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Planning & Development

Environmental Setting and Site Design Report

Farrington Golf and Country Club Limited
Farrington Park Golf Course, Bristol, BS39 6TS

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1 Introduction

1.1 Terms of Reference

Ashfield Solutions Limited (“Ashfield” or the “Agent”) has been commissioned by Towns of Weston Limited (“the Operator”), on behalf of Farrington Golf and Country Club Limited (“the Applicant”), to prepare and submit to the Environment Agency (“EA”) an application for a bespoke Deposit for Recovery (“DfR”) Environmental Permit (“EP”) at Farrington Golf and Country Club, Marsh Lane, Farrington Gurney, Bristol, BS39 6TS (the “site”). The location of the site is shown in Drawing D-ESSD1.

1.2 Report Context

This EP application has been prepared by Ashfield, on behalf of the Operator, which is registered in England, Company No. 04319664, and the Applicant, which is registered in England, Company No. 03926812.

This Environmental Setting and Site Design (“ESSD”) report has been produced to support the EP application and also to pre-application correspondence (EPR/KB3909XJ/A001) with the EA, copies of which are provided in Appendix A.

The aim of the ESSD report is to develop the Conceptual Site Model (“CSM”) and describe the regulated facility in terms of the environmental setting and the potential contaminant source terms, pathways and receptors that are used as the basis for the supporting risk assessments. The report generally follows the ESSD template provided by the EA (2016)¹.

1.3 Proposed Activity

The EP application is for a DfR EP to permit the redevelopment of the site, via the recovery of waste soil materials from local development sites for construction purposes.

In accordance with the granted planning permission (Section 1.3), the proposed re-development and re-configuration of the site will:

- Create two new golf holes on land, south west of the seventh tee;
- Create a new driving range with 12 covered bays and 12 grass bays on the current practice ground;
- Create a new 5 five hole academy course;
- Convert the existing driving range structure in to 10 letting rooms;
- Extend the car park into the existing driving range, to serve the new letting rooms;
- Create a new Spa and 12 additional letting rooms on the former driving range;
- Construct a Caravan Park with 25 pitches, including toilets and showers

The above shall be undertaken in numerous phases, summarised below:

¹ Environment Agency: Conceptual Site Model, Environmental Setting and Site Design Report: Template. Version 1, 14/10/2016 [Withdrawn on the 21st April 2021].

- Phase 1 - Creation of the two new holes, on land, south west of the seventh tee.
- Phase 2 – Creation of the new driving range.
- Phase 3 – Creation of the new Academy course.

1.4 Planning Status

Mendip District Council have granted the site, and proposals, planning permission (Ref. 2018/0577/FUL) for the “*proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description)*”.

A copy of the planning permission is contained in Appendix B, with approved drawings. The works are to be undertaken with the aforementioned planning permission on condition that all works shall be carried out in accordance with the applied conditions and in accordance with the approved plans.

1.5 Supporting Reports

This report has been completed in accordance with the EPR and should be read alongside the following supporting information:

- Environmental data searches (referred to hereafter as “the Environmental Data Searches”):
 - Landmark Envirocheck® Site Sensitivity report (Mar-2023);
 - Landmark Envirocheck® Historic Map report (Mar-2023); and
 - Landmark Envirocheck® Geology report (Mar-2023).
- Environmental Agency (EA) Flood Map for Planning and Long Term Flood Risk Maps (accessed Mar-2023).
- British Geological Survey Onshore GeoIndex Service (accessed Mar-2023).
- The Coal Authority Interactive Viewer Service (accessed Mar-2023).
- The Cranfield Soil and AgriFood Institute Soilscales Map Service (accessed Mar-2023).
- Towns of Weston Limited (2023) - Farrington Golf Club Environmental Risk Assessment - V002.
- Ashfield Solutions Limited (2022) – Waste Recovery Plan, Version 01. Ref. 139521-S01.
- Ashfield Solutions Limited (2022) – Site Condition Report, Ref. 139521-S02.
- Ashfield Solutions Limited (2022) – Non-Technical Summary, Ref. 139521, Version 002.
- Ashfield Solutions Limited (2022) - Dust & Particulate Management Plan, Ref. 139521-S02.
- Environment Agency (2022) - Environmental Permitting – Recovery vs Disposal Assessment of a Waste Recovery Plan, Ref. EPR/KB3909XJ/A001.
- Towns of Weston Limited (2021) - Environmental Management System Manual, Ref. SWP019, Revision 006.
- Towns of Weston Limited (2021) – Waste Rejection Information, Ref. STOF32, Version 003.
- Towns of Weston Limited (2021) – Waste Acceptance, Ref. SWP008, Version 003.
- Towns of Weston Limited (2021) – Waste Rejection and Tipping of Non Permitted Wastes, Ref. SWP012, Version 003.
- Towns of Weston Limited (2021) – General Dust Control, Ref. SWP072, Version 004.
- Mendip District Council, Planning Permission 2018/0577/FUL, and supporting information, including:
 - The Landmark Practice Limited (2019) – Construction and Environmental Management Plan (CEMP), No Ref., Version 03;

- The Landmark Practice Limited (2019) – Landscape and Ecological Management Plan, No Ref., Version D01;
- Western Ecology Limited (2018) – Addendum to Preliminary Ecological Appraisal Land at Farrington Golf Club, Farrington Gurney in Somerset June 2016. No Ref; and,
- Clive Onions Consulting Civil Engineers Limited (2017) - Flood Risk Assessment and Drainage Strategy, Ref. 17209, Version 02.

2 Site Details

2.1 Site Location

The site broadly comprises approximately 82ha of an irregular parcel of land. The site includes the existing Farrington Golf Club with club house, car parking, driving range and golf course. The site contains two open fields unused for golfing purposes in the north-west and one in the south. The golf course contains the expected features including sand bunkers, lakes/ponds, lawns and trees. The general site setting is summarised in Table 1 below.

Table 1 – Site Setting

Site Location & Grid Reference:	The site address is Farrington Golf and Country Club, Marsh Lane, Farrington Gurney, Bristol, BS39 6TS. The site is centred as National Grid Reference ST 63275 54727 (X: 363275, Y: 154727), approximately 3km to the west of Midsomer Norton, with access gained from a A37 to the north west.
Terrain & Topography	<p>The site is located on a ridge falling from west to east causing the majority of the land to slope, with some falling east and south, drained by boundary watercourses. The site is topographically undulating, rising from approximately 126m Above Ordnance Datum (“m AOD”) in the north, to 145m AOD in the south. The topography falls from approximately 160m AOD in the west, to 148m AOD in the east.</p> <p>The ground cover predominantly comprises open fields (use as a golf course), with areas of vegetation and limited areas of hardstanding (constrained to building cover and a car park in the east of the site).</p>

The surrounding land use of the site is summarised in Table 2, below.

Table 1 - Surrounding Land Uses

North	The immediate northern boundary is formed by agricultural land use, with Marsh Lane present in the north west. The A362 road and the village of Farrington Gurney is situated 350m immediately beyond. Wider agricultural land use and the village of Paulton is approximately 1.6km to the north east and Hallatrow is positioned approximately 2km.
East	Agricultural land use forms the immediate eastern land use, with the village of Welton approximately 2km from the eastern boundary.
South	Agricultural land use forms the immediate southern land use, with the village of Ston Eaton approximately 600m to the south west.
West	The A37 and A39 trunk roads are positioned to the west of the site. The wider land use comprises undeveloped land, forestry and agricultural land use.

2.2 Site Setting

The environmental setting, that includes residential and recreational areas, waterways, water bodies, nature protection zones, and other agricultural or urban sites (up to 500m) from the site boundary, is summarised in Table 3 and ESSD2.

Table 3 – Environmental Setting.

Hydrological Features:	The site contains on-site ponds, which form part of the golf course features. Minor drainage ditches are noted to occur in the north eastern, south eastern and north western limits of the site. Wellow Brook is positioned to the immediate south of the site. The site holds an abstraction license for the Wellow Brook for irrigation (EA License Ref. 175313S125), although no further details are available for review. This is summarised in Drawing D-ESSD3.
Hydrogeological Features:	The site is not in a groundwater Source Protection Zone (“SPZ”). The site has a groundwater abstraction license (EA License Ref. 17/53/013/G/129 – Appendix C) for the abstraction of groundwater from the Lower Lias Formation for golf spray irrigation. Please also refer to appended Environmental Data Searches.
Environmental Setting:	Areas of Ancient Woodland (Rush Hill Wood and Easton Wood) are present beyond the north west and south. However, an ecological appraisal has been undertaken for the site (Section 1.5). This is summarised in Drawing D-ESSD3.

2.3 Site Access

The site is accessed via Marsh Lane to the northwest, via a junction off the A362 to the north.

2.4 Proposed Development & Phasing

The first three phases of the development plan will elevate the standard of the existing 18-hole championship course, improve practice and tuition areas and create a new Academy course to “grow the next generation of golfers”. These phases will generate substantial additional revenues for the club which will allow it to develop its spa, gym and events business providing additional facilities for members and guests and future financial security to the club, its members and the local community.

The proposed works are designed to allow the re-profiling and configuration of the site in accordance with the granted planning permission (Section 2.2). This shall improve the golf club's offering via improved facilities, providing:

Phase 1 – The creation of two new holes to produce a full 18-hole championship golf course that is playable in all weather conditions.

The first five holes of the existing golf course are often water-logged in the winter and wetter months. These seasonal impacts also affect some slopes of the site, which become saturated and slippery underfoot, resulting in some holes being unplayable. This has led to disgruntled customers being only able to play a reduced number of holes resulting in a loss of revenue (loss of players, players not becoming members due to substandard holes etc).

The two new holes will allow the club to rotate 20 holes in the wetter months, protecting the more exposed sections and keep a full 18-hole championship course operational year-round.

Phase 1 will provide more consistent playing conditions and add two strong new holes to the course. The course will be suitable for a larger variety and age range of users and encourage new users and external societies to play the course and use the club facilities.

Phase 2 – Creation of a new driving range and practice area.

The current practice and teaching facilities are not suitable for a golf course of this standard and require improvement. In addition, the current location of the driving range is too close to areas of the golf course creating an unacceptable safety risk. The current range is too short and narrow which restricts the clubs that can be used and occasionally balls fly over the netting and onto the course. The range needs to be relocated to solve this problem.

The creation of a covered driving range together with Improved practice and teaching facilities will increase use of the facilities and both member and visitor enjoyment of the club..

Phase 3 – Creation of a five hole Academy course.

Younger golfers rarely have the attention span to play a full 18 or even 9 holes of golf. To encourage families and younger members into the game the club will be creating a five-hole Academy course. It is possible to play 5 holes in around an hour and the tees and greens will be made from all weather Huxley matting. This will allow play all year round which will allow increased use of the course and consistent conditions. The course is located close to the club house and will have facilities for parents to keep an eye on their little one when they are playing.

The Academy course will create a development pathway for younger golfers so they can become involved with the club, learn to enjoy the game and eventually become full members of the club.

Works Sequencing

The sequencing of works is proposed to be undertaken under the influence of seasonal months. As most revenue to the golf club is obtained during summer months, the following phases is considered appropriate:

- **Phase 1** – This can be undertaken at any time of the year, as it is beyond the main operational and usable spaces of the main golf course.
- **Phase 2** – As access for this phase of works shall require access across the golf course, it is proposed to develop this area during winter months (when the club shall have very limited use).

Upon completion of the above, then Phase 3 is proposed for winter months (due to similar reasons of Phase 2).

Please note: All works shall be undertaken in accordance with the Construction and Environmental Management Plan (“CEMP”) and the Operator’s Environmental Management System (“EMS”). Although Towns do not hold ISO14001 accreditation for their EMS, the EMS appended (Appendix C) provides how the proposed management of environmental aspects are to be managed. Associated working practices, referred to within this document are also contained in Appendix C.

3 Source Term Characterisation

Third party Environmental Data Searches have been used to compile the following sections. Copies are provided in Appendix D.

3.1 Historical Land Use

Historical maps and images (where available) have been reviewed to identify and draw attention to any potentially contaminative industrial practices or land uses that may have compromised the site's environmental quality in the past. A summary of the key findings of our independent historical map

On Site

The earliest available historic mapping from 1884 indicates that the site comprised undeveloped fields associated with Cliff Farm, in the north east of the site. No other major changes of land use have been identified, with the exception that the site was redeveloped to form the present day golf club between 1961 and 1988.

Off Site

The wider surrounding land use has remained un-changed since the earliest available historic mapping. Rush Hill Woodland is present in the north west and Ston Easton Park Copse woodland in the south.

Infilled Land & Historic Landfilling

A summary of available records of landfilling at the site based on Environment Agency public records and the Environmental Data Searches is provided below. This includes registered landfills, as well as historical records of informal land filling activities, which may affect the site.

Areas of infilled land are noted beyond the north of the site boundary. This relates to the filling of a former quarry, with its use becoming a recorded landfill site for Bath and North East Somerset Council (albeit the recorded waste types are not provided). There are no records of infilled land or landfilling within the site boundary itself.

3.2 Contemporary Land Uses

Details of permitted or licensed activities, either on or within the vicinity of the site, can indicate whether there are environmental risks posed to the property, or whether previous licensed activities may have resulted in environmental impact at the site. Details of permits and licenses have been obtained from the Environmental Data Searches, as well as on-line EA public records. A summary is presented in Table 4.

Table 4 – Licenses and Permits

Activity	Entry within 250m of the site
Sites determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990	0
Discharge consents	4
Industrial sites holding licenses or authorisations*	0
Groundwater/surface water/potable water abstraction licenses	2
Other waste sites such as treatment, transfer or disposal (non-landfill)	0
Sites with dangerous or hazardous substances**	0
Petrol and fuel sites	0
Gas pipelines	0

Of the above entries, the two abstraction licenses (referred to in Table 3, Section 2.2) relate to the site itself. The discharge consents recorded relate to Wessex Water Services Limited for storm sewage overflow into the Wellow Brook, to the south of the site.

3.3 Site Classification

Table 5 summarises the proposed site classification as part of the EP application.

Table 5 – Site Classification

Proposed Boundary:	The proposed Environmental Permit application boundary is shown by Drawing D-ESSD1.
Type Code:	A25
Type Description:	Deposit of waste to land as a recovery operation
General Description:	Waste facilities that have a permit for a waste operation under the EP Regulations (former waste management licences). A waste recovery plan must be provided to support a DfR EP application (see below).
Supporting Waste Recovery Plan Reference for Proposed DfR.:	Ashfield Solutions Limited – Waste Recovery Plan, Ref. 139521-S01. Environment Agency - Environmental Permitting – Recovery vs Disposal assessment of a waste recovery plan, Ref. EPR/KB3909XJ/A001.

3.4 Waste Types

The proposed waste types including details relating to volumes, quantities and chemical characteristics are summarised in Table 6.

Table 6 – Summary of Proposed Waste Types & Quantities

EWC Code(s):	17 05 04.
Waste Description:	Soil and stones other than those mentioned in 17 05 03
Total volume (Combined Phase 1 & Phase 2):	109,795
Range of material densities for imported material	1.8t/m ³
Estimated mass of imported material	197,631 tonnes

Important note: Further detail on the above is provided in the agreed Waste Recovery Plan, Sections 3.3 and 3.4. The proposed Phase 3 element of works (to be completed after Phase 1 and Phase 2) equates to 26,153m³ of material (or an additional 47,076 tonnes). It is anticipated that the WRP and permit shall be amended, upon completion of Phases 1 and 2, to allow for completing the proposals using imported waste soil materials (subject to agreement with the EA).

As outlined in Section 3.4 of the agreed Waste Recovery Plan, only inert and chemically suitable material excavated from local development sites will be used for the purpose of this proposed recovery activity. Due to the close proximity of already identified source sites to the proposed recovery activity, the type of material excavated is anticipated to be very similar to the natural geology at the site. Owing to the certainty of source of these materials, Towns proposes to further restrict the description of waste accepted under these codes to materials originating from greenfield excavations only.

The proposed operation will be permitted to only accept Landfill Directive inert wastes only. Inert waste is defined by the Landfill Directive, article 2(e) as:

“Waste that does not undergo any significant physical, chemical or biological transformations. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. The total leachability and pollutant content of the waste and the ecotoxicity of the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater”.

As outlined in appropriate guidance², WAC “are limits that have been derived by modelling the impacts of a typical landfill on groundwater and are thus aimed at avoiding groundwater pollution”. Therefore, materials meeting inert WAC criteria do not contain substances at concentrations that may present a risk to surface water or groundwater. To ensure long-term protection of the water environment, leachability tests shall also be undertaken to ensure results are lower than the applicable Environmental Quality Standard (“EQS”) and/or Drinking Water Standard (“DWS”). This, in combination to acceptance procedures (Section 5) and risk assessment (Section 4), shall ensure that there is to be **no contaminant loading** in imported materials at the site.

² Section 4 Permitting Requirements, Paragraph 4.86, of DEFRA (2010, Version 3.1) Environmental Permitting Guidance The Landfill Directive For the Environmental Permitting (England and Wales) Regulations 2010.

4 Pathway & Receptor Term Characterisation

4.1 Hydrology

The nearest surface water system is the Wellow Brook, which is present in the utmost southern extent of the site and flows in an easterly direction. The EA's method for classifying the water quality of rivers and canals is known as the General Quality Assessment scheme ("GQA"). There is one record relating to the River Quality (Chemistry) for the Wellow Brook, indicating that it has been classified as GQA River Quality B, defined as "Good". The site also contains numerous ponds, which form part of the golf course features. Minor drainage ditches are noted to occur in the north eastern, south eastern and north western limits of the site. Please refer to Drawing D-ESSD2.

Information on the site's susceptibility to flooding has been obtained from public flood mapping provided by Environment Agency as well as information contained within the environmental data searches. A summary of the findings is provided in Table 7 and a screening-level assessment of flood risk, follows.

Table 2 - Flood Risk Screening (England)

Flood Risk Scenario	Flood Risk ^a
Flood Risk Zone (Flood Map for Planning - England) without defences	Zone 1 (Low Probability)
Risk of Flooding from Rivers and the Sea (RoFRaS) <i>incorporating defences</i>	Very Low Risk
Risk of Flooding from Surface Water	Low Risk
Is the site within the extent of flooding from a nearby reservoir?	No
BGS Groundwater Flooding Susceptibility	Limited potential for groundwater flooding to occur

^aBased on maximum risk rating within the site boundary. The resolution of national datasets can infer a higher degree of risk than is actually present. Surface water risk may be highly localised within certain parts of a site. England: [Flood Map for Planning <https://flood-map-for-planning.service.gov.uk/>] [Long Term Flood Risk <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>].

In addition to the above, the Flood Risk Assessment ("FRA", Section 1.5) concluded that *"small part of the extremities of the site are affected by the boundary watercourses, but these are in open landscape, are water compatible, are not required to support the development and they do not therefore trigger the need for the proposal to pass the Sequential Test No surface water streaming is shown, consistent with most of the site having free-draining soil, but if runoff does occur it drains north and south to Wellow Brook. Minimising nuisance from rainfall is a fundamental need for a golf course, to ensure that users do not get hindered by slippery areas and can return to play soon after wet periods. The proposals will be drained by infiltration which is the highest target in the SUDS hierarchy, and the ground conditions will be improved with suitable preparation and vegetation where changes are made. Roofs and paved areas will be drained to infiltration features to minimise nuisance in wet periods"*.

The proposals consider infiltration into soils, where the soils are naturally free-draining (such as the areas in the central and southern portions of the site, see Geology, below). However, improvements in areas of the site where there is limited permeability shall need to be undertaken. The proposals of

importing inert soils from greenfield sources therefore match with the current greenfield soils on the site and therefore, does not introduce any contaminant loading that will be affected/mobilised via infiltration.

Further, there is a lack of hydraulic connectivity between minor drainage ditches and ponds on site with the Wellow Brook to the south, given that the majority of the proposed development is to the north of the site. Therefore, a low risk has been applied (please refer to supporting Environmental Risk Assessment, in Appendix E).

4.2 Geology & Ground Conditions

An overview of the site geology has been inferred from British Geological Survey (“BGS”) 1:50,000-scale mapping for artificial, superficial and bedrock deposits. Where available and relevant we have also included additional information from BGS archive borehole records.

Artificial Geology

The BGS records no evidence of artificial ground underlying the site.

Superficial Geology

The BGS records no evidence of superficial geology on the site, with the exception of a small band of alluvium associated with the deposition of sands and gravels of the Wellow Brook. Please refer to published soils, below.

Bedrock Geology

The site is situated upon numerous distinct bedrock lithologies, summarised in Table 8 and Drawing 4.

Table 8 – Site Geology

Bedrock Lithology	Description	Presence on Site
The Langport Member and Blue Lias Formation:	These deposits are described as thinly interbedded limestone (laminated, nodular, or massive and persistent) and calcareous mudstone or siltstone (locally laminated).	This underlies the central and southern areas of the site (within the area of proposed Phase 2 works).
Charmouth Mudstone Formation	Dark grey laminated shales, and dark, pale and bluish grey mudstones; locally concretionary and tabular limestone beds; abundant argillaceous limestone, phosphatic or ironstone (sideritic mudstone) nodules in some areas; organic-rich paper shales at some levels; finely sandy beds in lower part in some areas.	This underlies the north western corner of the site, in the area of the proposed Phase 1 works.
Westbury Formation and Cotham Member	Dark grey mudstones or shales with subordinate thin limestones, sandstones and fossiliferous arenaceous units ('bone beds').	This underlies the north of the site, beneath the proposed Phase 3 works area.
Mercia Mudstone Group	A sequence of brown and red-brown, calcareous clays and mudstones, with occasional beds of impersistent green siltstone and fine-grained sandstone.	

Published Soil Data

Although there are no recorded superficial strata beneath the site, the Cranfield University Soilscales viewer indicates that the south of the site tends to be loamy over limestone with good drainage (this is in the area of the proposed Phase 2). However, the north of the site is loamy and clayey with impeded drainage. This is likely related to the weathered bedrock (see below); the ground will have low permeability (please also refer to Section 3 of the Flood Risk Assessment, Section 1.5). Drawing D-ESSD5 provides a summary.

With the exception of the proposed Phase 2 works (improved driving range), the site is situated on low permeability soils, of the weathered underlying mudstone sequences. Weathered horizons of these units have resulted in clay rich soils on site that are characterised with impeded drainage. This has resulted in water-logged areas in the winter and wetter months. These seasonal impacts also affect some slopes of the site, which become saturated and slippery underfoot, resulting in some holes being unplayable. Please refer to descriptions in Section 3.3. The poor infiltration resulting in saturated ground conditions is one of the reasons the proposed works are to be undertaken (to import inert-type materials to improve drainage and allow the course to be played all year round).

Coal Mining

The north of the site is situated within a Coal Mining Reporting Area. Reference to the Coal Authority Interactive Viewer indicates:

- Mine entries are positioned approximately 150m to the north of the site.
- Coal has been worked beneath the north western limits of the site.
- There are no probable shallow coal workings beneath the site.

4.3 Hydrogeology

The presence and status of any known groundwater bodies beneath or within proximity to the site, are presented in Table 9, below, based on the results of DEFRA MagicMap®.

Table 9 – Aquifer Properties

Bedrock Lithology	Aquifer Classification	Presence on Site
The Langport Member and Blue Lias Formation:	A Secondary (A) Aquifer - these aquifers are capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers	This underlies the central and southern areas of the site (within the area of proposed Phase 2 works).
Charmouth Mudstone Formation	A Secondary (Undifferentiated) Aquifer, usually assigned in cases where it has not been possible to attribute either category A or B to a rock or soil type, due to the variable characteristics of the geology	This underlies the north western corner of the site, in the area of the proposed Phase 1 works.
Westbury Formation and Cotham Member	A Secondary (B) Aquifer - these aquifers may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering	This underlies the north of the site, beneath the proposed Phase 3 works area.
Mercia Mudstone Group		

Groundwater Vulnerability & Sensitivity

A summary of the groundwater vulnerability and sensitivity is provided in Table 10.

Table 10 – Groundwater Vulnerability & Sensitivity

Groundwater Vulnerability:	The intrinsic groundwater vulnerability beneath the site is classified by the EA as High - this means groundwater is regarded as a high priority resource with very limited natural protection. ³ This risk category takes into consideration the likelihood of a pollutant reaching the groundwater, the type of aquifers present (e.g. superficial or bedrock) and the sensitivity of those aquifers. The classification is precautionary and provides the most vulnerable class from either the superficial or bedrock aquifer within a 1km ² area. It must be noted that the high vulnerability rating is applied due to the localised fractures of the Limestone units that underlie the central and southern areas of the site and is also driven by the potential for Soluble Rock (although the Environmental Data Searches indicate that “problems are unlikely”).
Source Protection Zones	The site is not located within a groundwater Source Protection Zone (SPZ). There are no recorded Source Protection Zones within 2km of the site.
Groundwater Abstractions:	<p>Potable uses: There are no potable water or surface water abstraction licenses within 2km.</p> <p>Other uses: Groundwater is abstracted on site for irrigation purposes. Please refer to Appendix C.</p>

In assessing the risk that the site could pose to Controlled Waters, the hydrogeological and hydrological conditions can be summarised as follows:

- In terms of Groundwater Vulnerability relating to the proposals:
 - Phase 1 & 3: These areas of the site are within an area where the underlying strata has been classified as:
 - The Mercia Mudstone Formation, Westbury Formation and Cotham Member - ‘Secondary (B) Aquifer’.
 - The Charmouth Mudstone Formation is classified as a Secondary (Undifferentiated) Aquifer.
 - The driving range is situated upon a Secondary (A) Aquifer.
- The groundwater quality and flow, particularly in the north of the site (where the bulk of the proposed development is to take place), is likely to be impacted locally and regionally by historical coal mining activities as well as the off-site former quarry (later utilised as a landfill) beyond the north.
- The site is not located within a Source Protection Zone. There are no potable water or surface water abstraction licenses within 2km.
- The Wellow Brook is subject to discharge consents from sewage treatment and the GQA River Grade has been defined as Quality B “Good”.
- Groundwater and the Wellow Brook is abstracted for golf course irrigation.

³ Based on the *simplified* groundwater vulnerability mapping. Note that the maps provide intrinsic vulnerability and therefore the vulnerability classification does not take into account any site-specific information such as current or intended activities or the specific characteristics of pollutants which may be present. The vulnerability assessment is based on how pollutants released **at the soil surface** by an activity are transported down to the water table taking into account protective layers and properties; the assessments do not consider the release or existing presence of pollutants beneath the soil surface.

- There are numerous drainage ditches upon the site that relate to road-side drainage ditches, opposed to being in hydraulic continuity with on-site ponds and the Wellow Brook.

Assessment of Proposals on Groundwater Risk

Important: The EA do not expect the Groundwater Regulations to apply to landfills for inert waste, however, it is still necessary to undertake a risk assessment to consider the risk to groundwater from waste that may not be truly inert. EA guidance⁴ outlines that this may be undertaken using a tiered approach to risk assessment; qualitative screening, generic quantitative risk assessment and detailed quantitative risk assessment.

It is considered that a quantitative risk assessment is likely to be necessary for an inert site where the receiving environment is particularly sensitive, for example below the water table in a principal aquifer which is in continuity with down-gradient surface water bodies. However, in view of the hydrogeological and hydrological setting of the site, the site is regarded as being situated within a low sensitivity area.

The agreed Waste Recovery Plan and proposals (Section 3.5) clearly outline only the importation of greenfield-source, inert waste soil materials. Based on this definition of inert waste, the site should not produce any leachate that could result in any significant discharge of Hazardous Substances or Non-Hazardous Pollutants throughout the lifecycle of the site. Therefore, with regard to this inert waste stream, the site:

- Presents a low to negligible risk to groundwater and surface water quality;
- Falls outside the scope of the Environmental Permitting Regulations 2016 (Schedule 22 Groundwater Activities); and
- Does not require environmental management systems (artificial sealing liner, leachate management or other engineering and management structures), or the consideration of the degradation of such systems.

With respect to the deposition of potentially contaminated wastes, it is considered that the risks and potential consequences of such accidents are extremely low for the following reasons:

- The agreed Waste Recovery Plan lists that **only greenfield sources and inert waste soils** are to be imported. There will be no liquid waste and they shall fulfil the relevant waste acceptance criteria ("WAC"). They shall not have been diluted or mixed solely to meet the relevant WAC.
- Due to the close proximity of already identified source sites (as confirmed by Towns) to the proposed recovery activity, the type of material excavated is anticipated to be very similar to the natural geology at the site.
- All waste deliveries will be pre-arranged and come from known greenfield sources, supported with appropriate site investigation reports and chemical sampling, to ensure no contaminated material is delivered;
- If deemed necessary, characterisation testing will be undertaken to demonstrate that the waste will not give rise to polluting leachate, prior to the acceptance of waste at the site;
- If deemed necessary, compliance testing will be undertaken to ensure the continued acceptability of the waste stream;
- Visual inspection will be undertaken of every waste load deposited at the site; and

⁴ Environment Agency 2018 - Groundwater risk assessment for your environmental permit [Online: [Groundwater risk assessment for your environmental permit - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/groundwater-risk-assessment-for-your-environmental-permit)].

- In the event of suspicion regarding the acceptability of the waste, quarantine procedures will be enforced. In the unlikely event of contaminants from a rogue load being deposited at the site, attenuation processes will occur within the waste body, and most organic Hazardous Substances are very likely to be degraded and retarded during migration through the surrounding inert wastes within the site. Other processes such as volatilisation can also be expected for volatile and semi-volatile organic substances resulting in a mass loss of contaminant from the waste.

A qualitative assessment and outline mitigation, supported with the developed Environmental Risk Assessment (Appendix E), is provided in Table 11.

Table 11 - Qualitative Assessment & Mitigation

Accidental Occurrence	Risk to Groundwater	Likelihood of Occurrence	Mitigation and Corrective Measures
Deposition of non-inert wastes.	Generation of leachate containing Hazardous Substances or Non-Hazardous Pollutants.	Low – due to the technical precautions to be adopted (Section 5).	Any incorrectly accepted wastes will be immediately returned to the customer or moved to a suitable storage area prior to removal to a suitable site.
Spillage of fuels from storage tanks or vehicles.	Release of hydrocarbons (Hazardous Substances) into the ground and migration to groundwater.	Low – fuel stores will be bunded in accordance with Regulations. A traffic system and speed limit will be imposed at the site to reduce both the risk of accidents and the likelihood of spillage occurring.	Any spillage will be cleaned up immediately and any resulting contaminated soils removed to a suitable installation.

4.4 Environmental Sensitivity

The risk posed to ancient woodlands is provided in the Environmental Risk Assessment for the scheme and confirms a low risk. Further, the ecological impact of the proposals, as outlined in the ecological appraisal (Section 1.5) “*have an unacceptable impact upon it*”.

4.5 End User Sensitivity

The contemporary land use of the site in its current configuration poses no contamination source potential to current users. Further, the historic land use of the site has been confirmed as greenfield.

The surface and rootzone layer of the tees and greens is to comprise a sandy loam, in accordance with the British Standard BS3882:2015 Specification for Topsoil. This will provide the low-lying areas, prone to flooding, with improved infiltration and drainage properties. Further, a nominal 50 mm of clean topsoil or rootzone (sandy loam to BS3882:2015) shall provide a suitable buffer between high stone content in the underlying material and the finished playing surface. For general landscaping, general compliance with BS3882:2015 is required.

In order to demonstrate material suitability and that proposed imported waste materials do not pose a risk to human health, appropriate screening criteria is required. The agreed Waste Recovery Plan

outlined the specification for waste material imports and considered that a Public Open Space (“POS”) end use is appropriate. Published, peer-reviewed, Generic Assessment Criteria (“GAC”) are available for two POS scenarios based on the conceptual exposure models outlined in DEFRA’s SP1010 research project (i.e. the “C4SL” project):

- One scenario (POSresi) represents green space close to housing and includes the tracking back of soil into the home with subsequent exposure; and,
- The second scenario represents a public park-type (POSpark) environment where the park is considered to be at a sufficient distance that there is negligible tracking back of soils to the home.

Importantly, both scenarios assume that the critical receptor to contamination is a child (a more sensitive receptor) whilst at the site, the critical receptor will be an adult. Whilst neither of the POS scenarios are directly analogous to the critical receptor or activity patterns of those using the site, the use of a POS GAC does provide a conservative screening criteria for use in preliminary material suitability screening and helps to ensure that materials being re-emplaced across the site are suitable for that use. To establish material suitability thresholds, the LQM/CIEH S4ULs for Human Health Risk Assessment (POSpark) have been adopted wherever possible; in the absence of an LQM/CIEH criteria the DEFRA C4SL criteria have been adopted. Consistent with DEFRA’s SP1010 Policy Companion Document, the adopted GAC for lead is based on the acceptable blood lead level of 3.5µg/dL, representing a Low Level of Toxicological Concern (“LLTC”).

