



Variation Application

Non-Technical Summary

Reference: HSL-NTS-V1

***Hockley Yard, Isenhurst Farm, Cross in Hand, Heathfield,
East Sussex, TN21 0TX***

EPR/ WE1893AC

April 2026

This application is submitted to the Environment Agency by Hockley Surfacing Limited (HSL) under the requirements of the Environmental Permitting (England and Wales) Regulations 2010. It relates to waste management activities at Hockley Yard, Isenhurst Farm, Cross in Hand, Heathfield, TN21 0TX.

A Standard Rules permit was issued on 19 June 2023 for an inert and excavation waste transfer station with treatment. SR 2008 No11. Whilst this allows operators to accept a range of construction and demolition waste. The operations at the site only manage non-hazardous bituminous materials (EWC 170302).

The Environment Agency published a new consolidated Standard Rules set on 18 December 2024, which has now replaced SR2008 No.11. A condition of the new set prevents HSL from continuing to operate under a Standard Rules set. This is due to the restriction placed on operations not being permitted within 50m of an Ancient Woodland. As the site is adjacent to an Ancient Woodland, a bespoke permit is required.

This is the only matter for which the operator cannot meet the Standard Rules set.

Hockley Surfacing Limited was established in 2005 and specialises in surfacing and resurfacing projects. This includes:

- Pavements
- Driveways
- Road planings
- Plant Hire
- Lorry Hire
- Crushing and screening

HSL only receive and treat EWC 170302 – Non-hazardous waste containing bituminous mixtures.

This is a small scale operation. The Standard Rules permit allowed the operation to manage up to 75,000 tonnes per annum. The operation only involves 5,000-10,000 tonnes per annum.

The following supporting documents are included:

- Non-Technical Summary HSL-NTS-V1
- Operating Procedures EMS-OP-01 V
- Environmental Risk Assessment HSL-ERA-V2
- Drawings HSL-LAY-01 Site Layout

Operations

The operations only involve the receipt and treatment of planings collected by HSL only. No third party waste is received.

The waste will be imported and unloaded into the waste unloading area. This area could hold 500m³ of waste at any one time. The waste will be stored no higher than 5m. This would be the maximum volume stored. Typical volumes would be 200m³, before crushing.

Crushing takes place once sufficient quantities have been stockpiled. Crushing will take place for approximately 4 hours, 1-2 times a month. Therefore, the treatment operations take place for less than 8 hours per month.

The annual throughput will be 10,000 tonnes per annum.

Location

The site is remote.

The nearest residential property is approximately 105m south of the site. The resident is the owner of the land and leases this to HSL.

There are other commercial occupants on the small estate, and these are not sensitive receptors (storage of plant, machinery and equipment).

The site is located adjacent to an Ancient Woodland. Commercial activities have taken place in this area since at least 2004.

Summary

The operations at this site have taken place without any issues or incidents. The continued operation will allow this family run business to continue recycle plantings and deliver products to construction projects.

The site achieves 100% recycling.