

East Sussex and Brighton & Hove
Waste & Minerals Development Framework

Waste & Minerals Core Strategy
Preferred Strategy
A Quick Reference Guide

October 2009

Waste and Minerals Core Strategy (Preferred Strategy): a quick reference guide

The Waste and Minerals Core Strategy

The Waste and Minerals Core Strategy is part of the East Sussex and Brighton & Hove Waste and Minerals Development Framework, a suite of planning documents that will guide planning and development related to the management of waste and production of minerals to 2026 and will eventually replace the Councils' Waste Local Plan and Minerals Local Plan. East Sussex County Council and Brighton & Hove City Council jointly produced the Waste and Minerals Local Plans and this collaboration has continued in the preparation of the Core Strategy.

The purpose of the Core Strategy is to provide the overall strategic vision for the future management of waste and minerals through to 2026. It will identify the broad areas where future development should take place.

The Councils have made good progress in preparing the Core Strategy. Wide ranging discussions were held at the 'Issues and Options' stage of consultation (Spring 2008) and since last Summer, a series of meetings have been held with key stakeholders including businesses that treat and process waste and minerals in the local area. Comments and ideas put forward have helped the development of 'preferred options' which are published in the 'Preferred Strategy' consultation document (October 2009) for public comment. The Preferred Strategy document also takes into account further research and evidence gathering, as summarised in the background 'Information Papers' and other supporting documents.

Timetable for preparing the Core Strategy

Key future stages in producing the Core Strategy

Stage	Date
Consultation on Preferred Strategy	21 October - 2 December 2009
Consideration of responses from Preferred Strategy consultation	December 2009 - January 2010
Drafting of Submission document	January - February 2010
Formal consultation on Submission document (estimated)	February - March 2010
Independent Public Examination (estimated)	September 2010
Adoption (estimated)	January 2011

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This quick reference guide

This quick guide gives an overview of the preferred options and associated draft policies of the Preferred Strategy document, allowing quick reference to the key issues and proposed ways forward for managing waste and minerals in East Sussex and Brighton & Hove.

This quick guide also identifies, in broad terms, which areas are likely to be affected by the preferred options and provides page references and 'sign posts' to help you find out further information about that topic.

The consultation on the Preferred Strategy

The purpose of the Preferred Strategy consultation is for the Councils to seek the views of the public and stakeholders on the proposals it is recommending for the Core Strategy before the final version is submitted to the Secretary of State who will then consider whether the Strategy is 'sound'.

Where, through consultation responses and background evidence, a number of options could be considered to address a particular issue, these have been appraised and this quick reference document summarises the Councils' preferred approaches. Further detail about the options that were considered are included for information in the full Preferred Strategy consultation document.

The structure of the Preferred Strategy document

We acknowledge that the Preferred Strategy is a lengthy document. This is because it is important to show how we have reached decisions on the policy approaches so that you can properly consider whether the right decisions have been made.

This guide helps you to get the most out of the Preferred Strategy, particularly if you do not have much time to read the whole document.

The essential elements of the document are as follows:

Part One - Introduction, Context, Vision and Objectives. This section sets out the key issues facing East Sussex and Brighton & Hove in terms of managing waste and minerals to 2026, and summarises the policy context for the Waste and Minerals Core Strategy. It also sets out a vision for where we are aiming to be in 2026 in terms of how waste should be managed and minerals produced, and lists our spatial objectives from which all future planning policies will flow.

Part Two - Issues have been defined and a revised schedule of options to deal with these issues is identified in the Preferred Strategy sets out our preferred approach and broad locations for future waste and minerals developments. This is structured as follows:

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Core Spatial Policies for waste - consists of our preferred approach to strategic policy issues about managing waste such as minimising waste, increasing recycling, the best locations for new waste facilities, and how to meet the need for landfill. See policies CS1 to CS8. Also sets out proposed topics that the development control policies should cover.

Core Spatial Policies for minerals - consists of our preferred approach to strategic policy issues such as ensuring that there are enough minerals to meet the needs of the construction industry and protecting mineral resources for future generations. See policies CS9a to CS15.

Implementation and monitoring which sets out how we will monitor and report on delivery of the policies.

Part Three - Key Diagrams which illustrate the broad locations of future development.

Part Four - Appendices. This includes the Implementation Strategy, a list of acronyms and a glossary of key terms.