By adopting conservative GAC (i.e. based on a child end user), with waste materials to be sourced from greenfield sites only, risks associated with pollution and impacts to human health and the environment are considered to be low.

5 Pollution Control Measures

5.1 Roles & Responsibilities

Towens, acting as the Operator, shall have the following considered responsibilities to apply as part of the planned works:

- Health & Safety documentation.
- Works Method Statement & Management Plan.
- Works Schedule & Planning.
- Appropriate mobile plant licenses.
- Sub-contractor competency.
- Placement of Materials in accordance with approved specifications.
- Compliance with Duty of Care.

Should third party suppliers become involved throughout the works for activities, the following responsibilities are thought to be appropriate:

- Health & Safety During Specialist Duties (operation of plant);
- Delivery of Independent Works Package; and,
- For Laboratories:
 - Accreditations (MCERTS/UKAS).
 - Quality.
 - Delivery.

An existing EMS is in place (Appendix C), to cover good environmental practice. Based on this and the requirements outlined herein, the following site management activities. The overarching aim of the management system is to ensure that the business fulfil its purpose, stay legally compliant, and maintain social responsibility by way of meeting the objectives set by the Environmental Policy.

- The site staff are responsible for dust management issues and detecting/reporting dust emissions. All members of staff are given training on the EMS for the site, which includes the general dust control. The general dust control document outlines the dust procedure concerning mitigation measures and monitoring/recording visual inspections. Site Procedures are communicated between staff via EMS training and weekly toolbox talks. Staff are trained on how to identify adverse levels of dust emissions (i.e. by observing dust emissions that have the potential to cause nuisance, such as dust emissions leaving the site boundary). The training given to staff on the EMS should lead to any adverse dust levels being quickly identified and mitigation measures being employed as soon as the adverse dust levels are identified (if not already in place).
- Daily Inspection Checklists will be completed by site operatives as part of the implementation of the EMS. Checklists include a visual assessment of dust emissions and weather conditions. Monitoring of the weather conditions daily may lead to changes in the site operations on certain days i.e. on particularly dry or very windy days operations may be reduced or cease as these conditions can lead to increased dust emissions.
- The operator will ensure high standards of housekeeping are maintained to minimise mud on roadways and wind-blown dust. Housekeeping activities will include regular inspection and maintenance of all machinery and vehicles used on the site, in accordance with the

Maintenance Procedure and associated Inspection Checklists. All of the plant and equipment used on the site, and service intervals and maintenance requirements, will be recorded on the Plant and Equipment Plan. Housekeeping activities such as the removal of mud and debris on the local roads and picking of litter on the site boundary are examples of what is checked using the Daily Inspection Checklists. Actions will be taken to carry out any housekeeping activities that are identified to be required from the Daily Inspection Checklists.

- All activities with the potential to cause dust emissions will be visually assessed to ensure that excessive dust emissions are not caused. If dust is emitted beyond the site boundary, the source(s) of the dust will be identified, and the necessary corrective action will be taken as soon as practicable. Identification of dust emissions beyond the site boundary will trigger remedial actions to be taken or the cessation of the activities giving rise to the emissions.
- In the case of any incidents on site that cause significant dust emissions, the staff will report the incident and record the steps taken to minimise the impacts following the relevant EMS Procedures. The incident, along with steps taken to minimise the impacts, will be recorded on the Accidents / Incidents Form in the EMS.
- The EMS contains Implementation Procedures which require all relevant staff on site to receive training on procedures and for this training to be recorded. EMS training forms part of the Induction Training for new staff and refresher training on EMS procedures takes place at least annually.
- Should a complaint regarding dust be received by the site, the complaint will be recorded on the Complaints Form in the EMS and investigated following the Complaints Procedure within the EMS implemented on the site. The Complaints Form records who made the complaint, what the complaint was about and what has been done to resolve the issue and make sure this does not happen again. The site Manager must identify what caused the excessive dust emission to be generated. This generation may have been caused by failure of site machinery or dust procedures. If the excessive dust emission has been caused by a procedure not being carried out properly, then staff will receive repeat EMS training on the dust procedures and site management.
- A site Notice Board shall be located at the entrance of the site providing contact details for complainants.
- Suspended solid run off from waste will be minimised by the compaction of soils in layers and work ceasing during heavy rainfall.

5.2 Mitigation Measures

As outlined in the Dust and Particulate Matter Management Plan (Section 1.5), there are several mitigation measures (recognised as good practice within the industry) that will be implemented on-site to reduce the emission of dust and mitigate the effects of emissions should these be released. Table 12 provides details of mitigation measures that will be employed at the site.

Table 12. Details of Mitigation Measures.

Mitigation Measures	Description	Use on-site
Water sprays	Physical breaking of the pathway between source and receptors	Water sprays will be employed at the site to dampen surfaces and stockpiles of material to minimise particulate matter becoming airborne and remove dust from the air.
Minimising drop heights	Minimising the height from which material is dropped will reduce the distance dust could be released and dispersed by the wind.	Drop heights will be minimised where possible.
Sheeting of vehicles	Reduces the escape of material, dust and particulates from vehicles.	All vehicles containing material will be required to be sheeted.
Minimising material movement	Minimising movement of materials should reduce the amount of dust blown and dispersed by winds	The material movement will be minimised.
Ceasing operation during high winds and/or exceptionally dry conditions.	Emissions of dust are likely to be greater during times of strong winds or exceptionally dry conditions. Therefore, ceasing or reducing those activities that may give rise to dust emissions on these events may reduce any nuisance caused by wind blow dust.	The site manager will monitor wind direction, if wind speeds and direction are likely to increase the risk of nuisance to neighbouring receptors the movement operations may be temporarily halted when reasonably practicable. If excessive dust emissions can be seen leaving the site boundary operations will be temporarily ceased.
Site speed limit and minimisation of vehicle movements on site.	Reducing vehicle movement will reduce vehicle emissions. Enforcement of a speed limit and limiting movements will reduce the chance and amount of re-suspension of dust particles by vehicle wheels.	HGV movements will be limited to only necessary movements and a speed limit will be enforced upon all vehicles.
Road sweeper	Control the mud on the access road and reduce the potential for dust emissions from vehicles movements in this area.	A road sweeper will operate on the local roads.

5.3 Source Selection & Processing

The materials to be used are to be pre-identified before excavation and import to site begins at any potential source site. The testing results within will be reviewed and the material will be deemed as suitable or not at this stage.

The soils to be used for sub-base and general filling will undergo a series of processes that will make them a more suitable product for placement (such as compaction/rolling etc). The specifications of

the material have been provided and the soils have been checked to ensure that the specifications required can be complied with.

5.4 Acceptance Procedures

All incoming materials will be handled in accordance with the EMS, with due regard given to the Site Specific Environmental Risk Assessment for the proposed activity

In summary, waste acceptance procedures will include assessment of the documentation accompanying the load e.g. the Carriers Certificate of Registration and Duty of Care Waste Transfer Note. The information to be recorded in respect of each load may include:

- Waste/material Type;
- Date;
- Time;
- Customer Name;
- Vehicle Registration Number and Type;
- Ticket Number; and,
- Carriers Certificate of Registration.

All wastes used in the recovery activity will be accepted in accordance with the requirements of the Duty of Care, and in accordance with the procedures specified in the EMS. An appropriate waste pre-acceptance procedure will be employed and will involve an assessment of available information which may include the following:

- Code according to the European Waste Catalogue;
- Source and origin of waste;
- Information on the waste production process;
- Where available or appropriate, chemical composition of the waste; and,
- Appearance of the waste (smell, colour, physical form)

Every load of material delivered to site will be visually inspected prior to and following deposit by the operatives working in the construction area. The principal requirements of the acceptance procedures are:

- To supervise the excavations being undertaken at the site in order to identify any potential contaminated materials. It is likely that an initial visual and olfactory assessment be sufficient. In the unlikely event any deleterious material is identified either within the blast mound excavations at source or at placement, the following actions should be taken:
 - If the non-compliance is minor (e.g. due to the presence of a piece(s) of deleterious material such as metal, plastic or wood etc.), these shall be removed from the material prior to excavation and transfer.
 - In the unlikely event the material contains visual/olfactory evidence of contamination, these material(s) shall be segregated and isolated to allow additional testing, to be undertaken.
 - The results of such testing shall be screened against the adopted assessment criteria, to allow a decision to be made to facilitate re-use/rejection.
 - Any non-compliant materials identified shall also be documented via photographing, surveying locations and records maintained on the materials tracking documentation.
- All imported materials shall be tracked to deposition areas. This shall include documenting and maintaining records of:

- Source of material.
- Producer details.
- A description of the materials physical form, consistency, composition, colour, odour and likely behaviour, etc.
- Record accurately where the material is physically located in relation to a site plan.
- Dates and times of material excavation/placement.
- Volumes/quantities of material transferred, including Duty of Care information, listed above.
- Positions and depth(s) of materials placed.
- Maintain photographic records of material re-use throughout the works programme.
- Identification of operator's staff who have taken any decisions regarding acceptance or rejection of materials and decided upon recovery / disposal options.

The adoption of such a tracking system will allow for accurate figures with regards current storage and placement tonnages on site at any one time to be provided.

Appendix C contains a copy of the Waste Rejection and Tipping of Non-Permitted Wastes Form, SWP012.

5.5 Rejection Procedures

Material shall only be accepted at site if it conforms to the list of permitted materials and if it conforms to the written description of the producer. If, in the unlikely event material does not conform to the above, the load will be rejected. Rejected loads transported off site will be done so in accordance with all relevant legislative requirements and the following rejection procedures shall be enforced:

- The material will be separated from any other material currently on site.
- The driver will be instructed to return the load and provided with detailed reasons as to why the load has not been accepted at site (if not deposited).
- The EA will be informed of the non-compliant load and sent a copy of the on-site log of the activity that will detail the origin and carrier of the load.

Appendix C contains a copy of the Waste Rejection and Tipping of Non-Permitted Wastes Form, SWP012 and the Waste Rejection Information Form, STOF32. These forms will deal with the management of any rogue loads or material not considered to meet the requirements of the permitted imports (Section 3.5 of this document).

5.6 Technical Competence

Mr Gary Crompton will be acting as the Technically Competent Manager ("TCM") for the proposed waste recovery operation. The TCM's certificates are provided in Appendix F. Revalidation of the CC test (due to expire in May) shall be provided to the EA.

6 Monitoring Plan

6.1 Weather

The prevailing weather conditions at the site will be considered and recorded at the start of each working day so that the day's work may be planned as appropriate regarding potential dust emissions. The prevailing conditions will be recorded on the Daily Inspection Checklists. Information on the Daily Inspection Checklists will contain an overall description of the weather conditions including, but not limited to:

- Wind strength (e.g. windy, not windy);
- Wind direction (e.g. towards northern boundary); and,
- Rainfall.

Should the weather conditions change during the day, the site Manager may decide to cease operations (if weather conditions deteriorate) or to continue operations (if weather conditions improve).

6.2 Dust Monitoring

Dust emissions for the site and activities undertaken on the site are assessed by visual observation. Assessments are recorded daily on the Daily Inspection Checklists. Adverse dust emissions will be considered to be those that have the potential to cause a nuisance.

During exceptionally dry and/or windy conditions, if any operations/site movements cause or are likely to cause visible dust emissions beyond the site boundary, or if abnormal dust emissions are observed within the site, site operations may be suspended to avoid further dust emissions. This is decided by the site Manager.

6.3 Ground Gas Monitoring

Based on the historical land use of the site and the proposed wastes to comprise inert greenfield soils only, no ground gas monitoring is considered required.

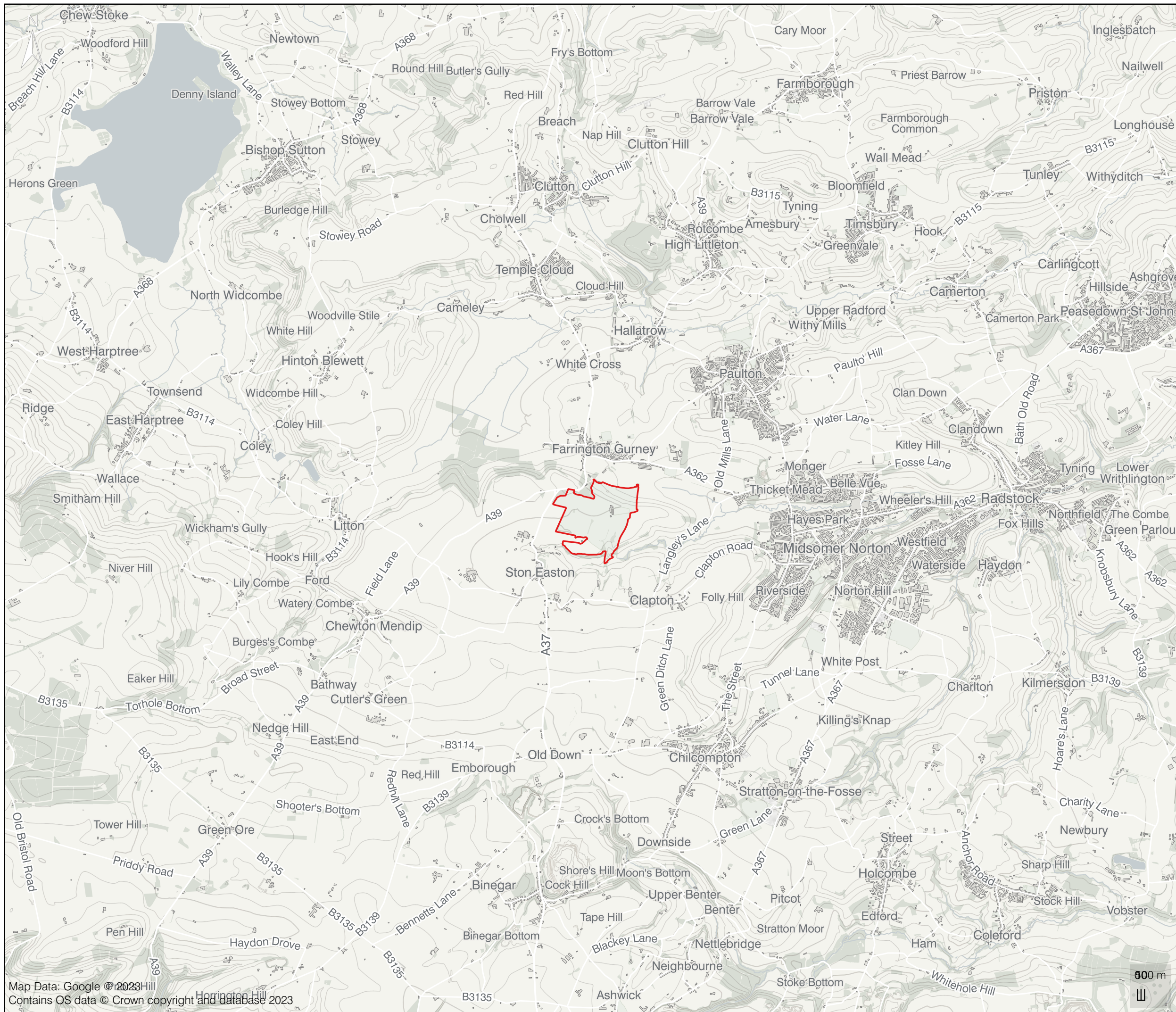
6.4 Water Quality Monitoring

Samples of water from abstraction point (groundwater) and the ponds will be collected monthly and sent to a UKAS accredited lab for testing to analyse against the Environmental Quality Standards ("EQS"). Depending on where the samples will be collected (i.e.: where works are undertaken), Poly Aromatic Hydrocarbons will possibly show moderately elevated levels (i.e.: 8 to 10ug/L) compared to the EQS of 0.00017ug/L for fresh water but will still be under hazardous thresholds. This will likely be due to road run-off and therefore elements of fuel and tyre residue could be the reason. The groundwater sampling points will at times run dry in hot weather, so water samples will always be attempted but not always be completed.

7 Site Condition Report

The site condition report (“SCR”) will be produced and submitted when all waste activities are complete, and all monitoring results have been received. Please refer to Site Condition Report (139521-S02 -Section 1.5), with sections 1-3 completed and for the remaining section to be completed during operations and on completion of the project.

Drawings



Legend
 Indicative Site Boundary

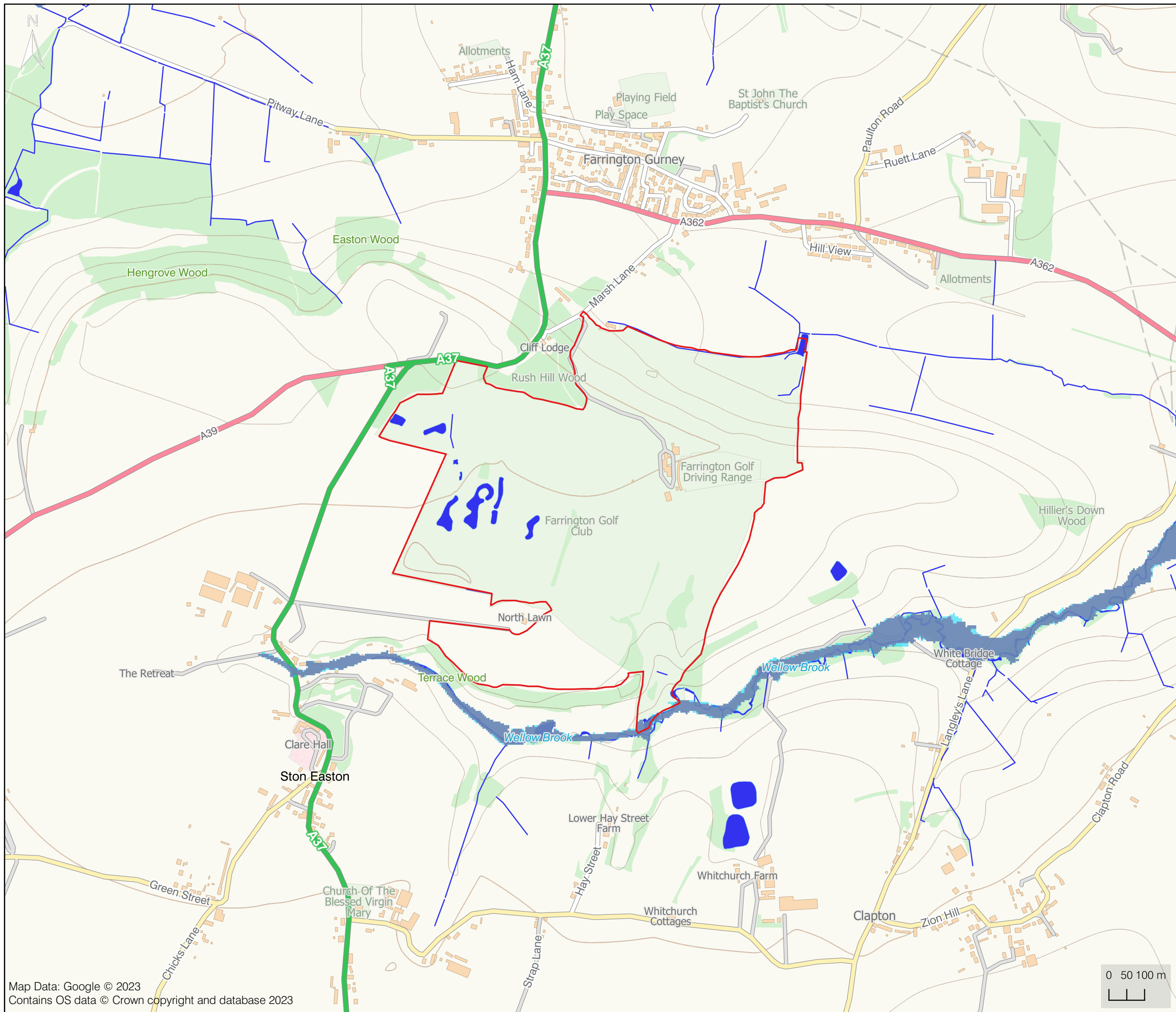
Client
 Farrington Golf and Country Club Limited

Project
 Farrington Park Golf Club, BS39 6TS

Title
 Site Location

Report No. 139521-S01	Drawing No. D-ESSD1	Revision -
Scale 1:50,000	Date 30/03/2023	Frame Size A3
Produced by LC	Drawn by LC	Approved by PW





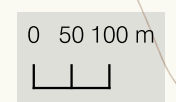
- Legend**
- Indicative Site Boundary
 - Flood Zone 3
 - Flood Zone 2
 - Water bodies
 - Waterways

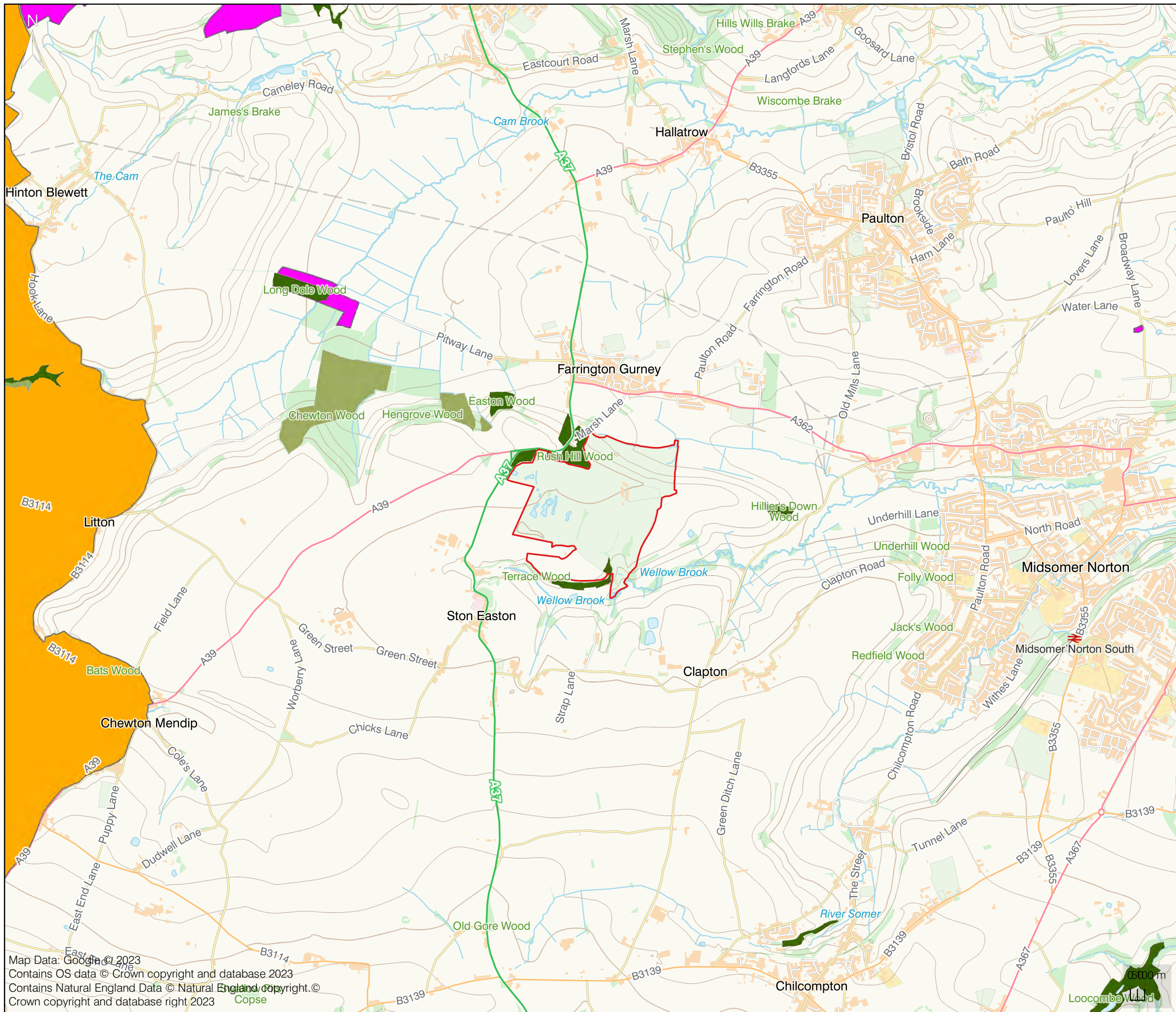
Client
Farrington Golf and Country Club Limited

Project
Farrington Park Golf Club, BS39 6TS

Title
Environmental Site Setting

Report No. 139521-S01	Drawing No. D-ESSD2	Revision -
Scale 1:10,000	Date 30/03/2023	Frame Size A3
Produced by LC	Drawn by LC	Approved by PW





- Legend**
- Indicative Site Boundary
 - Areas of Outstanding Natural Beauty England
 - Ramsar England
 - Sites of Special Scientific Interest England
 - Special Areas of Conservation England
 - Special Protection Areas England
 - National Parks
 - Ancient Woodland England**
 - Ancient and Semi-Natural Woodland
 - Ancient Replanted Woodland
 - Ancient Wood Pasture

Client
Farrington Golf and Country Club Limited

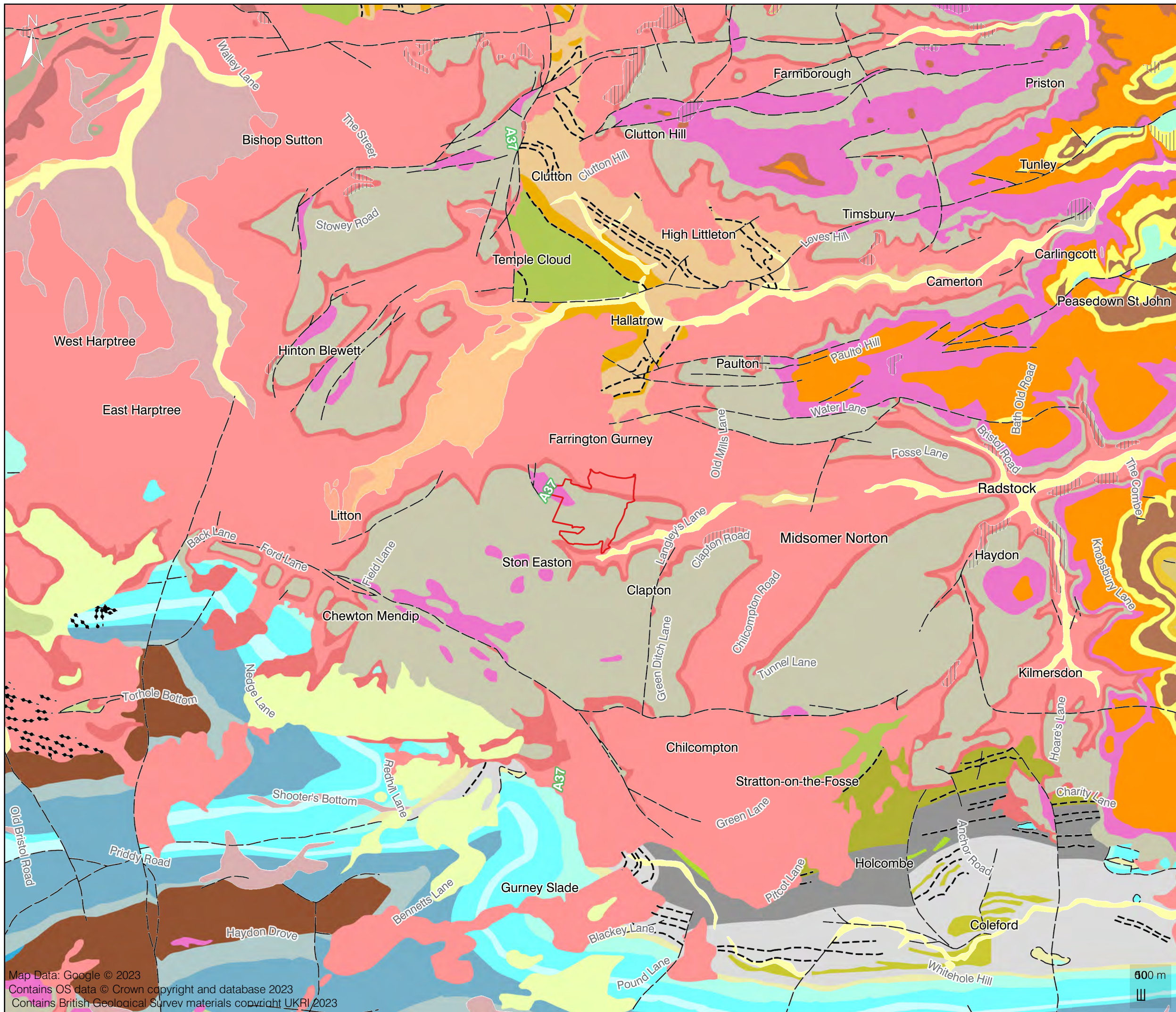
Project
Farrington Park Golf Club, BS39 6TS

Title
Cultural and Natural Heritage

Report No. 139521-S01	Drawing No. D-ESSD3	Revision -
Scale 1:25,000	Date 31/03/2023	Frame Size A3
Produced by LC	Drawn by LC	Approved by PW

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Legend

- Indicative Site Boundary
- GBR BGS 1:50k Linear features
- GBR BGS 1:50k Mass movement
- GBR BGS 1:50k Bedrock**
- Langport Member and Blue Lias Formation (Undifferentiated) - Mudstone and Limestone, Interbedded
- Westbury Formation and Cotham Member (Undifferentiated) - Mudstone and Limestone, Interbedded
- Mercia Mudstone Group - Mudstone and Halite-Stone
- Charmouth Mudstone Formation - Mudstone
- Farrington Member and Barren Red Member (Undifferentiated) - Mudstone, Siltstone and Sandstone
- Harptree Beds - Chert
- Mangotsfield Member - Sandstone
- Clifton Down Limestone Formation - Limestone
- Black Rock Limestone Subgroup - Limestone
- Portishead Formation - Sandstone
- Burrington Oolite Subgroup - Limestone
- Downend Member - Sandstone
- South Wales Lower Coal Measures Formation - Sandstone
- South Wales Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone
- South Wales Lower Coal Measures Formation - Mudstone, Siltstone and Sandstone
- Inferior Oolite Group - Limestone, Ooidal

Client
Farrington Golf and Country Club Limited

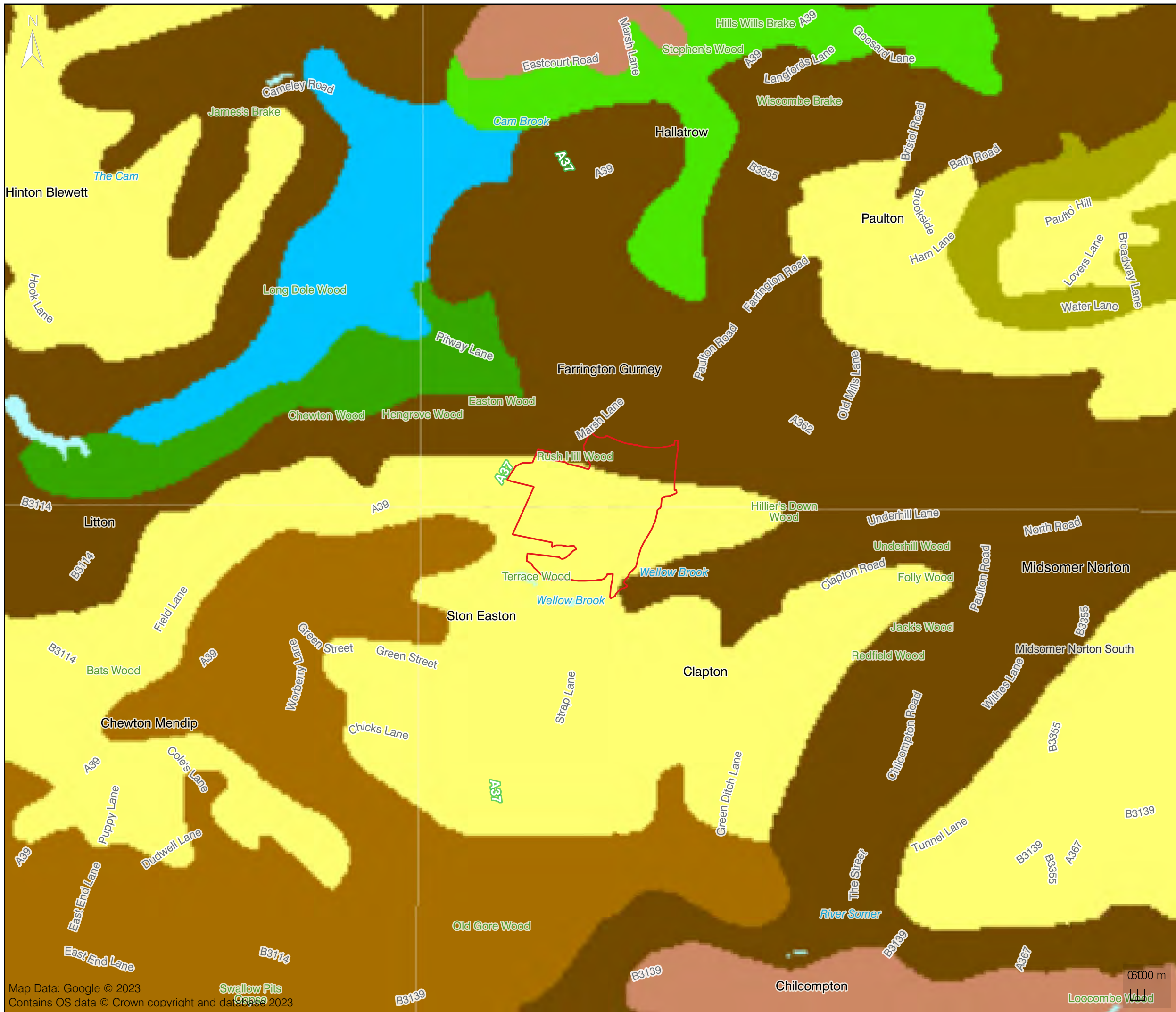
Project
Farrington Park Golf Club, BS39 6TS

