



East Sussex National Golf Club: Waste Recovery Plan



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East Sussex National Golf Club: Waste Recovery Plan

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1 Introduction

1.1 Background

Stantec UK Ltd (Stantec) has been instructed by P J Brown (Civil Engineering) Limited (P J Brown) to prepare a Waste Recovery Plan (WRP) for the permanent deposit of waste to land as a recovery activity at East Sussex National Golf Club (ESNGC). P J Brown will be the 'Operator' under the Environmental Permit. Planning permission (WD/2019/0715/MAJ) was granted by Wealden District Council (WDC) on 3 March 2021 for the following:

- *The remodelling of land currently occupied by three academy holes into a 9 hole par 3 course, footgolf course and one 3G synthetic grass football pitch, together with the provision of a changing room building to service the football pitch and spectator benches;*
- *The remodelling of the driving range outfield to improve its drainage characteristics, ease of maintenance and the visibility from the teeing area. A new synthetic grass and natural grass teeing area is proposed at the northern end of the driving range; and*
- *A dedicated short game area.*

ESNGC is a major golf, leisure and hotel complex located immediately south-east of the village of Little Horsted and approximately 3 km south of the town of Uckfield, East Sussex. The planning permission identifies a development area of 14.87 hectares, as identified on the planning 'Application Boundary Plan' (Drawing No. WD800ABP01), (the "Site").

1.2 Objectives

The objective of this WRP is to provide the Environment Agency (EA) with appropriate evidence to allow it to confirm that the proposed activity may be considered as waste recovery with reference to Article 3(15) of the Waste Framework Directive (2008/98/EC) and in accordance with prevailing EA guidance (Environment Agency, 2021).

This document comprises the WRP for the development of the Site. Once a decision on whether the proposed works constitute a recovery operation is received from the EA, a bespoke Environmental Permit application will be prepared and submitted to the EA. It will be in the Environmental Permit application that appropriate information will be presented to allow the EA to determine the future Environmental Permit for the development of the Site with recovered waste materials.

The Environmental Permit application will seek a total of 255,579 m³ of material to be recovered at the Site.

1.3 Planning Overview

Planning Permission (WD/2019/0715/MAJ) was granted by WDC on 3 March 2021 for the development described in Section 1.1. The Decision Notice for WD/2019/0715/MAJ is provided as Appendix A of this WRP.

1.4 Site Description

The Site is located immediately south-east of the village of Little Horsted and approximately 3 km south of the town of Uckfield, East Sussex. The planning application identified a development area of 14.87 hectares as identified on the planning ‘Application Boundary Plan’ (Drawing No. WD800ABP01). The Site is centred on approximate National Grid Reference TQ 47676 17862. Further detail regarding the Site setting and local land use is provided in Table 1.1.

Table 1.1 Site Setting

Site address	East Sussex National Golf Resort and Spa, Harves lane, Little Horsted, Wealden, TN22 5ES	
NGR	TQ 47676 17862	
Site location	The Site is located immediately south-east of the village of Little Horsted and approximately 3 km south of the town of Uckfield, East Sussex. The area for development is approximately 14.87 hectares in area and is accessed via the A22.	
Topography	<p>The Site is relatively flat and lies at an elevation of between 45 and 47 metres Above Ordnance Datum (mAOD).</p> <p>The Site is split into three key development areas that will be subject to recovery activities:</p> <ul style="list-style-type: none"> • The driving range (southern area); • The 9 hole par 3 golf course (eastern area), which includes the 3G football pitch in its western most part; and • The chipping green (western area). <p>The ground on the western side of the driving range falls towards the east, from 19 mAOD to a maximum of 26 mAOD.</p> <p>The Site slopes from north east to south west towards a shallow valley. The high point in the north east reaches a maximum of 35 mAOD, to a low point in the south west of 27 mAOD.</p>	
Previous land use	East Sussex National Golf Resort has been a hotel, golf resort and spa for the past 20 years.	
Surrounding land use	North	Site is bounded to the north-east by the A22. Agricultural and forested land is present to the north of the Site, with the town of Ridgewood located beyond this and approximately 1.2 km north of the Site.
	East	Site is bounded to the east by Harvey’s Lane, where a metal supplier (Bretvents Limited) and a used automobile sales business (Peartree Vans Limited) are situated. Further to the east is agricultural land and a solar farm.
	South	Site is bounded to the south by agricultural land and Bradfords Lane, where a farm shop (South Brockwells Farm Shop), a used automobile sales business (Peartree Vans Limited) and a farm (South Brockwells Farm) are situated. Further south is Plashett Park, which includes a forested area surrounding a lake.
	West	Land to the west of the Site is agricultural, with the A26 located approximately 380 m west of the Site and the town of Isfield located approximately 1.2 km from the Site.

2 Benefits of the Proposed Development

2.1 Development overview

As outlined in Section 1.3, planning permission (WD/2019/0715/MAJ) was granted by WDC on 3 March 2021.

The following should be referred to in conjunction with this section and wider WRP:

- Appendix A: Planning Permission;
- Appendix B: Design & Access Statement;
- Appendix C: Environmental Impact Assessment (EIA) and
- Development drawings (included as 'Drawings').

The Site is split into three key development areas involved in the recovery activities;

- The 9-hole par 3 golf course (eastern area), which includes the 3G football pitch in its western-most part;
- The short game area / chipping green (western area); and
- The driving range (southern area).

These key development areas can be seen on the Master Plan Drawing Ref. WD800Y01 and Grading Plan Drawing Ref. WD800G01, which have been reproduced as Figure 2.1 and Figure 2.2 respectively. Cross sections for the proposed ground levels and 'fill' are shown in the two Cross Sections Drawings Ref's WD800S01 & 02.

It is expected that this development will take approximately 2 years to complete. A total of 255,579 m³ of material has been calculated as being required in the development.

The EIA (Appendix C) outlines the following summary, and provides information for each development area provided in the following sections:

"The proposed earthworks will require the alteration of existing ground levels with an average height change of approximately 1 to 1.5 m . The maximum height is influenced by the existing topography of the land and the requirements of the design. In order for maintenance of the slopes no bank will exceed 1 in 3..."

It is envisaged that the practice ground and short game area will be constructed first followed by the 3G pitch and par 3 golf course."

2.2 Par 3 Golf and Footgolf Course and 3G Football Pitch

The 9-hole par-3 golf and footgolf course will be located in the north eastern part of the resort. Temporary haulage roads and contractors area (comprising equipment storage area, materials storage area, quarantine area, staff parking, wheel wash and office) will be constructed within this area prior to the commencement of recovery operations. Haulage roads and a contractors' area can be seen on the Contractors Works Plan Drawing Ref. WD800C01.

The par 3 golf and footgolf course will replace the existing 9-hole golf course which currently occupies this area of the Site. The existing course has declined in use and now costs ESNCG significant capital to maintain it, for the occasional user. The proposed improvement works are considered to make this area of the Site much more viable to the business.

The 3G football pitch, including use as a foosball area, is proposed to enhance the leisure facility. The works associated with the football pitch will require raising the existing ground in order to obtain a level surface. The 3G football pitch facility proposed will assist with meeting the needs of football at grassroots level and for use by schools and local clubs. It is anticipated that the pitch will also attract footballing academies and established football clubs. The construction of such a pitch at ESNCG will broaden the customer base and contribute to the long-term sustainability of the Site.

The location of the 9 holes and 3G football pitch is shown on the Grading Plan Drawing Ref. WD800G01 and Figure 2.2.

2.3 Short Game Practice Area / Chipping Green

ESNCG does not currently have a short game practice area. It is expected that the introduction of this area will attract a new customer base to ESNCG.

The chipping green and the surrounds are designed with a whole variety of slopes (mounds and hollows, including bunkers) set up to enable the practice of the golfer's short game (e.g. chips, pitches, bunker shots). The location of the chipping green, including mounds, hollows and bunkers is shown on the Grading Plan Drawing Ref. WD800G01 and Figure 2.2. Cross sections showing the proposed contours and 'fill' for the chipping green are shown on WD800S02.

2.4 Driving Range

The current condition of the location of the proposed driving range is not in-keeping with the quality of the other aspects of ESNCG. The ground is reported to be undulating, of low permeability, and lacking sufficient topsoil. This causes significant drainage problems and maintenance issues to ESNCG. This area is proposed to be reprofiled to provide good topsoil coverage and to include falls to enable the effective shedding of water.

The Design & Access Statement (Appendix B) states that:

"There is a pressing need to improve the golf driving range that is in a poor state and not commensurate with the high standards of the other facilities at the resort."

With extensive remodelling being needed to address the main issues, which are:

'a need to significantly improve the drainage characteristics; a need to improve its ease of maintenance and therefore aesthetic appearance; a need to increase visibility of sections of the outfield from the teeing area; and a desire for East Sussex National to create an exceptional practice facility and centre of excellence'

2.5 Local population benefits

The proposed improvement works at the Site have been designed to attract people from a broad range of ages and abilities.

The EIA (Appendix C) includes these additional points relating to the driving range enhancements:

“The improvement of the practice facilities are aimed at creating a high quality teaching and practice environment that is not only for the benefit of those who already play but particularly for those new to the game...

Emphasis will be placed on the encouragement of families and school children and with the new facilities designed for disabled access, it is hoped that this will encourage further participation in the sport by disabled golfers.”

ESNGC has long-standing relationships with a number of the local schools in the area. The improvement works propose to enhance the recreational facilities at the Site to maintain and develop existing and new relationships with schools and clubs in the surrounding area.

The works will also make the course more interesting for existing members and attract new members. It is anticipated that the improvements will elevate the Site to a centre of excellence for golfers, thus attracting users from further afield. The proposed improvement works will benefit the overall business and therefore not only sustain employment but hopefully generate further jobs for the local area. It is anticipated that this will aid the economic growth of the local area.

The long-term sustainability of ESNGC must be ensured by maintaining an excellent facility to attract members and users.

2.6 Biodiversity benefits

It is expected that the proposed works will increase the biodiversity of the Site through the planting a variety of plants and trees. Woodland planting is proposed on parts of the Site to provide landscape structure, woodland edge to existing woodland blocks and to create foraging and nesting areas for a variety of different birds and small animal species.

