important that waste management should be capable of being accommodated at such locations. At the least, there should be a requirement to provide for the waste management needs of the businesses themselves which occupy the development, pursuant to policy WLP12."</p> <p>Maresfield Camp, Maresfield, subject to feasibility with regard to the current planning status of the land</p> <p>East Sussex Development Control Team: Relate to WTS/HWRS application considerations.</p>		
45 WLP	Shoreham Harbour, South Portslade, Hove	E526564 N105254	25.5	Brighton and Hove	Allocated as a EM9 site and EM12 also CP16 and DA7 in	Vacant storage land	Joint Area Action Plan is being prepared by BHCC/Adur DC/WSCC to address regeneration proposals for up to 10,000 new homes.		

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					emerging Core Strategy		<p>Adopted Interim Planning Guidance applies to any proposals prior to the JAAP being adopted.</p> <p>Currently well used. Already some waste uses on site.</p> <p>Inspector: "In the short term I find this area to be well suited to a wide range of waste management functions, with regard both to its industrial character and its location relative to waste arisings. In the longer term there will remain a need to provide locally for waste management arising from the new development, and perhaps the wider area where alternative locations may be hard to find. The chief constraint is the highways network. I note the reference to other appeal decisions (although I do not have details) on the basis of which the Councils conclude that this is an overriding constraint. But it needs to be weighed against the need to manage the wastes arising in the area, the constraints applying also to alternative sites, and the fact that, in the case of waste traffic, much of it is locally generated and will already be using local roads.</p> <p>I am firmly of the view that Shoreham Harbour is a suitable location in principle for waste management".</p> <p>BHCC comment that retention of sites for industrial/waste uses will be protected at the Harbour through future planning documents although sites unlikely to be large enough for strategic scale of facilities. Access or any increase in traffic may be a constraint.</p>		
152	Sites allocated as NC3/NC6 off Hangleton Link Road, opposite Hangleton Bottom (Benfield Valley?)			Brighton and Hove Council	BHCC		<p>Good access to A27 and Hangleton Bottom. Presence of sensitive biodiversity eg glow worms (?)</p> <p>BHCC - Public open space and affected by the policies protecting Benfield Valley (on the other side of the A27) in particular Local Plan policies NC3, NC6 and NC9 which specifically state no further built development along that link road between Old Shoreham Road and the A27.</p>	3	Incompatible with policy
151	Corals Greyhound stadium			Brighton and Hove Council	BHCC		<p>BHCC comment that likely to become available during plan period and council policy is to retain open space. Site backs onto prestigious City Park office development so industrial uses not likely to be compatible.</p>	Criteria assessment unclear. Retain on screened long-list.	
131 WLP	Ashdown Brickworks	E720 N094	32.6	Rother	WLP Consultation Draft	Operational site for brick manufacture	<p>Inspector: "It might be appropriate for recycling, composting and other materials recovery facilities to be located here for the duration of landfill, subject to compliance with other policies. Any more permanent facility would not fall to be considered until after the present Plan period, and would probably be unacceptable then if it conflicted with the approved restoration scheme for the site."</p>	1	Incompatible with policy / planning permission
133 WLP	Land adjoining Grampian Factory, Five Ash Down,	E480		Wealden	Put forward by objector to WLP		<p>Inspector: "Apart from the factory the site is in open countryside. If significant waste management development were contemplated, it would be necessary first to investigate whether</p>	1	Extant planning permission for inappropriate use.