Title
Regional Geology

Report No. 139521-S01	Drawing No. D-ESSD4	Revision -
Scale 1:50,000	Date 04/04/2023	Frame Size A3
Produced by LC	Drawn by LC	Approved by PW

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- Legend
- Indicative Site Boundary
 - Shallow lime-rich soils over chalk or limestone
 - Slightly acid loamy and clayey soils with impeded drainage
 - Freely draining slightly acid but base-rich soils
 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
 - Freely draining slightly acid loamy soils

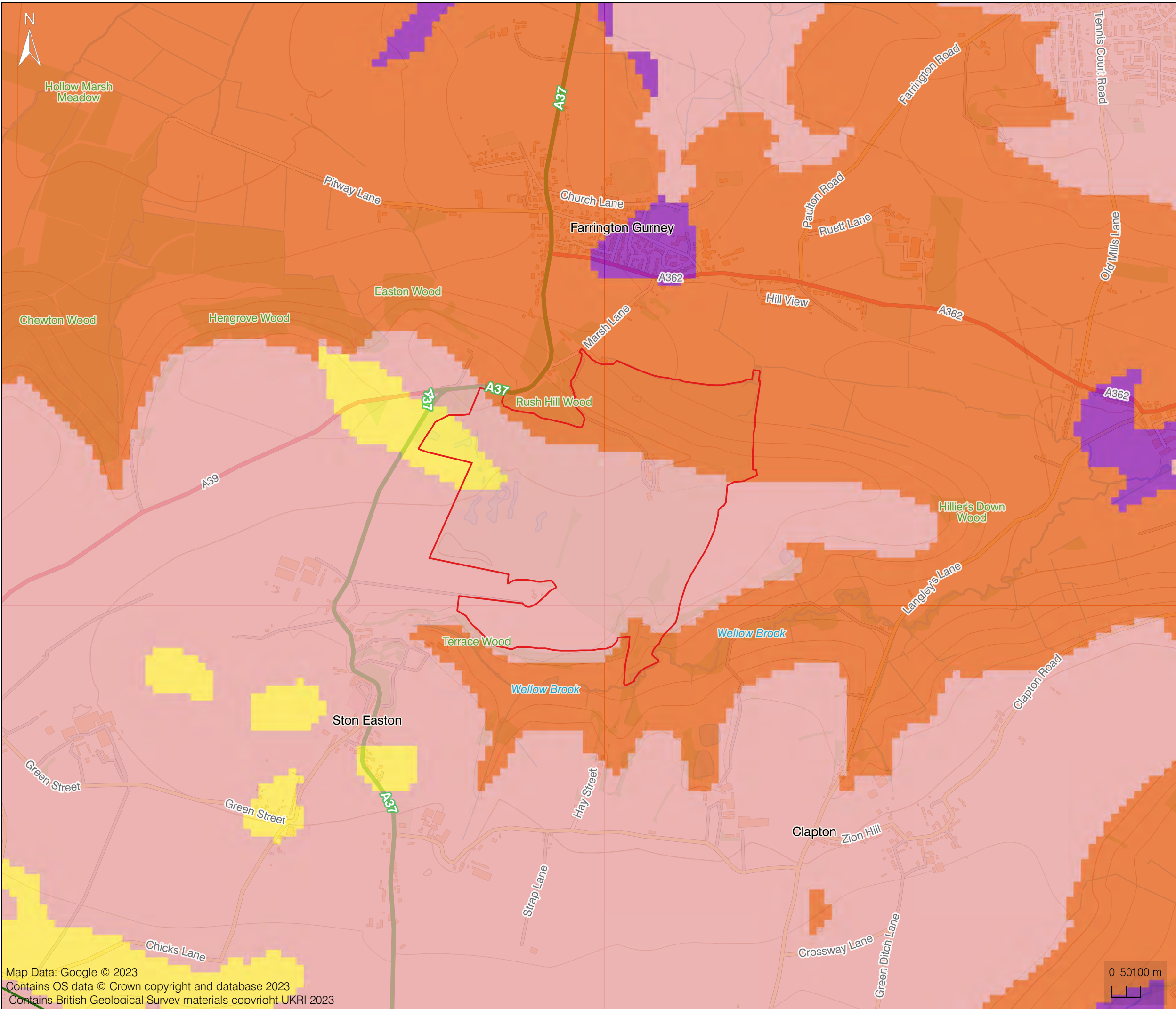
Client
Farrington Golf and Country Club Limited

Project
Farrington Park Golf Club, BS39 6TS

Title
Regional Soil Lithology

Report No. 139521-S01	Drawing No. D-ESSD5	Revision -
Scale 1:25,000	Date 04/04/2023	Frame Size A3
Produced by LC	Drawn by LC	Approved by PW





Legend

- Indicative Site Boundary
 - Principal
 - Secondary A
 - Secondary B
 - Secondary (undifferentiated)
 - Unproductive
- SPZs
- Zone I - Inner Protection Zone
 - Zone II - Outer Protection Zone
 - Zone III - Total Catchment
 - Zone of Special Interest

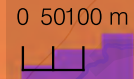
Client
Farrington Golf and Country Club Limited

Project
Farrington Park Golf Club, BS39 6TS

Title
Environmental Site Setting

Report No. 139521-S01	Drawing No. D-ESSD6	Revision -
Scale 1:12,500	Date 04/04/2023	Frame Size A3
Produced by LC	Drawn by LC	Approved by PW

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Appendices

Appendix A

Pre-Application Correspondence
(EPR/KB3909XJ/A001)

Waste basic generic pre-application advice

Check if you need an environmental permit

If you are unsure whether your activity requires an environmental permit or what kind of permit you require, you should read our [guidance on whether you need an environmental permit](#).

How do I apply for a new permit?

To apply for a new permit, you must complete the relevant forms and provide the required supporting information.

For some operations you can apply for a [standard rules](#) environmental permit. These have fixed conditions and are only suitable for a limited number of activities and locations. For all other activities and locations you need to apply for a bespoke permit.

Standard rules

- [Apply for a new standard rules online](#)
- Or you can apply using the forms. You must complete application form A, B1 and F1. You should read the guidance notes that accompany each form.

[Application forms and guidance for a new standard rules permit.](#)

Please download the application forms and open with an Adobe Acrobat Reader. You may not be able to complete the form using other pdf readers, such as the one built into your internet browser.

You need to email the completed forms, along with supporting documentation, to psc@environment-agency.gov.uk

Bespoke permit

- Apply for a bespoke permit online
- Or you can apply using the forms. You must complete application forms A, B2, B4 and F1. You should read the guidance notes that accompany each form.

[Application forms and guidance for a bespoke permit application.](#)

You should download the application forms and open with an Adobe Acrobat Reader. You may not be able to complete the form using other pdf readers, such as the one built into your internet browser.

You need to email the completed forms, along with supporting documentation, to psc@environment-agency.gov.uk

How do I change, transfer or cancel my permit?

If you already have a permit, and want to change (vary) it, transfer it to another person or business, or surrender it, you must provide the correct forms and supporting information.

Changing (varying) your permit

If you want to change something in your permit or add something to it, you must apply for a variation.

To make an administrative change only to your permit you must complete application form C0.5.

To change (vary) a standard rules permit you must complete application forms A, C1 and F1.

To change (vary) a bespoke permit, you must complete application forms A, C2, C4 and F1.

[Forms and guidance to change \(vary\) your environmental permit](#)

Transferring your permit to somebody else

To transfer your permit, you must complete application forms A, D2 and F1.

[Forms and guidance to transfer your environmental permit](#)

Cancelling (surrendering) your permit

To cancel (surrender) all or part of your permit you must complete application forms A, E2 and F1

[Forms and guidance to cancel \(surrender\) your environmental permit](#)

Declaration (in Part F1)

Please ensure the Declaration section is completed by each “relevant person”.

- For an application from an individual, a relevant person is the person to be named on the permit.
- For an application from more than one individual, each person who is applying for their name to be on the permit must complete the declaration – you will have to complete a separate copy of the declaration page for each additional individual.

- In the case of a company a relevant person must be an active director/company secretary as listed on [Companies House](#).
- For a limited liability partnership, the declaration must be completed by a partner.
- For a charity, a relevant person is a key post holder: chair, chief executive, director or trustee.

Further information on who should complete the declaration can be found in section 5 of the [guidance notes for the F1 application form](#).

How much will my permit cost?

Before applying, you should read our [Environmental permitting charges guidance](#). This sets out how to calculate your fee and when certain charges apply.

There are fixed baseline charges for new applications.

Variations to permits and surrender applications are charged at a percentage of the baseline charge.

Transfer (and part transfer) applications are charged at a fixed rate.

Application fees are discounted for new applications with multiple activities and for bulk transfers. Full details are listed in the charging guidance.

Baseline charge

You can find a full list of waste activity charges in table 1.16 in the tables of charges in the [Environmental permitting charging scheme](#). The baseline charge for an application covers the work the Environment Agency carries out each time they determine a typical permit application.

Standard Rules charges

All waste standard rules have the same baseline charges:

- £3,926 (for activities that require a Fire Prevention Plan)
- £2,641 (for activities that do not require a Fire Prevention Plan)

The activity description in the table of charges tells you whether a Fire Prevention Plan is required.

Bespoke permit charges

Baseline bespoke charges are set by activity. These are listed in sections 1.16.5 – 1.16.19 of the charging scheme.

Some bespoke activities require a Fire Prevention Plan or Odour Management Plan or both. Where these are required the cost of the assessment is included in the baseline charge.

Add-on charges

You may have to pay an add-on assessment charge for the assessment of plans, for example a dust management plan.

If we need to carry out additional assessments, for example a habitats assessment, we may charge extra for this work.

You must pay the add-on charge when applying for a new permit or if you need to submit a new plan when applying for a permit variation.

In some cases the costs of assessing these plans is included in the baseline application charge. The activity description in table 1 in the tables of charges will say if this is the case.

The plans and assessments are listed in table 1.19 in the tables of charges in the charging scheme.

For waste site, the most commonly required additional management plan assessment charges are:

Odour management plan - £1,246

Fire Prevention Plan - £1,241

Emissions (dust) management plan – £1,241

Noise and vibration management plan - £1,246

Waste recovery plan (deposit for recovery sites only) - £1,231

Habitats assessment

For certain protected sites we need to carry out a habitats assessment. For these sites we charge a fixed fee of £779.

This is an assessment of the risks to one or more of these sites, a:

- European Site within the meaning of the Conservation of Habitats and Species Regulations 2017
- site referred to in the National Planning Policy Framework 2018 as requiring the same assessment as a European Site
- site of special scientific interest within the meaning of the Wildlife and Countryside Act 1981

- marine conservation zone within the meaning of the Marine and Coastal Access Act 2009

Before making your application, you should check if your site is located within the relevant screening distance of a designated site. If so, you need to assess the risk to the site(s) from your activity and you will need to pay the additional charge to cover the assessment of the risk.

To help you identify relevant sites, you can ask us to complete a Nature and Heritage Conservation Screening assessment for you, using the [online pre-application service](#). The screening assessment service is free of charge.

If you are applying for a variation and emissions or impacts are increasing as a result of that change then, depending on the location of the facility, you may need to assess how the changes will affect habitat sites.

Subsistence

If we grant a permit, you will need to pay an annual subsistence fee to cover the ongoing costs of regulating the permit. The subsistence charges are listed in the tables of charges in Part 3 of the charging scheme.

Sites of High Public Interest (SHPI)

If your site is designated as a SHPI additional fees and a different charging process apply. Additional information on SHPI is included in [section 2.5 of the Environmental Permitting Charges Guidance](#).

- An application for a SHPI is subject to a newspaper advertising fee of £500.
- The number of hours it takes to determine the application will be calculated at £100 per hour (commonly referred to as a 'time and materials' charge). If this is higher than the standard application fee listed in the Charging Scheme, the additional fee component will be charged – please see [section 2.5 of the Environmental Permitting Charges Guidance](#).

Supporting documents

You need to supply supporting documents with your application. The online guidance and application form guidance explain what documents you need to provide. Depending on the type of application, you might not be required to provide all of the documents listed below.

If you do not provide the correct supporting information this may delay the processing your application.

We will check your application to make sure it is complete. We refer to these checks as 'duly making'. This is to ensure we have enough information to start to determine your permit application. We will contact you if information is missing.

If we cannot progress your application past this stage for any reason, we will return it and refund the application charge minus 20% to cover our costs to that point.

We will not charge this if we return an application after having done very little work – for example, because it contained obvious errors or omissions.

The amount we will keep is capped at £1,500.

Once we have duly made an application we will start to determine it. This is when we do our technical checks. We may need to ask you for further information or additional documents at this stage.

Non-Technical Summary

For new bespoke permit and most variation applications you need to send us a simple explanation of your proposed activities (or in the case of a variation, what changes you propose to make). This should include a summary of your operations and a summary of the key technical standards and control measures arising from your risk assessment.

As a guide, this summary document should be no more than one to two pages in length.

Site plan

New waste applications require a site plan. It is also required when you propose to increase or reduce your site boundary.

The plan must clearly show the full site boundary in a single unbroken line. For standard rules permits, the boundary must be in green.

Your plan should clearly mark the site layout, infrastructure and drainage arrangements.

If possible, try to include local features, such as roads or landmarks, this helps identify the site location in the surrounding area.

Site plans are not required for applications relating to mobile plant.

Environmental Management System

For new bespoke permit applications and transfer applications you must send a summary of your environmental management system (EMS). An update to your EMS may also be required for some variation applications. You should follow the [guidance on developing a management system](#).

Your EMS should include a plan for dealing with any incidents or events that could result in pollution. This should follow our [guidance on producing an accident](#)

[prevention and management plan](#). If applying for a variation, you may need to update this plan to incorporate the proposed changes.

A copy of your ISO 14001 certificate (or equivalent) is not sufficient on its own. You need to provide a summary of the site-specific management system.

Environmental Risk Assessment

For new applications or when you make changes, you must consider the environmental risk posed by your proposals. This must take the form of an environmental risk assessment which should follow the methodology set out in [risk assessments for your environmental permit](#).

You should read our guide to [risk assessments for specific activities](#) and consider using our assessment tool to evaluate your environmental risk. Our assessment tool will inform you when more detailed modelling is required.

You should [check if your site is located in a flood risk zone](#). If the site is in a flood zone, you should assess the risk of pollution in the event of a flood.

Depending on the outcome of your initial environmental assessment, you may be required to undertake detailed modelling of your environmental risk.

Technical Description

For new bespoke permit applications, you will need to provide details of the technical standards you will follow (or in the case of a variation, the standards that apply to the changes you propose to make). Full details of what you need to provide and what standards you should follow are include in [section 3a of the guidance for Part B4 application form](#).

As well as the guidance on risk assessments, management systems and controlling emissions, there is [specific technical guidance for some regulated industry sectors](#). For waste permits, this includes additional guidance on:

- Landspreading
- Mining waste
- Chemical waste
- Healthcare waste
- Non-hazardous and inert waste

Your technical description should include plans showing the layout of your site. The technical assessment should also include details of your operating techniques and the infrastructure you are using to minimise the risk of pollution, including any details of secondary containment used (such as bunds) and how this meets any relevant standards. Please see the [pollution prevention guidance](#) for additional advice.

If you are varying your permit you should detail any existing operating techniques (as listed in table S1.2 of your permit) that are subject to change by the application being made and demonstrate how they will meet any relevant technical standards.

Waste codes

For new bespoke permit applications and variations to change the types of waste accepted at your site, you need to provide a list of waste codes from the European Waste Catalogue. You should follow the [waste classification technical guidance](#) to decide what waste code your waste should be classified under.

For standard rules permits, the list of waste codes is fixed. If you apply for a standard rules permit, you need to check that it covers all the waste codes that you need to accept for your activity.

Amenity management plans

You must read our guidance on how to [control and monitor emissions for your environmental permit](#).

This includes guidance on controlling pollution from odour, dust, noise, pests and other 'fugitive emissions' (emissions without set emission limits).

For standard rules permits, separate amenity management plans are not required as the risks have been assessed as part of the generic risk assessment for each rules set.

For bespoke permit applications, you may be required to produce standalone amenity management plans to demonstrate how you will control and monitor emissions. The guidance sets out which activities require amenity management plans.

Your amenity management plan will be assessed as part of your application. You may need to pay an additional charge for the assessment. Further information on this is included in the 'How much will my permit cost' section above.

This also applies to variations which may lead to an increase in emissions as a result of the changes being proposed.

We have included additional notes below on specific considerations for noise impact assessments below.

Risks from Noise and Vibration, Industrial and Commercial Sound and Noise Management Plans

If your risk assessment shows your operation is likely to cause pollution from noise or vibration beyond your site boundary you must [provide a noise impact assessment](#)

(NIA) based on BS4142:2014+A1:2019 – ‘Methods for rating and assessing industrial and commercial sound’.

Where your assessment has used calculations or modelling to predict sound pressure levels at receptors, you must follow our [guidance on the presentation of your acoustic data: Noise impact assessments involving calculations or modelling](#).

Your NIA must be accompanied by a [Noise Management Plan](#) (NMP) based on the results of your NIA.

If you are unsure whether you need to produce a NIA or NMP, we can complete a screening check to check if you are likely to need one. The noise screening is available as part of our enhanced service. You should apply for the enhanced service using the [online pre-application form](#).

We are aware that applicants are not always sure what to provide, and this can cause delays in getting your permit determined. We have produced supplementary advice on completing your NIA and a NMP template to help you get your application right first time. For sectors where we know noise is a common issue, we will provide these documents as part of the basic pre-application response. If you haven't received them but would like a copy, please request them in a follow-up enquiry.

Fire Prevention Plan (FPP)

If you store combustible wastes at your site you need to provide an FPP. You must follow our [guidance on Fire Prevention Plans](#). This tells you what to include in your FPP and the fire prevention measures you must put in place. We have also produced a [Fire Prevention Plan template](#) to help you prepare your plan.

If you are varying your permit and this will lead to an increased fire risk then a new or updated plan will be required.

If you are surrendering (ceasing to operate on) part of your site, or you are transferring part of your site to another operator, then a new or updated plan may be required.

Climate Change Risk Assessment

For new bespoke applications you will need to complete the screening questions in part B2 of the application form. Depending on your answers, you may need to submit a climate change risk assessment. [Part B2 guidance](#) provides more information on this.

Technical Competence

If your activities include waste management you must meet [legal operator and competence requirements](#). You will need to send in evidence of appropriate

technical competence for the proposed activities (or in the case of variations, the proposed changes). You will need to include valid certificates or other acceptable evidence.

If you are supplying WAMITAB certificates as evidence of your technical competency, you need to provide both the original award certificate and a current certificate of continuing competence (if the validity of your original award has expired).

If you are applying for a new site and are relying on the 'grace' period at the permit application stage, you need to provide confirmation of your registration for the relevant technical competence award for your activity. This should be a written confirmation from a registered learning centre.

Grace periods are not applicable to transfer and variation applications. You need to meet the full technical competence requirements at the time of applying to transfer or vary your permit.

Site condition report

For new bespoke permits or variations to increase the area of your facility you should send us a site condition report which covers the area that will be covered by the permit. This should be in line with our guidance [H5 Site condition report – guidance and templates](#).

This needs to include a conceptual site model and identify any relevant hazardous substances on site. Quantitative baseline soil and groundwater monitoring data on the condition of the site should be included or a justification on why this is not required should be provided. You should also consider if you need to undertake soil gas monitoring.

If you choose not to take baseline data, this may make it more difficult to demonstrate you have not caused pollution at the site when you apply to surrender the site.

Further Support

Basic advice follow-up questions

If you have questions that are not answered by the document or in the guidance linked from it, you can ask a basic advice follow-up question.

In your follow-up question, you need to include:

- your name
- contact telephone number

- your pre-application reference number (provided in the email accompanying this advice)

You should check your basic follow-up question falls within the scope of basic advice, as listed below. When sending your follow-up question, please summarise your application proposal along with your specific questions.

We can provide free basic advice on:

- the standard rules set which is relevant for your activities, or the type of permit you need if there are no relevant standard rules
- checks on whether your activity meets the criteria for a standard rules permit (we can check your eligibility for a rules set, but you need to decide whether you can meet the conditions)
- heritage and nature conservation screening
- the correct application forms to use
- what guidance you must follow
- information about risk assessments you may need to do to accompany your application
- the correct application charge (in rare cases, complex charging advice may require enhanced pre-application).

Please email your follow-up question to preapplicationservice@environment-agency.gov.uk and we will contact you.

If your question does not fall within the scope of free basic advice we will explain why. You may need to apply for chargeable enhanced pre-application advice.

Enhanced pre-application advice

If you want technical advice on your activity you can apply for our enhanced pre-application service. This a chargeable service. Further details of the service are provided in [section 2.3 of our charging guidance](#).

This enhanced service could include advice on:

- the type of permit you need
- complex modelling
- preparing risk assessments
- parallel tracking for complex permits with planning applications
- monitoring requirements (including baseline)
- what guidance you must follow before you submit your application

Once the Environment Agency receive your request for enhanced pre application they will assess if this is something they are able to provide at this time. Please note:

the Environment Agency cannot currently attend site visits or face to face meetings or provide a review of your application prior to submission.

You can apply for enhanced pre-application advice using our [pre-application request form](#).

Submitting an application

Please submit your application by email or, if applicable, by using the online form as detailed in the 'How do I apply for a new permit?' section above. Any applications submitted by post may be delayed as our offices are not yet fully operational following the Covid-19 lockdown.

Application Timescales

Our current queues are large and we are taking longer than usual to allocate work for initial assessment, known as duly making. The table below shows our estimated queue times by application type. Please note, this is based on our average times and some applications may be picked up before or after the timescales listed below.

Application type	Estimated time to allocation
New bespoke	25-29 weeks
New standard rules	15-19 weeks
Admin variation	7-9 weeks
Minor variation	20-24 weeks
Normal variation	25-29 weeks
Substantial variation	23-27 weeks
Transfer	11-15 weeks
Surrender	18-22 weeks

Once an application is duly made, the amount of time taken to determine your application will vary. It will be impacted by factors such as:

- The quality of the application
- The complexity of the application
- Whether an application is of high public interest
- Whether the application includes novel technologies or techniques
- Whether the determination requires input from others, both internal and external to the Environment Agency
- Whether modelling and/or monitoring and assessment is required, for example Air Quality modelling and assessment

The Permitting Officer determining your application will be able to keep you updated with the progress of your application.

Waste basic additional pre-application advice for Deposit for Recovery (DfR) sites

This document provides additional advice for the above activities that you have requested advice for. You must also read the general waste basic pre-application advice document.

Introduction

Waste recovery on land, or deposit for recovery (DfR), is when you use waste material instead of non-waste material to perform a function.

All permits must have a [Waste Recovery Plan](#) assessed and agreed by the Environment Agency. You must submit this plan with your application.

To decide if your activity may qualify for DfR and for information on how to prepare an application, read our [Deposit for recovery operators: environmental permits](#) guidance.

This includes information on how to submit an appropriate environmental permit application for a DfR operation and what to include in a waste recovery plan.

If you want to apply for a DfR permit, there are both standard and bespoke versions available.

New standard rules permit

Standard permits are cheaper and quicker to apply for than a bespoke permit, but they have fixed conditions and location criteria. This means you can only carry out the activities listed in the rules set and can only accept the types and quantities of waste listed.

[Standard rules set SR2015 No 39](#) is currently the only standard rules available for DfR activities.

Before applying for a standard permit, read the rules set and accompanying risk assessment. This is to make sure you can comply with the conditions, check it covers the activities you want to carry out and the quantities and types of waste you want to accept, and that you can meet the location requirements.

Key information:

- SR2015 No.39 permits you to use up to a maximum of 60,000m³ of waste only.
- You need to ensure the waste codes and descriptions in the standard rules match those you intend to use.
- You need to have a written management system in place prior to the activity commencing. However you are not required to submit this with the application.

You must apply for a bespoke permit if:

- You cannot comply with the conditions or the location restrictions
- You want to carry out an activity not included in the rules set.
- You want to accept a type of waste not included in the rules set
- You want to accept more waste than the rules set allows

Charges

All application charges are listed in the [Environmental Permit charging scheme](#). You should read the accompanying [charging scheme guidance](#) to help you decide what charge applies to your application.

For DfR permits you need to pay the application fee and the waste recovery plan (WRP) assessment fee. We recommend you have your WRP assessed before making the permit application. Please see the Waste Recovery Plan section below for further details.

New standard rules applications

- Waste Recovery Plan assessment – £1,231 (charge reference [1.19.1](#))
- SR2015 No39 application with pre-approved WRP – £2,641 (charge reference [1.17.10](#))
- SR2015 No39 application with a WRP assessment to be completed during determination – £3872 (£1231 + £2641)

If your permit is granted you will need to pay an annual subsistence charge of £2,909 (charge reference [2.17.10](#)). You stop paying the subsistence charge when your surrender of the permit has been agreed.

New bespoke permit applications

- WRP assessment alone prior to permit application – £1,231 (based on Table 1.19 reference 1.19.1 of the charging guide)
- Deposit for Recovery bespoke permit application charge with pre-approved WRP – £9,207 (based on Table 1.17 reference 1.17.9)
- Deposit for Recovery bespoke permit application charge with WRP to be assessed at the same time – £10,438 (£9207 + £1231)

If your permit is granted you will need to pay an annual subsistence charge of £5,166 (charge reference [2.17.9](#)). You stop paying the subsistence charge when your surrender of the permit has been agreed.

Additional application charges

If you are applying for a bespoke permit application, additional charges may apply depending on your proposed location or activities, such as a habitats assessment fee or a dust management plan assessment fee. Read [section 2.8 of the charging guidance](#) for further information on whether these fees will apply.

Varying an existing permit

To change (vary) an existing permit, you need to pay the relevant fee as listed in the charging scheme under the references quoted for new applications. The charging scheme guidance explains what type of variation you need to apply for.

Depending on the change you are proposing, you may also need to pay to have your WRP re-assessed. In these cases, you will need to pay the WRP assessment charge again.

Waste Recovery Plan (WRP)

Please ensure your WRP is written in accordance with the [waste recovery plans guidance](#).

You must demonstrate that the activity is recovery and not disposal. We must deem the WRP activity as recovery before an associated deposit for recovery permit application can be considered for issue.

We strongly advise that you submit your WRP for assessment first before applying for the permit. If you decide to submit the WRP for us to assess at the same time as the permit application, you run the risk of losing your whole permit fee if we deem the activity as disposal.

If the WRP is deemed as recovery prior to you making a permit application you will not have to pay the WRP assessment fee again as part of your permit application, unless you have made a change to the WRP that means we need to re-assess your proposals.

Getting your WRP assessed before submitting a permit application

You need to email a copy of WRP to the Permitting Support Centre psc@environment-agency.gov.uk and ask for it to be assessed.

They will contact you to arrange payment for the assessment. The charge is £1,231.

Your plan will then be allocated to an officer who will carry out the assessment and contact you regarding the decision.

How to apply

You can [apply for your standard permit using our online form or by downloading and completing the application forms](#).

You can [apply for your bespoke permit by downloading and completing the application forms](#).

If applying using the forms:

- For a standard permit you need to complete application forms A, B1 and F1.
- For a bespoke permit you need to complete application forms A, B2, B4 and F1.

You should download the application forms and open with an Adobe Acrobat Reader. You may not be able to complete the form using other pdf readers, such as the one built into your internet browser.

Supporting information you must submit with your application

You must submit the following additional information with your permit application. The links provide additional guidance on what you need to submit.

Standard rules application

- Waste Recovery Plan
- Copies of appropriate technical competence or written confirmation of being booked on an appropriate technical competence course.

- Site plan (clearly showing an outlined permit boundary)

Bespoke application

- Waste Recovery Plan
- [List of wastes to be included in the permit](#)
- Copies of appropriate technical competence or written confirmation of being booked on an appropriate technical competence course
- Site plan (clearly showing an outlined permit boundary)
- [Environment Management System summary](#)
- Non-technical summary of activities on site
- [Site-specific risk assessment produced in line with our guidance](#) or equivalent. Also read the [specific guidance on risk assessments for DfR activities](#).
- [Site condition report](#) (You must complete a site condition report for any area of the site that is not subject to waste recovery)
- [Waste acceptance criteria and waste acceptance procedures](#), which may require reference to a [Hydrogeological Risk Assessment](#)
- [Environmental Setting and Site Design](#) document
- [Engineering construction proposals](#) (where applicable)
- Monitoring proposal – groundwater, surface water and gas monitoring – where your risk assessment shows this is required.
- You may also need to provide additional reports outlined in Appendix 4 of the B4 application form depending on the details of the activity.

Additional Information

Depending on the location and type of application you make, you may need to consider additional information, as set out below.

Sensitive location

You should [check if your site is located in a sensitive location](#). If it is, you should consider using the paid for [enhanced pre-application advice service](#) to discuss your proposed waste acceptance criteria and site design.

If your site is located in a sensitive location you need to confirm through your application risk assessments that the upper concentration limit of any waste

acceptance criteria proposed will not cause pollution to the water environment. This may require you to install an attenuation layer.

Within your bespoke permit application you must show that the waste you propose to accept:

- is suitable for the intended purpose
- will not cause pollution

Your waste acceptance procedures must set out the criteria you will use to make sure that you only accept waste that is suitable. You must provide a site specific risk assessment to support your permit application to show that your waste will not cause pollution to groundwater or surface water bodies. Read the guidance on [site specific risk assessments for deposit for recovery applications](#).

Where your site is in a sensitive location you will need to submit a [Hydrogeological Risk Assessment \(HRA\)](#) to support the application. As a minimum this must include a [qualitative risk screen of the potential discharge](#) from your proposed waste acceptance criteria against appropriate water quality standards (WQS) for the receptors identified or background concentrations if these are significantly lower.

You should undertake the risk screening exercise for all the chemical criteria proposed for both:

- [hazardous substances](#); and
- [non-hazardous pollutants](#)

You will need to provide a suitable assessment of those substances that exceed the WQS to show that they will not cause an unacceptable risk of pollution. This could be through basic calculations (dilution or attenuation), or may require a further tier of quantitative risk assessment, as set out in the [guidance on using a tiered approach to your risk assessment](#).

The risk assessment may show that either an attenuation layer is required or the waste acceptance criteria need to be reduced so that they will not cause pollution. If the assessment shows lower waste acceptance criteria are needed we expect you to show how you have derived appropriate criteria.

Recovery of hazardous waste on land

You should consider seeking [enhanced pre-application advice](#) where hazardous waste is to be deposited.

Please note, the recovery of inorganic hazardous waste on land with a capacity of greater than 10 tonnes per day falls under EPR Section 5.3 Part A(1)(a)(vi) 'recycling

or reclamation of inorganic materials other than metals or metal compounds' and is therefore an installation rather than waste activity.

Where hazardous waste is treated under the permit prior to recovery, that treatment activity will be an installation where the plant has the capacity to treat more than 10 tonnes of waste per day (EPR, schedule 1, section 5.3, Part A(1)).

Where inorganic hazardous waste is stored, treated and recovered at the same installation, we must consider if the aggregated capacity exceeds 10 tonnes per day. If your activity may exceed the above threshold you should use the pre-application advice service to confirm what type of permit application is required.

Improve soil quality

Where you intend to spread additional waste to improve soil quality (landspreading) under the permit, you must provide a benefit statement. Read the [guidance on using a deposit for recovery permit to improve soil quality](#).