How to comment on the Preferred Strategy document

Whether or not you have already commented on the Waste and Minerals Core Strategy at the Issues and Options stage or contributed information to the evidence base, this is your chance to let us know what you think about our preferred options.

What do you think about our preferred policy approaches? Do you support or object to them? Do you wish to suggest any alternative approaches or broad areas for development that would meet our Spatial Vision or Objectives?

What do you think about our monitoring targets and indicators ? Do you support or object to any of them? Do you wish to suggest alternative indicators and targets?

The full Core Strategy Preferred Strategy consultation document and supporting documents are available from **21 October to 2 December 2009**:

- To view or download from the Councils' consultation website:
<http://consult.eastsussex.gov.uk>
- To view at: Council offices across East Sussex and at the Citydirect points in both Brighton and in Hove. Copies of the document, response form, and background papers, will also be available at main libraries across East Sussex, and at Jubilee Library and Hove Library in Brighton & Hove.

Please look at the full document before sending us your response, and remember that for them to be valid all comments must be made in writing.

If you wish to comment, it is important that you include the relevant policy reference or section of the document in your comment.

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All comments must be received by **Wednesday 2 December 2009** to ensure that they can be taken into account. Please note that comments cannot be treated confidentially.

Our contact details

You can view the consultation document and background papers on our website: <http://consult.eastsussex.gov.uk>

You can email your comments to: wasteandmineralsdf@eastsussex.gov.uk

To submit comments by post:	For general queries you can contact either of the Councils on:	
Transport & Environment, East Sussex County Council, C4 Waste and Minerals Policy (AP), FREEPOST (LW43), Lewes, BN7 1BR	East Sussex County Council Waste and Minerals Planning Policy Team, Planning Service, Transport & Environment, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, BN7 1UE Tel: 01273 481846 Fax: 01273 479040	Brighton & Hove City Council Planning Strategy & Projects, Brighton & Hove City Council, Hove Town Hall, Norton Road, Hove, East Sussex, BN3 3BQ Tel: 01273 292505

Comments on the Preferred Strategy must be received no later than 2 December 2009.

Quick reference guide to the preferred options and draft policies

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Policy ref(s)	Pages in Core Strategy	Summary of preferred policy approach	Main areas of East Sussex/Brighton & Hove likely to be affected
CS1a CS1b	36	<p>Minimising waste</p> <p>These policies are about reducing the amount of waste that is produced in East Sussex and Brighton & Hove by communities, businesses, and in construction. The overall aim is both to save natural resources and also to cut down on the amount of waste that needs to be dealt with and disposed of.</p> <p>The preferred option is that we should adopt a proactive approach to work with delivery partners, such as the waste industry and waste collection authorities (district/borough/unitary councils), to further investigate and to implement initiatives to minimise waste production.</p> <p>The policy approach particularly focuses on minimising waste from construction and demolition, such as building rubble, because this makes up a large proportion of waste in East Sussex and Brighton & Hove.</p>	All
CS2	40	<p>How much capacity do we need for waste recovery (including recycling) and how much for disposal to land (landfill/landraise)</p> <p>In order to ensure that sufficient land is made available for waste management we need to understand how many facilities are required to do this (how much capacity is needed).</p> <p>The preferred option is to allow for some flexibility in our forecasts of how much capacity will be needed. So the policy is based on the mid-range of how much waste we think is likely to be produced. This is intended to avoid the risk of over-provision of facilities, and also the risk of under-provision or delays in provision of facilities that might be needed.</p> <p>The policy does not make provision for capacity for waste from London.</p>	All