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	north of Uckfield	N247					<p>in principle a safe and convenient means of vehicular access could be provided. For these reasons, although I do not entirely rule out the possibility, I conclude that a case has not been made for allocating this site in the Plan.”</p> <p>East Sussex Strategic Planning Team: Planning permission for 140 dwellings and B1 use; also planning permission for care home- detailed proposals recently approved.</p>		
134 WLP	Millpond Depot and adjoining Land, Maresfield	E472 N237	1.5	Wealden	WLP Consultation Draft		<p>Inspector: “Site is well enclosed by dense hedges and a high bank along the A272 frontage. In principle I can see some merit in this location being identified in addition to Bellbrook and Maresfield Camp, given the uncertainties about land availability at both of those sites. However it is not clear whether the highways depot is to remain. If it does, there would surely not be enough land within the depot land to accommodate even a small-scale waste facility. The adjoining land to the east is open countryside, and is identified in the Structure Plan and the Wealden Local Plan as part of a sensitive undeveloped gap between the settlements of Uckfield, Maresfield and Five Oak Green. Having noted the scatter of development in the area I can appreciate the importance of that approach . For these reasons, I accept the Councils’ case for deleting this site from the Plan and do not accept that a case for its reinstatement has been made. If the highways depot were to move in the future, that site might be suitable for small-scale waste management”</p>		
137 WLP	Toads Hole Valley, Hove	E282 N077		Brighton & Hove	Considered in Inspector’s Report on WLP NC6 (Countryside) & NC7 (AONB). Abuts NC4 (RIGS)		<p>BHCC comment that site is currently in AONB and on the border of the new SDNP and extremely visible from within the National Park. The Council priority is to continue to protect the urban fringe although the emerging Core Strategy acknowledges that some managed land release within the urban fringe may be required as a <u>last</u> resort post 2020. There is a strong objection from the local authority on the basis of emerging strategic approach to development in Brighton &amp; Hove.</p> <p>Inspector: “The site is in visual continuity with the main sweep of the Sussex Downs north of the A27. On the other hand, vehicular access is potentially good from the A27 and the Brighton &amp; Hove urban area.</p> <p>The objector makes only a passing reference to this site, and in the absence of further evidence and taking account of its location in the AONB and its visual prominence as described above, I shall not recommend any allocation in the Plan. However, I note from my colleague’s report on the draft Brighton &amp; Hove Local Plan that the site is excluded from the proposed National Park in the Countryside Commission’s current proposals. In the light of this, he identifies a potential for this site to meet business employment needs either as part of the Plan or at the review stage, if the Countryside Commission’s proposals are accepted. If such an allocation should be made, then there would be a strong case for reviewing the Waste Local Plan also with a view to identifying this location as an area of</p>	1	Incompatibility with emerging policy.

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							search for a range of waste management facilities, having regard to its locational advantages as outlined above.”		
138 WLP	Coal Yard adjacent to Sackville Trading Estate, Hove	E287 N056	1.9	Brighton & Hove	WLP allocation	Coal Yard	<p>Inspector: Availability: “The owners and occupiers of the site say that there is no intention to move the existing coal depot and the site is not therefore available. However this is a situation which could change at quite short notice, for example as a result of a decision to move, or perhaps to reduce the site coverage such that there was room to accommodate a waste transfer site in addition.</p> <p>Amenity: The main concern here is traffic. It was evident from my visits to the area that traffic on local roads is already heavy and spoils the environment as well as causing noise and pollution for people living in the area.</p> <p>The waste which any facility would manage already arises in the area. This means that we are not talking about additional traffic in the area as a whole, but about alterations in the routes followed.</p> <p>Access to this site is via an industrial estate from Sackville Road. Although this road is fronted by residential properties, it is a main road and lorries would not have to pass through local residential streets. If the site is not developed for waste management, the traffic from the existing coal depot will continue, or it will be replaced by traffic from some other development.</p> <p>Furthermore, the impact of traffic would depend on the type and scale of facility provided and what proportion of existing traffic in Sackville Road any increase would be.</p> <p>I conclude that this site ought to be retained in the Plan, but pursuant to my general conclusion above it would be included in the list under policy WLP8. Suitable uses in addition to road to rail transfer might include recycling, composting or anaerobic digestion, but this would be subject to compliance with other policies of the Plan (for example, any treatment of putrescible waste would require measures to prevent odours occurring outside the site).”</p>		
113 WLP	Pebsham Landfill Site	E770 N091	21.5	Rother	WLP Consultation Draft (Site put forward by current operator during OTD)  Local Plan designation:  Proposed Country Park. Other parts of site allocated as strategic gap (the		<p>Council have strategy for regenerating Bexhill/Hastings focuses on a ‘green-heart’ between the two towns – Pebsham Country Park is part of this, and waste management impact would be incompatible.</p> <p>Inspector: Issues</p> <ul style="list-style-type: none"> <li>• Should site be allocated in its own right rather than as a reserve; what types of facility might be accommodated; relationship to Mountfield proposal.</li> </ul>	1,3	Incompatible with policy. No site available