Treating soil

If you intend to [mix or blend waste or manufacture a soil substitute](#), you will need authorisation from the Environment Agency.

Appendix B

Granted Planning Permission & Supporting Drawings



Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 0300 303 8588 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
www.mendip.gov.uk

Mr Jack Broadway
The Oval Office
St Peters Park
Cobblers way
Radstock
BA3 3BX

Jon Cowgill
Farrington Golf Club, Marsh Lane
Ston Easton
WELLS
BS39 6TS

Application Number: 2018/0577/FUL
Date of Application: 9th March 2018
Application Type: Full Application

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT PLANNING PERMISSION** to carry out the development described in the application validated on 9th March 2018 subject to conditions hereunder stated.

Proposal: Proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description)
Location: Farrington Golf Club Marsh Lane Ston Easton Wells BS39 6TS
Parish: Ston Easton Parish Council

DECISION: Approval with Conditions

REASON FOR APPROVAL

CONDITIONS

1. **Standard Time Limit (Compliance)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission

2. **Plans List (Compliance)**

This decision relates to the following drawings:

This Decision Relates To The Following Drawings: FPGC003 - Proposed Site Plan, received on 14/11/2018; FPGC004 - Driving Range Conversion and Spa Proposed Site Plan, Rev July 2018; FPGC007 REV A - Proposed Driving Range, Proposed Site Plan; FPGC009 REV A Proposed 2 Additional Holes, July 2018; FPGC0009 Proposed Maintenance Plan July 2018; FPGC013 Car Park Extension - Proposed Site Plan; FPGC015 - Academy Course Proposed Site Plan Feb 2018; FPGC017 - Proposed Site Plan Front 5, Feb 2018; FPGC018 - Proposed Driving Range Topographical Survey, Feb 2018; FPGC020 - Proposed New Holes Topographical Survey, Feb 2018; FPGC023 - Proposed Driving Range Plans And Elevations, Feb 2018; FPGC024 A - Proposed Driving Range Plans And Elevations 1x Teaching Bay, 13 Grass Bays and 11 internal Bays, March 2019; FPGC026 - Driving Range Conversion Proposed Plans and Elevations July 2018; FPGC027 - Proposed Spa and Accommodation, July 2018; FPGC028 - Proposed Levels Plan, July 2018; FPGC030 - Academy Course Levels Plan, July 2018; FPGC031 - Front 5 - Proposed Levels, Feb 2018; FPGC032 REV B - Proposed Driving Range Topographical Survey, March 2019; FPGC034 - Proposed Site Plan - Touring Caravan, July 2018; FPGC035 - Touring Caravan Shower Block, July 2018, FPGC040 A - Proposed and Existing Section Proposed Driving Range, March 2019.

Reason: To define the terms and extent of the permission.

3. **Materials (Compliance)**

The development hereby approved shall be carried out using external facing materials as specified on the application plans and form.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP1 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Hard and Soft Landscaping (Pre-occupation)**

Notwithstanding the submitted Landscape Masterplan Figure 9A and Figure 9B, no development shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (a) size, species and positions for new trees and plants,
- (b) boundary treatments,
- (c) surfacing materials (including roadways, drives, patios and paths) and
- (d) any retained planting.
- (e) a detailed programme of implementation

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policy DP1, DP3, DP4 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

5. **Drainage - Foul (Pre-commencement)**

No development shall commence until a detailed scheme for the disposal of foul drainage from the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to the occupation of the spa, letting room accommodation or caravan pitches.

Reason: In order to ensure the provision of satisfactory drainage and avoid pollution of the environment. This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the foul drainage strategy.

6. **Surface Water Drainage System (Pre-commencement)**

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development and subsequently be implemented in accordance with these approved details.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

7. **Construction Traffic Management Plan (Pre-commencement)**

No development shall commence unless a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- o Construction vehicle movements;
- o Construction operation hours;
- o Construction vehicular routes to and from site;
- o Construction delivery hours;
- o Expected number of construction vehicles per day;
- o Car parking for contractors;
- o A scheme to encourage the use of Public Transport amongst contractors; and
- o Measures to avoid traffic congestion impacting upon the Strategic Road Network

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy DP7, DP8 and DP9 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

8. **Parking (Compliance)**

The areas allocated for parking and manoeuvring on the submitted plan, Proposed Site Plan Dwg No: FPGC003 rev March 2019, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that sufficient parking is provided to serve the approved development in the interests of highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. **Construction Environmental Management Plan (Pre-commencement)**

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: A pre-commencement condition in the interests of protected species and biodiversity generally and in accordance with Policy DP5 of the Mendip Local Plan 2006 -2029

10. **Landscape and Ecological Management Plan (Bespoke Trigger)**

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority and be approved in writing by, the local planning authority within 3 months of the date of planning permission. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.

h) On-going monitoring and remedial measures.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of protecting the significance of the Registered Park and Garden and the Favourable Conservation Status of populations of European protected species and in accordance with Policy DP3 and Policy DP5 of the Mendip Local Plan 2006-2029

11. External Lighting (Bespoke Trigger)

No new external lighting, other than the details contained in the Lighting Assessment (Wirefield Ltd, dated 27/11/2017 - though not including lighting details relating to the 'Golf Driving Range'. The airspace of the 'Golf Driving Range' shall not have any lighting as confirmed by email from the applicant on 26/06/2018), shall be installed within the boundary of the application site unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The lighting shall thereafter be installed, operated and maintained operated in accordance with the approved details.

Reason: To avoid harm to bats and wildlife and to avoid harm to visual amenity in accordance with DP1, DP5, DP6 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

12. Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development shall commence, other than those required by this condition, until a Detailed Arboricultural Method Statement following the recommendations contained within BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The Detailed Arboricultural Method Statement shall contain full details of the following:

- (a) Timing and phasing of arboricultural works in relation to the approved development;
- (b) Construction exclusion zones;
- (c) Protective barrier fencing;
- (d) Ground protection;
- (e) Details of any works within the RPA (Root Protection Area) and the proposed arboricultural supervision;
- (f) Service positions; and,
- (g) details of any special engineering requirements, including 'no dig construction';

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy DP1 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a pre-commencement condition because the works comprising the development have the potential to harm retained trees and therefore these details need to be agreed before work commences.

NOTES

1. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website www.mendip.gov.uk). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
3. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.

4. No removal of buildings, structures, trees or shrubs shall take place between 1st March and 31st August unless an experienced ecologist has checked the Site for breeding/ nesting birds. If there is evidence of breeding birds the work must be delayed until the chicks have fledged or suitable working distances observed so as not to disturb the birds.
5. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <http://www.sedgemoor.gov.uk/SomersetBCP/>
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority
7. The Lead Local Flood Authority should be consulted with regard to this proposals Surface Water Drainage.
8. Any proposed works must not encroach on to the width of the PROW.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- o A PROW being made less convenient for continued public use.
- o New furniture being needed along a PROW.
- o Changes to the surface of a PROW being needed.
- o Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- o make a PROW less convenient for continued public use; or
- o create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:

<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/> .

9. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary (diversion/stopping up) Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
10. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

This development may also require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Wellow Brook, designated a 'main river' or within the floodplain. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

11. If it is intended to import inert waste for this proposal then this may require a Waste Management Licence or an exemption. This must be obtained from the Environment Agency prior to any development commencing. The applicant is advised to contact the National Permitting Centre on 03708 506506 to discuss the terms and applicability of any exemption.
12. If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.
13. The applicant proposes use of non-mains drainage facilities. However, if the site is located within an area served by a public sewer, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. This is in accordance to the National Planning Policy Framework, Planning Practice Guidance.

If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

14. The hard and soft landscape scheme should be informed by the Heritage Impact Assessment, Kim Auston, July 2018 and the Landscape Visual Impact Assessment, July 2018.



Tracy Aarons
Deputy Chief Executive

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 26th March 2019

Case Officer	Mr John Shaw
Application Number	2018/0577/FUL
Site	Farrington Golf Club Marsh Lane Ston Easton Wells BS39 6TS
Date Received	9th March 2018
Applicant/ Organisation	Jon Cowgill Farrington Park
Application Type	Full Application
Proposal	Proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description)
Ward	Chewton Mendip And Ston Easton
Parish	Ston Easton Parish Council

Referral to Ward Member/Chair and Vice Chair: Not required as the Parish view does not differ from the recommendation of the Planning Officer.

Description of Site, Proposal and Constraints:

The application relates to Farrington Golf Club approximately 500m south of Farrington Gurney and accessed via Marsh Lane, a highway which falls within the district of Bath and North East Somerset. The site is in close proximity to the A37 to the west; the village of Ston Easton is set to the south west and Clapton is located to the south east. The proposal is for the creation of a new academy course, new driving range, two new golf holes to the north-west, the conversion of existing front 5 holes to a 9 hole course, new spa and accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension.

The current site consists of an 18 holes championship length golf course and a 9 hole par 3 golf course with driving range, practice area, clubhouse, health and gymnasium suite, restaurant and bar, conference and meeting room facilities with car parking. The site is at the very edge of the district, outside of development limits. The majority of the site is located in Flood Zone 1 with a very minor part, outside the development area, in Flood Zones 2 and 3. Public Footpaths cross the site (public footpath CL 19/3, 19/12, 19/4, 19/6 & 19/5). A small portion of the site falls within the Coal Development High Risk Area. Ancient Woodland and Woodland TPO's border the site to the north east while Ancient Woodland trees (Ston Easton Park Copse) are also sited to the south. Part of the existing course is constructed on land that forms part of the Grade II listed parkland and gardens of the Grade I listed Ston Easton Park which is to the south of the course.

During the course of the application, the scale of the development has been reduced with key changes being the complete removal of three new holes which were

proposed for land making up the 3 holes South of the 16th Fairway; the withdrawal of the proposed lighting of the driving range air space; the movement of the proposed driving range further to north; the layout of two holes to the north west changed to allow for Historic Tree Planting as described in a new Heritage Statement.

Relevant History:

102666/003 - Conversion Of Outbuildings And Barns To Golf Clubhouse And Associated Facilities; Construction Of Golf Course On Surrounding Land As Amended By Drawing 899 8/01a And 8998/03 received 24.1.90; Letter And Drawing No.8998/07a received 23.3.90; Letter And Drawing No.8998/14a received 31.7.90. (Approved: 27.02.1990)

102666/005 - Landscaping Details For Conversion Of Farm To Golf Course, As Amended By Drawings Received 8.11.90. (Approval: 23.01.1991)

102666/006 - Conversion of Farm To Golf Course. Reserved Matters Of Design And External Appearance, As Amended By Letter And Drawings 8988. A1-2 And L1.1-2 Received 12.11.90 (Approved 13.11.1990)

102666/007 - Proposed Flood Lighting To Golf Driving Range (Approved 16.07.1991)

102666/008 - Ten Narrow Beam Floodlights On Roof Of Golf Driving Range Building (09.09.1993)

102666/011 - Outline Application For Golfing Holiday Village & Associated Facilities (Refused: 22.05.1998)

102666/015 - Single storey extensions to form new pitched roof health suite and flat roof fitness studio as amplified by additional plans rec'd 14/9/01 and letter dated 27th September, 2001(CAT A) (Approved: 01.10.2001)

2010/2068 - Alterations & extensions to provide improvements to restaurant, storage, circulation areas & toilets. (Approved: 12.11.2010).

2017/2765/FUL - Proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, three New Golf Holes to South, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Withdrawn: 30.01.2018)

Summary of Ward Councillor comments, Town/Parish Council comments, representations and consultee comments (comments below are following latest revisions to the application):

Ward Member: No comments received

Parish Council: Approval following receipt of amended plans

There were four members of the Council present and they voted 3 to 1 to recommend approval of the amended plans.

Bath and North East Somerset Council (BANES – adjoining LPA):

Given the types of activity within the expanded golf course site, it is not expected that there would be significant traffic increases within the traditional peak traffic periods.

Our concern only relates to potential overspill parking that could affect the operation of Marsh Lane, and having reviewed the analysis this does not seem likely to occur in any of the development scenarios.

Conservation Officer: No Objection subject to conditions.

It is considered that the proposals would cause a degree of 'less than substantial' harm to the RPG, however, this harm would be offset by the proposed mitigation measures which would bring sufficient heritage benefit to the scheme.

Historic England: No Objection but concerns relating to the proposed were expressed

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 and 193 -194 of the NPPF. We recommend that your authority consult with your specialist conservation and archaeological advisors and are guided by their advice regarding the need for further information or assessment prior to making your determination in line with paragraph 190, 194 and 196 of the NPPF.

MDC Drainage Engineer: No objection, subject to a condition which requires the provision of further detailed information on the surface water drainage proposals.

Environmental Protection Team: No Objection subject to the use of a Construction Management Plan condition.

Designing Out Crime Officer: No Objection subject to following comments:

- Please ensure that there are lockable cabinets available for the security of valuable items*
- Please ensure that the narrow passageway is well lit with dusk to dawn low level lighting*

The Coal Authority: No Objection (informative recommended)

Whilst there is a very small area of recorded mining within the application site, the areas where the new built development is proposed falls outside the defined Development High Risk Area. Therefore we do not consider that a Coal Mining Risk Assessment is necessary for this proposal and do not object to this planning application.

The Gardens Trust: No Objection

Since our original response of 6th May 2018 the applicant has commissioned a new Heritage Impact Assessment (HIA). It clearly sets out the impact of the proposed development within the RPG and its setting and provides the clarity and academic rigour missing from the original documentation. Kim Auston's detailed study into Repton's involvement at Ston Easton shows conclusively that the South Park is the area of greatest significance and sensitivity and that the proposed development within the North Park will not have the detrimental impact which we had been previously concerned about. The GT/SGT are also happy to see very sensible proposals for mitigation and restoration outlined in the HIA (Section 8). These

encompass replanting of significant trees, management and restoration of the original field boundaries with successional trees etc, removal of scrub, regrading of previously excavated material, and the treatment of areas not within the golf course as managed hay meadows. We are also encouraged to note that the proposals include the commissioning of a management plan.

Natural England: *Natural England has no comments to make on this application.*

SCC Ecology: No Objection subject to use of recommended conditions - *Licence*

SCC Right of Way Officer: No Objection (Informatives recommended)

Sports England: No Objection

SCC Highways: No Objection subject to conditions

It is clear that the proposed development will not have a detrimental impact on the local highway network at peak periods nor give rise to any highway safety concerns.

SCC Archaeology: No Objection

As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

Local Representations:

Farrington Gurney Parish Council expressed concerns relating to the increase in traffic on Marsh Lane during the construction period.

5 letters of objection were received from neighbours, with the objections summarised as follows:

- Overlooking
- Drainage Impact on Country Ways Hotel
- Increase in traffic generation from Marsh Lane
- Poor access to the site via Marsh Lane which would be worsened by the use of the highway by touring caravans.
- Light and Noise Pollution
- Harmful Ecological Impact
- Increase in trespassing
- Prejudice nearby agricultural farming operations
- Concerns relating to management of waste which would be associated with the development
- Risk to human safety due to the extension of the golf course
- Harmful Impact on Historic Park and Gardens

A further concern relating to the potential lack of supervision of children using the facilities is not regarded to be a material planning consideration.

Full details of all consultation responses can be found on the Council's website www.mendip.gov.uk

Summary of all planning policies and legislation relevant to the proposal:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the

development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

The Council's Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Somerset Waste Core Strategy (adopted February 2013)

The following policies of the Local Plan Part 1 are relevant to the determination of this application:

- CP1 – Mendip Spatial Strategy
- CP3 - Business Development and Growth
- CP4 - Sustaining Rural Communities

- DP1 - Local Identity and Distinctiveness
- DP3 – Heritage and Conservation
- DP4 - Mendip's Landscapes
- DP5 - Biodiversity and Ecological Networks
- DP7 - Design and Amenity
- DP8 - Environmental Protection
- DP9 - Transport Impact of New Development
- DP10 - Parking Standards
- DP23 - Managing Flood Risk

Other possible Relevant Considerations (without limitation):

- National Planning Policy Framework
- National Planning Practice Guidance
- The Countywide Parking Strategy (2013)
- Somerset County Council Highways Development Control Standing Advice (June 2017)

Assessment of relevant issues:

Principle of the Use:

Although the site is outside of development limits, the proposed new buildings and works would serve as an overall small addition to the existing golf course and associated facilities. The proposal would see the expansion of the golf course to serve a variety of existing and new customers, spa facilities, 22 rooms to let, touring caravan pitches all of which would encourage and facilitate overnight stays at the site which are not currently possible and consequently improving the offer of the site for tourism. The increase in built form would be set on a plateau to the centre of the site near existing built form. These additions would encourage a diverse, robust, thriving and resilient local economy and enable the establishment, expansion and diversification of the business in a manner and of a scale which would be appropriate to the location. Therefore, it is considered that the proposal would accord with CP1, CP3 and CP4 and so is in principle acceptable.

Design of the Development and Impact on the Surrounding Area and Heritage Asset:

Summary of the Development Plan and other material considerations

Policy DP1 of the Mendip District Local Plan 2006-2029 states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. Policy DP7 states the Local Planning Authority will support high quality design which results in useable, durable, adaptable, sustainable and attractive places.

Policy DP3 of the adopted Local Plan Part 1 takes a similar approach as the NPPF insofar as it requires proposals to justify any harm to a heritage asset and demonstrate the overriding public benefits which would outweigh the damage to that asset or its setting. DP3 says that the greater the harm to the significance of the heritage asset, the greater justification and public benefit that will be required before the application could gain support.

The NPPF deals with determining applications that affect heritage assets in paragraphs 189 - 202. Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Significance is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting; the setting of a designated heritage asset is defined in the Framework as the surroundings in which a heritage asset is experienced.

Description of the Grade II Registered Park and Garden, adjacent listed buildings and scheduled monument

The site is partly within a Grade II Registered Park and Garden (Ston Easton Park) and is adjacent to a number of listed buildings (Ston Easton Park (Grade I), Ornamental Bridge in Pleasure Grounds (Grade II), Ornamental Bridge to Kitchen Gardens (Grade II), Stables to Ston Easton Park (Grade II*) and a scheduled monument (Bowl barrow 110m to north east of Home Farm Cottage).

The Registered Park and Garden dates from the late 18th and early 19th centuries and was designed by Humphry Repton, a notable landscape architect who is said to link the landscape design of the eighteenth century with the later gardenesque movement of the early Victorian years.

The park envisaged by Repton was primarily designed to enhance the presence of the house (Ston Easton Park) within its setting and to achieve a clear contextual relationship between the house and associated outbuildings, pleasure gardens and surrounding parkland.

The park has undergone change in the 1990s through the construction of a golf course which has notably diluted the architectural/design value of the asset.

Ston Easton Park dates from the early to mid-18th century and began as a rebuild of a Tudor or earlier manor house. The park forms the immediate setting for this Grade

I listed building and is an integral part of its design. Both assets have a collective group value along with the stables and two ornamental bridges.

A bowl barrow lies to the north west of Stone Easton Park, 110m north east of Home Farm. It is a well preserved example of its class and archaeological remains will survive providing information about Bronze Age beliefs, economy and environment.

Although no longer visible on the surface, a ditch surrounds the mound and survives as a buried feature approximately 3m wide.

Assessment of design of the proposals and impact on the Grade II Registered Park and Garden, adjacent listed buildings and scheduled monument and the character of the wider area

The proposed addition of two holes to the north west of the site would fall within the Grade II Registered Park and Garden (RPG). The Heritage Impact Assessment written by K. Auston, July 2018 makes clear that the RPG was split into two parts, with the focus of the landscape architect, Repton, centred on the South Plain to the south of Ston Easton House where the approach to the building is located; the North Plain which includes the application site for the two new holes, had few of Repton's original proposals implemented. Mapping evidence provided as part of the assessment strongly suggests that the North Plain was outside of the core area of the designed landscape and if a park ever did come to fruition it would have been very short lived. Today, the Upper North Land is subject to extensive development of shrub. In relation to the proposed driving range, the Heritage Impact Assessment acknowledges that "the pattern of field parcels between the proposed ground and the heritage assets has changed little in more than 200 years" and "have been successfully incorporated into the golf course design".

As part of the Heritage Statement referred to above which directly informed the Landscape and Visual Assessment Impact Assessment, proposed mitigation strategies have been recommended and reviewed by the council Conservation Officer. The 2 new holes would invariably alter the historic physical form and would erode the character of the RPG through the introduction of tees, greens, and pathways. However, the removal of the bunkers from the proposed design and the heritage benefits gained through the proposed mitigation including replanting of significant trees, management and restoration of the original field boundaries with successional trees, removal of scrub, regrading of previously excavated material, and the treatment of areas not within the golf course as managed hay meadows would represent public benefits which would outweigh the harm. The use of a site-wide Landscape and Ecological Management Plan would secure these benefits and would be secured by condition. In regards to the new driving range, the Heritage Statement and Landscape Visual Impact states that the historic hedgerow boundaries between the driving range and Ston Easton House would be retained and which would have the additional benefit of screening the new driving range from the heritage assets to the south west. These hedgerows would also be managed by the Landscape and Ecological Management Plan.

It is also considered that the removal of the 3 additional holes to the south west has removed the harm caused to the significance of Ston Easton Park (the house) and associated outbuildings/garden structures, and the Bowl Barrow (a scheduled monument). Ston Easton House is set against a wooded backdrop which effectively

screens any views from the house and its grounds towards the southern fringes of the golf course. There is a bund with planting that runs east-west along the southern boundary of the golf course. The distance of both the two new holes and new driving range combined with the heavily screened nature of the landscape to the north of Ston Easton Park and associated outbuildings/garden structures ensures there would be no undue harm on the significance of these heritage assets. The Bowl Burrow is located further south on the far western side of the registered park and more than half a kilometre from the proposed 2 new holes.

The other facets of the overarching proposals are regarded to not cause harm to the value of the heritage assets or the character of the wider area. The academy course would be set below the plateau to the north west of the site and with the thick woods to the west would have little wider visibility. This area has been maintained along with the golf courses, with the grass cut short; the introduction of 5 new small holes in this area is therefore not considered to represent a harmful change to the character of the site or wider area.

The alteration to the existing driving range building to create letting rooms, the construction of a new spa with accommodation, car park and caravan pitches would not be deemed individually and cumulatively to cause undue harm to the character of the site and the wider area. These elements would be set to the eastern side of the site on a plateau and would integrate with the existing clubhouse and car park. Though the structural changes to the driving range would mean it would go beyond conversion, it is accepted that by working with the height and footprint of the building and use of materials to match the nearby existing buildings that it would not become unduly prominent. The spa and accommodation building would be single storey, set close to the adapted driving range and with the use of materials sympathetic to the existing built form would also not cause harm to the character of the site or have undue visibility from within or beyond the site including from the nearby heritage assets. The car park extension would be smaller in scale than the existing car park and would benefit from a degree of enclosure from the existing and proposed buildings to the west and the existing and new trees and hedges to the east. These trees and hedges would also effectively enclose the proposed caravan pitches from wider visibility.

In pulling all of these points together it is considered that the proposed development would not cause harm to the heritage assets or to the character of the wider area and so would accord with policies DP1, DP3 and DP7 of the Mendip District Local Plan.

Impact on Residential Amenity:

DP7 of the Mendip District Local Plan seeks to ensure that developments would protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants. DP8 of the Mendip District Local Plan requires proposed development to demonstrate that it would not give rise to unacceptable adverse environmental impacts on noise levels, light pollution and overall residential amenity.

The existing built form at the site is set to the eastern side of the site on a plateau with a significant separation distance from the nearest residential properties. The proposed spa, letting rooms and car park extension would read as an extension of

this built form with 10 of the letting rooms being set on the footprint of the existing driving range and the existing separation distances from the nearest neighbouring residential properties retained. The touring caravan pitches would be set to the eastern edge of the site enclosed by trees and hedges, an enclosure which would be further entrenched by the planting of new trees and hedging. The enclosed nature of this aspect of the site combined with the significant separation distance of the touring caravan pitches from the nearest residential accommodation ensures there would be no undue impact on residential amenity. It is acknowledged that the caravan pitches would be adjacent to agricultural fields where manure spreading is a common occurrence, however, it is accepted that the caravans would serve an ancillary purpose in relation to the established golf course and would be set within a rural location. Therefore, any potential impact on the successful functioning of the caravan enterprise would be a business consideration for the applicant. The business case for the caravan pitches is premised on short, temporary stays revolving around use of the golf course and so any impact on users of the caravan pitches due to the proximity of agricultural fields would be short term and not sufficient for the LPA to request this aspect of the proposal to be removed or adapted.

The two residential properties which would be nearest to the alterations to the golf course would be Country Ways Hotel (now a private residential dwelling) to the north west of the site and North Lawn to the south of the course and enclosed on 3 sides by the red line of the applicant.

The proposed academy course would be adjacent to the access track where it meets Marsh Lane to the north west of the site. This element of the overall proposal would bring the golf course closer to Country Ways Hotel. The academy course would consist of 5 holes with the greens and fairways of the 2 closest holes to the residential property set away from the building to a significant degree to ensure there would be no undue impact residential impact. The back edge of the closest green would be over 50m from the dwelling, a similar distance between the nearest existing green to the east of the dwelling, with a dense bank of additional planting proposed to infill this gap. The thick woodland directly to the south of Country Ways Hotel would be retained and would allow most of the academy course to be screened from the property. The tee that would serve the hole to most northern point of the academy course, would be approximately 40m from the dwelling with a row of screening trees retained. The section D-D of this hole on Drawing FPGC030 July 2018 shows that the height of the tee would be kept to a practical minimum with the tee set below the green. Overall, it is considered that the formation of the academy course would not unduly impact on the residential amenity of Country Ways Hotel.

The application originally proposed for 3 new holes to be constructed to the south of North Lawn which would have resulted in the residential property being enclosed on three sides by the course. During the course of the application, the proposal for the 3 new holes has been removed. The driving range which would be formed where the current practice area is has also been moved back to increase the length to over 290m resulting in the separation distance from the range to the boundary of North Lawn to approximately 330m. The edge of the driving range would be framed by new trees and hedging. The current 16th hole of the main course would remain the closest aspect of the site to the residential property and would remain unaltered as part of

this proposal. The applicant has also removed the proposed lighting of the driving range air space.

Although the occupiers of North Lawns have maintained their objection to the application as it has been revised, taking into the scope of the revisions to the proposed driving range and the removal of the 3 new holes to the south of North Lawn, it is concluded that the development would not cause any increased harm to residential amenity over and above the existing situation.

Given the design, scale, massing and siting of the each aspect of the application scheme both individually and cumulatively, and the proposed conditions as recommended, the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal accords with Policy DP7 and DP8 of the adopted Local Plan Part 1 (2014).

Assessment of Highway Issues:

DP9 of the Mendip District Local Plan emphasises the need for development proposals to accord with and promote highway safety. Policy DP10 states that proposals should demonstrate that appropriate parking needs are provided within any given setting that broadly accords with the Somerset Countrywide Parking Strategy. Paragraph 109 of the NPPF makes clear that development “should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

The Transport Statement submitted by the applicant to support the proposal states:

“The types of uses proposed tend to attract users across the day for visits that may be only an hour or two or which last for half a day or more. This spreads the arrivals and departures such that there would be no large hourly increases in vehicle movements. The maximum hourly additional two-way traffic flows on a weekday amount to about 14vph and on Saturday and Sunday they would amount to about 27vph and 31vph respectively and these levels of additional traffic flows are not significant.

In combination with the calculated vehicle movements in the summer, the maximum two-way hourly flow on a weekday would be about 118vph and on Saturday and Sunday the maximum two-way hourly flow would be about 118vph and 151vph. In each case these level of hourly flow can be accommodated on Marsh Lane which provides access to the golf club from A361”.

The Transport Statement was supplemented by an email from the highways engineer employed by the applicant which reiterated points made within the statement including emphasising that highest hourly flows at golf clubs occur outside normal peak traffic hours.

The overall increase in traffic flow associated with the development would have no noticeable impact on the operation of any part of the local road network and specifically on the A362 and its junction with A39. In light of the information provided by the applicant, it is deemed that highways impact on the functioning of the local road network could be not considered to be severe and this assessment was supported by SCC Highways who expressed no objection to use of conditions

requesting the submission of a Construction Traffic Management Plan prior to commencement of works.

The site currently has 180 parking spaces. The Transport Impact Assessment indicates that parking demand reaches 150 when demand for use of the golf club is at its lowest which demonstrates an underprovision. The current proposal would extend the existing car park by 90 spaces while the new spa and accommodation buildings would be directly served by 50 new additional parking spaces (of these spaces, 28 spaces would be allocated for staff and users of the Spa who would not be staying overnight); the touring caravan pitches would each have 2 spaces allocated. The increase in parking at the site is considered to be sufficient to both overcome the existing parking pressures and to accommodate for the expansion of the business. The SCC Highways Officer raised no objection to the proposed parking arrangements at the site.

The proposed access and parking for the site is therefore considered to accord to the Somerset County Council Highways Development Control Standing Advice (June 2017), The Countywide Parking Strategy (2013) and DP9 and DP10 of the Mendip District Local Plan.

Trees:

Policy DP4 states that proposal for development that would individually or cumulatively, significantly degrade the quality of the local landscape would not be supported.

A total of 40 No individual trees, 12 No groups of trees and 4 No collections of trees were surveyed as part of the submitted Tree Survey. Only trees within the designated areas for proposed development were assessed. Ancient Woodland and Woodland TPO's border the site to the north east and would frame the proposed two new holes. Ancient Woodland trees (Ston Easton Park Copse) are also sited to the south of the site and intersect the existing 15th and 12th holes respectively; the vast portion of this woodland sits outside of the applicant's red line and serves to screen Ston Easton Lodge and its immediate grounds from the golf course. As part of the proposal, no trees which benefit from a TPO designation or form part of the Ancient Woodlands would be removed to facilitate the development.

The development would see the increase of tree and shrub planting at the site with the aim of increasing the level of screening at the site, primarily at the eastern edge thereby strengthening the enclosure of the Touring Caravan Park; on all sides of the new driving range; new trees would be added across the new 9 hole course to help separate fairways and break up views; proposed parkland trees would form part of the additional two holes to the north east of the site in the approximate locations of the trees lost since 1884. Overall, it is considered that the proposal would not cause undue harm to existing trees at the site but in the absence of an Arboricultural Impact Assessment or Tree Protection Plan, it is deemed that a pre-commencement condition requesting this would be required to safeguard the trees at the site.

Overall, it is considered that proposed development would not have an unacceptable adverse impact on any tree which has significant visual or amenity value. The proposal accords with Policy DP4 of the adopted Local Plan Part 1 (2014) and Part 11 of the National Planning Policy Framework.

Ecology

The area is in a Local Wildlife Site. The SCC Ecologist considered the biodiversity reports submitted, and subject to conditions, did not object to the proposal.

The impact of the proposal on biodiversity is therefore considered to be in accordance with DP5 and DP6 of the Mendip Local Plan.

Flood Risk and Drainage

The majority of the site is located in Flood Zone 1 at low risk of fluvial flooding, with a very minor part, outside the development area, in Flood Zones 2 and 3.

In regards to the improvements and expansion of the golf courses, there would be little adverse impact on surface water runoff from these activities provided that the re-landscaping of such does not redirect/ disrupt the existing flow paths of surface water runoff.

The introduction of the Spa facility together with the associated parking would increase the overall surface water runoff from this area of the site. However, the FRA does propose to infiltrate to the ground for all parking areas and to direct roof drainage to the same. Whilst infiltration testing would be required to confirm the suitability of soakaways, there would be sufficient space across the wider site to enable alternative storage solutions to be offered.

The touring caravan park should have minimal impact on surface water runoff in light of the proposed use of permeable surfacing throughout.

The Land Drainage Engineer Officer was consulted and subject to a pre-commencement for a detailed surface water drainage strategy, no objection was raised.

The Environment Agency were also consulted and expressed no objection subject to no development, land raising or landscaping being undertaken within the Flood Zones 2 and 3 and a pre-commencement condition relating to the submission of a foul drainage to the Local Planning Authority.

On this basis, the proposal is considered acceptable in terms of surface water and foul water drainage subject to the use of suitable pre-commencement condition for finalised details. The proposal is therefore considered acceptable, in accordance with policy DP23 of the adopted Local Plan Part 1 (2014).

Sustainability and Renewable Energy:

The Resource Efficiency Statement sets out how the proposed new facilities will seek to achieve the highest standards in terms of sustainable design practical. A strategy has been developed which will focus upon the following areas: encouragement of ecological biodiversity, on-site infiltration and irrigation, reduction in energy use/loss and the use of sustainable materials and reuse of excavations and demolition materials.

Accordingly it is considered all practical measures for the conservation of energy have been included in the design, layout and siting of the proposal in accordance with policy DP7 of the adopted Local Plan Part 1 (2014).