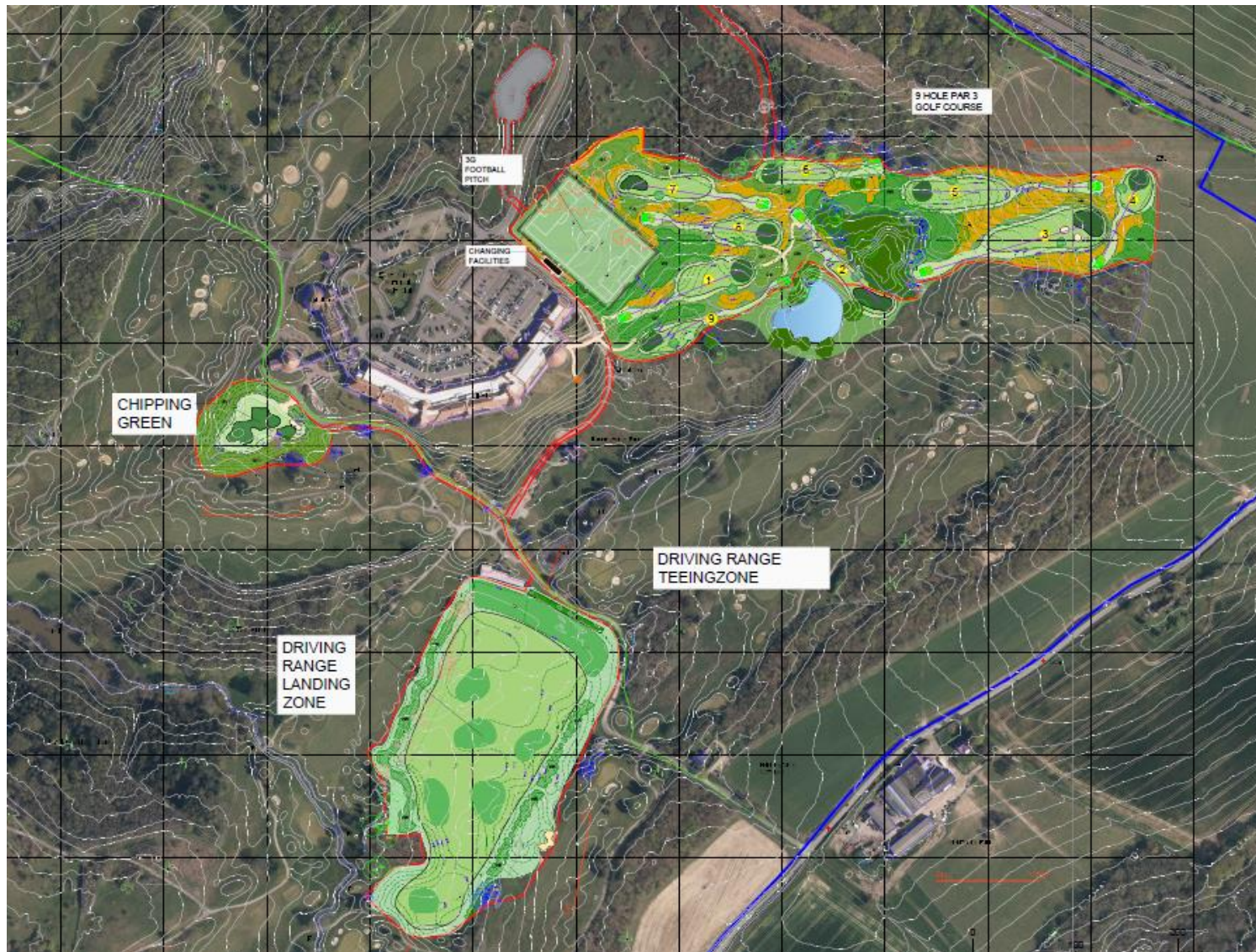


Figure 2.1 Master Plan (showing key development areas)

Report Reference: 330201622R1 Rev1

Report Status: Final



Figure 2.2 Grading Plan (showing key development areas)

Report Reference: 330201622R1 Rev1

Report Status: Final

3 Justification for Waste Recovery

3.1 Introduction

The EA's regulatory guidance on waste recovery (Environment Agency, 2021) sets out its approach to determining whether the permanent deposit of waste on land is recovery or disposal. The EA's definition of recovery is based on Article 3(15) of the Waste framework Directive:

“Waste recovery is when your main aim is replacing a non-waste material you would have used in your operation with a waste material that performs the same function. That waste then serves a useful purpose as you're using fewer natural resources.”

“Your plan (WRP) must show that if you could not use a waste material you would do work to get the same outcome using non-waste materials. You must include evidence of this in your plan.”

The EA's recovery guidance specifies that there are a number of factors that can be used to demonstrate waste recovery. One of the ways identified in the recovery guidance is to provide evidence to show that:

“...if you used non-waste, you would benefit from a net financial gain or other worthwhile benefit”.

To meet this 'financial test' you must:

“...show that it would be commercially worthwhile to use non waste. For example, it would show that using non-waste produces a meaningful financial gain or is affordable and otherwise worthwhile.

‘Meaningful financial gain’ means the profit and payback period would make it worth your while to incur the full cost of using non-waste, taking into account normal commercial considerations such as the degree of risk.

‘Otherwise worthwhile’ means there are indirect financial gains. For example, if you were to improve a flood defence system with non-waste this investment may only pay for itself over a long period. But you'd do the improvements to avoid the potential disruption of a flood.”

In respect of providing financial evidence to support this, the EA states that a WRP will need to include:

- *“details of the scheme that will provide financial benefit or other worthwhile benefit*
- *your expected income or capital gain or other worthwhile benefit*
- *all the costs of generating this income or capital gain or delivering other worthwhile benefit, including all the costs of carrying out the scheme with non-waste and any ongoing operating costs”*

It is noteworthy that the EA states that in this case, where P J Brown is submitting the WRP, it is important that evidence shows that the recovery operation would be commercially worthwhile for the person employing P J Brown (ESNGC). To clarify, the EA will consider the income and capital gain received by the person who would cover the cost of using non-waste.

3.2 Financial Assessment

The financial assessment considers and compares the cost of completing the proposed development using non-waste material and using waste material.

There are costs in completing the development that would be incurred regardless of whether waste or non-waste materials are used. These costs are included in Table 3.1 Costs incurred in both waste and non-waste scenarios below, as reported by P J Brown.

Table 3.1 Costs incurred in both waste and non-waste scenarios

Item	Cost over 2 years
Plant and labour	£623,200
Planting	£35,000
Topsoil – 4,691 loads at £550 per load	£2,580,500
Total	£3,238,700

3.2.1 Waste scenario

Using waste in the proposed development to achieve the contours specified in the Planning Permission is more desirable than using non-waste material due to the use of fewer natural resources and using waste for a beneficial purpose instead of allowing it to be landfilled.

Costs incurred that apply in the waste scenario only arise from the requirement to comply with waste regulation. These costs include the application for a deposit for recovery EP, annual subsistence fees, laboratory analysis costs to determine suitability of waste to be used, provision of Technically Competent Management (under the WAMITAB competence scheme) and the eventual cost of surrendering the Environmental Permit. An estimation of these costs is provided in Table 3.3 below.

Table 3.2 Costs incurred in waste scenario

	Item	Amount
Costs	Environmental Permit application – EA fee	£11,000
	Environmental Permit application – consultant fee	£10,000
	Subsistence fee for bespoke recovery Environmental Permit (for 2 years)	£10,000
	Laboratory analysis	£10,000
	Environmental Permit surrender	£6,000
	Construction costs calculated in Table 3.1	£3,238,700
Total cost of using waste		£3,285,700

3.2.2 Non-waste scenario

In accordance with the EA guidance, the costs associated with using non-waste to complete the development have been considered as part of this WRP. It is anticipated that non-waste material would be virgin material including recycled aggregates that are produced in accordance with the Quality Protocol: Aggregates from Inert Waste.

It has been reported that such material would be available for use at ESNCGC at a cost of £5 per tonne. A quotation has been obtained from a third-party supplier, LMD Construction Services Limited to evidence the material being available at this cost per tonne, see Appendix D Aggregate quotation from third-party.

A total of approximately 383,369 tonnes of material has been calculated as being required to complete the development, based on a conversion factor of 1.5 tonnes per cubic metre. Using this tonnage and the quotation for aggregates, it is calculated that the cost of bringing in suitable non-waste material would be £1,916,845.

Compliance with waste regulation is not required if non-waste material is used, and therefore the costs of this have not been included under the non-waste scenario. Thus, the total cost of using non-waste, including construction costs, would be £5,155,545.

Table 3.3 Costs incurred in non-waste scenario

	Item	Amount
Costs	Cost of buying in recycled aggregate (at £5 per tonne)	£1,916,845
	Construction costs calculated in Table 3.1	£3,238,700
Total cost of using non-waste		£5,155,545

3.2.3 Feasibility

The use of material in the development at the Site accounts for only a small part of the ESNCGC facility, as outlined in the Planning Permission. The financial feasibility of the proposed development has been assessed by comparing the costs associated with the deposit of the material to the financial gains to be made from the completion of the development. For clarity, this financial assessment only considers the financials for the new and improved aspects of the Site, rather than ESNCGC as a whole.

It is considered that the development will lead to a significant added value to the business, value to the facility and ultimately increase the value of the land. Completion of the development is considered to offer the following financial benefits to ESNCGC:

- *Increase in full memberships take-up and value*

There are currently circa 350 full-membership members at ESNCGC, with each membership fee costing £1,900. This generates a current income of approximately £665,000 per year. Once the proposed improvement and development works are completed at ESNCGC, it is anticipated that the uptake of full membership will increase to 430 members in the first year following the development. Due to improved facilities on offer, it is expected that the full-

membership fee will increase to £2,200 a year. Thus, the expected income from full memberships is anticipated to increase to £946,000 per year.

- *Increase in academy membership take-up and value*

It is also proposed that the academy memberships on offer to users of the golf course will also increase in price. Currently, there are circa 70 academy memberships, with each membership fee costing £500. This generates an income of £35,000 a year. It is expected that following the improvement works at ESNGC, the membership fees will increase to £750 for a year membership. Based on the current number of academy memberships alone, the income from academy memberships should increase to £52,500 year.

- *Additional revenue streams*

There are a number of revenue streams that will be added at ESNGC following the completion of the development. An astro turf football pitch will be constructed as part of the works. ESNGC reports that the football pitch will be rented out to external users for a fee of £120 per hour for the full pitch, or £50 per hour for one third of the pitch. It is expected that the pitch will be in constant use year-round from 9am to 9pm.

The foosball court to be constructed as part of the development is expected to be hired out to users for at least £40 per hour. It has been assumed that the court will be hired out at least 3000 times over the course of a year. This is deemed to be conservative by ESNGC, bearing in mind the increasing popularity in foosball courts. As such, the foosball court is expected to be generate an income of approximately £120,000 per year.