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Policy ref(s)	Pages in Core Strategy	Summary of preferred policy approach	Main areas of East Sussex/Brighton & Hove likely to be affected
CS3	47	<p>What are realistic targets for recycling and recovery of different waste streams</p> <p>We need to shift away from landfilling waste and instead be recovering value from waste by recycling, composting, and energy recovery methods in accordance with the Government's "waste hierarchy".</p> <p>National and regional policies set targets for what the split should be between those methods and the preferred option is to aim to meet those targets for waste from businesses and from construction. However evidence suggests that the targets are not realistic for municipal (mostly household) waste.</p> <p>Targets for recycling of municipal waste are therefore less ambitious than those in the South East Plan but are still in line with national targets. This reflects local expectations of the realistically achievable contribution that can be made to the regional targets in light of the relative lack of resources available to local authorities compared to other authorities in the South East.</p>	All
CS4	52	<p>What is an appropriate distribution and scale of waste recovery facilities</p> <p>The Core Strategy needs to set out broad areas to show where the main ('strategic') waste facilities should be located.</p> <p>The proposed policy approach is to have three broad 'primary areas of search' (see Key Diagram) and any new waste facilities would ideally be located on sites within the areas of search. The areas of search are linked to the main urban settlements and main towns along the coastal strip because that is where most of the population and businesses are located in East Sussex and Brighton & Hove and therefore where most of the waste is generated. If facilities are located closer to the sources of waste then it will help to reduce transport. Good access to the main roads was also a key factor.</p>	Areas covered by primary areas of search (see key diagram). This includes City of Brighton & Hove, Eastbourne, Bexhill, and Hastings.

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Policy ref(s)	Pages in Core Strategy	Summary of preferred policy approach	Main areas of East Sussex/Brighton & Hove likely to be affected
CS5a, CS5b, CS5c	56-58	<p>If necessary sites within the South Downs Area of Outstanding Natural Beauty/South Downs National Park could be allowed as contingency if there are not enough sites that can be found within the primary areas of search, but only in exceptional circumstances. Development control policies (suggested topics are listed following on from CS4) will ensure no unacceptable impacts on amenity or the environment, along with regulation by appropriate bodies such as the Environment Agency.</p> <p>The strategy needs to be flexible and is not technology-specific, so 'recovery' facilities could therefore include a variety of technologies. The Core Strategy is not supposed to preclude any particular types of technology, although in line with policy CS3 (see above) the more sustainable waste management methods (those higher in the waste hierarchy) will be prioritised.</p> <p>This option gives flexibility to accommodate changes in waste management practises and technologies and waste streams that may occur in the twenty year lifespan of the plan.</p> <p>Specific sites for recovery facilities will be considered in more detail in the Waste Sites document.</p> <p>What kind of sites are most appropriate for waste recovery facilities</p> <p>The Core Strategy needs to set out what kind of sites might be acceptable for built waste facilities to ensure that there are no unacceptable impacts either on people or the environment.</p> <p>The preferred approach is for facilities to be located within the broad areas of search (see CS4 above), on previously-developed land and generally avoiding greenfield sites although in some circumstances this might be appropriate such as where it is part of an urban extension or regeneration scheme.</p>	All

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Policy ref(s)	Pages in Core Strategy	Summary of preferred policy approach	Main areas of East Sussex/Brighton & Hove likely to be affected
CS6	64	<p>The proposed criteria for assessing sites applies to all types of proposals with a slight variation in the criteria for proposals for open air composting and permanent open air C&D recycling as these are generally not enclosed within a building. There is also criteria to address the potential climate change impacts of new facilities and where possible deliver benefits to local communities through heat/energy generation.</p> <p>What is an appropriate distribution and scale for land disposal (landfill/landraise) facilities</p> <p>Although rates of recycling and recovery are planned to increase there will still be a need for land disposal of waste, for example the residues from other types of waste treatment. The Core Strategy needs to set out where new land disposal capacity should be located, taking account of where the waste is generated and the local economic, social, and environmental impacts of land disposal at particular locations.</p> <p>With the closure of the landfill site at Beddingham, and limited availability at Peabsham then further land disposal needs to be identified for development in the early part of the plan period. Ashdown Brickworks could offer an opportunity for landfill but there are complex issues to resolve first. The search for alternative potential land disposal sites has resulted in the identification of areas of search in the Low Weald areas of East Sussex (see Key Diagram). The final Core Strategy will need to identify specific locations within those areas of search.</p> <p>In addition to finding sites for waste generated in East Sussex and Brighton & Hove, the Core Strategy must also consider the need for land disposal of waste exported from London. Our background studies suggest that waste operators are very unlikely to transport London's waste from London or adjoining areas because the extended distances and journey times increase the cost and there is no spare capacity anyway. Therefore the proposed approach in the Core Strategy is therefore to not provide any sites for land disposal of waste from London.</p>	Areas covered by primary areas of search for land disposal (in Low Weald areas of East Sussex) and at Ashdown Brickworks
CS7	69	Where is extra capacity needed for treating wastewater and sewage sludge	Hailsham area