Refuse Collection:

Refuse and recycling will continue as per the site's current arrangement, which is satisfactory.

Environmental Impact Assessment

This development is not considered to require an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conclusion:

The proposal would enable the expansion of an existing established business and is acceptable in principle in accordance with the Core Policies of the Mendip District Local Plan. The proposal subject to conditions would cause no undue harm to the character of the site, wider area, heritage assets including the Registered Park and Garden and would be acceptable in relation to residential amenity, highway safety, the protection of trees, ecology, and drainage and is recommended for approval.

Recommendation:

APPROVE WITH CONDITIONS

Reason/s for Recommendation

Conditions

- 1. Standard Time Limit (Compliance)**
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission
- 2. Plans List (Compliance)**
This decision relates to the following drawings:

This Decision Relates To The Following Drawings: FPGC003 - Proposed Site Plan, received on 14/11/2018; FPGC004 - Driving Range Conversion and Spa Proposed Site Plan, Rev July 2018; FPGC007 REV A - Proposed Driving Range, Proposed Site Plan; FPGC009 REV A Proposed 2 Additional Holes, July 2018; FPGC0009 Proposed Maintenance Plan July 2018; FPGC013 Car Park Extension - Proposed Site Plan; FPGC015 - Academy Course Proposed Site Plan Feb 2018; FPGC017 - Proposed Site Plan Front 5, Feb 2018; FPGC018 - Proposed Driving Range Topographical Survey, Feb 2018; FPGC020 - Proposed New Holes Topographical Survey, Feb 2018; FPGC023 - Proposed Driving Range Plans And Elevations, Feb 2018; FPGC024 A - Proposed Driving Range Plans And Elevations 1x Teaching Bay, 13 Grass Bays and 11 internal Bays, March 2019; FPGC026 - Driving Range Conversion Proposed Plans and Elevations July 2018; FPGC027 - Proposed Spa and Accommodation, July 2018; FPGC028 - Proposed Levels Plan, July 2018; FPGC030 - Academy Course Levels Plan, July 2018; FPGC031 - Front 5 - Proposed Levels, Feb 2018; FPGC032 REV B - Proposed Driving Range Topographical Survey, March 2019; FPGC034 - Proposed Site Plan - Touring Caravan, July 2018; FPGC035 - Touring Caravan Shower Block, July 2018, FPGC040 A - Proposed and Existing Section Proposed Driving Range, March 2019.

Reason: To define the terms and extent of the permission.

3. **Materials (Compliance)**

The development hereby approved shall be carried out using external facing materials as specified on the application plans and form.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP1 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Hard and Soft Landscaping (Pre-occupation)**

Notwithstanding the submitted Landscape Masterplan Figure 9A and Figure 9B, no development shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (a) size, species and positions for new trees and plants,
- (b) boundary treatments,
- (c) surfacing materials (including roadways, drives, patios and paths) and
- (d) any retained planting.
- (e) a detailed programme of implementation

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policy DP1, DP3, DP4 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

5. **Drainage - Foul (Pre-commencement)**

No development shall commence until a detailed scheme for the disposal of foul drainage from the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to the occupation of the spa, letting room accommodation or caravan pitches.

Reason: In order to ensure the provision of satisfactory drainage and avoid pollution of the environment. This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the foul drainage strategy.

6. Surface Water Drainage System (Pre-commencement)

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development and subsequently be implemented in accordance with these approved details.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

7. Construction Traffic Management Plan (Pre-commencement)

No development shall commence unless a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- o Construction vehicle movements;
- o Construction operation hours;
- o Construction vehicular routes to and from site;
- o Construction delivery hours;
- o Expected number of construction vehicles per day;
- o Car parking for contractors;
- o A scheme to encourage the use of Public Transport amongst contractors; and
- o Measures to avoid traffic congestion impacting upon the Strategic Road Network

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy DP7, DP8 and DP9 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

8. Parking (Compliance)

The areas allocated for parking and manoeuvring on the submitted plan, Proposed Site Plan Dwg No: FPGC003 rev March 2019, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that sufficient parking is provided to serve the approved development in the interests of highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. Construction Environmental Management Plan (Pre-commencement)

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: A pre-commencement condition in the interests of protected species and biodiversity generally and in accordance with Policy DP5 of the Mendip Local Plan 2006 -2029

10. **Landscape and Ecological Management Plan (Bespoke Trigger)**

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority and be approved in writing by, the local planning authority within 3 months of the date of planning permission. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) On-going monitoring and remedial measures.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of protecting the significance of the Registered Park and Garden and the Favourable Conservation Status of populations of European protected species and in accordance with Policy DP3 and Policy DP5 of the Mendip Local Plan 2006-2029

11. **External Lighting (Bespoke Trigger)**

No new external lighting, other than the details contained in the Lighting Assessment (Wirefield Ltd, dated 27/11/2017 - though not including lighting details relating to the 'Golf Driving Range'. The airspace of the 'Golf Driving Range' shall not have any lighting as confirmed by email from the applicant on 26/06/2018), shall be installed within the boundary of the application site unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The lighting shall thereafter be installed, operated and maintained operated in accordance with the approved details.

Reason: To avoid harm to bats and wildlife and to avoid harm to visual amenity in accordance with DP1, DP5, DP6 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

12. **Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)**

No development shall commence, other than those required by this condition, until a Detailed Arboricultural Method Statement following the recommendations contained within BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The Detailed Arboricultural Method Statement shall contain full details of the following:

- (a) Timing and phasing of arboricultural works in relation to the approved development;
- (b) Construction exclusion zones;
- (c) Protective barrier fencing;
- (d) Ground protection;
- (e) Details of any works within the RPA (Root Protection Area) and the proposed arboricultural supervision;
- (f) Service positions; and,
- (g) details of any special engineering requirements, including 'no dig construction';

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy DP1 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a pre-commencement condition because the works comprising the development have the potential to harm retained trees and therefore these details need to be agreed before work commences.

List of Advices

1. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved

development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website www.mendip.gov.uk). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
3. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
4. No removal of buildings, structures, trees or shrubs shall take place between 1st March and 31st August unless an experienced ecologist has checked the Site for breeding/ nesting birds. If there is evidence of breeding birds the work must be delayed until the chicks have fledged or suitable working distances observed so as not to disturb the birds.
5. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <http://www.sedgemoor.gov.uk/SomersetBCP/>
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority
7. The Lead Local Flood Authority should be consulted with regard to this proposals Surface Water Drainage.

8. Any proposed works must not encroach on to the width of the PROW.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- o A PROW being made less convenient for continued public use.
- o New furniture being needed along a PROW.
- o Changes to the surface of a PROW being needed.
- o Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- o make a PROW less convenient for continued public use; or
- o create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:

<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/> .

9. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary (diversion/stopping up) Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
10. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

This development may also require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Wellow Brook, designated a 'main river' or within the floodplain. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

11. If it is intended to import inert waste for this proposal then this may require a Waste Management Licence or an exemption. This must be obtained from the Environment Agency prior to any development commencing. The applicant is advised to contact

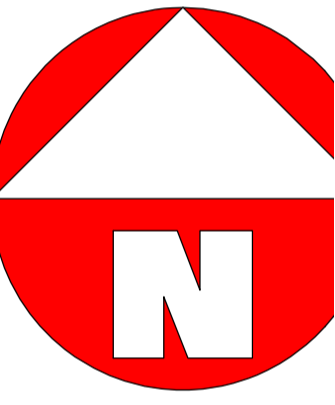
the National Permitting Centre on 03708 506506 to discuss the terms and applicability of any exemption.

12. If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.
13. The applicant proposes use of non-mains drainage facilities. However, if the site is located within an area served by a public sewer, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. This is in accordance to the National Planning Policy Framework, Planning Practice Guidance.

If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

14. The hard and soft landscape scheme should be informed by the Heritage Impact Assessment, Kim Auston, July 2018 and the Landscape Visual Impact Assessment, July 2018.

13



Project; Farrington Park
Details; Academy Course Levels Plan
Scale; 1:500 at A2
Date; July 2018
Drgby; J Broadway
DrgNo; FPGC030
Revision - July 2018

	Existing Ground Level
	Proposed Ground Level

Section Through A-A


Section Through B-B

Section Through C-C

Section Through D-D



AMENDMENT	DATE	NATURE
A	05/10/18	ADDITIONAL AREA SURVEYED
B	07/04/17	ADDITIONAL AREA SURVEYED



SURVEYING SERVICES

OFFICE: 11, WITTON BUSINESS PARK, WITTON, LEAMINGTON SPA, CV34 5JF
TEL: 01922 420000 FAX: 01922 420001
EMAIL: info@surveyingservices.co.uk

MEMBER: SURVEYORS OF BRITAIN, SURVEYORS OF GREAT BRITAIN, SURVEYORS OF THE UNITED KINGDOM, SURVEYORS OF THE COMMONWEALTH OF INDEPENDENT STATES

FARRINGTON GOLF COURSE

CLIENT: **OVAL HOMES LTD**

SHEET 1 OF 1	SCALE 1:200	10053
THE SURVEY	DATE ALD	16
	SURVEY JOB No. 0070	
	SURVEYED - MARCH 2018	

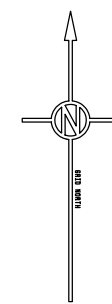
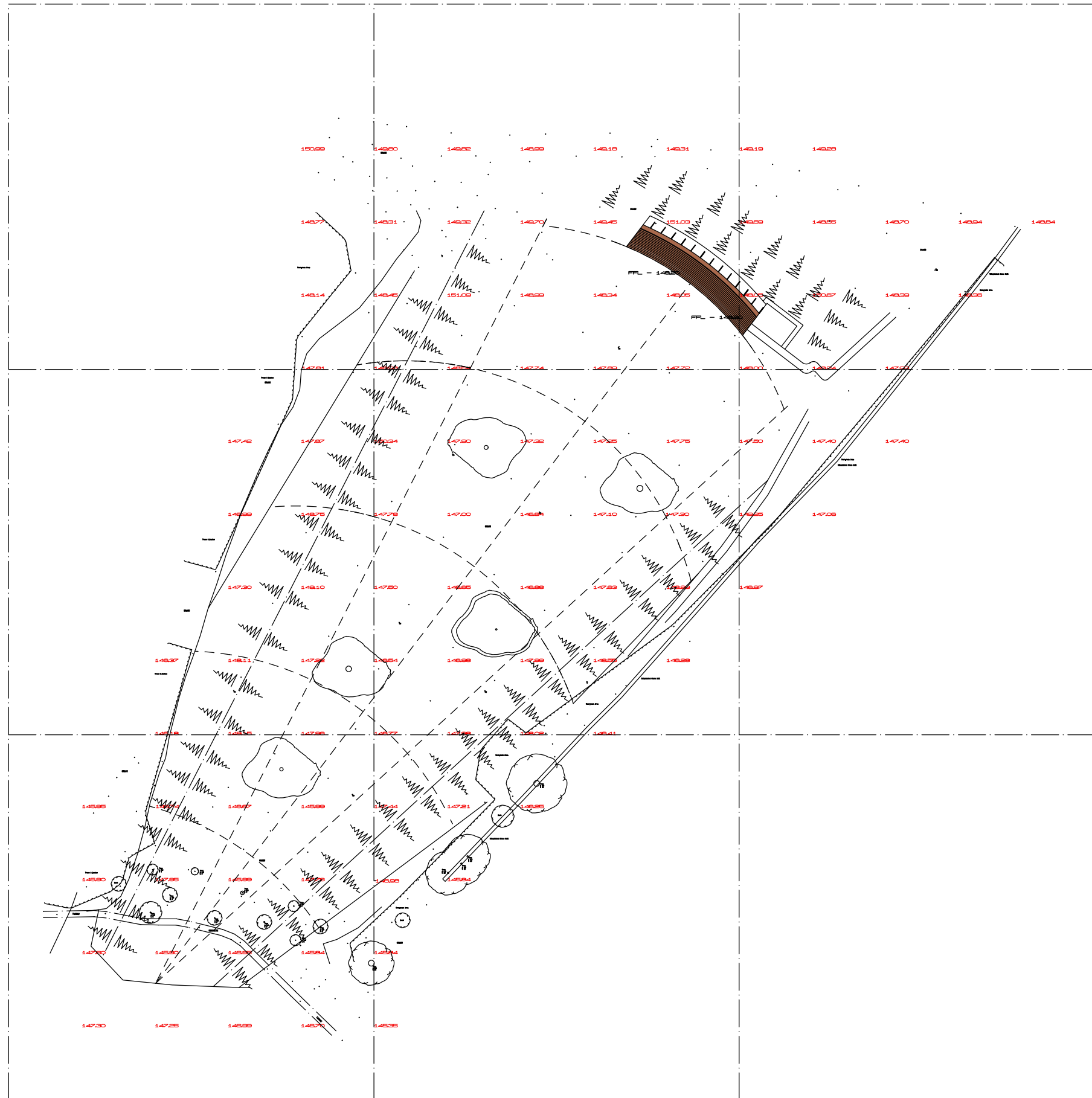
STANDARD REFERENCE

DATA SOURCES - HORIZONTAL CONTROL DATA BY THE OS
 DATA SOURCES - DATA BY THE OS
 DATA SOURCES - DATA BY THE OS
 DATA SOURCES - DATA BY THE OS

NOTE: BOUNDARY MARKS SHOWN - SURVEY STATIONS SHOWN PLAIN
 SURVEY STATIONS OBTAINED FROM
 PROJECTION - DATA BY THE OS (Scale factor not specified)

ABBREVIATIONS

ACU AIR CONDITIONING UNIT	EA EARTH RETENTION	MAP ROAD BOUNDARY
CL CONCRETE	LA LAMPPOST	MP MANHOLE
CP CONCRETE PAVEMENT	LS LANDSCAPE	NS NORTH SIGHT
EP ELECTRICITY CABLE PIT	MA MASONRY	OF OPEN FENCE
FP FLOOR FINISH	MB METAL BARRIER	OF OPEN FENCE
FL FLOOR LEVEL	MC METAL CURB	OT TELEPHONE CABINET
GA GRASS	MD METAL DRIVE	OT TELEPHONE CABINET
GL GROUND LEVEL	ME METAL ELECTRICITY METER	OT TELEPHONE CABINET
GR GRANITE	MF METAL FENCE	OT TELEPHONE CABINET
GT GRANITE	MG METAL GATE	OT TELEPHONE CABINET
HT HIGH TENSION	MH METAL HOUSE	OT TELEPHONE CABINET
IC INTERCOM	MI METAL ISLAND	OT TELEPHONE CABINET
IS IRON	ML METAL LAMP	OT TELEPHONE CABINET
IS IRON	MM METAL MOUNT	OT TELEPHONE CABINET
IS IRON	MS METAL SIGN	OT TELEPHONE CABINET
IS IRON	MT METAL TOWER	OT TELEPHONE CABINET
IS IRON	MS METAL SIGN	OT TELEPHONE CABINET
IS IRON	MT METAL TOWER	OT TELEPHONE CABINET



Project; Farrington Park
 Details; Proposed Driving Range Topographical Survey
 Scale; 1:1250 at A3
 Date; Feb 2018
 Drgby; J Broadway
 DrgNo; FPGC032

Appendix C

Environmental Management



Standard Office Form 32. Waste rejection information.

Relevant Management Systems	Quality 9001	Environmental 14001	Health & Safety 18001
		x	x

Controlled Document

Waste Rejection

Location:	Date:
------------------	--------------

We are unable to accept the load because:	
The waste is not accompanied with a suitable Waste Transfer Note.	
The waste is hazardous and is not accompanied by a consignment note or the consignment note is filled in incorrectly	
A positive PAK spray result suggests the material is potentially hazardous.	
Visual & olfactory inspection suggests the material is potentially hazardous.	
The Waste Transfer Note has been incorrectly completed.	
We are not permitted to accept the waste material.	
The waste carrier does not have a Waste Carrier Licence.	

Further information on the non-conformance:

We are obliged by the Environment Agency and our permit conditions to record the details of the waste carrier and waste producer. We are obliged to inform the producer when refusing to accept material.

If Towens suspect the waste to be hazardous we will request a hazardous waste duty of care note (consignment note) – only if the site is permitted to accept hazardous waste (Towens of Weston WSM Treatment Facility EAWML/26054).

If the material has arrived to a Towens site which isn't permitted to accept hazardous waste (WSM, Clutton, Middlezoy or Westonzoyland transfer stations), we will therefore send it back to the waste producer/holder with the present form.

The Environment Agency (03708 506506) may assist with procedure and compliance.

Document title	Waste rejection information	Revision Number	003
Document reference	STOF32	Date	May 2021
Prepared By	Amandine Ienfant	Sign Off	John Telling



Standard Work Procedure 008. Waste Acceptance.

Relevant Management Systems	Quality 9001 x	Environmental 14001 x	Health & Safety 18001 x
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Controlled Document

1. Objectives

- To ensure only permitted waste types are accepted by clearly identifying the sources of the materials and characterization of the materials.
- To prevent harm to the environment.
- To keep staff and members of the public safe.
- To ensure treatment methods and disposal routes (where applicable) can be identified at the earliest stage.
- To ensure good quality feedstocks for the products produced from the waste materials.

2. Purpose and scope

To ensure staff involved in the acceptance of waste are aware of the above objectives and have the correct knowledge to be able to make effective decisions. Applicable to:

- Staff booking in waste
- Weighbridge operators who accept waste onto site
- Yard supervisors and operatives who monitor the tipping of waste
- Production operatives who crush, screen and grade waste.
- Production operatives responsible to stockpiling finished products.
- Yard manager whom supervise all of the above.
- All other Directors, Managers and Supervisors who have decision making responsibility for any of the above.

3. General

Waste enters the control of Towens of Weston and Towens Waste Management in a variety of ways:

- Arrival in a skip to Towens Waste Management Transfer stations
- Arrival by members of the public
- Arrival via Towens Haulage lorries
- Arrival via other haulage lorries

All waste entering a facility must be pre-accepted by trained personnel before the waste is allowed to be tipped. If any issues they are to escalate to a Technically Competent Manager. This is to ensure that the waste meets the description that the producer has given it and to ensure the waste is allowed to be accepted onto site, in-line with the sites Environmental Permit.

Document title	Waste acceptance	Revision Number	003
Document reference	SWP008	Date	May 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 008. Waste Acceptance.

Relevant Management Systems	Quality 9001	Environmental 14001	Health & Safety 18001
	x	x	x

Controlled Document

4. Pre-acceptance

Waste must be checked to ensure:

It meets the description given by the producer

It is allowed to be accepted onto site in-line with the sites Environmental Permit.

The waste has no odour

The waste is not a hot load

The correct Duty of care paperwork is in place

a. Road Planings pre-acceptance

Material is described in a “SSF001 Waste Information Form” and classified by clients beforehand. They must provide MCERTS certified laboratory results which are then assessed by Towens Staff as suitable for Hydraulic Binding.

All road planings described as non-hazardous are tested with a PAK detector marker spray before collection. A PAK Detector is a white marking paint that contains a specific solvent to dissolve the Polycyclic Aromatic Hydrocarbon, causing a color change to yellow. The PAK Spray helps to identify the presence of PAH in tar at levels of 100 ppm and above. It does not provide an official measurement but merely an indication of the presence of tar in the asphalt to confirm the waste information form.

b. Soil Acceptance

For loads containing solely soil, the producer must fill in a Soil Acceptance Form Doc Ref: SOF003. Soil Acceptance Form.

c. Transfer Station Waste Acceptance

Most waste streams destined to be tipped in the transfer station will be from the construction and demolition sector. After having carried out a visual check with CCTV, our weighbridge operators are in charge of checking the duty of care paperwork. They will make sure the waste matches the description, that the EWC code is suitable for our permit, and any other parameters that they think is relevant to pinpoint on arrival.

Document title	Waste acceptance	Revision Number	003
Document reference	SWP008	Date	May 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 008. Waste Acceptance.

Relevant Management Systems	Quality 9001	Environmental 14001	Health & Safety 18001
	x	x	x

Controlled Document

5. Duty of care

The producer of the waste is responsible for classifying and describing the waste.

All movement of waste must be accompanied by a Waste Transfer note or if the waste is hazardous, it must be accompanied by a Consignment Note.

For non-hazardous waste, Waste transfer notes can either arrive with the waste or be provided by Towens. If provided by Towens, these must be provided once the waste is accepted but before the waste is tipped.

For Hazardous waste, all waste must arrive at site with an already filled out Consignment Note. Any hazardous waste arriving without a consignment note will be rejected, in-line with SWP012 Waste rejection and tipping of non permitted waste. For further information on consignment notes, refer to SWP057 Hazardous Waste consignment notes.

If a weighbridge is in place then all waste must be weighed before being tipped. Where no weighbridge is in place, quantities will be given based on the container size i.e. An 8 wheeled tipper is assumed to be carrying 18 tonnes.

6. Hazardous Waste

Hazardous waste is only permitted to be accepted at the Towens of Weston Site in Weston Super Mare. The wastes permitted are limited to Tar Bound road Planings and Fuel contaminated soils.

In addition to the pre-acceptance for other wastes, all hazardous waste must be accompanied by a Waste Information Form (SSF001). And all information needs to be entered onto the waste enquiry sheet (SS011) – see Procedure SWP010 for further information on recording waste enquiries.

7. Tipping of waste

All tipping of waste must be visually monitored. This is to ensure that the waste meets the description given on the duty of care paperwork and to ensure the waste is tipped in the designated area / bay.

Non-hazardous mixed waste can be tipped in the general tipping area for further sorting.

Non-hazardous single waste streams can be tipped directly into the relevant bay.

Hazardous waste must be tipped in the relevant designated area / bay.

Document title	Waste acceptance	Revision Number	003
Document reference	SWP008	Date	May 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 008. Waste Acceptance.

Relevant Management Systems	Quality 9001 x	Environmental 14001 x	Health & Safety 18001 x
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Controlled Document

For smaller sites, such as recovery permits, where only clean soils are allowed, this can be easily managed by a technically competent person meeting the arrival of each waste type and staying present whilst the waste is tipped. For larger sites, the weighbridge operator must inform the yard staff of waste deliveries by means of radio communication.

8. Waste acceptance into aggregate stock feed

By this stage the waste has already been described by the producer, visually checked by a technically competent person and has the correct duty of care paperwork attached to it.

Before waste is transferred to the stockfeed pile it is visually checked again both whilst being loaded and unloaded onto the stockfeed pile.

9. Non permitted waste.

A procedure (SWP012) has been established to effectively deal with any waste that is not permitted.

A procedure SWP063 has been established to effectively deal with any load that is hot.

10. Review: This procedure should be reviewed annually or whenever there is a change to the acceptance criteria.

Document title	Waste acceptance	Revision Number	003
Document reference	SWP008	Date	May 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 012. Waste rejection and tipping of non permitted waste.

Relevant Management Systems	Quality 9001 x	Environmental 14001 x	Health & Safety 18001 x
-----------------------------	-------------------	--------------------------	----------------------------

Controlled Document

1. Objective

To ensure all staff are aware of the correct actions to take when confronted with waste that is not permitted to be accepted.

2. Purpose and Scope

- To ensure compliance with Environmental permits.
- To ensure compliance with Waste duty of care.
- To prevent contamination of existing waste / products / environment.
- To prevent emergencies such as spillages and / or fires.

3. Collection of the waste from the waste producer

- All drivers should be trained in waste acceptance and inducted to ensure the waste they are collecting matches the description on the duty of care paperwork.
- Should the waste be identified as not matching the paperwork then the driver must refuse to accept the waste. The driver must report the occurrence to their line manager immediately who will liaise with the customer direct.

4. On arrival at Towens' sites

4.1 Non-hazardous waste

Should the material be identified as containing non-permitted waste prior to the load being tipped then the general rule is that the load will be rejected and directed back to the waste producer.

However, if the non-permitted waste can be removed from the load, the producer can remove it and secure it in their vehicle before the remaining load can be tipped.

4.2 Hazardous waste.

If hazardous waste is found amongst a load of non-hazardous waste then the entire load must be rejected.

Document title	Waste rejection and tipping of non permitted waste	Revision Number	003
Document reference	SWP012	Date	July 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 012. Waste rejection and tipping of non permitted waste.

Relevant Management Systems	Quality 9001 x	Environmental 14001 x	Health & Safety 18001 x
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Controlled Document

Any hazardous waste arriving at the site without a consignment note must also be rejected and the following rules adhered to:

When you have an incomplete or incorrect consignment note

- Complete part E of the consignment note, enter the waste(s) you are rejecting and the reason.
- Keep one copy of the note.
- Give one copy to the carrier.
- Make copies of the note and send one to each of the consignor, producer and holder; these may be the same people.

When Hazardous wastes arrives without a consignment note

You must provide in writing:

- The reason you rejected the waste.
- The description of classification of the waste, if known.
- The names of the producer, holder, consignor and carrier.
- A consignment note code you assign in the format REJECT/XXXXX where 'XXXXX' is any five letters or numbers you use to give the load a unique code.

You must then:

- Keep a copy of the explanation in your records
- Give one copy to the carrier
- Send a copy to each of the producer, holder and consignor as soon as possible
- Use this information for your returns to the Environment Agency and to the waste producer or holder.

You may commit an offence if you create a consignment note when the waste arrives at site as this is classed as a false and invalid note.

Document title	Waste rejection and tipping of non permitted waste	Revision Number	003
Document reference	SWP012	Date	July 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 012. Waste rejection and tipping of non permitted waste.

Relevant Management Systems	Quality 9001	Environmental 14001	Health & Safety 18001
	x	x	x

Controlled Document

5. Paperwork

In addition to rejecting the consignment note, as detailed above, the following form must be filled out for all rejected loads:

Doc Ref: STOF32 Waste rejection Information

6. At the tipping area

- If the material has been tipped and subsequently found not to be compliant and the producer / carrier is still on site, then the producer / carrier must take the waste back.
- If the material has been tipped and subsequently found not to be compliant and there is no way of contacting the producer / carrier then the waste must be quarantined and a suitable recovery or disposal route found for it.

7. Quarantining waste.

Any waste found on a site that is not permitted to be accepted at that site must be quarantined.

Non-permitted waste must leave the site as soon as possible and should not be kept for more than two weeks, unless other factors such as laboratory analysis takes longer than two weeks, in which case the waste must be moved as soon as is practicably possible.

8. Non-conformance

For any of the scenarios mentioned above, a non-conformance must be raised in line with procedure SWP001 Issue of Non conformance.

Document title	Waste rejection and tipping of non permitted waste	Revision Number	003
Document reference	SWP012	Date	July 2021
Prepared By	Amandine Lenfant	Sign Off	John Telling



Standard Work Procedure 072. Dust control.

Relevant Management Systems	Quality 9001	Environmental 14001	Health & Safety 18001
		X	

Controlled Document

1. Objective

- Minimize harm to the environment
- Minimize nuisance to neighbors
- Comply with Environmental Permits
- Enable control of liabilities

2. Purpose and scope

Ensure all personnel are aware of how to prevent dust leaving the site and what to do if they notice that dust is escaping from the site.

Applicable to:

- Middlezoy transfer station
- Weston-Super-Mare transfer station
- Weston-super-Mare treatment facility
- Westonzoyland transfer and treatment facility.
- Burnham & Berrow Golf Course.
- Huntworth Golf Centre.

3. Sources of dust

- Cutting, grinding, shredding and crushing.
- Loading and tipping
- Vehicle movements
- Stockpiles
- Dirty floors / highways

4. General preventative measures

- All works are controlled by a specific method statement generated following a specific risk assessment.
- All operatives should be suitably qualified and experienced to carry out their tasks.

Document title	Dust control	Revision Number	004
Document reference	SWP072	Date	Dec21
Prepared By	Amandine Lenfant	Sign Off	John telling



Standard Work Procedure 072. Dust control.

Relevant Management Systems	Quality 9001	Environmental 14001	Health & Safety 18001
		X	

Controlled Document

- Water sprays will be used to dampen surfaces and control fugitive dust emissions whilst cutting, grinding or shredding. Crushers will be fitted with suppressing water sprays.
- Drop heights will be kept to a minimum whilst loading. Tipping will take place at locations within the site which will have the minimum impact on sensitive receptors.
- Maximum vehicle speeds on site is 5 mph. All vehicles entering and leaving the site will have their loads sheeted.
- During periods of dry weather, haul roads will be kept damp by water sprays and bowser.
- Routine sweeping of the roads.

5. Monitoring

In accordance with permit requirements, on a daily basis, site management will monitor dust on-site, around the perimeter of the site and the highway. This will be recorded in the site diary.

In excess of permit requirements, dust around the site is constantly visually monitored.

If dust is observed extending beyond the site:

1. Stop work until dust settles.
2. Resume work once: Wind changes direction or; Dust suppression system is turned on or portable dust suppression system is moved into current work area or; An alternative work area can be identified.
3. If none of the above can be achieved, work must cease until conditions change.

Document title	Dust control	Revision Number	004
Document reference	SWP072	Date	Dec21
Prepared By	Amandine Lenfant	Sign Off	John telling

Manage your water abstraction or impoundment licence

BETA This is a new service – your [feedback \(/feedback\)](#) will help us to improve it.