There is an expected increase in the number of users of the existing practice range and new Par 3 golf course following the improvement across the whole Site. The additional customers to use the facility are expected to be a mix of new customers as well as existing customers who desire playing more at the improved facility. ESNGC expect that there will be on average 120 round played per day, at a cost of £10 per round. Assuming that ESNGC is at this capacity for 300 days of the year, this generates an income of £360,000. The footgolf aspect of the development is to be undertaken on the proposed par 3 golf course, which will have constructed within it features that allow the playing of footgolf. Footgolf cannot be played while the golf course is open to normal play, however, dedicated times will be given over to the playing of footgolf. The inclusion of footgolf at the Site enhances the facilities on offer and is considered likely to attract a whole new customer base to ESNGC. The increase in income associated with footgolf has been included in the expected income increase associated with the 9-hole par 3 golf course.

The total annual income at the Site is expected to increase following the improvement works at the Site to approximately £1,910,500 a year.

The current cost of running the ESNGC aspects that are subject of this WRP has been reported to be circa £871,000 a year which considered expenses including, but not limited to, wages, green-keeping and general maintenance.

It is anticipated that the cost of running the Site will increase following the improvement works. The cost of running the Site is considered to increase by £202,700, through the requirement for increased

maintenance and staff. Therefore, the total cost to run the improved aspects of the ESNGC will be approximately £1,073,700 following the works.

The income and costs of before and after the improvements at the Site have been considered to demonstrate the feasibility of the scheme. At present, it is reported that the current costs exceed the income from the areas requiring improvement, causing an annual *loss* to ESNGC of approximately £171,000 for these aspects. However, should the improvement works be carried out, it is reported that these improved aspects will lead to an annual *profit* from these areas of £836,800.

The above information has been summarised in Table 3.4 below.

Table 3.4 Costs and profit per annum from aspects to be improved (current and projected)

	Item	Current	Projected
Income*	Full Membership (Annual)	£665,000 (350 members at £1,900 each per annum)	£946,000 (430 members at £2,200 each per annum)
	Academy Membership (Annual)	£35,000 (70 members at £500 each per annum)	£52,500 (70 members at £750 each per annum)
	9-hole Golf (including Footgolf aspect)	N/A	£360,000 (Estimated 36,000 rounds per annum at £10 per round)
	Football astroturf pitch	N/A	£432,000 (Estimated 3,600 uses over the year at an average of £120 per hour)
	Foosball court	N/A	£120,000 (Estimated 3,000 uses over the year at an average of £40 per hour)
Annual Turnover		£700,000	£1,910,500
Costs*	Staff wages	£430,000	£494,500 (estimated 15% increase)
	Course expenses (e.g. general maintenance and greenkeeping)	£441,000	£529,200 (estimated 20% increase)
	Additional staff for 9-hole course and football pitch	n/a	£50,000
Total costs		£871,000	£1,073,700
Annual profit		-£171,000	£836,800

* There are additional income streams and costs within the wider development including those associated with the hotel and supplies. These have not been considered as part of this financial assessment as they are not considered to substantially change from the works.

Works are proposed to be carried out in a phased basis. Working in a phased basis has a number of benefits, including that aspects of the course can stay largely open for use. ESNGC therefore

does not need to wait until all works are complete to enjoy some of the improvements. It is considered then that the impact on income streams will be minimised and profits can be realised earlier than they would be if the Site closed for the duration of the proposed redevelopment works.

The cost of using non-waste for the works is more expensive than the cost of using waste for recovery. It has been calculated that it will take a maximum of just over 6 years for the works to pay for themselves following their completion. This has been calculated by assuming that the works will have to be completed using non-waste (the more expensive scenario). There is considered to be enough profit in the rest of the ESNCGC business to facilitate the works.

Table 3.5 Summary of feasibility and timescales

Item	Amount
Total cost of development using waste	£3,285,700
Total cost of development using non-waste	£5,155,545
Projected annual profits following works	£837,500
Time to cover "worst case" costs	6.16 years

It is considered that the development at the Site will lead to substantial benefits and that the development would be completed even if waste materials were unavailable and non-waste material had to be used.

It is reiterated that there are benefits from completing the proposed development other than financial benefits. The practice range that currently exists on the Site is considered a vital component of ESNCGC. As it stands, the current condition of the practice range is not in keeping with the rest of ESNCGC. The condition of the practice range is impacted by an excessively undulating profile which leads to poor drainage and difficulty in frown grass in the summer months. It is considered that for the new practice ground it needs a good topsoil coverage for grass growth and have falls across it of at least 5% to enable suitable drainage. Improvement to the drainage of the practice range is considered to lead to financial benefits in the long-term through the increase in the value of the land, and the decrease in the level of maintenance required on the practice range. The improvement to drainage is considered to meet the "Otherwise worthwhile" aspect within the EA waste recovery guidance, in that the financial gains from improving the practice range are indirect.

4 Suitability and Quantity of Waste

4.1 Suitability of the waste to be used

The EA's regulatory guidance on waste recovery (Environment Agency, 2021) sets out guidance on what is required in a WRP in order to conclude that the waste used in a recovery operation is appropriate. The WRP must show that the waste:

- *“Is suitable for the intended purpose*
- *Will not cause pollution”*

The EA guidance goes on to state that:

“You must show that the specification of the waste you intend to use is comparable to the non-waste material you're replacing. In some cases, it may be appropriate not to use a like for like replacement.”

Materials used in the recovery operation will meet the following specifications (known as 'classes'), in accordance with the Specification for Highways Works. 'Classes' of material will include:

- Class 1 – Selected granular fill (for land remodelling);
- Class 2 – Cohesive fill (for the drainage at the Site and land remodelling);
- Class 5 – Topsoil; and
- Class 6 – Aggregate (for pathways and tracks).

The above listed 'classes' include specifications for the physical characteristics of materials. These specifications are widely applied to both non waste and waste materials. In this way, waste materials used in the recovery operations will be directly comparable to any non-waste materials used in terms of physical characteristics.

Earthworks will require the alteration of existing ground levels, with an average height change of approximately 1 m to 1.5 m.

Details of the List of Waste (LoW) codes that will be accepted to the Site and the management procedures to ensure that only suitable materials are accepted will be confirmed in the Environmental Permit application.

Table 4.1 Proposed Waste Types

LoW Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 01	Wastes from mineral excavation
01 01 02	Wastes from mineral non-metalliferous excavation
01 04	Wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 06.

01 04 09	Waste sand and clays
02	WASTE FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 04	Wastes from sugar processing
02 04 01	Soil from cleaning and washing beet
10	WASTES FROM THERMAL PROCESSES
10 12	Wastes from manufacture of ceramic goods, bricks, tiles and construction products
10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)
10 13	Waste from manufacture of cement, lime and plaster and articles and products made from them
10 13 14	Waste concrete
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOILS FROM CONTAMINATED SITES)
17 01	Concrete, bricks, tiles and ceramics
17 01 01	Concrete
17 01 02	Bricks
17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those in 17 01 06*
17 03	Bituminous mixtures
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01
17 05	Soil (including excavated from contaminated sites) soil and dredging spoil
17 05 04	Soil and stones other than those mentioned in 17 05 03*
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE
19 12	Wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 09	Minerals (for example sand, stones) only
19 12 12	Other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11* (soil substitutes and aggregates other than those containing dangerous substances only)
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 02	Garden and park wastes (including cemetery waste)
20 02 02	Soil and stones

Strict waste acceptance criteria employed by P J Brown (which will include materials testing) will ensure that only suitable waste is used in the development on the Site. Testing of the soil imported onto the Site is requirement under the Planning Permission for the Site as stated in Condition 9:

“No soils shall be imported or re-used within the development without chemical testing and assessment of the soils to demonstrate their suitability for the proposed use. The testing and assessment shall be undertaken by a suitably qualified and competent person. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted in writing to the Local Planning Authority for approval. This report shall include the full details of the chemical testing undertaken on the imported soils. It shall demonstrate that only soils suitable for the proposed use have been placed on site and that there are no potentially significant, Source Pathway Receptor linkages for any contaminants of concern.”

4.2 Quantity of waste to be used

It is stated in Section 9.1.24 Design & Access Statement (Appendix B) submitted as part of the planning application, that 255,579m³ of material is required for the proposed development. This volume has been calculated by comparing existing ground levels at the Site to the proposed ground levels. As such it is considered that 255,579 m³ is the minimum amount of material required to complete the works.

5 Meeting quality standards

The EA guidance (2021) requires that a WRP includes information on meeting quality standards.

The planning permission provides strict controls to ensure that the scheme will be undertaken to the highest quality standards. The proposed development will be completed in accordance with the gained planning permission. WDC will regulate the conditions of the planning permission.

It is specified in the EA guidance on its website that

“You must provide evidence to show how the work will be

- *Designed and constructed*
- *Fit for purpose*

The finished scheme must not result in pollution as defined in the Environmental Permitting (England and Wales) Regulations 2016 or any other environmental problems such as::

- *Soil erosion*
- *Increased risk of flooding in the surrounding area”*

Meeting the quality standards can be ensured by a number of ways including, but not limited to, material handling, using suitable materials and ensuring the final profile accords with the profile specified in the planning permission.

5.1.1 Design

The proposed development has been designed to use the minimum amount of material to meet the required purposes.

The proposed development will be completed in accordance with the plans and specification set out in the planning permission. There are specific conditions in the planning permission requiring that the development is completed in accordance with the approved plans. For example, Condition 5 of the planning permission states that:

“.. The development shall be carried out in accordance with the finished level information and details shown in the approved drawings (WD800/S1A, WD800/S2A, WD800/S01 and WD800/G01, all date stamped 4 November 2020.”

Final contours will be measured in order to ensure compliance with the plans included within the gained planning permission.

5.1.2 Construction

PJ Brown has been contracted by ESNCGC to undertake the construction works.

All waste materials handled and deposited in the development will be managed in accordance with the “Good practice guide for handling soils” (Ministry of Agriculture, Fisheries and Food, 2000). The

Design & Access Statement specifies that the remodelling works will be constructed by experienced, specialist contractors.

Existing topsoil at the Site will be stripped and stockpiled temporarily before being placed as the “capping” layer once material importation and deposit at the Site has been completed.

The Design & Access Statement states that a methodology on the inspection and handling of the material at the Site will be submitted to WDC before works commence at the Site. This methodology will be implemented by PJ Brown.

5.1.3 Pollution

A source of pollution from the works could be unsuitable material being accepted and deposited at the Site. The risk of pollution from the works will be controlled by the deposit of waste for recovery Environmental Permit. The Environmental Permit will be supported by a written Environmental Management System (EMS). The EMS will include waste acceptance procedure that control what waste can be accepted onto the site for use in the development. The anticipated LoW codes to be accepted under the Environmental Permit are provided in Section 3.3 of this report.