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CS8	73	<p>The amount of capacity needed up to 2026 for treating wastewater and sewage sludge depends very much on the location of future housing and other developments. The need to maintain and improve water quality is also driven by European Directives.</p> <p>Background studies and close liaison with Southern Water, indicate that there is currently sufficient capacity to meet statutory requirements but in some areas there is little spare capacity to accommodate any increases. In particular a likely shortfall has been identified in the Wealden area at the Hailsham works which is likely to be a significant constraint on future housing development in the area.</p> <p>The preferred approach, pending confirmation about the location of housing (in Wealden Core Strategy), is likely to be either new works or enlarged one based on the existing Hailsham north and south facilities, subject to environmental constraints.</p> <p>Specific sites will be considered in more detail in the Waste Sites document.</p> <p>Where should hazardous waste be managed</p> <p>Hazardous waste includes health care waste, contaminated soil, WEEE and battery wastes, and waste oil. These need specialist facilities to handle them, and because there is relatively small amounts then facilities often serve a wider area than other types of waste facility. This means that some hazardous waste is transported to facilities outside of East Sussex and Brighton & Hove to be dealt with, whilst others are imported from surrounding areas.</p> <p>The preferred approach is to continue with this so long as the overall quantity of imports of hazardous waste do not exceed that which is exported from the area ie there is a net balance.</p>	All

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Policy ref(s)	Pages in Core Strategy	Summary of preferred policy approach	Main areas of East Sussex/Brighton & Hove likely to be affected
CS9a	77	<p>Ensuring that mineral resources are used sustainably</p> <p>The main types of minerals found and extracted in East Sussex (there are no mineral extraction sites in Brighton & Hove) are sand and gravel ('aggregates'), brick clay, and gypsum.</p> <p>The preferred approach is to reduce the rate at which those minerals in the ground are used up in order to protect them for future generations. Therefore the strategy encourages where possible alternative materials should be used such as recycled aggregates, or where it is necessary to extract minerals they should be used as efficiently as possible.</p>	All
CS10a, CS10b	81	<p>Ensuring that the extraction of mineral resources, and use of facilities to transport them by rail or water, are not unnecessarily prejudiced ('sterilised')</p> <p>It is important that mineral resources in the ground are not sterilised, for example by building houses over the top of them but there also needs to be a balance with the need for new development in some of those areas. The same issue applies to rail sidings where minerals are loaded onto trains, and to wharves in ports where sea-dredged aggregates and imports of minerals are landed off ships.</p> <p>The preferred approach is to safeguard strategic minerals sites to protect them for future extraction, and also to identify broader 'minerals consultation areas' where further assessment would be made about the economic viability of the resource should a planning application be submitted which could sterilise the resource.</p> <p>Existing rail sidings in East Sussex will be safeguarded, and wharves at Shoreham, Newhaven, and Rye ports will be safeguarded unless provision is made elsewhere within the harbour.</p>	<p>Mountfield, Novington, Ashdown Brickworks, Chailey, Scotney Court, Hill Farm, Guestling, Aldershaw, Horam.</p> <p>Shoreham, Newhaven, and Rye Ports.</p>

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CS11a	88	<p>Contributing to national, regional and local need for aggregates (sand and gravel)</p> <p>Aggregates are needed for construction of houses, offices, roads, and other infrastructure. East Sussex has historically had low levels of extraction of aggregates from the ground and has relied heavily on imports of marine-dredged aggregates. There are no extraction sites in Brighton & Hove.</p> <p>The Government, via regional government (the South East England Partnership Board) sets out how much East Sussex and Brighton & Hove should be providing ('the apportionment'). The proposed approach is to meet the need for aggregates through a combination of existing planning permissions for extraction of aggregates, through imports of marine aggregates, and through increased use of recycled and secondary materials. No further sites will be identified for extraction of aggregates.</p>	All
CS11b	91	<p>Contributing to national, regional and local need for clay</p> <p>Clay is needed for making bricks, tiles, and also for constructing flood defences. There is currently large-scale works at Ashdown and Chailey, and much smaller scale at Aldershaw and Hastings. There are no clay sites in Brighton & Hove.</p> <p>The clay reserves at two of the sites are running low so the Core Strategy needs to consider how the lifespan of those Brickworks can be extended, and to also consider how much future demand there might be for clay flood defences. The preferred approaches are a combination of extensions to existing extraction sites and imports to brickworks depending on circumstances, and use of clay for flood defences is not encouraged by the recognises in some cases it may be necessary.</p>	East Sussex: Ashdown, Chailey, Aldershaw and Hastings