[View licences \(/licences\)](#)

[Manage returns \(/returns\)](#)

[Add licences or give access \(/manage_licences\)](#)

[Back](#)

Farrington Park Bore Abstraction

Licence number 17/53/013/G/129

Contents

— [Summary](#)

— [Returns](#)

— [Communications](#)

Summary

Licence name

Farrington Park Bore Abstraction

[Rename this licence \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/rename\)](#)

Licence holder

Farrington Golf Club Limited

[View licence contact details \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/contact\)](#)

Effective from

18 November 1996

Source of supply

Ground Water - Fresh

Purpose

Spray Irrigation - Direct

Period of abstraction

1 April to 31 March

[View details of your purpose, period and amounts \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/purposes\)](#)

Point of abstraction

At National Grid Reference ST 633 547 (FARRINGTON GURNEY)

[View details of your abstraction point \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/points\)](#)

Abstraction conditions

[View details of your abstraction conditions \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/conditions\)](#)

Abstraction amounts

59130.00 cubic metres per year

162.00 cubic metres per day

6.75 cubic metres per hour

1.90 litres per second

Spray Irrigation Direct
Due 28 April 2015

COMPLETE

[10031046 \(/returns/return?id=v1:5:17/53/013/G/129:10031046:2013-04-01:2014-03-31\)](#)

Spray Irrigation Direct
Due 28 April 2014

COMPLETE

[View all returns \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/returns\)](#)

Communications

[Returns: invitation \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/communications/c9a4adda-4e4e-41d6-96d3-9ec4dcfe06be\)](#)

Email sent 31 March 2022

[Returns: reminder \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/communications/c0d79b3e-5831-44c3-bc8d-f8ba1ceb1ab3\)](#)

Email sent 4 June 2021

[Returns: invitation \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/communications/4a70e4f6-acd3-4a73-8755-6a8fd3969a4d\)](#)

Email sent 31 March 2021

[Returns: invitation \(/licences/c972b04d-3065-49e2-ba05-e555ef96faa5/communications/45e83d78-63b3-46ba-8c4b-ee514b5475b3\)](#)

Email sent 22 April 2020

[Cookies \(/cookies\)](#) [Privacy \(/privacy-policy\)](#) [Accessibility \(/accessibility\)](#)

OGL

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[it \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework)

Appendix D

Environmental Data Searches

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	-285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Heath
	Rough Grassland		Marsh
	Reeds		Saltings
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

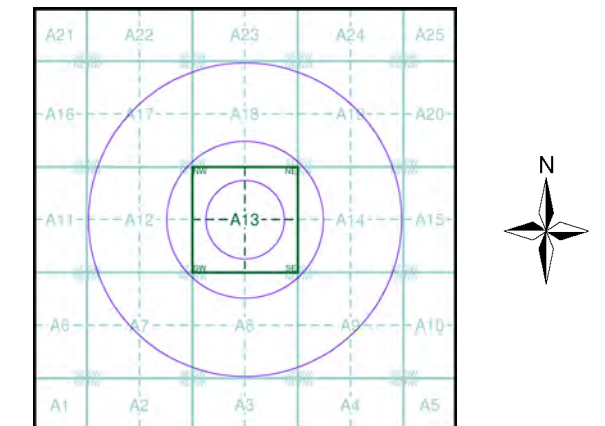
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Somerset	1:10,560	1884 - 1885	2
Somerset	1:10,560	1904	3
Somerset	1:10,560	1931	4
Somerset	1:10,560	1938	5
Ordnance Survey Plan	1:10,000	1961 - 1962	6
Ordnance Survey Plan	1:10,000	1967	7
Ordnance Survey Plan	1:10,000	1976	8
Ordnance Survey Plan	1:10,000	1991	9
10K Raster Mapping	1:10,000	1999	10
10K Raster Mapping	1:10,000	2006	11
VectorMap Local	1:10,000	2022	12

Historical Map - Slice A

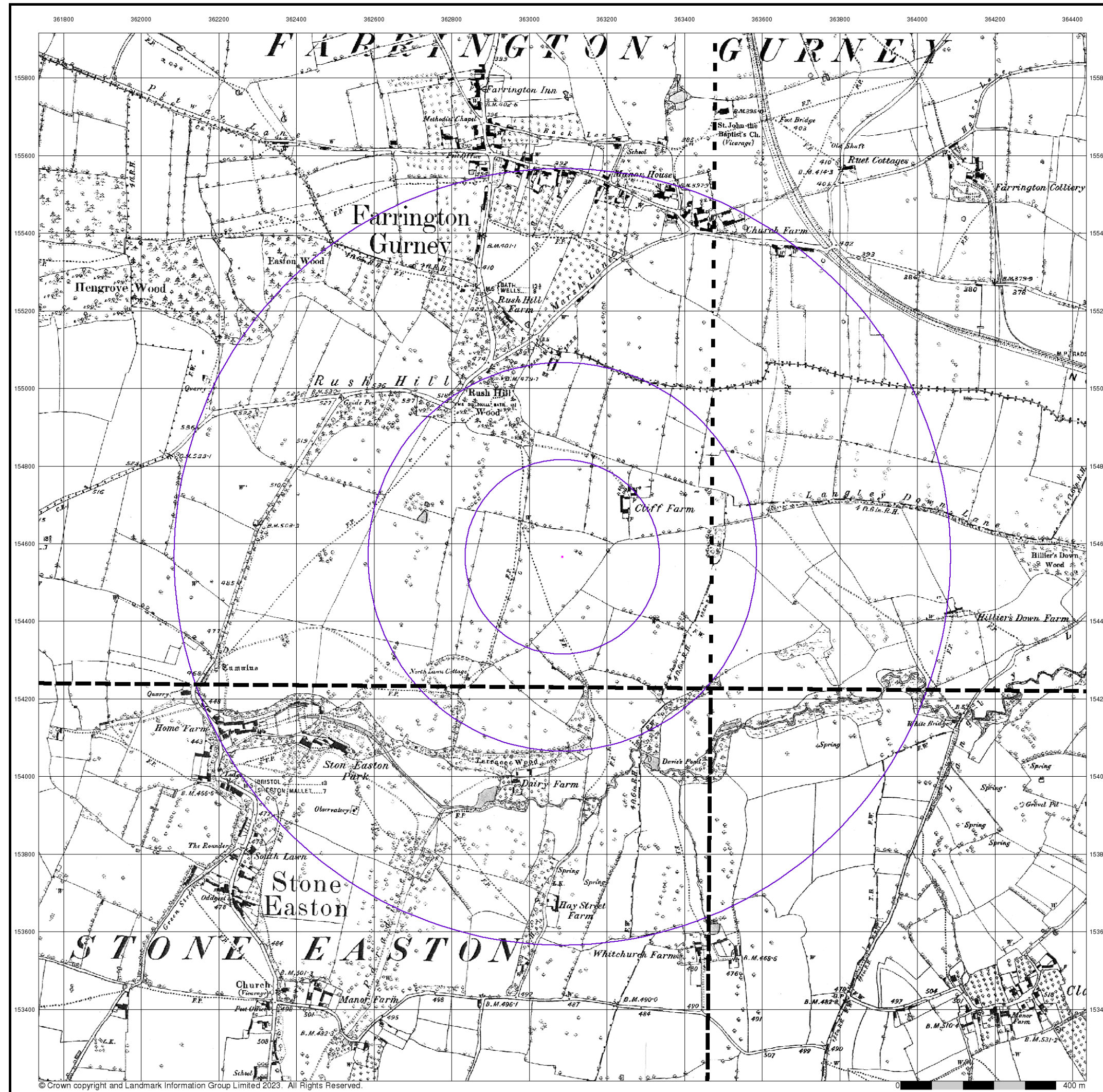


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



Envirocheck

LANDMARK INFORMATION GROUP

Somerset

Published 1884 - 1885

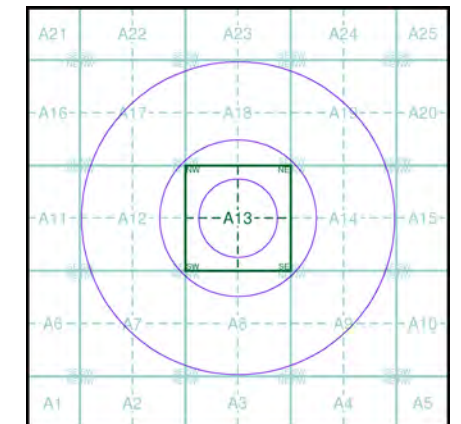
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

019SE 1884 1:10,560	020SW 1884 1:10,560
028NE 1884 1:10,560	029NW 1885 1:10,560

Historical Map - Slice A



Order Details

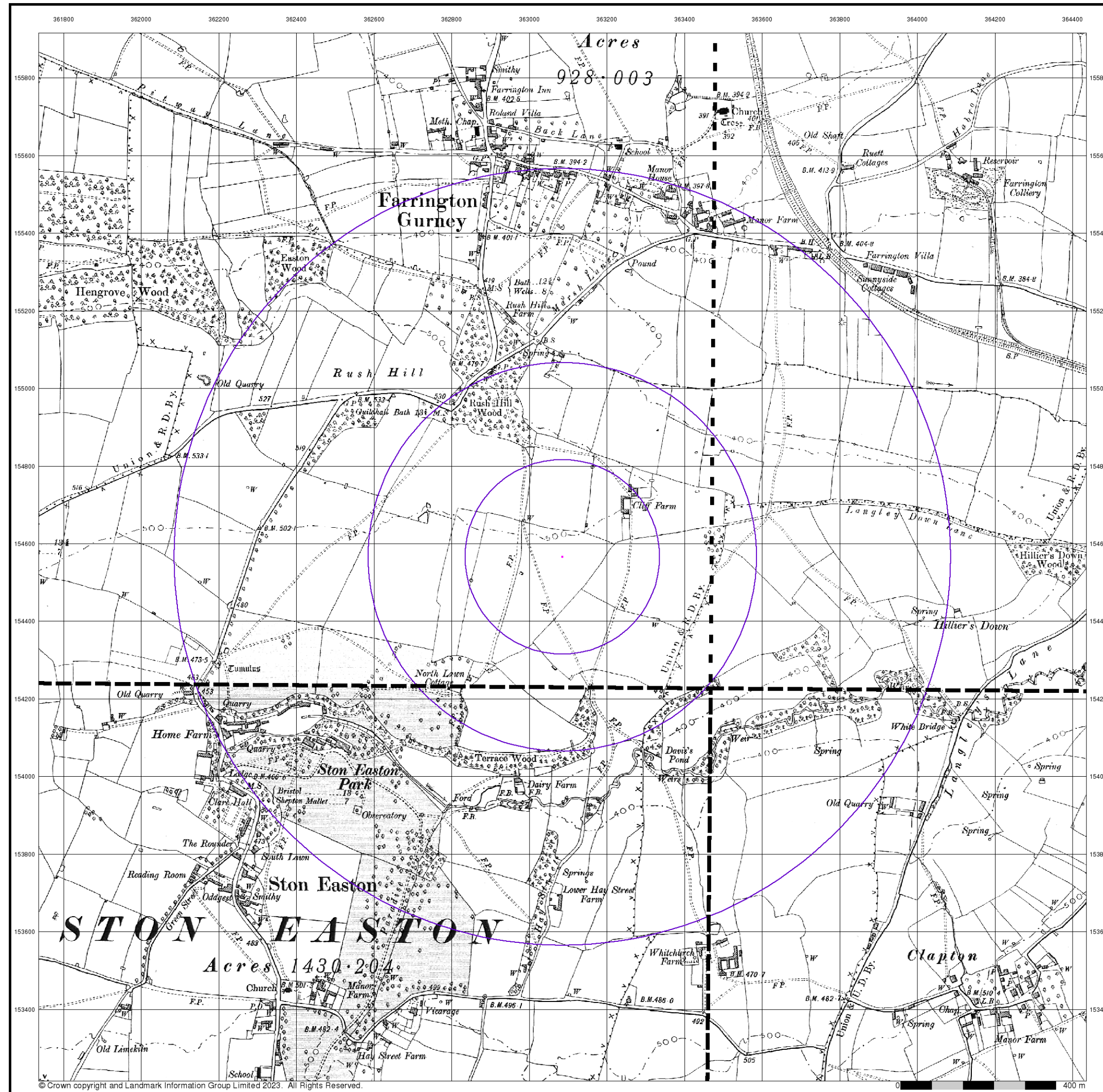
Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
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 Web: www.envirocheck.co.uk



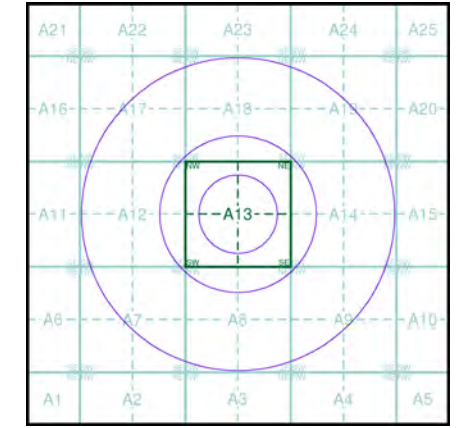
Somerset
Published 1904
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

019SE 1904 1:10,560	020SW 1904 1:10,560
028NE 1904 1:10,560	029NW 1904 1:10,560

Historical Map - Slice A

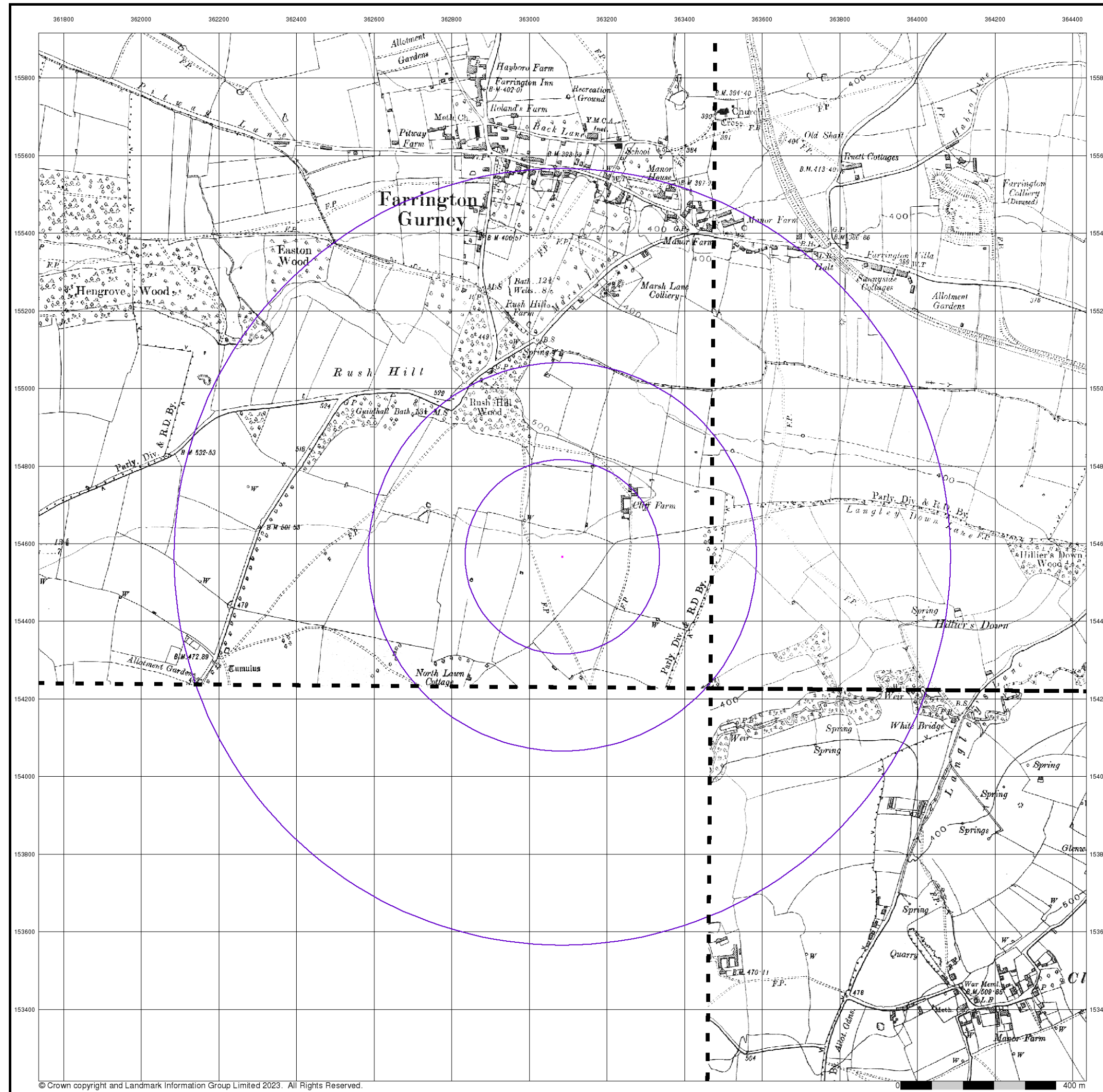


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



Somerset

Published 1931

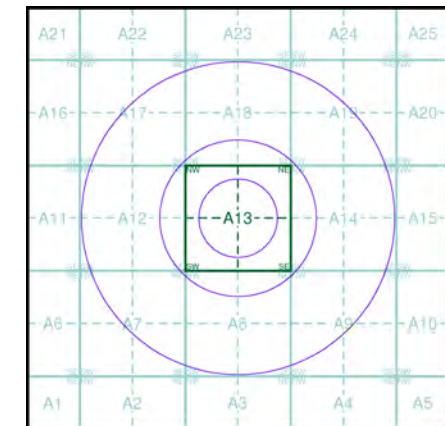
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

019SE 1931 1:10,560	020SW 1931 1:10,560
	029NW 1931 1:10,560

Historical Map - Slice A

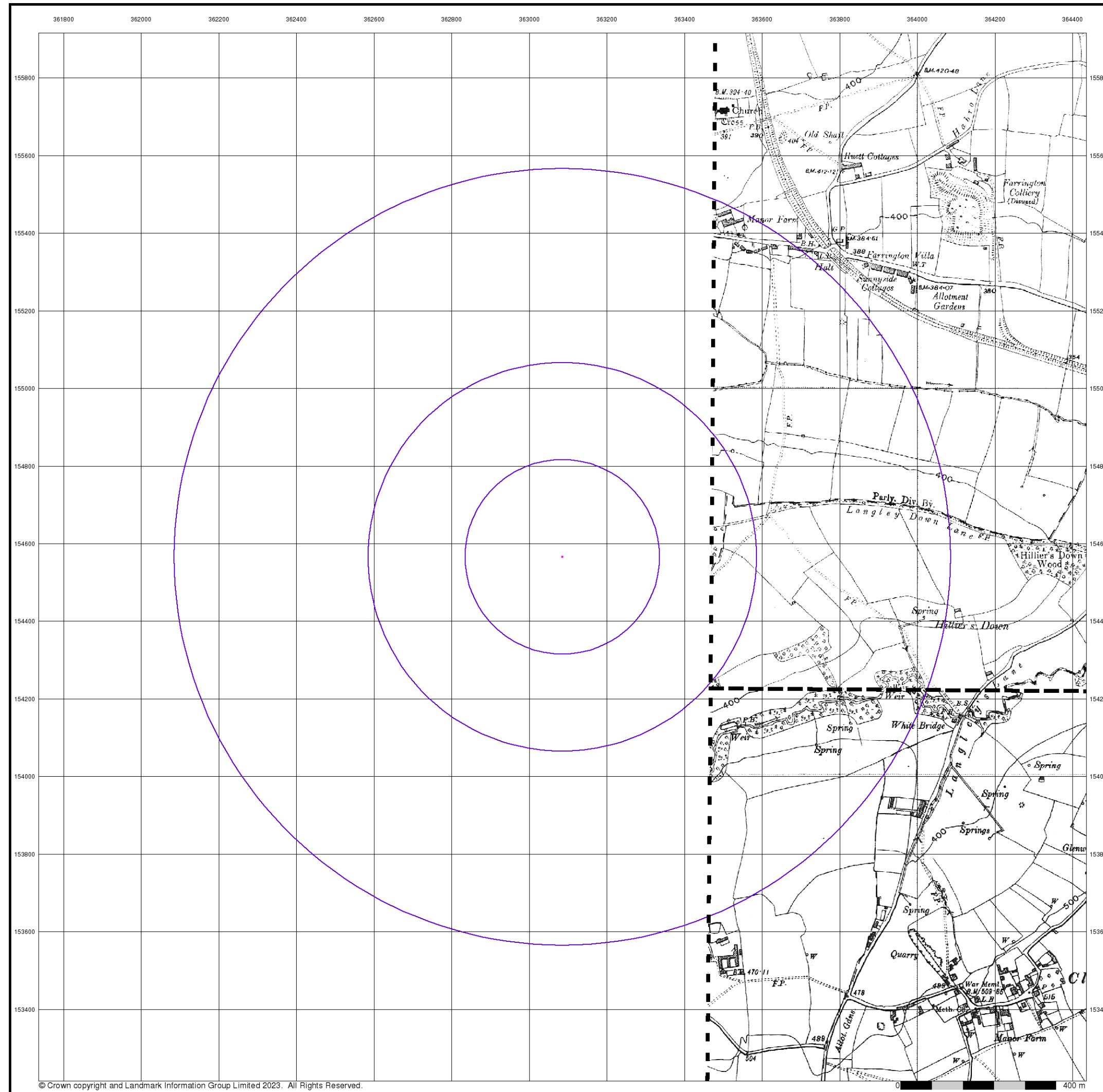


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



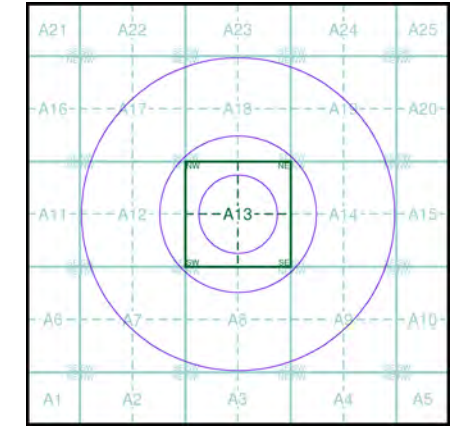
Somerset
Published 1938
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

020SW	1938	1:10,560
029NW	1938	1:10,560

Historical Map - Slice A

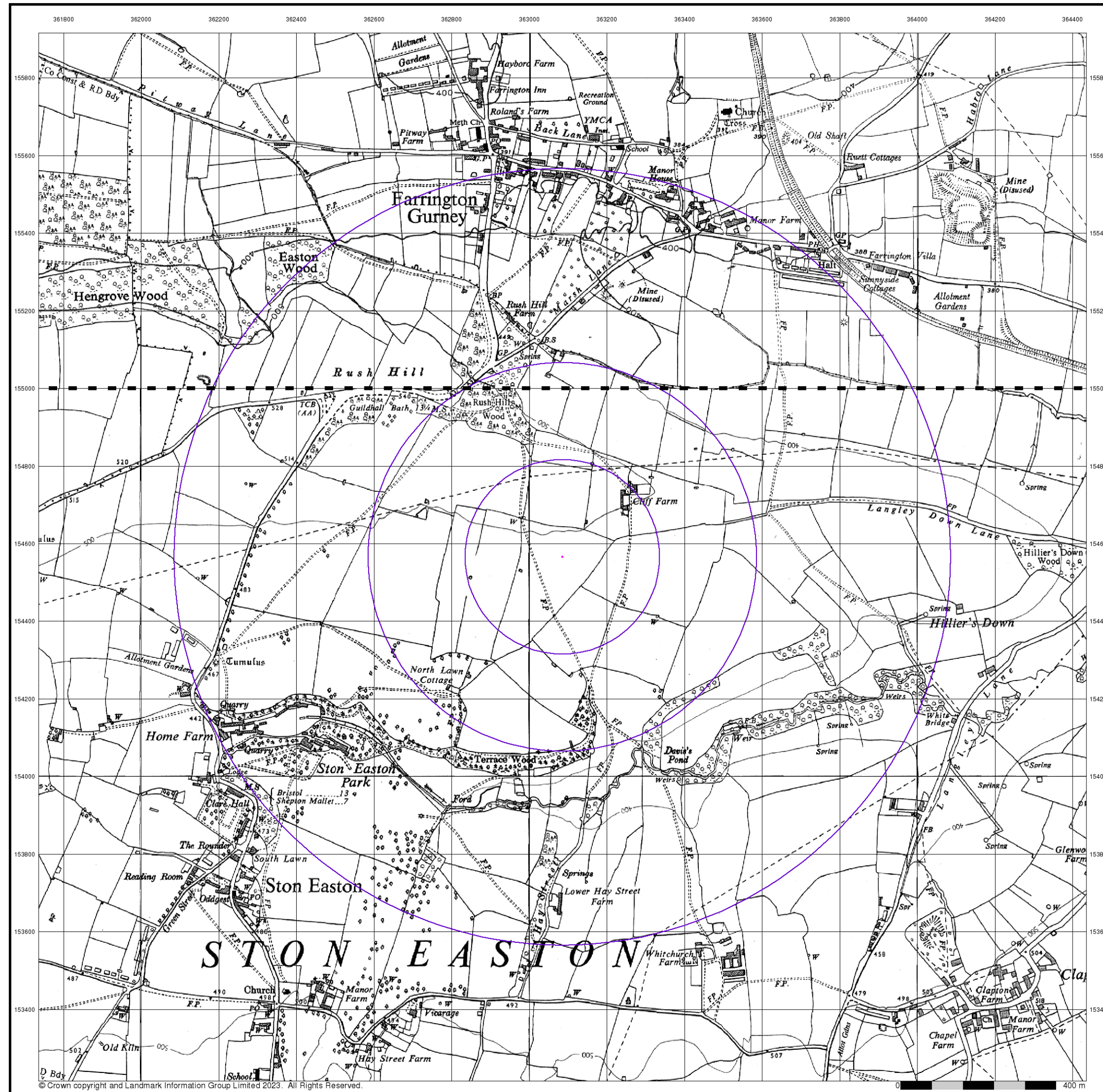


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



Ordnance Survey Plan

Published 1961 - 1962

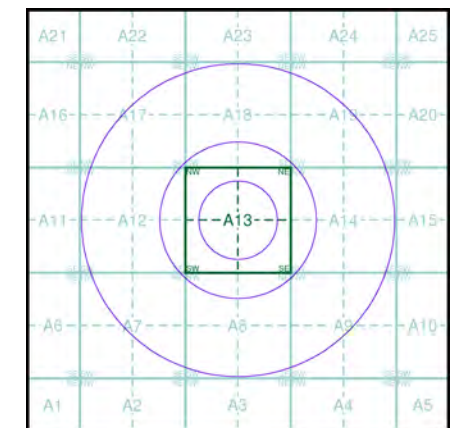
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST65NW	1961	1:10,560
ST65SW	1962	1:10,560

Historical Map - Slice A

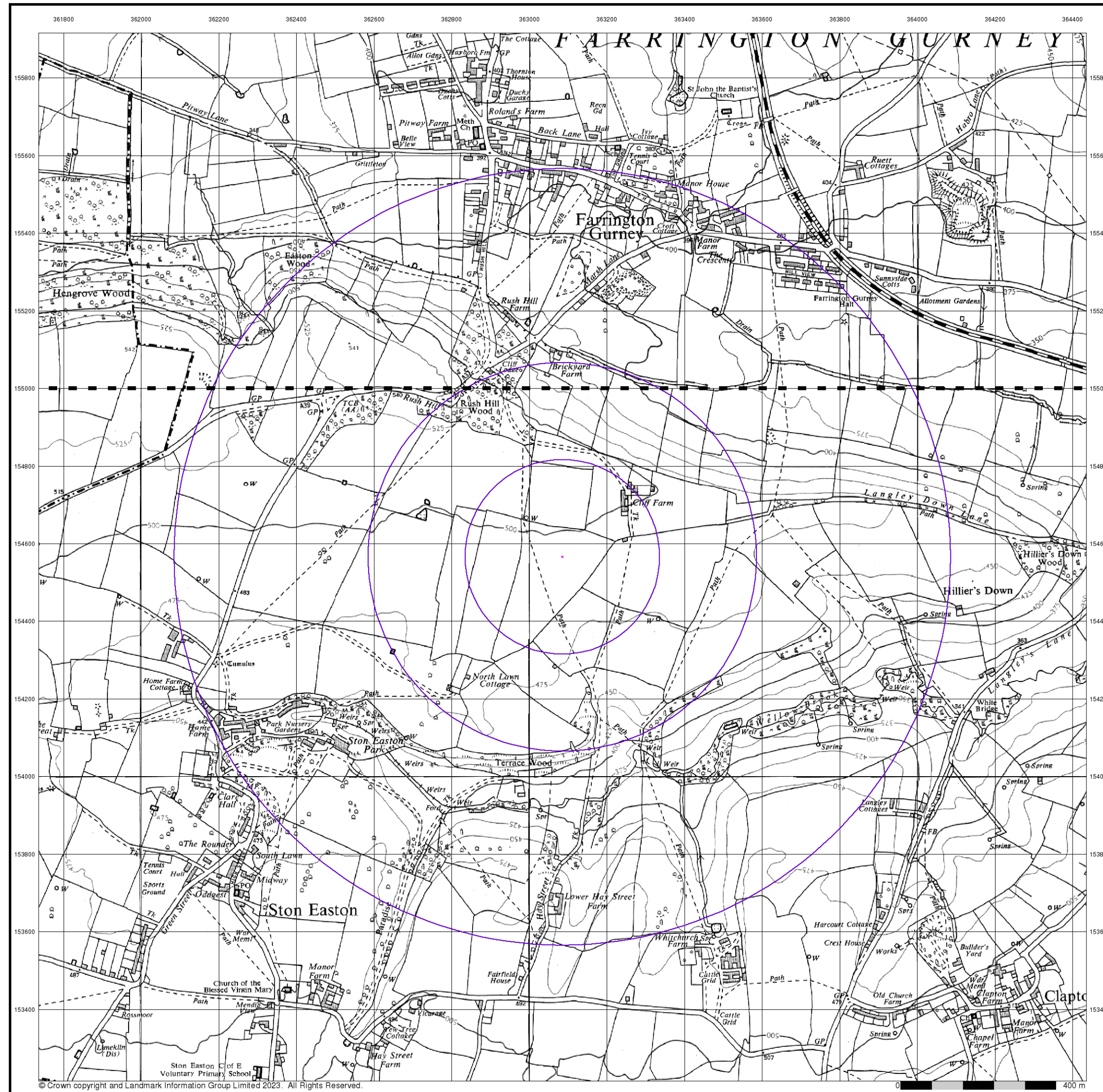


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



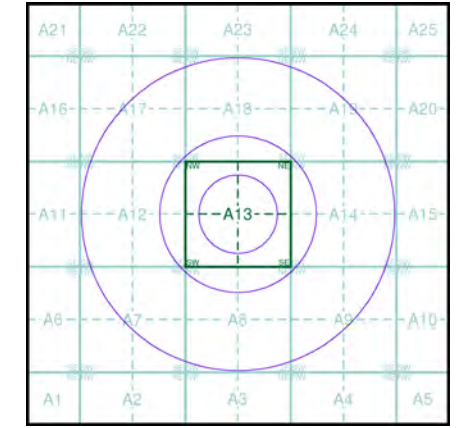
Ordnance Survey Plan Published 1967 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST65NW	1967	1:10,560
ST65SW	1967	1:10,560

Historical Map - Slice A



Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

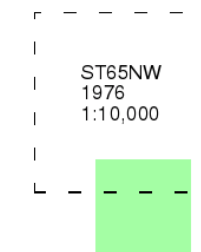
Ordnance Survey Plan

Published 1976

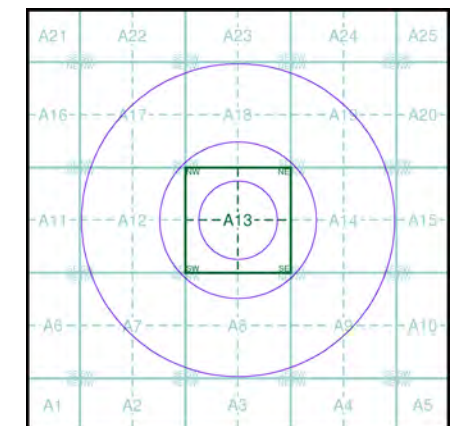
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

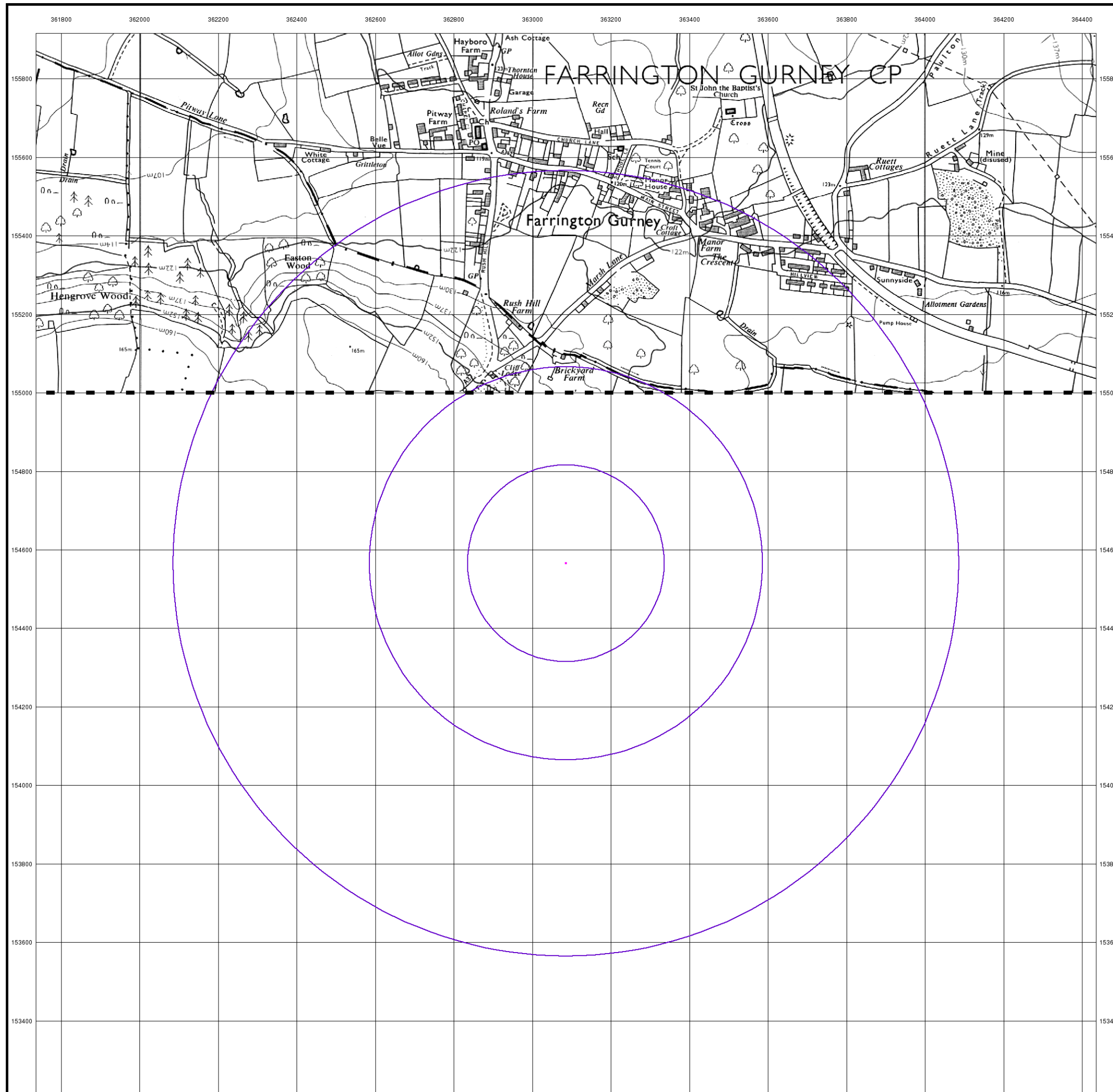


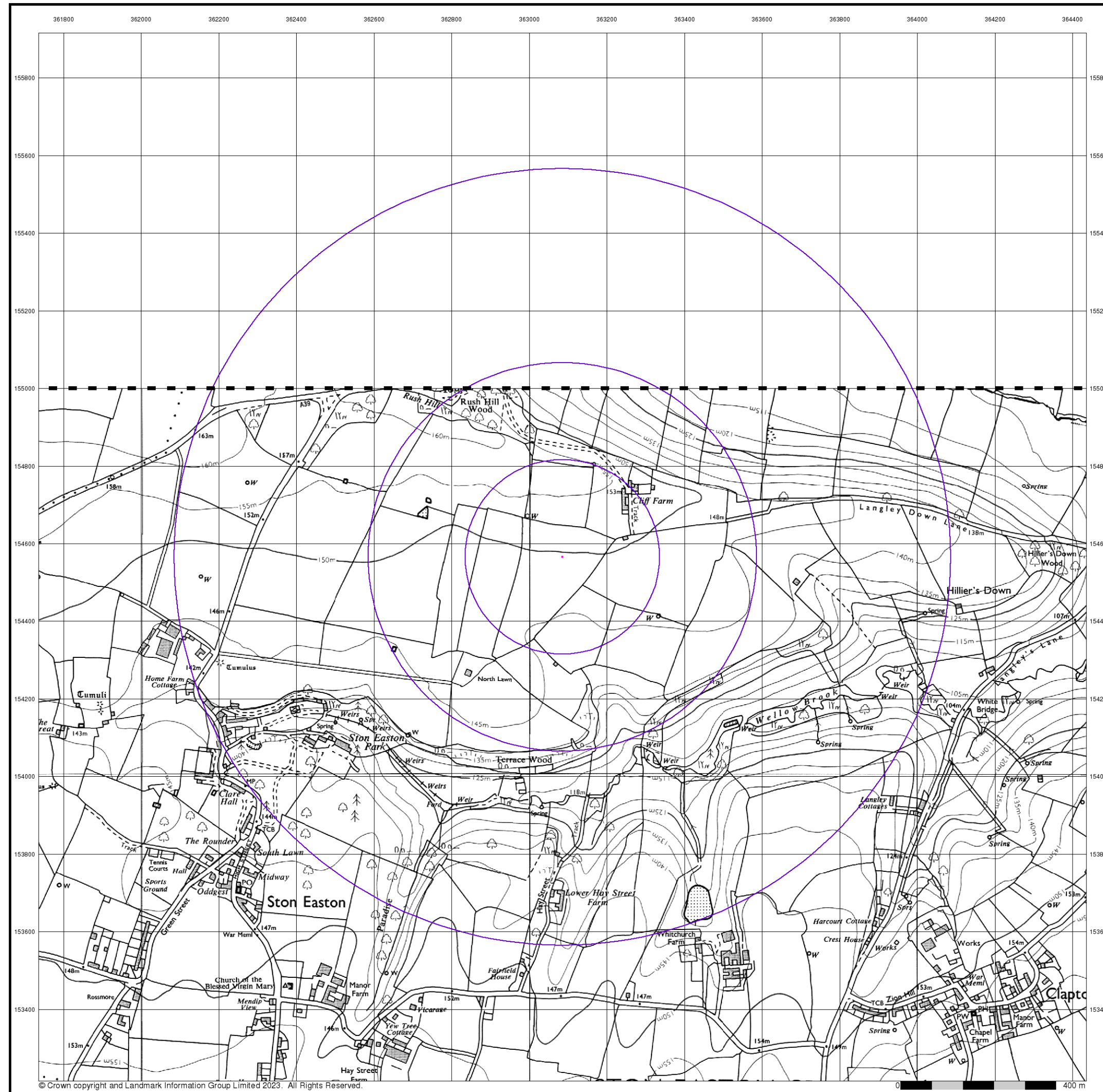
Order Details

Order Number: 309324110_1_1
Customer Ref: 139521
National Grid Reference: 363090, 154570
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS





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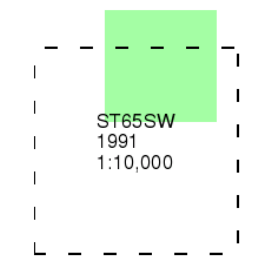
Ordnance Survey Plan

Published 1991

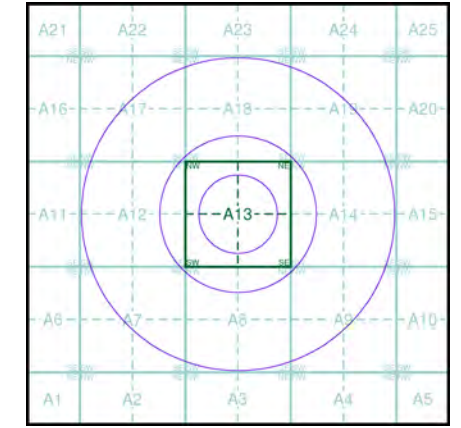
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

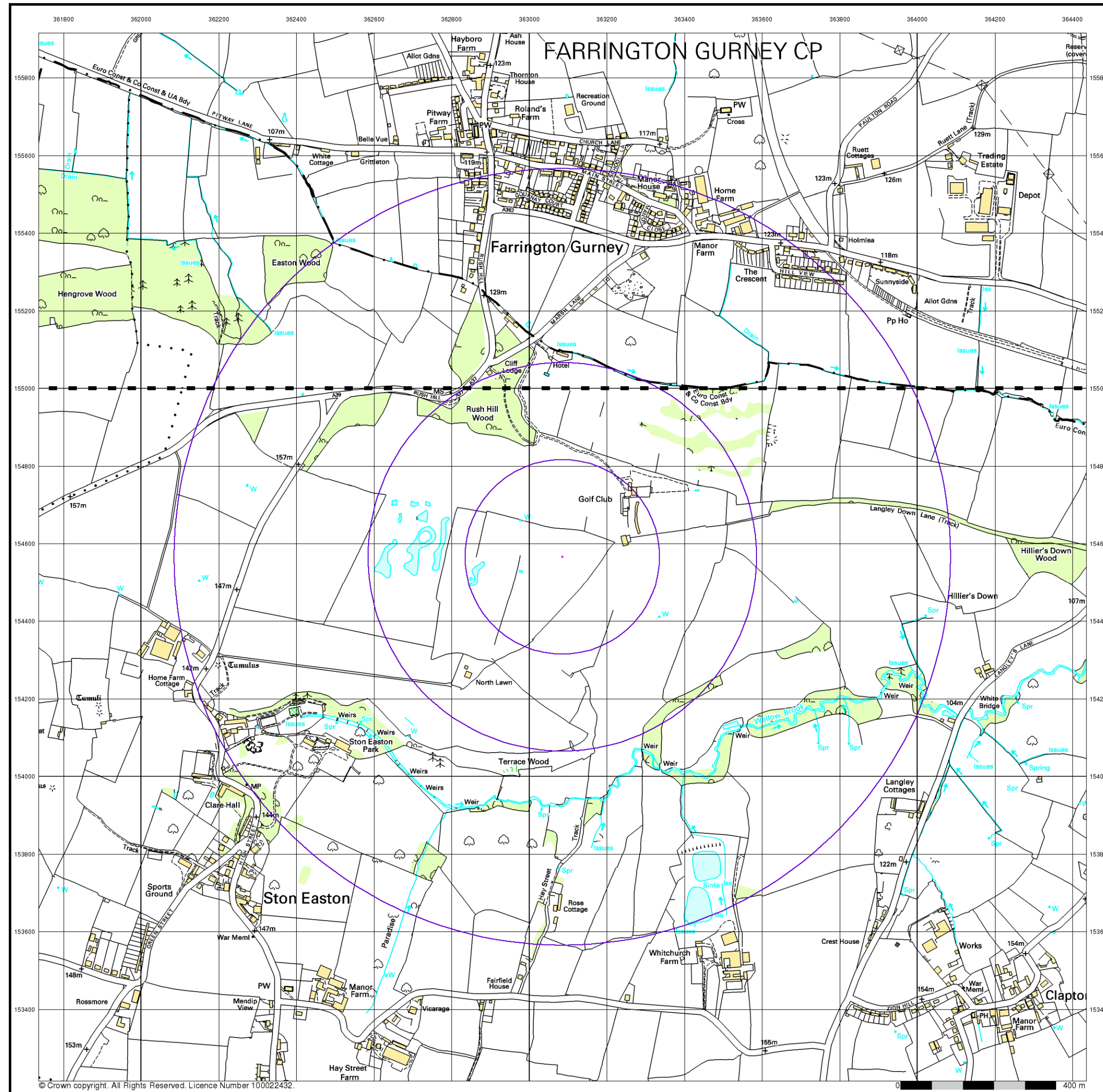


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



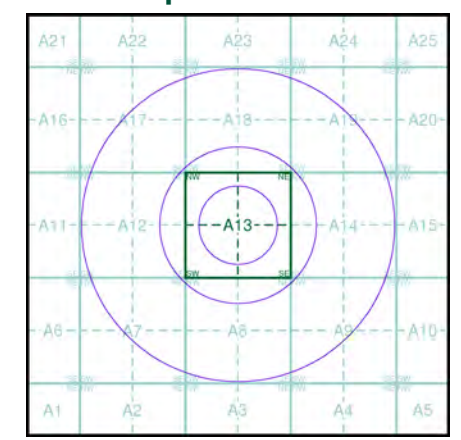
10k Raster Mapping
Published 1999
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST65NW	1999	1:10,000
ST65SW	1999	1:10,000

Historical Map - Slice A

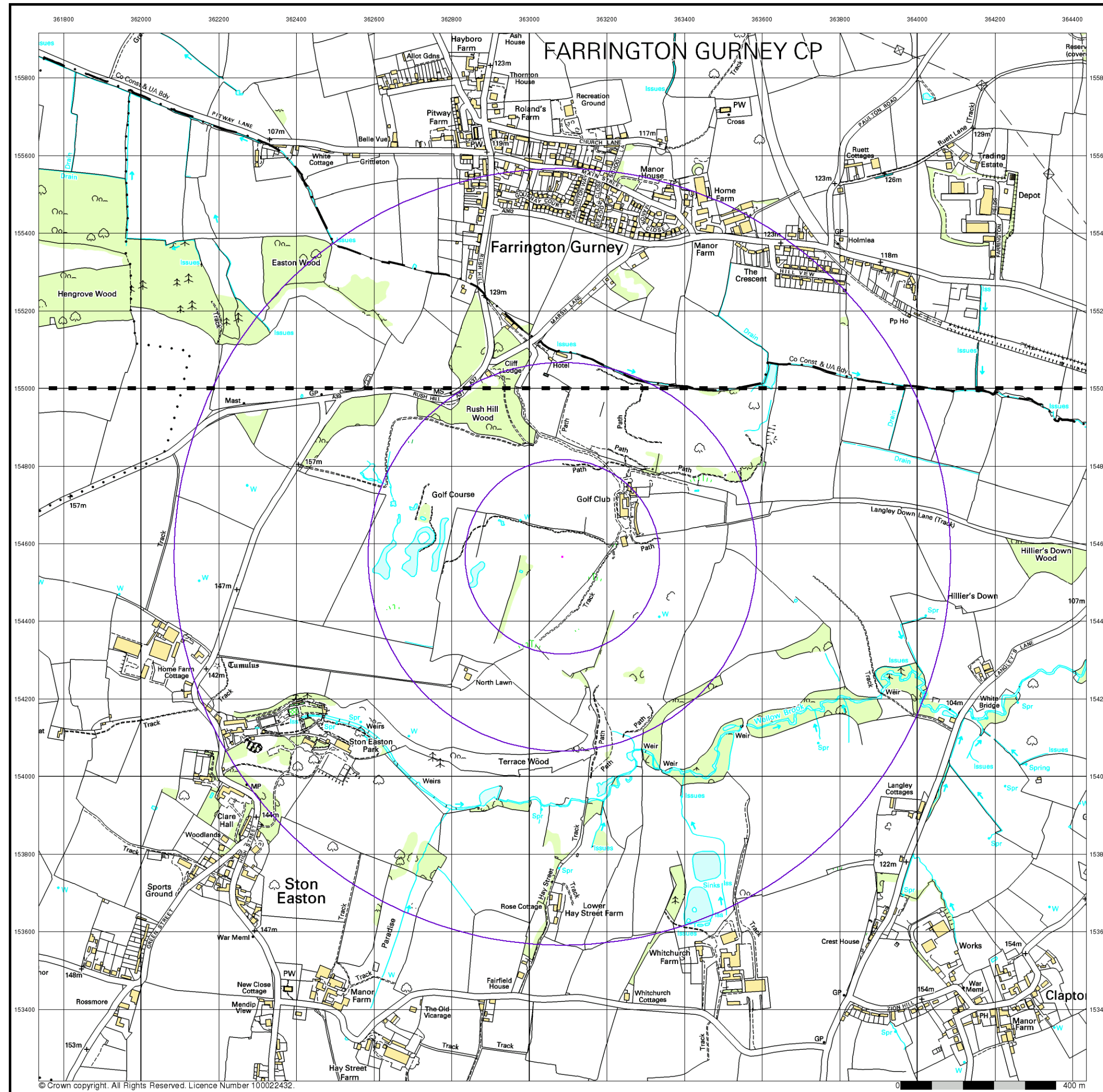


Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



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10k Raster Mapping

Published 2006

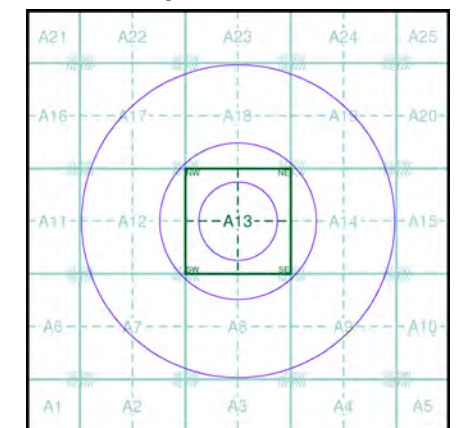
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST65NW |
2006 |
1:10,000 |
ST65SW |
2006 |
1:10,000 |

Historical Map - Slice A



Order Details

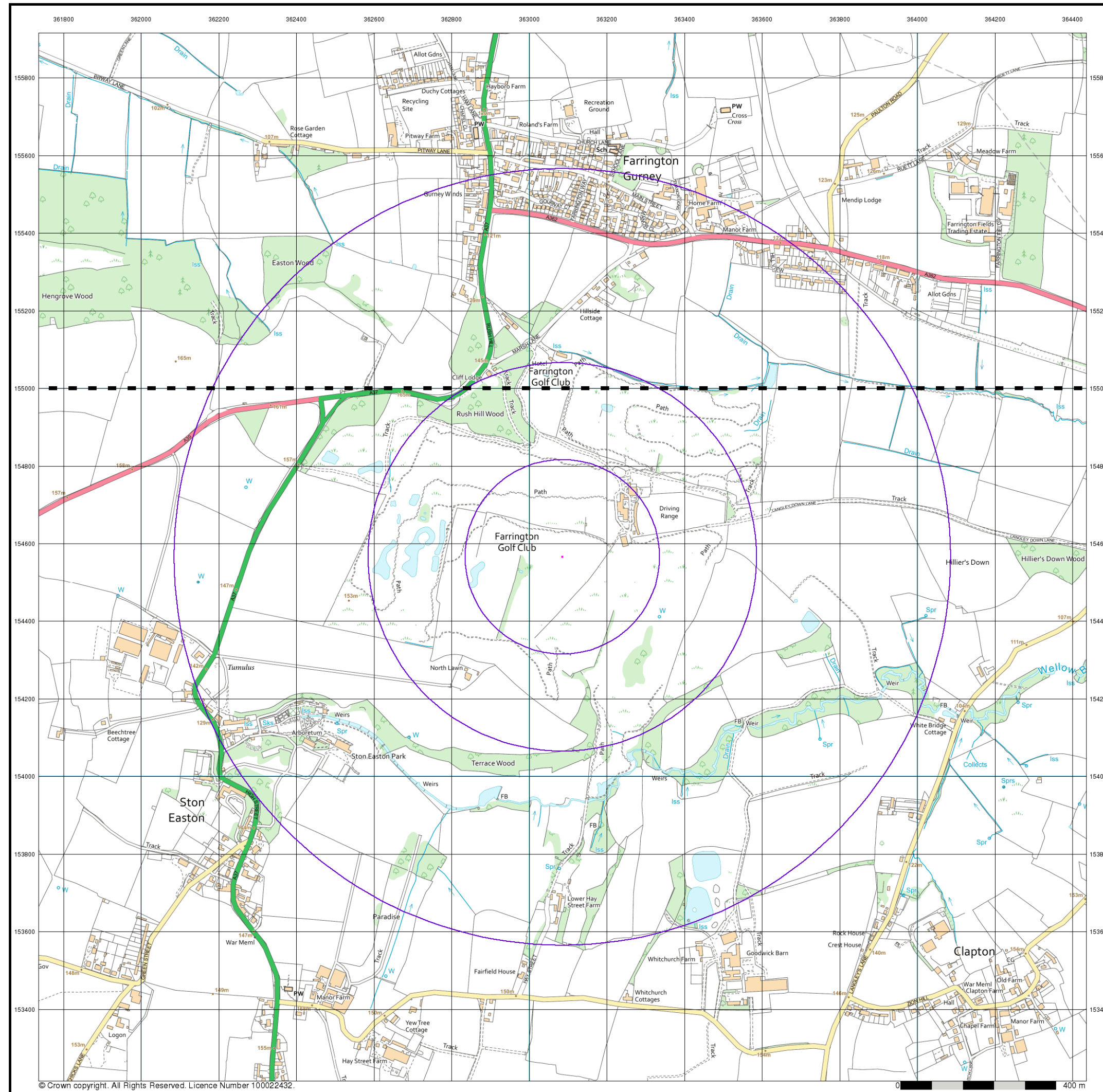
Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

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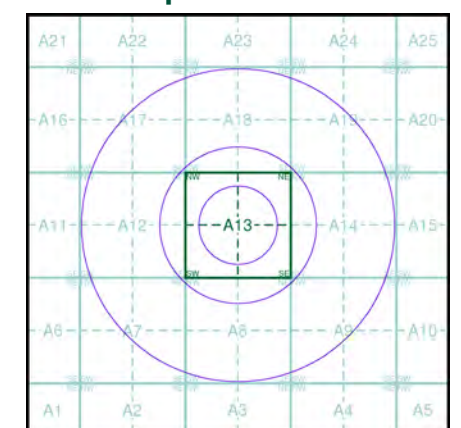
VectorMap Local
Published 2022
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

- ST65NW | 2022 | Variable
- ST65SW | 2022 | Variable

Historical Map - Slice A



Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**

Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**

Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**

Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**

Cutting **Embankment**

Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**

County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)

BP BS Boundary Post or Stone **P.C.B** Police Call Box
B.R. Bridle Road **P** Pump
E.P Electricity Pylon **S.P** Signal Post
F.B. Foot Bridge **SL** Sluice
F.P. Foot Path **Sp.** Spring
G.P Guide Post or Board **T.C.B** Telephone Call Box
M.S Mile Stone **Tr.** Trough
M.P M.R Mooring Post or Ring **W** Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**

Cliff **Slopes** **Top**

Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**

Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**

Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**

Rough Grassland **Heath** **Culvert**

Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**

Electricity Transmission Line

County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes

BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D Fn Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap
MS Mile Stone **W** Well
NTL Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff **Slopes** **Top**

Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**

Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**

Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**

Rough Grassland **Heath** **Culvert**

Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**

B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**

Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cis Cistern **Ppg Sta** Pumping Station
Dismtd Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station

EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well

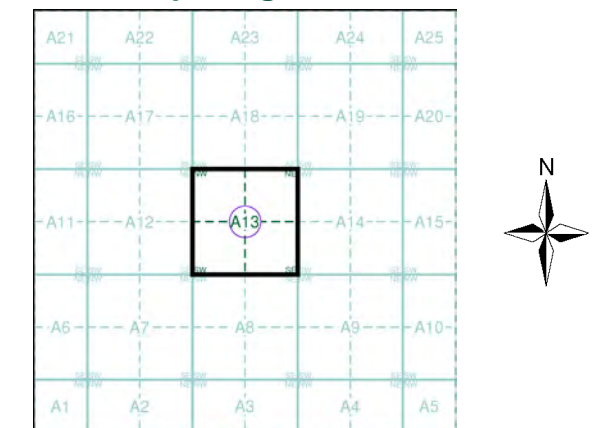
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Somerset	1:2,500	1885 - 1886	2
Somerset	1:2,500	1903	3
Somerset	1:2,500	1931	4
Ordnance Survey Plan	1:2,500	1961	5
Additional SIMs	1:2,500	1988	6
Large-Scale National Grid Data	1:2,500	1992	7
Historical Aerial Photography	1:2,500	1999	8

Historical Map - Segment A13



Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Somerset

Published 1885 - 1886

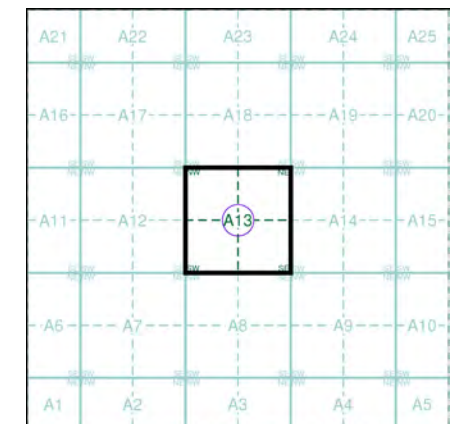
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

019_16	1885	1:2,500
028_04	1886	1:2,500

Historical Map - Segment A13

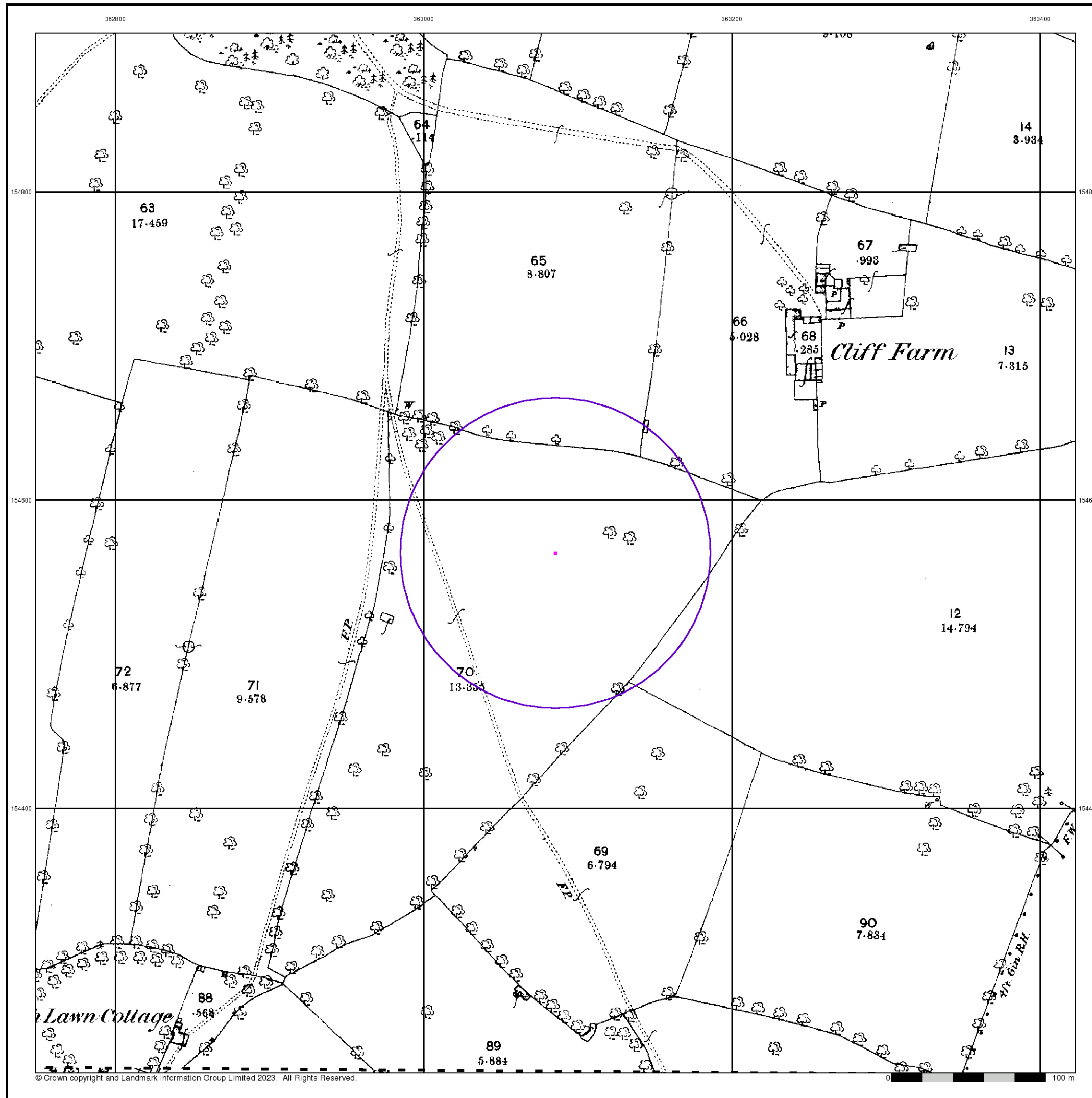


Order Details

Order Number: 309324110_1_1
Customer Ref: 139521
National Grid Reference: 363090, 154570
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



Somerset

Published 1903

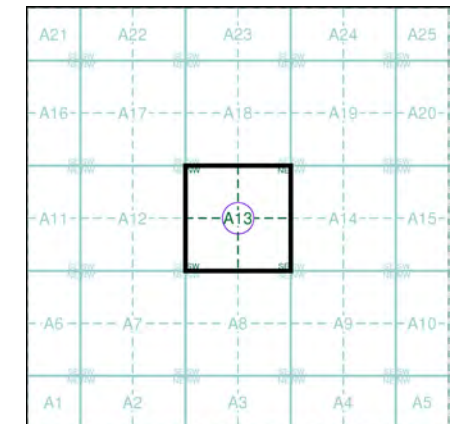
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

019_16	1903	1:2,500
028_04	1903	1:2,500

Historical Map - Segment A13

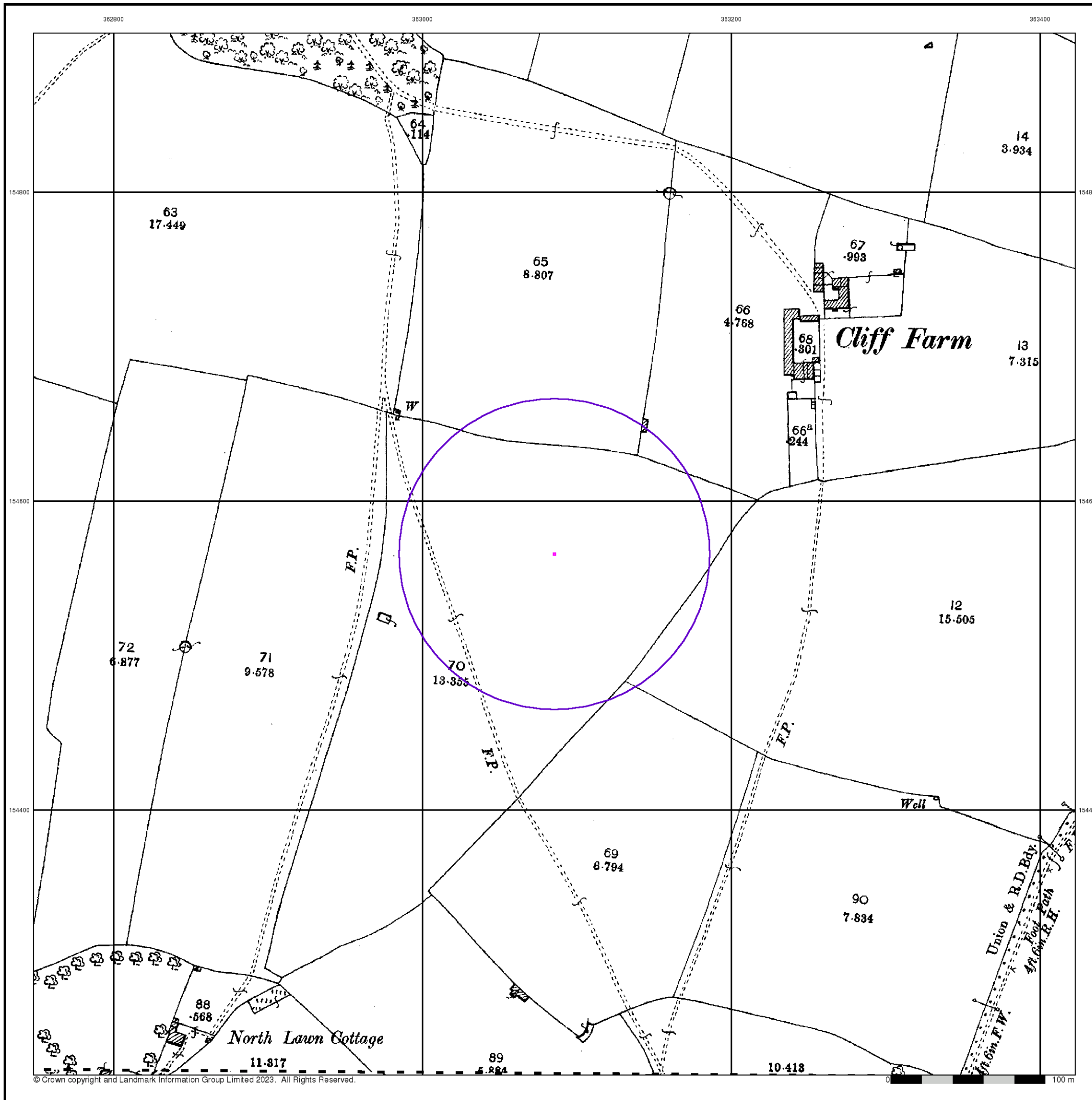


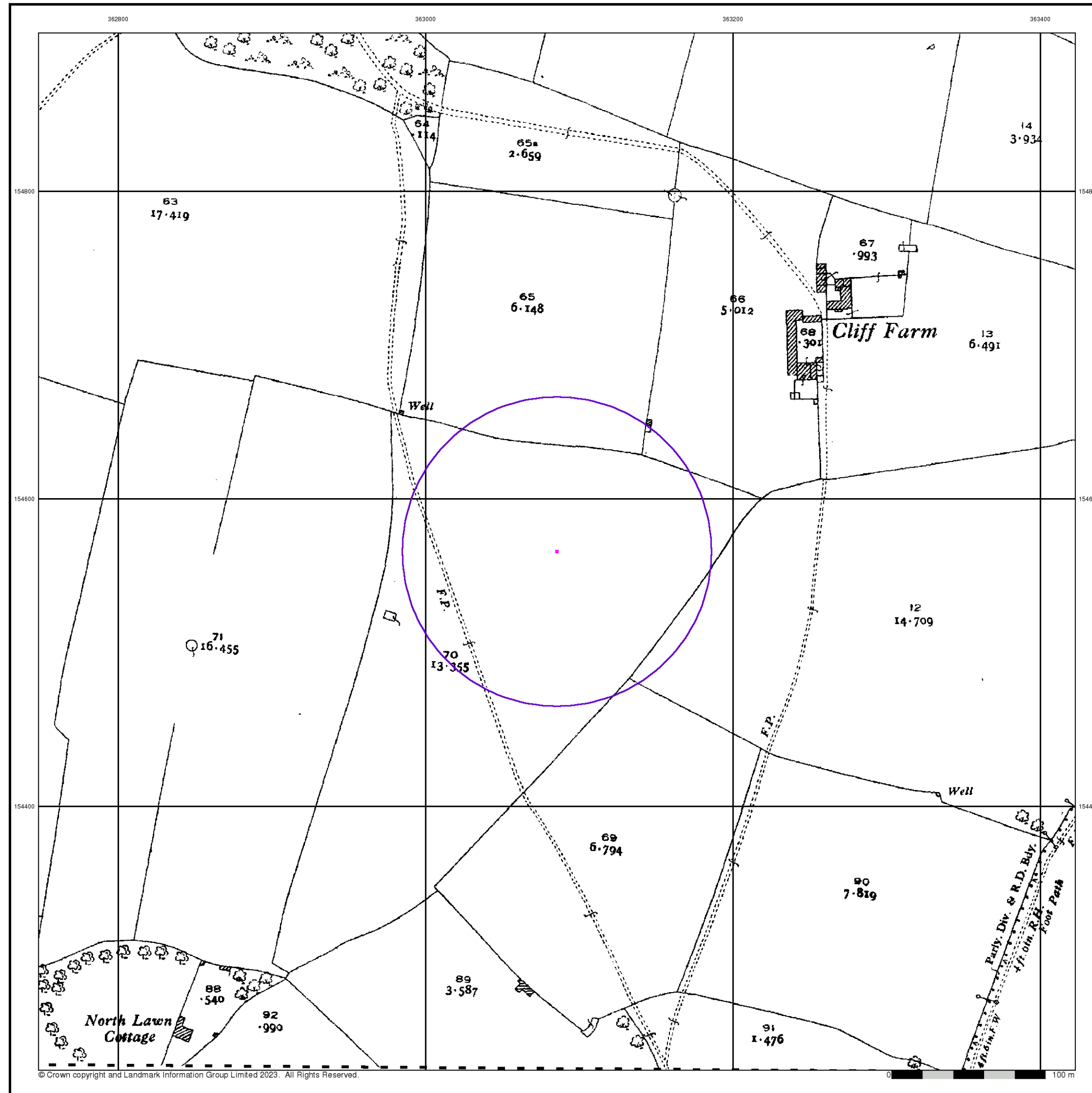
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Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