As discussed in Section 4.1 of this WRP, Condition 9 of the planning permission states that:

“No soils shall be imported or re-used within the development without chemical testing and assessment of the soils to demonstrate their suitability for the proposed use. The testing and assessment shall be undertaken by a suitably qualified and competent person. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted in writing to the Local Planning Authority for approval. This report shall include the full details of the chemical testing undertaken on the imported soils. It shall demonstrate that only soils suitable for the proposed use have been placed on site and that there are no potentially significant, Source Pathway Receptor linkages for any contaminants of concern.”

As such, chemical testing and assessment of soils to be used in the development will be undertaken to ensure their suitability for their proposed use.

An Environmental Permit surrender application will be made to the Environment Agency at the end of the development works. As part of the surrender application, it will be demonstrated that the works have been completed in accordance with the plans within the planning permission and this WRP.

6 Conclusions

Planning permission for the scheme has been granted by the WDC. Once works begin, there is a requirement for the development to accordance with the plans included within the planning permission (WD/2019/0715/MAJ).

It is in the interest of all stakeholders that the development is undertaken to the highest standard and to the satisfaction of the Environment Agency, WDC and other stakeholders.

There is a clear purpose and are clear benefits from carrying out the improvement works at the Site.

The use of waste as a replacement for non-waste materials will conserve natural resources as well as reusing material which may otherwise be disposed of to landfill. This therefore accords with prevailing Government legislation and guidance to recover wastes in preference to disposal.

The quantity of waste to be used in the works is appropriate to achieve the intended desired benefits.

The types of waste to be used in the works are suitable and will not cause pollution to the environmental by implementing strict waste acceptance controls.

The information provided in this WRP demonstrates that the proposed restoration of the Site meets the 'financial' evidential route to demonstrate recovery as defined by the Environment Agency (2021), national legislation and prevailing Case Law.

It is therefore requested that approval be granted on this WRP so that a bespoke deposit of waste for recovery Environmental Permit application can be made to the Environment Agency. The application will request that 255,579m³ of waste be permitted to be recovered at the Site.

REFERENCES

Environment Agency, 2021. Waste recovery plans and deposit for recovery permits. [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-recovery-plans-and-deposit-for-recovery-permits)

MAFF, 2000. Good Practice Guide for Handling Soils ((version 04/00). FRCA, Cambridge.

DRAWINGS

APPENDICES

Appendix A

Planning Permission

Appendix B

Design and Access Statement

Appendix C

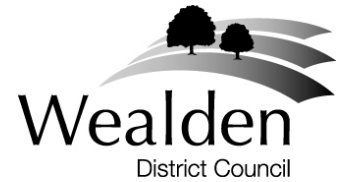
Environmental Impact Assessment

Appendix D

Aggregate Quotation from a third party

Town and Country Planning Act 1990

Notice of Decision
Application No. **WD/2019/0715/MAJ**



Weller Designs Ltd
Bishops Mead House
Bishops Mead
West Street
Farnham
GU9 7DU

Council Offices
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

DESCRIPTION AND LOCATION OF DEVELOPMENT

THE REMODELLING OF LAND CURRENTLY OCCUPIED BY THREE ACADEMY HOLES INTO A 9 HOLE PAR 3 COURSE, FOOTGOLF COURSE AND ONE 3G SYNTHETIC GRASS FOOTBALL PITCH TOGETHER WITH THE PROVISION OF A CHANGING ROOM BUILDING TO SERVICE THE FOOTBALL PITCH AND SPECTATOR BENCHES. THE PROPOSAL ALSO INCLUDES THE REMODELLING OF THE DRIVING RANGE OUTFIELD TO IMPROVE ITS DRAINAGE CHARACTERISTICS, EASE OF MAINTENANCE AND THE VISIBILITY FROM THE TEEING AREA. A NEW SYNTHETIC GRASS AND NATURAL GRASS TEEING AREA IS PROPOSED AT THE NORTHERN END OF THE DRIVING RANGE. IN ADDITION A DEDICATED SHORT GAME AREA IS PROPOSED.

EAST SUSSEX NATIONAL GOLF CLUB, LITTLE HORSTED, UCKFIELD, TN22 5ES

With reference to the proposals set out in the application numbered as above and shown on the plans submitted therewith, Wealden District Council, in pursuance of powers under the Town and Country Planning Act 1990 (as amended), hereby **GRANTS PLANNING PERMISSION** for the said proposals, subject to the conditions stated below imposed for the reasons stated thereunder:-

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date on which this permission is granted.
STD4A

REASON: To meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development shall proceed in accordance with the agreed Construction Traffic Access Plan, including temporary access works, site compound and routes for construction traffic. Construction vehicles shall visit and access the site only in accordance with the details so approved.

REASON: In the interests of and for the safety of persons and vehicles on the site and/or adjoining road and to minimise loss of amenity to adjoining properties and minimise potential for environmental impact having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

3. The approved tree protection fencing, which shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction - Recommendations, shall be erected in the positions approved before each phase of the development is commenced. That fencing shall be thereafter retained until such completion of the development in that phase, to the approval of the Local Planning Authority.

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN12 and EN14 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 3, Section 6.

4. Before preparation of ground levels of the development (excluding site set up and the delivery of machinery on site for the purposes of land contour, remodelling), further details of surface water drainage and management shall be submitted to and approved by the Local Planning Authority. The details shall include:
 1. The surface water drainage strategy outlined in Hydrogeo's Flood Risk Assessment and Drainage Design Report (dated June 2020) should be carried forward to detailed design. Surface water runoff from the proposed development should be limited to greenfield runoff rates for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
 2. The details of the outfall of the proposed attenuation ponds and how it connects into the existing outfall should be provided as part of the detailed design. This should include cross sections and invert levels.
 3. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
 4. The applicant should detail measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development (see condition 2).
 5. Prior to occupation or first use of any part of the development, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

REASON: Whilst Hydrogeo's Flood Risk Assessment and Drainage Design Report (dated June 2020) forms an acceptable baseline to inform the grant of planning permission, some further refinement and details are required in order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

5. No importation of soils/material shall take place until a plan showing the placement of marker posts and profile boards which relate to ordnance datum have been placed at 10 metres intervals, or otherwise at intervals which have first been approved in writing by the Local Planning Authority, to indicate the area of approved earthworks and the finished height of the bunds and adjoining land, in accordance with the approved plans. All marker posts and boards shall be installed in accordance with the approved details prior to importation of soils/material and shall be retained in place while the development is being carried out and if removed, displaced, damaged or destroyed at any time shall be replaced within seven days.

The development shall be carried out in accordance with the finished level information and details shown in the approved drawings (WD800/S1A, WD800/S02, WD800/S01 and WD800/G01, all date stamped 4 November 2020).

REASON: To ensure a satisfactory landform on the interests of visual amenity within the locality in accordance with SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998,

coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

7. No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition 6.

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

8. The development shall proceed in accordance with the detailed ecological enhancement scheme, including long term management and mitigation and all enhancements.

REASON: To ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

9. No soils shall be imported or re-used within the development without chemical testing and assessment of the soils to demonstrate their suitability for the proposed use. The testing and assessment shall be undertaken by a suitably qualified and competent person. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted in writing to the Local Planning Authority for approval. This report shall include the full details of the chemical testing undertaken on the imported soils. It shall demonstrate that only soils suitable for the proposed use have been placed on site and that there are no potentially significant, Source Pathway Receptor linkages for any contaminants of concern.

REASON: To prevent pollution in the interests of biodiversity, general amenities and the after use of the land, having regard to Spatial Planning Objectives SPO1 & SPO13 and Policies WCS12 & WCS14 of the Wealden Core Strategy Local Plan 2013, saved Policies EN1, EN6, EN13 & EN15 of the Wealden Local Plan 1998, and the requirements of paragraph 170 of the National Planning Policy Framework 2019.

10. No floodlighting, security lighting or other external means of illumination of the football pitch site shall be provided, installed or operated at the site.

REASON: To preserve the rural and residential amenities of the locality having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN8, EN27 and EN29 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019.

11. Prior to first use of the football pitch, the hours of operation shall be agreed with the Local Planning Authority.

REASON: The Planning, Design and Access Statement explains that the hours of operation have not yet been agreed. This is required in order to safeguard the amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

12. Before construction above ground level, a schedule of external materials to be used on the changing room building and surfacing around it, indicating types, colours and finishes to be used, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.

REASON: To safeguard the appearance of the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

13. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping comprised in the approved details of landscaping shall be carried out before the completion or first occupation of the development, whichever is the sooner. LA01

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

14. This planning decision relates solely to the information contained within the application form, the following plan(s) and (where appropriate) documents:

Ref.	Date Stamped.
WD800TS01	1 April 2019
WD800TS01 - Sheets 1	1 April 2019
WD800TS01 - Sheets 2	1 April 2019
WD800TS01 - Sheets 3	1 April 2019
WD800TS01 - Sheets 4	1 April 2019
WD800TS01 - Sheets 5	1 April 2019
WD800TS01 - Sheets 6	1 April 2019
WD800ABP01 C	14 May 2020
WD800B01 D	14 May 2020
WD800C01 C	14 May 2020
WD800FP01 A	14 May 2020
WD800S01 D	14 May 2020
WD800S02 C	14 May 2020
WD800G01 D	14 May 2020
WD800ES01 C	14 May 2020
WD800L01 C	14 May 2020
WD800Y01 D	14 May 2020

WD800S01	4 November 2020
WD800S02	4 November 2020
WD800S01 A	4 November 2020

Preliminary Ecology Appraisal	1 April 2019
Heritage Impact Assessment	10 June 2019
Interim Notes for Ecology	26 June 2019
Dormouse Nest Tube Survey	25 November 2019
Bat Report	25 November 2019
Bat Report – Appendix 1	25 November 2019
Great Crested Newts Report	25 November 2019
Reptile Report	25 November 2019
Design & Access Statement	14 May 2020
Transport Statement	14 May 2020
Arboricultural Impact Assessment	14 May 2020
Flood Risk Assessment and Drainage Design	10 June 2020

REASON: For the avoidance of doubt.

The local planning authority's reasons for its decision to grant planning permission are set out in the officer's report which can be viewed on the Council's website at www.planning.wealden.gov.uk

NOTE: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

NOTE 1: This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not include any other consent or approval under any enactments, byelaw, order or regulation. The grant of planning permission does not override any third party rights which may exist over the application site.