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					STW and WTS).		<ul style="list-style-type: none"> <li>• Landscape impact; relationship to proposed countryside park; strategic gap policy; local recreation provision.</li> <li>• Vehicular access; congestion; absence of rail link.</li> <li>• Effect on amenity of local residents; history of waste management; relationship to landfill site.</li> <li>• Availability of alternative locations.</li> </ul> <p>"I do not accept that this would prejudice implementation of the countryside park. Indeed the opportunity could be taken with any replacement plant to secure landscaping measures to reduce the present visual impact. I have concluded that a conventional incinerator would be unacceptable on landscape grounds, but this need not rule out other types of thermal treatment. Lastly, the closure of the landfill site will bring very real amenity benefits for local people, which should be weighed against any concern about retaining or replacing the WDF plant."</p>		
147 WLP	Land North of Millbrook Industrial Estate, Crowborough	E539 N299	2.3	Wealden	WLP Consultation Draft	Allocated for extension to Millbrook Ind. Est. in Wealden Local Plan	<p>Allocated for business use in LP.</p> <p>East Sussex Strategic Planning Team: Other vacant land/buildings on the estate?</p>	Criteria assessment unclear. Retain on screened long-list.	
149 WLP	Hailsham North WWTW	E600 N107	4.5	Wealden	WLP Consultation Draft	Existing WWTW	<p>Identified in WLP draft for possible Anaerobic Digestion or composting facility. Isolated rural location with good A Road access</p> <p>East Sussex Strategic Planning Team: Check Wealden NSLP housing allocation for proximity.</p> <p>East Sussex Development Control Team: Housing development/ planning permission may affect site access.</p>		
148 WLP	Extension to Diplocks Way, Hailsham	E580 E094	1	Wealden	WLP Consultation Draft	Allocated in Local Plan for extension to existing industrial estate	Local Plan (adopted 1998) allocates site for B1 business uses. No specific policy in the non-statutory plan (2005).	Criteria assessment unclear. Retain on screened long-list.	
116 WLP	Woodland Centre, Whitesmith	E529 N135	3.2	Wealden	Existing Waste Site	Enclosed composting facility under construction		Criteria assessment unclear. Retain on screened long-list.	

**SITES CONSIDERED IN THE PREPARATION OF THE WLP AND OUTSIDE THE AoS**

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
132 WLP	Beddingham	E438 N064	26.5	Lewes	Discounted in WLP consultation draft	Landfill Site, expected to close in Spring 2009	Inspector: "This land is in itself of little visual quality in its present condition, and it has the advantage of good access to the strategic road network via the A26, as well as, possibly, rail or water access. Any substantial built development would, however, be very prominent from parts of the South Downs and from a wide sweep across the Ouse valley to villages such as Rodmell and from parts of Lewes. Although I have accepted in this report that there is an urgent need to identify and bring forward more waste management capacity, I consider that there is a reasonable prospect that this need can be satisfied without releasing a site of this nature. I have found that limited inert waste landfill might be accepted, as well as the short-term continuation of non-inert waste disposal at the existing landfill (see Part 26); but quite different considerations would apply to permanent substantial buildings such as allocation in the Plan would imply. This conclusion does not rule out the possibility that a small-scale facility might be provided (including perhaps retention of the existing composting plant), subject to compliance with the relevant criteria-based policies, but careful account would have to be taken of the constraints identified here."	1	Not suitable for permanent strategic facility.
121/124 WLP	Rye Wharf	E928 N198 E935 N191		Rother	Recommended by WLP Inspector  Local Plan designation:  Employment Area. Abuts flood zone 3, Existing Landscape Belt and Strategic Gap.		Large proportion of available land but geographically isolated. Flood Risk Area Demand/ interest shown in area for waste uses in the past.  Inspector: "Suggested for consideration at first review of the WLP. "This area contains a mixture of modern businesses, an aggregates wharf, waste recovery, and vacant land. On the face of it I believe that it would be a suitable location for waste management, and there would appear to be sites potentially available. As I have remarked in connection with other sites, such a development if designed to modern standards can fit in well with regeneration schemes as well as meeting an important need. The main problem with this location is that it is fairly remote in relation to principal waste sources in the Plan area. For this reason I would not envisage a large-scale facility here. However a facility to serve this end of East Sussex could well be useful, and as the objector notes there is potential for road/water waste transfer. Identifying this location for safeguarding and further investigation would draw attention to its potential and ensure that this was taken into account in development decisions.."		
136 WLP	Sheepcote Valley, Brighton	E340 N048		Brighton & Hove	WLP Consultation Draft		Identified as the preferred Gypsy & Traveller site for the City.  BHCC comment that existing HWRS has no room for expansion due to site constraints and visibility from AONB  Inspector: "In my view significant waste management development on most of this land would have an unacceptable	2	Site unsuitable for use as a strategic waste facility due to physical constraints.