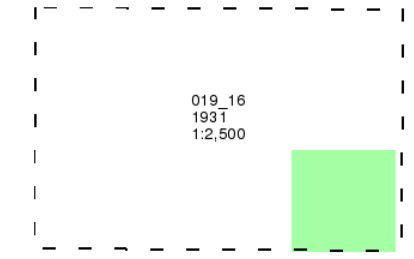




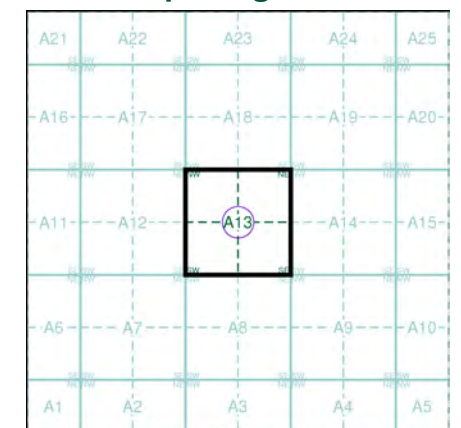
Somerset
Published 1931
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details
 Order Number: 309324110_1_1
 Customer Ref: 139521
 National Grid Reference: 363090, 154570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details
 Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

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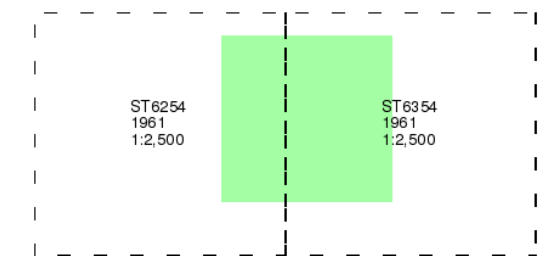
Ordnance Survey Plan

Published 1961

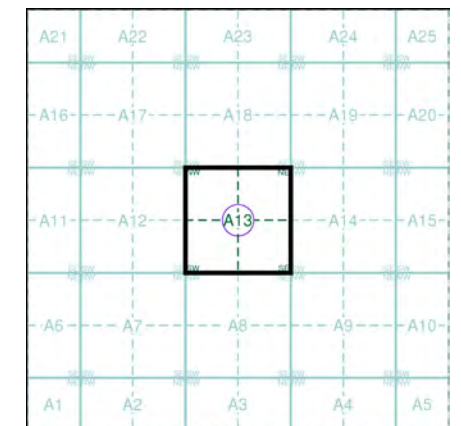
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

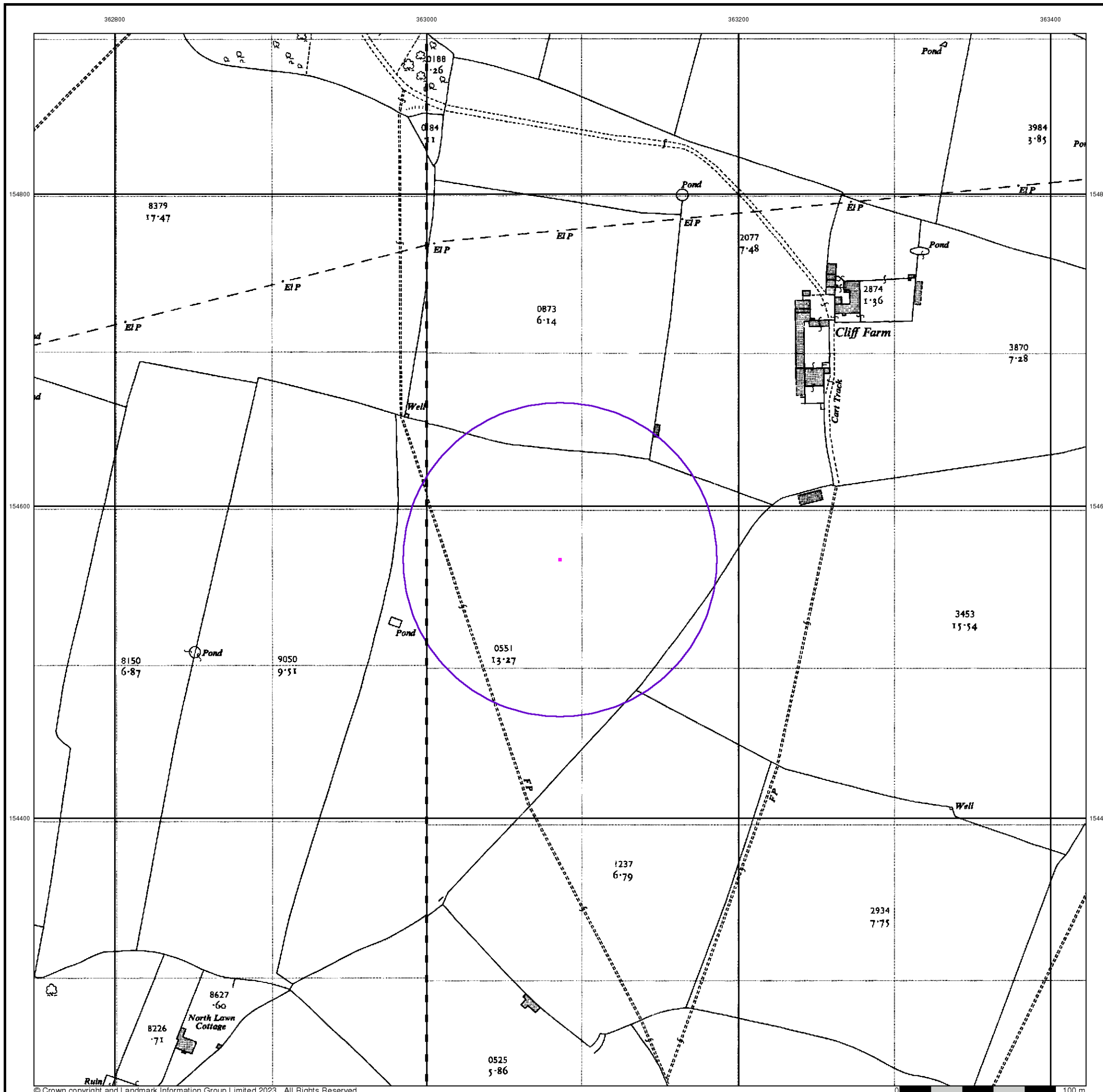


Order Details

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Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS



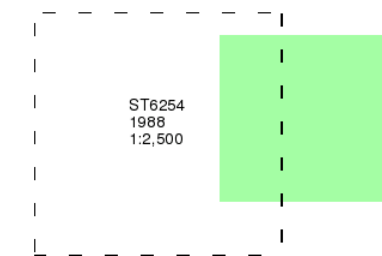
Additional SIMs

Published 1988

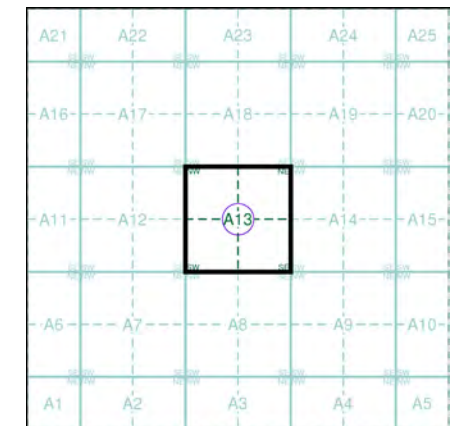
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The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

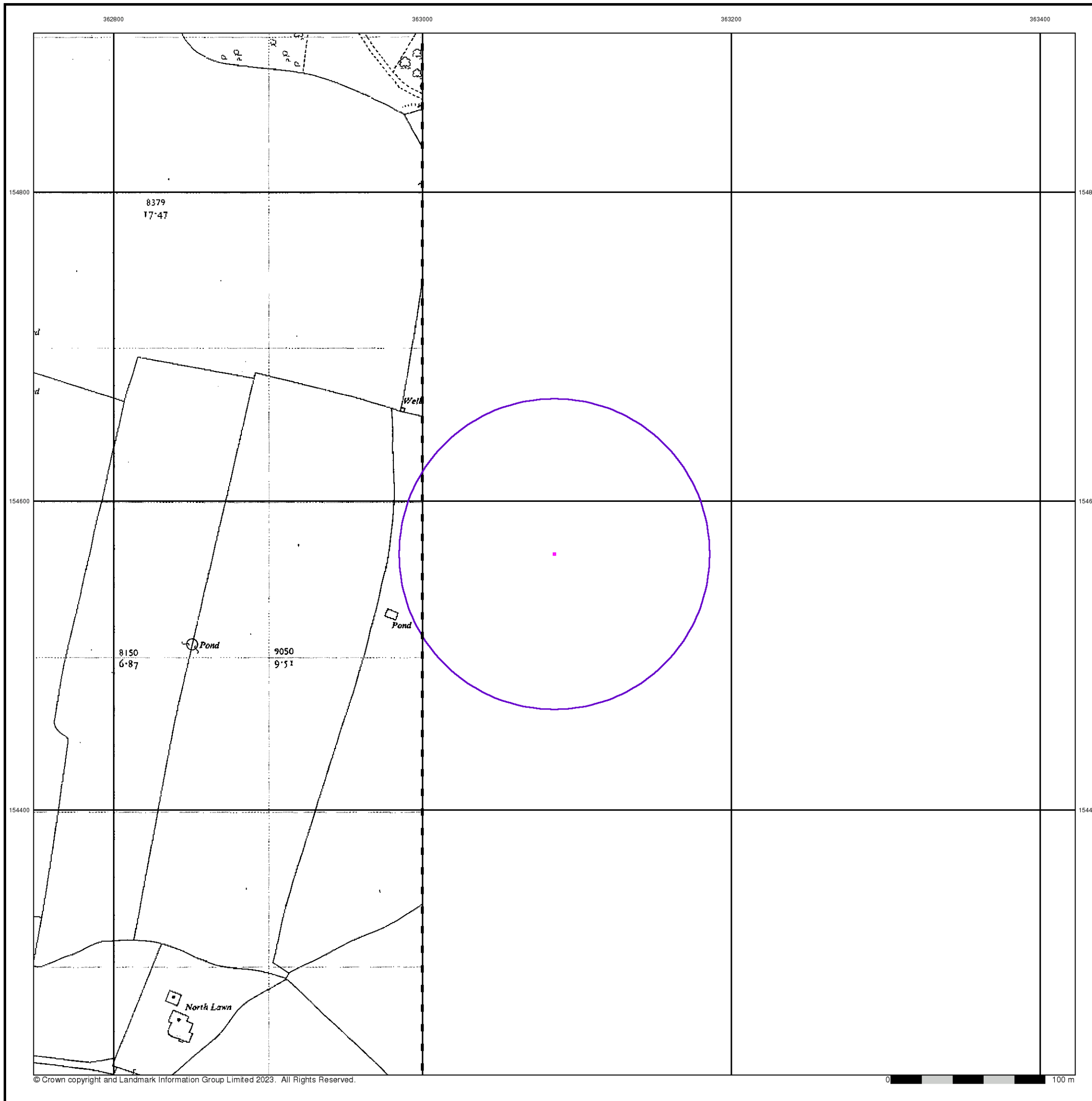


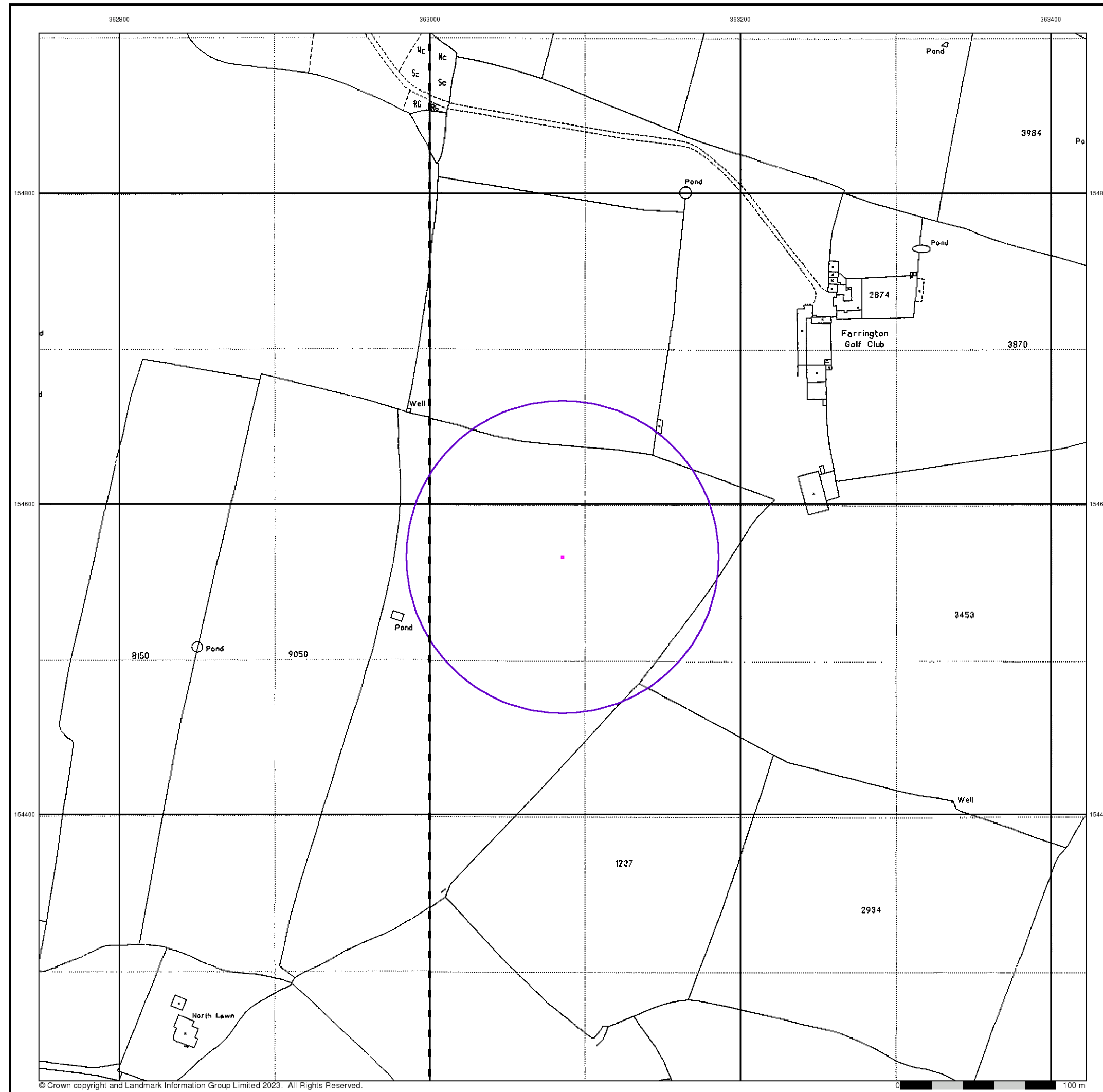
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Customer Ref: 139521
National Grid Reference: 363090, 154570
Slice: A
Site Area (Ha): 0.01
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Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS





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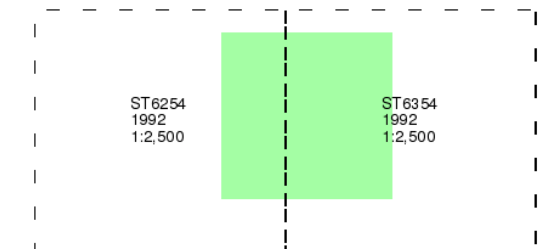
Large-Scale National Grid Data

Published 1992

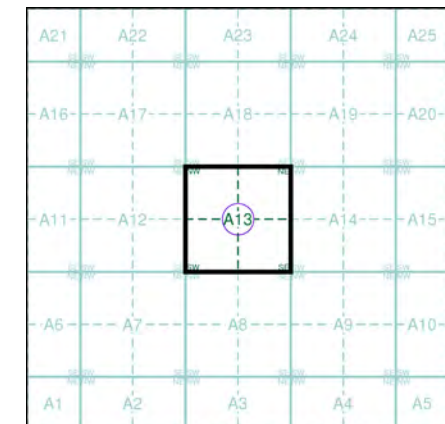
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
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 Site Area (Ha): 0.01
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Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL, BS39 6TS

362800

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Envirocheck[®]

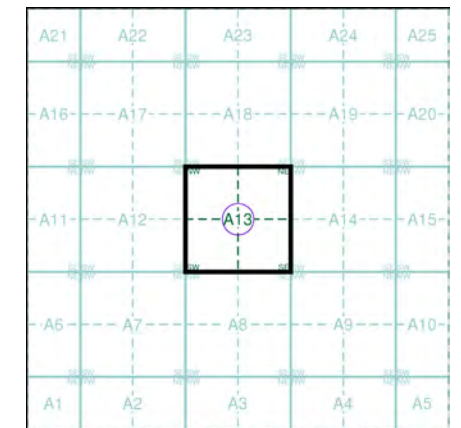
LANDMARK INFORMATION GROUP[®]

Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 309324110_1_1
 Customer Ref: 139521
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 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Farrington Park, Marsh Lane, Farrington Gurney, BRISTOL,
 BS39 6TS

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Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Appendix E

Environmental Risk Assessment

Source	Receptor	Pathway	Harm	Likelihood of Occurrence	Consequence of Occurrence	Initial Risk Rating (LxSxP)	Justification	Risk Management	Likelihood of Occurrence	Consequence of Occurrence	Residual risk
Release of particulate matter (dust)	Local human population: Residents along nearest Road	Airborne then inhalation or entering eyes	Harm to human health - respiratory irritation and throat. Eye irritation.	2	3	6	Permitted waste type is limited to 17 05 04. Has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Area is not within a specified air quality management area (AQMA). Activities are managed in-line with EMS. Distance of the nearest property from the 2 first areas where Phase 1 102 new holes south side 450m Phase 2 new driving range 100m Thick and high hedge/curb forms a barrier between housing and road.	1	3	3
Release of particulate matter (dust)	Local human population: Users of golf club	Airborne then inhalation or entering eyes	Harm to human health - respiratory irritation and throat. Eye irritation.	2	2	4	Permitted waste type is limited to 17 05 04. Has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Area is not within a specified air quality management area (AQMA). Activities are managed in-line with EMS.	1	2	2
Release of particulate matter (dust)	Local human population: Footpath	Airborne then inhalation or entering eyes	Harm to human health - respiratory irritation and throat. Eye irritation.	2	2	4	Permitted waste type is limited to 17 05 04. Has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Area is not within a specified air quality management area (AQMA). Activities are managed in-line with EMS.	1	3	3
Release of particulate matter (dust)	Local human population: Users of nearest park	Airborne then inhalation or entering eyes	Harm to human health - respiratory irritation and throat. Eye irritation.	2	2	4	Permitted waste type is limited to 17 05 04. Has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Area is not within a specified air quality management area (AQMA). Activities are managed in-line with EMS. Distance of the nearest property from the 2 first areas where work is undertaken: Phase 1 102 new holes south side 450m Phase 2 new driving range 100m	1	2	2
Release of particulate matter (dust)	Local human population: Cars, vehicles etc.	Air transport then deposition	Nuisance	3	1	3	Permitted waste type is limited to 17 05 04. Has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Activities are managed in-line with an EMS	1	1	1
Release of particulate matter (dust)	Flora of SSSI	Airborne then settlement	Smothering of plants life	2	2	4	Permitted waste type is limited to 17 05 04 and has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Activities are managed in-line with an EMS. Natural England and Ecologist have been consulted throughout project.	1	2	2
Release of particulate matter (dust)	Local drainage network	Airborne then settlement	Suspended solids entering water	2	2	4	Permitted waste type is limited to 17 05 04 and has a low potential to produce bio aerosols. The activities may produce dust from movement of vehicles and spilling operations especially in dry and also windy weather.	Activities are managed in-line with an EMS. Natural England and Ecologist have been consulted throughout project. The drainage network is protected by a public water supply. Monthly maintenance should be provided during the construction phase by a suitable temporary fence placed in least 2 metres from the edge.	1	3	3
Release of particulate matter (dust)	Hedge/rows and woodland	Airborne then settlement	Accidental damage during construction phase	1	2	2	A fence will reduce dramatically the risk of damage due to bio-aerosols	Vegetation removal will be completed during the period September to February inclusive, outside the accepted best practice window. If this is not practicable, hedges will be thoroughly inspected by a suitable qualified person prior to disturbance or removal. If existing hedges are found, activities likely to damage the immediate area should be delayed until the next season.	1	1	1
Release of particulate matter (dust)	Soils	Airborne then inhalation and/or settlement	Clay from on heavy duty equipment setting on roads	2	2	4	Accident waiting season will improve the quality of the for birds and a wet weather trapping & moving hedges for the following season.	Vegetation removal will be completed during the period September to February inclusive, outside the accepted best practice window. If this is not practicable, hedges will be thoroughly inspected by a suitable qualified person prior to disturbance or removal. If existing hedges are found, activities likely to damage the immediate area should be delayed until the next season.	1	2	2
Litter	Local human population: SSSI, Water	Air transport then deposition	Nuisance, loss of amenity and harm to wildlife	1	1	1	Permitted waste type is limited to 17 05 04 and therefore has a very low / arm risk of producing litter	Activities are managed in-line with an EMS	1	1	1
Mud on local roads	Local human population	Vehicle entering and leaving site	Litter of earth, Road traffic accidents, Spills and fire	2	2	4	Works will mostly be carried out in dry season when ground conditions are suitable to produce mud.	Activities are managed in-line with an EMS, which includes procedures to follow for mud on roads, immediate access available to road network. Access to adjacent roads available. A drainage network is protected by a public water supply. Monthly maintenance should be provided during the construction phase by a suitable temporary fence placed in least 2 metres from the edge.	1	2	2
Mud on local roads	Water network	Run off from roads into water system	Increased suspended solids in water system	2	3	6	Works will mostly be carried out in dry season when ground conditions are suitable to produce mud.	Activities are managed in-line with an EMS, which includes procedures to follow for mud on roads, immediate access available to road network. Access to adjacent roads available. A drainage network is protected by a public water supply. Monthly maintenance should be provided during the construction phase by a suitable temporary fence placed in least 2 metres from the edge.	1	2	2
Noise	Local human population	Air transport	Nuisance, loss of amenity and harm to wildlife	1	1	1	Permitted waste type is limited to 17 05 04 and will not be particularly noisy or disruptive	Activities are managed in-line with an EMS, including pre-arranged access to the site.	1	1	1
Noise and vibration	Local human population	Noise through the air and vibration through the ground	Nuisance, loss of amenity, loss of wildlife	2	2	4	Noise will be produced from vehicles, plant requirements and activities	Increased food items during busy periods when machinery is being used to build roads, hedges etc. to reduce risk of loss of produce and disruption to birds.	2	1	2
Noise and vibration	Soils	Noise through the air and vibration through the ground	Noise from breaking, handling & vibrating through the ground	2	2	4	Noise will be produced from vehicles, plant requirements and activities	Planning permission in place, timing hours of operation.	2	1	2
Scavenging animals and scavenging birds	Local human population	Air transport and over land	Harm to human health from waste carried off-site and from nuisance and loss of amenity	1	1	1	Permitted waste type is limited to 17 05 04 and is not attractive to scavenging animals and birds.	Activities are managed in-line with an EMS	1	1	1
Spills e.g. fuel	Local human population and local environment	No transport and over land	Harm to human health: Nuisance and loss of amenity	1	1	1	Permitted waste type is limited to 17 05 04. will not be attractive to scavenging animals and birds.	Activities are managed in-line with an EMS	1	1	1
Flooding of site	Local human population and local environment	Flood waters	If site is not constructed to withstand all risks it may contain buildings, goods, materials, SSSI and other natural habitats.	1	2	2	Low likelihood - in Flood zone 3. Permitted waste type limited to 17 05 04 so contamination will be limited to suspended solids / solids wash off site.	No further action needed	1	2	2
Increased road use	Residential surrounding site	Vehicle entering and leaving site	Increased risk of road traffic accidents, Road traffic / cyclists hit by vehicles	2	3	6	Increased HGV movement for delivering and depositing soils	Planning permission in place with agreed vehicle route. Vehicle signs and work force off road construction.	1	3	3
At-site hazards: Vehicles, machinery, activities	Local human population and / or waste operation	Direct physical contact	Steady injury or death.	1	3	3	Likelihood to low as it is a private golf course with no public right of way.	Work site is secure by either fencing or thick hedge/curb	1	2	2
Aspen or accidental fire	Local human population: Residents, pedestrians or nearby dwellings, Users of golf course, local nature park and playing fields	Air transport of smoke and particulates	Respiratory irritation and throat. Nuisance. Damage to / contamination of ground / property	1	3	3	Waste type is non combustible. Plant and machinery not left unattended during working hours. Site is secure out of hours.	Site is secure out of hours. Any fire will be extinguished by the removal amount of combustible materials / equipment.	1	3	3
Aspen or accidental fire	SSSI	Air transport of smoke and particulates	Particulates smothering flora	1	3	3	Particulates could land on and smother grasses and other flora.	Site is secure out of hours. Any particulates will be limited to a short time scale due to minimal amount of combustible equipment / materials.	1	3	3
Aspen or accidental fire	SSSI	Spread of fire	Damage to ecosystem / flora	1	4	4	SSSI is designated grassland. Fire can spread quickly through grassland.	Site is secure out of hours. Any particulates will be limited to a short time scale due to minimal amount of combustible equipment / materials.	1	2	2
Aspen or accidental fire	Drainage network	Contaminated fire water run-off to surface water	Increased suspended solids in water system, polluting substances poisonous to aquatic life	1	4	4	Nearest run-off water is captured by a containment equipment	Waste type is non combustible. Plant and machinery not left unattended during working hours. Site is secure out of hours.	1	2	2
Aspen or accidental fire	Groundwater	Seepage through ground	Damage to aquifer. Contamination of abstraction	1	3	3	Geology is predominantly till that deposits of clay, containing materials. This has very low permeability and low absorption potential.	Waste type is non combustible. Site is secure out of hours.	1	2	2
Spillage of liquids on site, including from waste, contaminated contractor run-off	SSSI	Direct run-off from site	Harm to wildlife by ingestion. Harm to flora by soil contamination.	1	2	2	Spillage limited to that from vehicles, plant and machinery.	Waste type limited to 17 05 04. does not produce leachate. Activities carried out in-line with an EMS. All vehicles carry spill kits. Spill kit kept on-site. Not likely to be kept on-site.	1	2	2
Spillage of liquids on site, including from waste, contaminated contractor run-off	Drainage network	Direct run-off from site	Harm to water by oxygen consumption, fall and overwatering soils by poisonous substances	1	2	2	Nearest water environment is a road side ditch not connected to the wider water network. Waste type limited to 17 05 04.	Waste type limited to 17 05 04. does not produce leachate. Activities carried out in-line with an EMS. All vehicles carry spill kits. Spill kit kept on-site. Not likely to be kept on-site.	1	2	2
Spillage of liquids on site, including from waste, contaminated contractor run-off	Groundwater	Seepage through ground	Damage to aquifer. Contamination of abstraction	1	2	2	Geology is predominantly till that deposits of clay, containing materials. This has very low permeability and low absorption potential.	Waste type limited to 17 05 04. does not produce leachate. Site is secure out of hours.	1	2	2
Spillage of liquids on site, including from waste, contaminated contractor run-off	Watercourse over and below site	Direct run-off from site	Harm to water by oxygen consumption, fall and overwatering soils by poisonous substances	1	2	2	Geology is predominantly till that deposits of clay, containing materials. This has very low permeability and low absorption potential.	Waste type limited to 17 05 04. does not produce leachate. Not in a groundwater Source Protection Zone and not within 250 metres of any well, spring or borehole used for the supply of water for human consumption. This includes private water supplies. SSSI water abstraction procedures are part of the management system, including procedures which set out how to deal with spillages of non-combustible liquids. All vehicles carry spill kits. Spill kit kept on-site. Not likely to be kept on-site.	1	2	2
Build-up of emissions of gas from all waste deposits on the permitted site	Local human population and local environment	Gas migrating laterally through waste deposits and building or venting	Respiratory irritation, throat and eye irritation. Risk of explosion.	1	1	1	Likelihood to low, site previously undeveloped as no previous incidents.	Waste type limited to 17 05 04. very low risk of gas production. Site will not be kept as small amounts of gas can escape and flammable not stored liberally. Activities carried out in-line with an EMS.	1	1	1

Risk colour coding and numerical rating scale

Low risk	Medium risk	High risk	Very high risk
1 -2 -3	4 - 5 - 6	7 -8 -9	10 - 11 -12

Appendix F

Certificates of Technical Competence



Qualification Title:

WAMITAB Level 4 Medium Risk Operator Competence for Non-Hazardous Waste Treatment and Transfer

Qualification Accreditation Number:

601/8528/4

This Certificate is awarded to

Gary Crompton

Awarded: 12/06/2018

Serial No:28649/MROC1/3

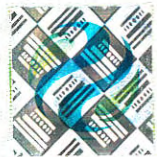
Authorised

A handwritten signature in black ink, appearing to read "Chris James".

Chris James
Chief Executive Officer, WAMITAB



The qualifications regulators logos on this certificate indicate that the qualification is accredited only for England, Wales and Northern Ireland. Qualifications Wales regulates this qualification where it is awarded to learners assessed wholly or mainly in Wales.



00125835



Credit certificate

This certificate determines credit awarded to:

Gary Crompton

Units gained:

		Credit Value	Credit Level
J/508/0887	Manage the reception of non-hazardous waste	6	3
K/508/0980	Manage transfer and disposal from non-hazardous waste treatment and recovery operations	8	4
M/508/0995	Manage site operations for the treatment of non-hazardous waste	8	4
A/508/0756	Maintain health and safety in the waste resource management industry		
F/508/0757	Manage the environmental impact of work activities		
F/508/0760	Manage the movement, sorting and storage of waste		

Awarded: 12/06/2018

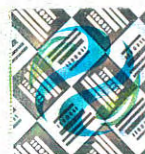
Serial No.: 28649/OCS12/3

Authorised

Chris James
Chief Executive Officer, WAMITAB



For more information see <http://register.ofqual.gov.uk>



The qualifications regulators logos on this certificate indicate that the qualification is accredited only for England, Wales and Northern Ireland. Qualifications Wales regulates this qualification where it is awarded to learners assessed wholly or mainly in Wales.

00125834



Certificate No. OCC8698

Operator Competence Certificate

Title:

Non-Hazardous Waste Treatment and Transfer

This Certificate is awarded to

Gary Crompton

Awarded: 04/06/2018

Authorised

A handwritten signature in black ink, appearing to read "A. James".

WAMITAB Chief Executive Officer

A handwritten signature in black ink, appearing to read "A. Clark".

CIWM Chief Executive Officer



**The Chartered Institution
of Wastes Management**

This certificate is jointly awarded by WAMITAB and the Chartered Institution of Wastes Management (CIWM) and provides evidence to meet the Operator Competence requirements of the Environmental Permitting (EP) Regulations, which came into force on 6 April 2008.



00116338



Continuing Competence Certificate

This certificate confirms that

Gary Crompton

Has met the relevant requirements of the Continuing Competence scheme for the following award(s) which will remain current for two years from 11/05/2021

TMNH Treatment - Non Hazardous Waste
TMH Treatment - Hazardous Waste

Expiry Date:
11/05/2023

Verification date: 07/05/2021

Authorised:

A handwritten signature in black ink, appearing to read "A. Hickman".

Director of Qualifications and Standards

Learner ID: 28649

Certificate No.: 5178683

Date of Issue: 11/05/2021

A handwritten signature in black ink, appearing to read "D. Owen".

CIWM Chief Executive Officer



The Chartered Institution
of Wastes Management



00163936