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Policy ref(s)	Pages in Core Strategy	Summary of preferred policy approach	Main areas of East Sussex/Brighton & Hove likely to be affected
CS12	94	<p>Maintaining capacity for producing gypsum (and related products)</p> <p>Gypsum is needed for plaster and plasterboard products, cement, and other industrial processes. The gypsum resource in East Sussex is the largest deposit in the UK, and there is a plant nearby at Robertsbridge which manufactures plasterboard using both gypsum and the substitute material DSG.</p> <p>The preferred approach is to maintain reserves of gypsum, and also to increase use of DSG and other alternative materials. The plasterboard works and associated rail transport infrastructure will be safeguarded.</p>	East Sussex: Robertsbridge
CS13	97	<p>Providing a policy framework for on-shore oil and gas ('hydrocarbons')</p> <p>There is currently no on-shore extraction of oil or gas in East Sussex or Brighton & Hove however the Core Strategy needs to set out a policy framework in case of any future proposals because Government policy aims to reduce the reliance on energy supplies from outside of the UK.</p> <p>Most of the reserves in East Sussex are located within sensitive landscapes particularly the South Downs Area of Outstanding Natural Beauty so the preferred approach is ensure that where exploration or development licenses are granted by Government, that there should not be unacceptable impacts on the environment.</p>	All
None	99	<p>Maintaining local chalk supply</p> <p>Historically most of the chalk extracted in East Sussex is used for constructional fill and agricultural lime, however there is currently no active quarries in East Sussex or Brighton & Hove. There are several sites with remaining reserves and planning permissions which the operators are choosing not to use.</p>	All

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CS14	103	<p>As it seems that most of the local needs are adequately being met from imports from West Sussex and Kent, and operators do not feel it is commercially worthwhile extracting from sites in East Sussex, then the preferred approach is to not identify any further sites for extraction and to encourage the un-used sites to be appropriately restored through development control policies so there is no specific policy regarding chalk proposed.</p> <p>Protecting the environment, amenity, and reducing the impact of minerals development</p> <p>Mineral extraction and processing can have potentially significant environmental impacts so there needs to be a balance between the need for essential minerals and protection of the environment and amenity.</p> <p>The preferred approach is to steer development to the broad locations and also to set out clear development control policies (following on from CS14) to protect amenity and the environment.</p>	All
CS15	106	<p>Transport of minerals</p> <p>Currently some minerals are transported from other areas into East Sussex and Brighton & Hove by rail or water, but almost all transport within the plan area is by road. Background studies have explored the scope to shift to more sustainable modes of transport and generally because of the short distances involved and lack of appropriate rail/water infrastructure, then road transport is likely to remain the most feasible option. However where there is scope to use rail/water it will be supported and that infrastructure is proposed to be safeguarded through CS10b.</p>	All

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Supporting documents

The following supporting documents are also available as part of the consultation process:-

Sustainability Appraisal Report

In producing the Core Strategy, the aim has been to ensure that the preferred options, when taken together, will deliver sustainable development. A Sustainability Appraisal tests the extent to which the Core Strategy meets identified sustainable development principles. This is a separate document produced alongside the Core Strategy which critically examines its objectives and options and tests them against the principles of sustainable development. A non-technical summary of the full Sustainability Appraisal Report has also been produced.

Information Papers

A series of Information Papers has been produced to provide the evidence for Core Strategy to support consultation and discussion with members of the public and key stakeholders. The Papers are 'living drafts' which present the evidence as it stands at this stage and they will be periodically updated with any new information that comes to light. This will ensure the Councils' knowledge and understanding of waste and minerals remains robust and up-to-date with new information and recent changes in legislation and policy.

1. The Future Need for Waste Management
2. The Future Need for Minerals Production and Management
3. Sustainable Resource Use and Management
4. Waste Management Methods and Technologies
5. Residual Waste Disposal
6. Spatial Portrait of East Sussex and Brighton & Hove
7. Hazardous Waste
8. Transportation of Waste and Minerals
9. Climate Change and Waste and Minerals
10. Wastewater and Sewage Sludge Treatment

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