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
							visual impact on the wide sweep of open downland which provides an important green lung for nearby residents. There might be scope for expansion at the household waste site, including perhaps new facilities such as composting or materials recovery. But this could be considered on its merits under policy WLP6, without the need for a specific allocation."		
112 WLP	Southerham Chalk Pits (2 sites)	E428 N090 E431 N091	4ha and 8.5ha	Lewes	WLP Consultation Draft  Local Plan designation: SSSI and AONB (CT2)		Inspector: "This is a large site and there may be opportunities for use of part of it for waste management purposes. It also has a possible railway access and its positioning between two major transport links makes it suited for potentially noisy recycling operations. However I consider that the need for waste management development in general can be met without allocating further sites in the AONB."		
139 WLP	Land North-west of Stanmer Park Nurseries, Brighton	E332 N097	3.24	Brighton & Hove	WLP Consultation Draft	Small scale composting site	Considered in WLP draft for expansion of small scale composting facility, unlikely to be suitable for strategic facility due to very sensitive surrounding area and inappropriate access road/track through sensitive area.	Criteria assessment unclear. Retain on screened long-list.	
140 WLP	Bedfordwell Depot, Eastbourne	E613 N998	1.6	Eastbourne	WLP Consultation Draft		Planning application submitted for housing development	1	Application submitted for inappropriate use
2 WLP	Beddingham former cement works	E435 N065	3	Lewes	WLP Consultation Draft (Site put forward by current operator during OTD).  Local Plan designation: unable to locate site	Restored former cement works, composting facility on part of site	Inspector: Issues • Should the site be allocated for an incinerator/energy from waste facility/materials recovery facility/waste transfer station.  "This conclusion does not rule out the possibility that a small-scale facility might be provided (including perhaps retention of the existing composting plant), subject to compliance with the relevant criteria-based policies, but careful account would have to be taken of the constraints identified."	Criteria assessment unclear. Retain on screened long-list.	
141 WLP	Ham Lane CA Site, Lewes	E422 N093	4	Lewes	WLP Consultation Draft Local Plan designations: Countryside Policies and possibly Site of Nature Conservation Importance	CA Site		Criteria assessment unclear. Retain on screened long-list.	
31 WLP	North Quay, Newhaven	E447 N018	18	Lewes	WLP Site Allocation  Local Plan designation: NH24 North Quay for B1-8 Uses	Part disused and part port-related uses. ERF being constructed on part of site	Background Paper 2: <b>Transport</b> Routing – Potential for multi-modal routing to and from site, including the Strategic Road Network, navigable River Ouse and rail network. Traffic from Brighton & Hove would have to be routed via the A27 because of a weight restriction on the A259 between Newhaven and Brighton. <b>Access</b> – Existing access from A26(T) via A259 serves current industrial uses, however an improved link to the A26 may be required if significant increases in HGV traffic are proposed. <b>Landscape/Townscape</b> Site is quite open to views from surrounding higher land and the AONB to the north.		