You may need to apply to the Environment Agency for an environmental permit for the importation of material. It is an offence if you operate without a permit when you should have one. Please check here:

<https://www.gov.uk/guidance/waste-environmental-permits#check-if-your-activity-is-covered-by-a-regulatory-position-statement>

NOTE 2: The existing public right(s) of way across the site must remain undisturbed and unobstructed unless or until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way should be protected throughout the course of development by being clearly demarcated, signed, surfaced or fenced as may be necessary. STN10

NOTE: Your attention is drawn to the requirements of the Building Act 1984 for the deposit of Plans under the Building Regulations and associated legislation.
ACCESS FOR FIRE BRIGADE: Your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

DISCHARGE OF CONDITIONS: It is advised that under The Town and Country Planning Act 1990, the Council has up to 8 weeks from the date of an application to discharge any condition(s) and advise the applicant of the Council's decision. This information should be submitted using the '[Approval of Details Reserved by Condition' Form](#)' which can be downloaded from the Council's website. Please note there is also a fee payable for this type of application.

IMPORTANT: See Notes overleaf

DATE OF ISSUE: 3 March 2021

A handwritten signature in black ink, appearing to read 'Stacey Robins', with a stylized, cursive style.

Stacey Robins
Head of Planning & Environmental Services

Application No. WD/2019/0715/MAJ

NOTES

Appeals to the Secretary of State

- If the Applicant is aggrieved by the decision of the Local Planning Authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then an appeal may be lodged with The Planning Inspectorate (PINS) under Section 78 of the Town and Country Planning Act 1990.
- Appeals must be made on a form which is obtainable from:
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN
Tel. No. 0303 444 5000
www.gov.uk/appeal-planning-inspectorate

Appeal Timescales

- Householder planning application or minor commercial application:
12 weeks from the date on the decision notice
However, if an enforcement notice has been served for the same or very similar development the time limit is:
 - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).

NB – if the LPA have failed to determine the householder planning application, or for an appeal against the grant of permission subject to conditions, please follow the time limits under “Planning application” below.
- Planning application:
6 months from the date on the decision notice, or
6 months from the expiry of the period which the LPA had to determine the application.
However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If a longer period has been agreed with the LPA, the time limit runs from that date.

Further information

- The Planning Inspectorate has discretionary power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice to appeal.
- The Planning Inspectorate is not required to entertain an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- The Planning Inspectorate does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction issued by the Secretary of State.

Purchase Notices

- If either the LPA or Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the land has become incapable of reasonably beneficial use in its existing state nor rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Sussex National Golf Club

Design & Access Statement

For

Proposed construction of a new par 3 golf course and Foot Golf course, short game academy and remodelled driving range, together with the provision of football facilities to include a full size 3G synthetic pitch, changing facilities and spectator viewing areas. It is proposed that the remodelling works are undertaken using soils imported to the site.

At

East Sussex National Hotel and Golf Resort
Little Horsted
Uckfield
East Sussex
TN22 5ES

Version 1

Compiled by David Weller

8th March 2019



Weller Designs Ltd Golf Course Architects

Bishops Mead House, Bishops Mead, West St. Farnham, Surrey GU9 7DU

Tel/Fax 01252 712127 Email : info@wellerdesigns.co.uk Website: www.wellerdesigns.co.uk

Directors : D.Weller Bsc.Hons B.Weller H.N.Dip LD **Senior Member : European Institute of Golf Course Architects**
Registered in England & Wales. Reg No. 04440986 Registered Office : 37 West St, Farnham, Surrey GU9 7DR Vat 793529584

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1 INTRODUCTION

1.1 Project Overview

- 1.1.1 This Design Statement and accompanying plans and documents have been prepared as part of a full planning application submission for the proposed new sports facilities set out below.
- 1.1.2 The East Sussex National has evolved over the years to meet different demands, a changing customer profile and competition for business. The proposals set out within this document reflect the businesses desire to continue to broaden its customer base by creating both more accessible golf in the form of a Par 3 course and short game academy, as well as diversify its leisure facilities through the provision of a high quality 3G synthetic football pitch. At the same time there is a pressing need to improve the golf driving range outfield that is in a poor state and not commensurate with the high standards of the other facilities at the resort.
- 1.1.3 The provision of the new facilities will help assure East Sussex National's long term viability so that it can continue to be an important sport and leisure destination for the local community and beyond, as well as provide long term employment opportunities.
- 1.1.4 The East Sussex National has worked with and continues to work with schools in the local area. In the past 12 months the Club has worked with the following schools; Bede's school, Uckfield Community College, Kings Academy Ringmer, Little Horsted Primary, East Hoathly Primary, Chiddingly Primary. The club continues to build on the existing relationships formed with these schools.
- 1.1.5 The ground modelling works are intended to be undertaken using soils imported to the site via tipper lorry. The works will be undertaken by PJ Brown (Construction) Ltd, who have many year experience in this type of operation. The company is based in the area and has undertaken numerous importation projects for both private developers and for district and County Councils. Recently they have completed an importation project at West Hove Gold Club in the South Downs National Park which has been well received.

1.2 Summary of Proposals

- 1.2.1 The proposals will involve:
- 1.2.2 -The remodelling of land currently occupied by three academy holes into a 9 hole par 3 course, footgolf course and x1 3G synthetic grass football pitch
- 1.2.3 -The provision of a changing room building to service the football pitch.
- 1.2.4 – The provision of bench spectator seating adjacent to the changing facilities.
- 1.2.5 -The remodelling of the driving range outfield to improve its drainage characterises ease of maintenance and the visibility of sections of the outfield from the teeing area.
- 1.2.6 – The provision of a new synthetic grass and natural grass tee on the driving range.
- 1.2.7 – The creation of a dedicated short game area, featuring a target green, practice bunker and surround practice approach fairway.

- 1.2.8 - An extensive native planting scheme (trees, shrubs, native wildflower grassland)
- 1.2.9 - Remodelling proposals are to be undertaken using soils imported to the site by tipper lorries.

1.3 Accompanying Information

- 1.3.1 In addition to this Design And Access Statement the following plans and documents are submitted as part of the application : Existing Site Survey Plan (WD800ES01), Grading Plan (WD800G01) Landscape Plan (WD800L01), Cross Sections (WD800S01 & WD800S02), Contractors Works Plan (WD800C01), Overall Masterplan (WD800Y01), Application Site Plan (WD800ABP01), Proposed Football Changing Room & Spectator Seating (WD800B001), Transport Statement (Cora Lt Ltd), Ecological Assessment (Johns Associates & EBS Ltd), Flood Risk Assessment (Hydrogeo Ltd), Arboricultural Impact Assessment (EBS Ltd).

1.4 Site and Applicant

- 1.4.1 The proposals are to take place on land that currently forms part of East Sussex National. The site is owned by the applicant.
- 1.4.2 The East Sussex National currently employs 221 staff, 94 are permanent and 127 are temporary employees. It is one of the largest employers in the area.
- 1.4.3 The Site currently offers more than adequate car parking provision; 328 spaces in the Main Carpark, 150 spaces for the members, 21 disabled and 3 VIP spaces are provided.

1.5 Document Structure

- 1.5.1 The document is set out in accordance with the government guidance on the preparation of Design and Access Statements and follows the rationale set out in CABE '*Design and Access Statements How to write read and use*' 2006.
- 1.5.2 The subheadings within the document are divided into;
- 1.5.3 - Process
- 1.5.4 - Use
- 1.5.5 - Amount
- 1.5.6 - Layout
- 1.5.7 - Scale
- 1.5.8 - Landscaping
- 1.5.9 - Appearance
- 1.5.10 This document is to be read in conjunction with the submitted scaled plans that form part of the application. Reduced copies of these plans are detailed within this Design Statement under the appropriate sections.

2 THE PROCESS

2.1 Introduction

- 2.1.1 Weller Designs Ltd were appointed by East Sussex National Hotel and Golf Resort in 2017 to design a new par 3 / footgolf course, short game academy and football facilities, together with a design solution to the ongoing drainage and maintenance issues experienced on the driving range.
- 2.1.2 In 2017 / 2018 a process of site assessment was commenced in order to inform the design proposals. The following sections briefly summarise the findings of the various studies undertaken.

2.2 Location and Extents

- 2.2.1 East Sussex National Hotel & Golf Resort is located just off the A22 just to the south of Ridgewood. (Grid Reference TQ 47872 18000).
- 2.2.2 The application area comprises a total of 14.87 Ha of land.

2.3 Current Land Use

- 2.3.1 The application site falls entirely within the confines of East Sussex National. The land on which the proposed works is almost entirely used for the purposes of golf play or golf practice. An area on the application site is unused managed grassland and a small area is used as a helicopter landing pad. See Photos 1 to 4 and section 8.

2.4 Topography

- 2.4.1 The existing topography is illustrated on figure 2 and scaled plan WD800ES01. Essentially the site slopes from north east to south west towards a shallow valley. The high point in the north east reaches a maximum of 35m (AOD) to a low point in the south west of 27m (AOD).

2.5 Geology & Land Cover

- 2.5.1 The soils / subsoils are essentially clay and silt.
- 2.5.2 The vegetative cover is primarily intensively managed amenity grass associated with the existing golf course and practice facilities. A small area of the application site consists of managed amenity grassland with some scrub. There is one large tree within the application site boundary and a small number of younger trees . Woodland blocks of mature tree are located around the boundary of the application site to the north and south of the site.
- 2.5.3 Further information of the vegetative cover is set within the ecological assessment and AIA that accompanies this submission.

