

Non Technical Summary

183125/NTS

1.0 INTRODUCTION

1.1 Application Detail & Scope

This Non Technical Summary (NTS) supports the bespoke environmental permit for use of waste for recovery at Broadwater Park Golf Club, Guildford Road, Godalming, GU7 3BU. The Operator is Knowl Hill Limited. The proposal involves the import and use (R5 and R13 code) of 342,578 tonnes (214,111 m³) of inert waste in accordance with the approved Waste Recovery Plan. This is anticipated to take place at circa 200,000 tonnes per year. Within this, the Operator proposes to operate a Soil Management Area (SMA) for the treatment (an A16 type facility with R5 and R13 codes) of 100,000 tonnes per year of inert C&D materials to create a recovered aggregate product suitable for use on site. The use of waste involves capping and reprofiling the existing golf course. The treatment of inert wastes involves crushing and screening to produce recovered aggregate for use in drainage and sub-base for construction works. The site location is presented in drawing 183125/D/001.

The Planning Permission for the capping and reprofiling of the golf course was granted (WA/2018/0097) by Waverley Borough Council on 16th April 2019. Following the submission of the planning application there has been isolated collapses of the existing cap, and there are certain areas of the site where the cap is a thin veneer over a void over the settled waste. Since spring of 2019 the golf course has been shut down on the grounds that it is no longer safe to play.

Pre-application consultation concluded that the EA are in agreement that the activities are a recovery operation (ref. EPR/BB3000TY/A001). The Waste Recovery Plan sets out the RvD argument, placement of waste, waste type and is part of the application.

Table 1. Application Data

Site Address	Broadwater Park Golf Club Guildford Road Godalming GU7 3BU
Area (hectares)	8.0 hectares
Site National Grid	SU 98161 45097
Operator and Applicant	Knowl Hill Limited
Total Importation Capacity	342,578 tonnes
Annual capacity for deposit for recovery	200,000 tonnes
Annual capacity for soil management area	100,000 tonnes
Importation Duration	2-3 years importation

The environmental setting and risk profile are set out in the Environmental Setting & Site Design (ESSD), the H1 Risk Assessment and the Site Condition Report.

1.2 Environmental Context

The site lies immediately north of Guildford Road (A3100). The site is bordered to the west and south by residential and commercial land uses. The site is bordered to the north and east by predominantly recreational land uses. Godalming Town Football Club stadium is located opposite of the south west boundary of the site.

The underlying bedrock geology is Atherfield Clay Formation. The underlying superficial geology are River Terrace Deposits consisting of sand and gravel. The bedrock geology is designated as unproductive strata and superficial geology is designated as a Secondary A Aquifer. the site is not within a groundwater protection zone.

The nearest watercourse is a surface water drain located circa 15 m south of the site opposite the A3100. The surface water drain flows from north to south and feeds into the River Wey located circa 115 m south of the site, and flows from west to east. The entirety of the site is located in Flood Zone 1.

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The site is located circa 220 m north west of Wey Valley Meadows Site of Special Scientific Interest (SSSI). The site is not located within 5 km of a designated Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites. There are Areas of Natural Beauty (AONB) located circa 550 m north and south east of the site.

2.0 WASTE RECOVERY ACTIVITIES

2.1 Materials Recovery

This bespoke permit application is for the importation of waste material for the required earthworks to cap and reprofile Broadwater Park Golf Club. The works will require a net import volume of 342,578 tonnes of Class 1 or 2 engineering fill, which may be imported from mainly construction and demolition sites. Within the total volume, there is a need to process inert C&D waste streams to create a covered aggregate for on site re-use compliant to the Earthworks Specification for the project. The proposed site layout is presented in drawing 183125/D/003.

Acceptable construction waste from local sites would be imported, placed and compacted under the Environmental Permit for the Deposit of Waste for Recovery. The relevant engineering criteria are set out in the Waste Recovery Plan (183125/WRP) submitted with this application. The waste material imported will comply with the environmental criteria set out in the Importation Protocol (183125/IP) submitted with this application.

2.2 Site Management and Operation

The Operator will manage the importation and placement of the engineering material, ensuring the appropriate environmental standards and controls will be adopted. The operation will be supervised by a nominated Technically Competent Person (TCP) in accordance with the permit requirements.

The site area will be enclosed by fencing during the works. The site will be accessed from Guildford Road (A3100). The Operational Plan (183125/OP) outlines the controls for importation of material. The site will be managed by a well-trained local workforce and meet high environmental standards. The site will operate on standard construction hours as presented in Table 2.

Table 2. Site Operational Hours

Days	Hours
Monday to Friday	0730-1830
Saturday	No vehicle movements or operation
Sunday and Public Holidays	No vehicle movements or operation

The site will be operated in accordance with the Operator's site specific Environmental Management System (EMS) and wider Operational Plan (OP) (183125/OP) submitted with this application.

The EMS sets out the following:

- Control of operations on the environment;
- Register of Environmental Effects;
- Monitoring of Emissions;
- Managing Staff Competence & Training (Roles and Responsibilities);
- Record Keeping;
- Inspections;
- Policies; and
- Reviews of the EMS.

In addition, the EMS will include copies of the following:

- Site Infrastructure Plan;
- Site and Equipment Maintenance Plan;
- Contingency Plans; and
- Accident Prevention and Management Plan.

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3.0 ENVIRONMENTAL ASSESSMENT

3.1 Overview

The works will be completed in accordance with the site Operational Plan. This is attached within the supporting information.

3.2 Emissions to Air

During the importation and placement works, dust may become airborne from areas of fill and during periods of haulage and placement. Key sensitive land uses are shown on drawing 183125/D/002.

All working controls are outlined in the dust emissions management plan.

3.3 Noise

Key sensitive land uses are shown on drawing 183125/D/002. The nearest sensitive receptor susceptible to noise emissions will be the residential properties immediately to the west, the north east and south of the site of the site boundary. As well as the visitors to Godalming Town Football Club stadium which is adjacent to the south western boundary of the site.

A noise management plan (183125/NMP) is submitted with this application. With the correct implementation of working controls, the risk of significant noise emissions causing a deterioration in local amenity or nuisance is considered to be low.

3.4 Risks from Import Materials (human health / controlled waters)

The site will operate strict importation controls, which will ensure engineering and environmental specifications are adhered to. This includes prior assessment and validation inspection regimes to ensure material conforms. Through this process the environment and human health will be protected at all times. The earthworks specification is protective of both controlled waters and human health.

All materials imported will be tested to demonstrate that they are fully compliant to the appropriate importation protocol. Testing will be undertaken through an accredited UKAS laboratory. A verification report will be provided on the completion of the import and construction activities.

The material will be imported and placed in accordance with BS 6031:1981 'Code of Practice for Earthworks'. The placement and compaction of suitable materials must meet the requirements of General Fill materials in the Series 600 Specification for Highway Work.

Working and emergency controls will be implemented through the Operator's EMS to ensure that any spills of pollutants do not impact the water resources.

Gas risk, surface water and groundwater will be monitored in accordance with the Gas Management Plan and the Groundwater & Surface Water Management Plan.