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
							<p>Existing poor visual appearance of the North Quay areas requires improvement.</p> <p><b>Pollution</b> Locational factors influencing air pollution will be taken into account as part of the IPPC licensing process undertaken by the Environment Agency.</p> <p><b>Other</b> Land in this locality could be at risk from tidal flooding. A footpath adjoins the northern boundary of the site.</p> <p>Inspector: Issues</p> <ul style="list-style-type: none"> <li>• Effect on health; other objections in principle to incineration; compliance with proximity principle; implications for waste imports.</li> <li>• Risk of pollution; topographic and climatic influences; risk of flooding.</li> <li>• Effect on residential amenity; noise; hours of operation.</li> <li>• Visual, landscape and townscape impact; effect on AONB.</li> <li>• Compatibility with planning policy for the area; social deprivation; effect on business prospects and regeneration initiatives; effect on tourism.</li> <li>• Adequacy of road network; feasibility of rail or water access.</li> <li>• Ability of site to comply with other Plan policies and objectives; appropriateness of uses proposed.</li> </ul> <p>“North Quay site is in principle a suitable location for a wide range of waste management facilities and that there is no overriding case for excluding thermal treatment. The actual type(s) and capacity of facilities would be determined at the application stage in the light of the policies of the Plan and an analysis of the BPEO. This gives the flexibility that I regard as essential to allow for the latest thinking and techniques for waste management, and take account of the availability of alternative locations.”</p>		
143 WLP	Yellow Coat Wood Sawmill	E715 N305	1.4	Rother	WLP Consultation Draft	Wood sawmill	Suggested in WLP Consultation Draft for wood waste use Some of the site has been developed	3	Lack of availability
144 WLP	Woodland Farm, Beaney's Lane, Hastings	E810 N131	1.4	Rother/Hastings	WLP Consultation Draft		East Sussex Development Control Team: deemed unacceptable by Government Inspector for waste uses. Poor access.	2	Unsuitable
145 WLP	North-east of Mountfield Landfill Site, Mountfield	E747 N195	Unsure but Over 1ha	Rother	WLP Consultation Draft  Local Plan designation:  AONB. Site abuts Ancient Woodland.		In AONB. Owned by British Gypsum who may appreciate more income from renting the land due to downturn in normal business.		
146 WLP	Mountfield Mine, Robertsbridge	E720 N195	38.4	Rother	WLP Consultation Draft	Existing industrial site	Inspector: Issues	1	Lack of availability
							<ul style="list-style-type: none"> <li>• Objections in principle to incineration (see Part 36).</li> <li>• Land availability; feasibility of rail transport; risk of subsidence.</li> <li>• Landscape impact; effect on AONB and tourism; availability of alternatives; effect on nature conservation.</li> </ul>		

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
							<ul style="list-style-type: none"> <li>• Effect on highway safety and congestion.</li> <li>• Compatibility with other planning policies; compliance with proximity principle.</li> <li>• Noise and disturbance to local residents; other environmental impacts.</li> <li>• Risk of pollution to Darwell Reservoir and other water supplies; or to farmland.</li> </ul> <p>"I conclude that this site is fully occupied by the British Gypsum works, with its associated storage and access land, and the coated roadstone plant. The rail link is also fully utilised and it would be very difficult to accommodate waste trains in addition. Given these problems and the consequent opposition of British Gypsum to the proposal, I see no realistic prospect of land becoming available for strategic-scale waste management during the Plan period.</p> <p>As to the planning merits, the location of this site in the heart of the High Weald AONB is a serious objection.</p> <p>I find no overriding objection on grounds of highway capacity and safety, although there are significant constraints which any proposal would have to overcome, or in terms of any of the other issues examined above. However my conclusion on land availability, together with the limitation posed by AONB policy, leads me to conclude on balance that this proposal should be deleted from the Plan."</p>		
12 WLP	Extension to Hackhurst Lane, Lower Dicker, Hailsham	E558 N120	3.5	Wealden	WLP Consultation Draft		<p>2005 non-statutory plan has no specific policy but states" The Council recognises the importance of these areas [including Hackhurst Lane] for maintaining and enhancing business opportunities in the villages through new development, redevelopment and extensions to existing buildings. "</p> <p>1998 Plan states "3.3ha of land adjacent to Hackhurst Lane Business Area are allocated for business purposes" Policy requires new access road.</p>	Criteria assessment unclear. Retain on screened long-list.	
115 WLP	Ringmer Depot	E462 N129	2.47	Lewes	Existing Council Depot			Criteria assessment unclear. Retain on screened long-list.	
114 WLP	Bulverhythe	E777 N086	1.6	Hastings	Existing Council Depot		Possible road/rail transfer		
				Local Plan Designation: Site abuts Site of Nature Conservation Importance (NC6) and South Coast					