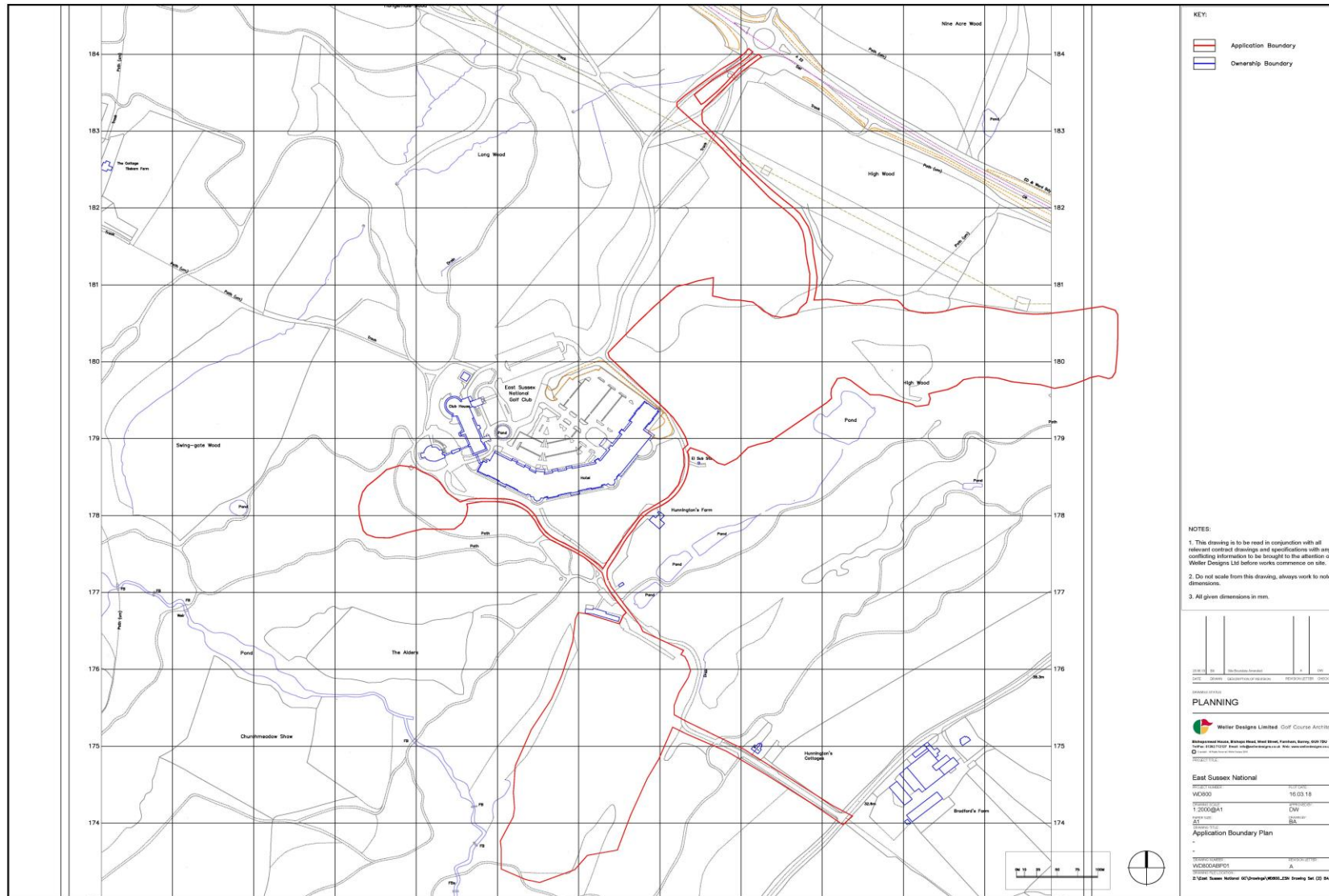


Figure 001 – Application Boundary Plan

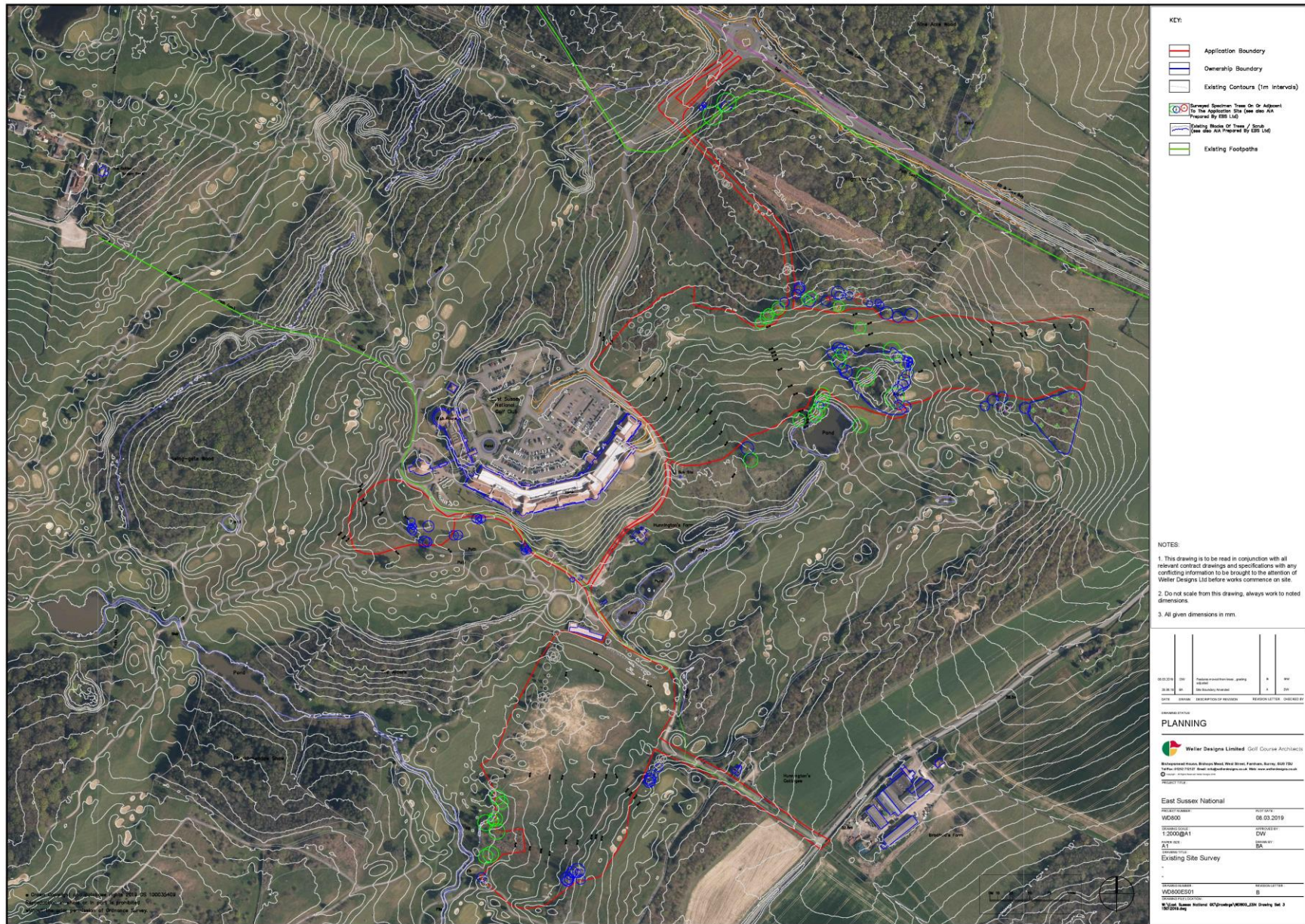


Figure 002 – Application Boundary Plan overlaid on site aerial

Photo 1 – View towards existing Academy Holes - site of proposed par 3 course



Photo 2 – View of driving range (note large areas of bare earth) – site of proposed remodelling



Figure 002 – Existing Site Plan

Photo 3 – View of driving range outfield from the east - Site of proposed



Photo 4 – site of proposed short game Academy



2.6 Services

2.6.1 There are overhead powerlines location just to the north of the application site. No other overhead or underground services traverse the application site.

2.7 Water

2.7.1 There are no water features within the application site boundary. A water body exists adjacent to the northern part of the site application. From this water body a stream runs to the south west of application site.

2.7.2 Further information on the hydrological characteristics of the site will be set out within the hydrological assessment prepared by Hydrogeo Ltd that accompanies this application.

2.8 Public Access

2.8.1 There are two public rights of way in on or close to the application boundary. No other areas of public space are on or close to the application site.

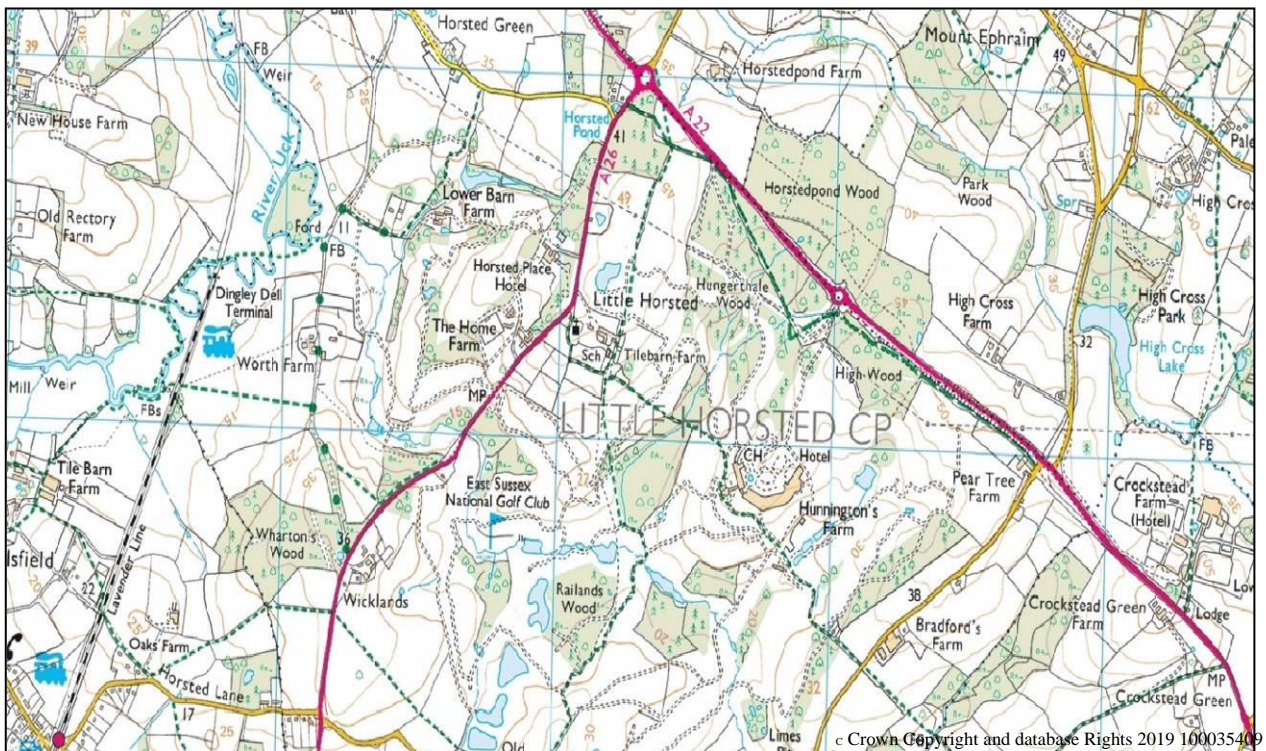


Figure 003 – Location of rights of way

2.9 Social Context

- 2.9.1 There are no residential properties directly overlooking the application site. The closest residential property is The Cottage at Tilebam Farm. The Cottage and Tilebarn Farm are located half a kilometre away with Hunningtons Farm approximately 100m from the closest areas of the proposed works.
- 2.9.2 Beyond the immediate golf course boundaries there are no leisure areas with public access.
- 2.9.3 The hotel and golf courses provide an important leisure facility for both the local community and for the wider area. East Sussex National is also a large employer within the local area, providing work for golf teaching professionals, golf course & maintenance personnel and hotel service staff.

2.10 Economic Context

- 2.10.1 See section 2.13 to 2.19

2.11 Planning Statement

- 2.11.1 **Main Issues-** The development plan comprises the National Planning Policy Framework (Framework) and the policies of the Adopted Core Strategy (CS) 2013. The Wealden Local Plan (LP), currently at Examination also carries weight.
- 2.11.2 2.11.2 The main issues are: the principle of improved sport and recreational facilities; and, the compatibility of the proposal with policies to protect Ashdown Forest
- 2.11.3 **The principle of improved sport and recreational facilities -** Adopted CS policy WCS13 - Green Infrastructure Development and LP EA1 - Biodiversity provide support for improved and new recreational and green spaces where they mitigate the effects of development and contribute to a net gain in biodiversity. LP Policy RAS 5 - Rural Commercial Activities allows for the provision of rural commercial activities to generate local employment opportunities and economic, social and environmental benefits for local communities. LP Policy RAS6 - Tourism in the Countryside supports development appropriate to the location and an increase in the range and quality of the experience. As part of that objective, the plan acknowledges the need to support improvements to facilities to improve their viability.
- 2.11.4 These policies accept growth and evolution in sport and recreational facilities as necessary to the growth strategy for Wealden District. The implication is that the growth of tourist and recreational facilities is acceptable and compatible in principle with other policies designed to protect the district, which includes Ashdown Forest. Section 2.14 onwards of this report explains the design rationale and the improvements that would result from building the proposal. The design supports the business strategy for the facility. Section 7 of this statement shows how the proposal would improve the landscape and biodiversity. The design principles adhere to the requirements of policy in principle.
- 2.11.5 The council should consider the considerable benefits this proposal would have for residents, including local schools who have a long-standing relationship with the facility. The ability to access enhanced recreational facilities contributes to improved opportunities for the community. The facility would then act as a viable alternative to accessing the forest for recreational purposes. In principle, this proposal is policy compliant and does contribute to the broader objectives of safeguarding Ashdown Forest, an objective that drives the emerging Local Plan.
- 2.11.6 **The compatibility of the proposal with Ashdown Forest -** Core Strategy policy WCS4 - Strategic Development Areas makes an allowance for considerable housing and employment floorspace development to 2028. The implication of these objectives is the need to deal with soil arising from construction. Removal of arisings from allowed developments in the plan results in significant HGV movements across the district. Housing and economic growth will also create additional recreational demands on existing facilities, and these must be allowed to grow and maximise business opportunities. Policy WCS4, therefore, accepts implicit economic growth and resultant pressures on Ashdown Forest objectives.

- 2.11.7 CS policy WCS12 - Biodiversity, supports as a headline objective a net gain in biodiversity within the district. The policy requires proposals to avoid adverse effects on the integrity of Ashdown Forest Special Protection Area and Special Area of Conservation. The policy objective is to reduce the recreational impact of visitors within 7km of Ashdown Forest. The council commits to working with partners to identify suitable alternative green spaces. The sentiment of this policy is carried forward in the emerging Local Plan. LP Policy AF1 - Air Quality, only allows development identified if the proposal will not adversely affect the integrity of Ashdown Forest Special Area of Conservation. LP Policy AF2 - Air Quality Management enables mitigation to address any impacts arising from development. This proposal is not identified in the Local Plan's growth predictions directly, but the growth of the recreational offer is a by-product of the economic and environmental strategy of the Local Plan. In that context, the proposal is a Suitable Alternative Green Space required to minimise recreational pressure on Ashdown Forest. LP Policy - EA2 Ashdown Forest Special Protection Area allows development where there are no likely significant effects on the integrity of Ashdown Forest. Bespoke mitigation is allowed where proposals can satisfy three criteria, these being:
- 2.11.8 a) An appropriate level of information for an appropriate assessment to be undertaken by the competent authority and as advised by Natural England.
- 2.11.9 b) It can be demonstrated that the bespoke mitigation is deliverable and can be secured, funded, maintained, managed, monitored and adapted.
- 2.11.10 c) The appropriate assessment concludes that the proposal will not adversely affect the Ashdown Forest SPA.
- 2.11.11 This proposal, therefore, is capable of being consistent with policies to protect Ashdown Forest.
- 2.11.12 The proposal will not give rise to recreational pressures on the forest, because it is an alternative form of recreational provision that would draw recreational pressure off the Forest. However, consideration of Nitrogen Dioxide (NO₂) is required. Exposure to atmospheric pollutants, for example, nitrogen oxides and resultant nitrogen deposition, is a significant threat to the Forest. A requirement of the emerging Local Plan is the need to prevent any increase in NO₂ levels from new developments. The sources of emissions that contribute to deposition including traffic which crosses the roads adjacent to the SAC and regional traffic on roads away from the Forest. The assessment of impacts on Ashdown Forest SAC relates to traffic passing through the Forest, in addition to other emission sources. The legislation requires that a Habitats Regulations Assessment takes into account the in-combination effects of plans and projects.
- 2.11.13 Impact on the Forest must be considered in terms of construction traffic and then traffic resulting from visitors to the improved facility. The plan has already recognised the in-combination effects of construction of developments to support the economic growth strategy. Those developments will result in the haulage of soil from development sites through the excavation of foundations and site levelling. The construction of this proposal is reliant on imported soil to address the quality issues identified with the current facility. Section 9 of this statement details the construction arrangements. The source of soil, which should be considered a construction material, will be local due to haulage costs limiting long trips from outside the district. The source of construction soils will be local development sites. If not used locally local HGVs will be required to haul the arisings over longer distances leading to increased nitrogen deposition on the Forest. The impact should be considered in light of HGVs already on the highway network, being re-directed to a local engineering project. In this context, the effect is neutral and potentially, a positive one. Use of planning

conditions to govern the Material Management Plan and the source of sites will ensure only local development sites, already assumed to be impacting the Forest, will provide the construction soils to this proposal. As an addition, haul routes, using roads away from the Forest can be conditioned to guarantee HGVs would not have local impacts on the Forest. The construction phase of the proposal would, therefore, not increase Nitrogen deposition on the Forest.

2.11.14 The second potential impact on the Forest is whether improvement of the facility would lead to Nitrogen deposition resulting from increased journeys. Again, growth is allowed through the Local Plan. The implication is more residents and more commerce. The effect is the growth in vehicle trips within the district. In the context the proposal is an alternative to using the Forest as a recreational space, the proposal will have a positive impact by reducing recreational pressure on the Forest. Any trips made to access the Forest, or the facilities at this facility are already acknowledged and planned for. Given this proposal represents an alternative green space, and trip numbers in the district would not rise, the proposal would reduce recreational pressure while not increasing vehicles on the road network. The proposal, therefore, can make a positive contribution to the objectives of the Local Plan policies identified.

2.12 Involvement

- 2.12.1 An enquiry was made to Wealden Council on 4th July 2018 as to a pre application meeting and requirements for this meeting.
- 2.12.2 On the 13th July 2018 a letter (ref PE/2018/0422/E) was sent by Wealden Council confirming an appointment date of the 5th September 2018 to discuss the project .
- 2.12.3 On the 1st August 2018 Weller Designs submitted a range of documents, a Design Statement and a Screening opinion to inform the meeting.
- 2.12.4 On the 5th September 2018 David Weller (Weller Designs Ltd) met with Claire Turner of Wealden Council.
- 2.12.5 A summary of her comments were as follows ;-
- 2.12.6 - generally a proposal that had merit
- 2.12.7 -a need to look at the proximity of some of the proposed grading works in relation to the existing trees on site.
- 2.12.8 – very unlikely the council would support the use of floodlights on the new 3G football pitch
- 2.12.9 – a need to address the issue of Nitrogen Dioxide (NO₂) as a result of the proposals . (a requirement resulting from the draft policy to prevent any increase in NO₂ levels from new developments – while this is still draft Wealden were minded to proceed on the basis of the policy being adopted).
- 2.12.10 – that the screening opinion would not be assessed as part of the pre application assessment and needed to be submitted with the full application instead.
- 2.12.11 The comments detailed above were taken on board. The design submitted has been amended to reflect these comments and additional information added to the submission.

2.13 Evaluation And Design – The Current Issues

2.13.1 The following section evaluates the current information on the site and sets out the opportunities and constraints that have shaped the design.

2.13.2 The Existing 3 Hole Academy Course;

2.13.3 To the north of the property there is currently a standalone three holes which were originally constructed to provide a 'unique' practice feature for members to use.

2.13.4 Over the years this feature has declined in use to such an extent that it is no longer a viable feature and is now costing the business significant capital to keep it in presentable state just for the occasional user.

2.13.5 The applicant has therefore decided that this land would be better suited for an alternative leisure use that has an appeal to a wider customer base within the local community. A new par 3 golf course and a state of the art 3G football pitch is considered a much more viable alternative by expanding the range of facilities on offer both for hotel guests and for the local community to enjoy.

2.13.6 The Practice Range;

2.13.7 The practice ground is a vital component of the resort, providing members and visitors an opportunity to develop their game, as well as a facility that local people can come and learn the game from qualified teaching staff.

2.13.8 Unfortunately the current condition and appearance of the outfield is not commensurate with the overall quality of the resort and does not meet its long term aspirations.

2.13.9 The principle reason for this are the current ground.

2.13.10 The existing ground is of low permeability, lacking in topsoil and excessively undulating. This makes it impossible to drain in the wetter months and very difficult to maintain any grass growth in the summer when it becomes rock hard. The result is an outfield that not only looks very poor but cannot be maintained properly with practice balls plugging in the mud and ball collecting machines unable to operate.. Wetter months often result in long periods of closure which not only affects the members and guests but limits an important source of income for the teaching staff and the business as a whole.

2.13.11 The wet uneven outfield means that the mechanical ball pickers cannot operate efficiently or at all , meaning that balls have to be handpicked (sometime upwards of 10,000 balls) from the outfield or are simply lost under the surface or damaged as a result of sitting in the mud. Trying to clean many thousands of balls is also costly and time consuming and quite simply can affect the viability of the business as a whole. NB The operators intend to use robotic ball pickers when the outfield has been upgraded. This requires the outfield to be smooth and well drained.

2.13.12 The wetter months often result in long periods of closure as the outfield just puddles, resulting in the loss of an important source of income for the teaching staff and the business in general.

2.13.13 The need for a dry well maintained outfield cannot be stressed highly enough. Unfortunately a visit to many range outfields in the winter months will clearly illustrate how quickly the surface can deteriorate to mud even after what has been a dry summer. For the new practice ground it needs a good topsoil coverage and have positive falls across it of at least 5% to enable the quick and efficient shedding of water.