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
				Cycle Route (TR4).					
44 WLP	Bellbrook Industrial Estate, Uckfield	E466 N209	0.6 site allocated in WLP, whole estate is larger	Wealden	Part of estate is WLP Allocation		<p>Inspector: Issues –</p> <ul style="list-style-type: none"> <li>• Is the land available</li> <li>• Location and access considerations</li> <li>• Risk of flooding</li> <li>• Environmental impact</li> <li>• Range of uses</li> </ul> <p>“In conclusion I see no reason to expect that this allocation would aggravate traffic congestion or cause any other traffic problems.</p> <p>The Environment Agency confirms that the site is outside the indicative flood plain and was not affected by the October 2000 floods.”</p>	3	Site size and therefore lack of availability.
104 WLP	Patcham Court Farm	E302 N093	1.4	Brighton & Hove	Local Authority Local Plan EM2 and CP16 (2)		<p>BHCC comment that site is identified in emerging Core Strategy for office and high-tech uses and is actively being marketed as such, and is unlikely to be available for industrial uses. Strong objection from the local authority on the basis of an overwhelming need for accessible high tech/headquarters locations.</p> <p>Good access off A27 although Highways Agency are concerned about increasing the traffic at what they consider a sensitive roundabout to the A27. Previously considered for Park &amp; Ride location, may be reconsidered in future. Undeveloped/vacant land (previously a farm). Very visible from the AONB/SDNP so would need very careful design. Proximity to residential uses and conservation area.</p> <p>Policy EM2 allocates sites for high-tech business uses or general office uses, Use Classes B1 (a) and (b) (offices R&amp;D) and small scale B1(c) (light industry) and B2 (general industry) uses.</p>	1	Incompatible with policy
35 WLP	Hamsey Brickworks	E402 N126	5.1	Lewes	Local Authority local Plan designation, and WLP Consultation Draft		<p>Allocated for B1, B2 and B8 uses in the Lewes District Local Plan.</p> <p>The District Council has previously objected to a planning application for an MRF facility on the site (LW/04/2535)</p> <p>Site currently undeveloped (at 30/03/07)</p> <p>East Sussex Development Control Team: Application referred to by LPA was linked to a hazardous landfill- not just a MRF. Extant planning permission for liquid waste processing facility and light industry. Access issues.</p>		
24 WLP	Sovereign Harbour	E642 N056	??	Eastbourne	Identified by Eastbourne	Vacant land part of wider development	11 developable sites remain available for development, allocated for community uses and commercial uses.		

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
					NLUD Policy BI 4: Retention of Employment Commitments	site	Residential uses in close proximity.  High flood risk (3a and 3b) although waste acceptable in zone 3a).  Inspector: "This is certainly a development where it would have been appropriate to have made local provision for management of waste generated by occupiers. But I have no evidence that any site in this development is available for a road to water waste transfer station or for any other strategic-scale facility, compatible with the character of its surroundings."  East Sussex Strategic Planning Team: Tidal and fluvial flood risk and discounted by EA. Eastbourne BC have ambitions for a 'science park' on the larger site.  East Sussex Development Control Team: Area allocated for business use.		
130 WLP	Tutts Barn	E607 N004		Eastbourne	Identified by Eastbourne  NLUD	Greenfield land	Allocated in Local Plan for housing.  Poor access – allocation linked to development of Eastbourne Park link road (not yet developed and future uncertain).  Greenfield land with high biodiversity value.  Allocated allotment land (requires permission from SoS).  High flood risk (zone 3a and 3b)  Inspector: Issues • Effect on amenity for local residents and school users; other environmental impacts. • Road access. • Risk of flooding and water pollution. • Effect on allotments • Range of uses including road/rail transfer; information about uses; .clean. MRF; safeguarding; site boundary.  "It is apparent that there are several obstacles to developing this site as proposed. However I do not see any of them as insuperable, nor do they amount to planning objections which could not be overcome by detailed provisions in a planning application. It has a number of locational advantages for waste management."	1, 2	Access dependent on uncertain link road. Policy conflict.
129 WLP	Land east of the proposed roundabout at Tutts Barn (adjacent to South Broadwater)	E612 N005	7.8	Eastbourne	Identified by Eastbourne	Former railway sidings	Allocated in Local Plan for employment (B1, B2 and B8). Allocated in WLP for waste use.  Poor access – allocation linked to development of Eastbourne Park link road (not yet developed and future uncertain).  Greenfield land with high biodiversity value.  High flood risk (zone 3a and 3b)	2	Access dependent on uncertain link road

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
							Inspector: The Tutts Barn site is in this general area and its development would meet local and, if appropriate, strategic waste needs.		

**EXCEPTIONS – Sites not in the AoS or from the WLP**

Site no.	Site (name address)	Grid Reference	Site size (ha)	Authority	Source (positive locational criteria) Allocation	Current land use/ status	Planning History/ Comments/ constraints	Criteria Assessment	Reasoning
120	Land on Cross Levels Way	E606 N016	1.4	Eastbourne	Identified by Eastbourne  Policy UHT 8: Protection of Amenity Space	Undeveloped site (between Sainsbury's roundabout and Sussex Downs College).	Greenfield land located adjacent to Eastbourne Park.  High biodiversity value  High flood risk (zone 3a)		