2.13.14 Given the above situation the applicant is proposing that the entire outfield is remodelled to address the issues above, namely; a need to significantly improve the drainage characteristics; a need to improve its ease of maintenance and therefore aesthetic appearance; a desire for East Sussex National to create an exceptional practice facility and centre of excellence.



Figure 005 - Recent aerial showing extent turf (note extent of drainage lines that have failed to address the problem)



Figure 006 - Recent photos of the practice ground outfield



Figure 007 - Recent photos of the practice ground outfield

2.13.15 **Short Game Area;**

2.13.16 East Sussex National currently lacks a dedicated short game area.

2.13.17 There are two small practice greens located just to the south of the clubhouse, however, they are not big enough for multiple use and coaching clinics, or provide the necessary range of golfing features that would be found out on the golf course for the golfer to practice their skills on.

2.14 Evaluation And Design – The Opportunities

2.14.1 **Introduction** - The following section sets out the purpose and rationale behind the proposed new facilities at East Sussex National. Firstly, there is an overview of the scheme, setting out the need, benefits and business plan for the proposals. The second section focuses on the individual elements of the proposals, explaining in more detail the rationale behind the designs presented. Thirdly is a summary of the environmental constraints that have assisted with determining the final layout and to inform the determining authority.

2.15 The Par 3 Course

2.15.1 The applicant recognises that there is an opportunity to develop a par three golf course at East Sussex National that would be of great benefit to both the business and the local community.

2.15.2 There is no existing par 3 facility within the local area (the closest par 3 course being in Burgess Hill some 16 miles away). What is proposed will not only enhance the business diversity but will also fulfil a very pressing need both in the immediate area and more widely to extend the joys of golf to a greater number of people, to supply a much needed community facility, to improve golfing skills generally and importantly to provide a sporting, recreational, educational and healthy pastime.

2.15.3 The popularity of golf is slowly on the rise as discovered in the recent Sports England Active People Survey. Activity by the England Golf Partnership has helped to kick start the revitalisation of the sport with initiatives such as 'Get into Golf Campaign' encouraging people to take up or return to golf.

2.15.4 It is recognised that the game of golf has many additional benefits beyond those which are economic – in public health (see appendix 1), in facilitating social interaction, in enabling men and women and players of different ages and levels of ability to compete against each other, in encouraging fair play and sporting behaviour both in victory and defeat, in creating healthy competition and in offering opportunities to travel. Each of these are important contributors to the conclusion that the game of golf provides a positive impact on society beyond the direct element of the commercial impact of the game.

2.15.5 The facility will be geared toward educating the users, especially young people, about the importance of nature, the environment and the countryside. It has been recognised by the Government and educationalists that opportunities need to be created to teach children and young people a respect and knowledge of rural areas and wildlife to sustain the country in which we live for future generations.

2.15.6 The applicant has a vision of creating a more accessible and inclusive facility that compliments the existing main golf courses.

- 2.15.7 The par 3 course will not require any upfront membership fees. Members of the public or hotel guests will be able to turn up, pay and play and/or learn to play. Fees will be set at an affordable level so as to achieve the above mentioned objective of inclusion.
- 2.15.8 The facility is particularly aimed at the following market;
- 2.15.9 *A Broad Age Group* - The par 3 course is aimed at attracting a whole range of ages and abilities from school children to the retired. In particular the course is geared toward encouraging the complete novice to take up the game, whatever their age.
- 2.15.10 *Young Families* - The course is designed to be attractive to children and young families, offering both the ability to practice and play the traditional game in a less intimidating atmosphere of a full length golf course.
- 2.15.11 *Educational Establishments Clubs and Groups* - Particular focus will be on the use of the facility by local schools and colleges and allowing the facility to be used as part of their sports and education curriculum.
- 2.15.12 The intention is for the primary schools, secondary schools and further education colleges in the local area to use the facilities for sports and educational services.
- 2.15.13 Dialogue with several schools within the target areas about the planned development at East Sussex National has generated positive feedback and helped establish there is a demand for this type of facility for local community. Links and collaboration with bodies such as the Children's University would allow East Sussex National to further promote its services and make it accessible to local school children by way of registering as a Learning Destination.
- 2.15.14 In addition to the schools and colleges that will use the facility, it is anticipated that a number of other organisations will use the facilities including Cubs, Scouts and Brownies.
- 2.15.15 Due to the success of the London Olympics and the Olympic Legacy it has left behind, there is a heightened emphasis being placed on promoting sport and exercise to school children. The allocation of a new dedicated sporting fund from the Government to every school plus the existing pupil premium funding that schools also have access to would help ensure the facilities offered by East Sussex National were affordable to schools and therefore accessible to students.
- 2.15.16 The Golf Foundation (www.golf-foundation.org) is an organisation that is active in many schools helping to promote the game not only as an 'active sport but also as a means to develop' skills for life'. The new par 3 course (and proposed practice facilities) will be a perfect environment for such skills to be learnt as part of the school curriculum. Junior based practice activities such as Tri-Golf and Golf Xtreme (see Appendix 2) which feature as part of the Golf Foundations programme, would be ideally suited to the proposed new par 3 course.
- 2.15.17 *Disabled Access* - For those with special needs in particular, the proposed par 3 course could provide many benefits. Links would be sort with local special needs schools as well as The Disabled Golf Association and England Golf to encourage local people with special needs to access the facility. The facility would provide special needs users with the opportunity to spend time outdoors, take part in sport and recreational activities and learn new skills which could act as a form of physiotherapy or help improve emotional wellbeing.
- 2.15.18 *Golf Tourists* - The par 3 course would also serve as a tourist attraction for those visiting the region on holiday and looking to take part in sport and recreational activities. Tourists could vary the time spent at the facility to suit their individual needs

and would not need to spend a full day playing golf as would be the case on an 18 hole full length course.

- 2.15.19 *Business Sustainability* – The long term growth and success of East Sussex National depends on it being able to deliver top quality facilities to new and changing markets. It is well documented that people, especially families, have less leisure time and are offered a huge variety of past times to pursue. East Sussex National has to compete in this market and the par 3 course provides the perfect facility to tap into this market , be it from hotel guests or form the local community.
- 2.15.20 The success of the par 3 course will benefit the overall business and therefore not only sustain employment but hopefully generate further jobs for the local area, thus aiding economic growth and additional revenue for the local authority and government in the form of rates and taxation.

2.16 Footgolf Course

- 2.16.1 Footgolf has recently become extremely popular and is the UK's fastest growing sport. Footgolf UK (www.ukfootgolf.com) is leading the way in what is an informal relaxed version of the game of golf that can be played by all. See Appendix 6 on Footgolf
- 2.16.2 The nature of the game is that all is needed is a separate hole and flag close to the existing golf green (not on it), a size 5 football and trainers (football boots not allowed as damages the greens).
- 2.16.3 The proposed par 3 golf course will have constructed within it features that allow the playing of Footgolf. These will include a dedicated synthetic footgolf tee built within the golf course tee and dedicated footgolf greens located off to the side of the main golf green complexes (plan WD800G01).
- 2.16.4 Footgolf cannot be played while the golf course is open to normal play, however, dedicated times will be given over to the playing of Footgolf both during the week and at weekends.
- 2.16.5 Footgolf brings with it all the aspirations of the applicant by broadening the facilities on offer and attracting a whole new customer base to East Sussex National.

2.17 Remodelled Practice Ground

- 2.17.1 The improvement of the practice facilities are aimed at creating a high quality teaching and practice environment that is not only for the benefit of those who already play but particularly for those new to the game. Emphasis will be placed on the encouragement of families and school children and with the new facilities designed for disabled access, it is hoped that this will encourage further participation in the sport by disabled golfers.
- 2.17.2 Through the remodelling of the practice ground outfield, there is an opportunity to raise the quality of the teaching and practice facilities and to create a centre of teaching excellence. (See plan WD800G01)
- 2.17.3 The practice ground is a vital component of the club, providing members and visitors an opportunity to develop their game, as well as a facility that local people can come and learn the game from qualified teaching staff.
- 2.17.4 Unfortunately the current condition and appearance of the outfield is not commensurate with the overall quality of the golf club and does not meet the aims of the club set out

earlier. The principle reasons for this are the current ground characteristics and lack of any visual and strategic excitement on the outfield.

- 2.17.5 The best way to address the problems set out above is to completely re-shape the outfield. Through the importation of soils the outfield will be shaped to create a more exciting golfing terrain that not only drains properly but also allows healthy grass growth. The outfield will feature purposed built target green complexes, swales and banks, all designed to be fun and interesting to practice on and visually stimulating.
- 2.17.6 As part of the remodelling proposals a state of the art synthetic tee will also be installed. This will enable high quality practice whatever the weather.

2.18 Short Game Practice Area

- 2.18.1 *General* - It is the intention of the designers to provide a state of the art practice facility that is unique to the area and that is accessible to both club members and visitors. The facility is designed to allow the golfer, whether they be a novice or an elite player, to practice the full range of shots that would be required on a golf course. The environment would be of exceptional quality, aesthetically pleasing, playable throughout the year and safe.
- 2.18.2 *Practice chipping green complexes* – It is proposed that a large purposed built green complex is constructed. The green and the surrounds are designed with a whole variety of slopes (mounds and hollows) including bunkers, set up to enable the practice of the golfer's short game (e.g. chips, pitches, bunker shots). The intention is that the golfer moves around these features and plays a full range of shorts to different target locations on the green and with different skill requirements.
- 2.18.3 The facility is also intended to be a centre of excellence for the elite player. The quality of the build will be attractive to aspiring amateurs and professional alike. It is intended that the facility will be used by England Golf elite players for training and development.
- 2.18.4 As with the proposed par 3 course and remodelled practice ground, the long term sustainability of East Sussex National depends on ensuring it moves with the times and continues to attract members and visitors. A economically healthy facility will continue to support the community and provide ongoing employment through teaching staff, maintenance staff and administration.

2.19 3G Synthetic Football Pitch

- 2.19.1 As part of East Sussex National's desire to broaden its customer base and enhance the leisure facilities on offer, it is proposed that a state of the art 3G pitch is constructed on unused land to the north east of the hotel. To accompany the new pitch will be a small changing facility with wash room and toilets, as well as some bench seating for spectators.
- 2.19.2 *Rationale* - Cuts by government to local councils are having a huge impact on grassroots football across the country with most authorities not able to fund grassroots football anymore.
- 2.19.3 Many grassroots clubs and teams are struggling to survive in these financially challenging times with ever increasing fees and a lack of affordable facilities both indoor and out, affecting the opportunity to learn, train and enjoy playing football in secure, relaxed and, more importantly, suitably dry conditions (see below Climate Change).
- 2.19.4 As suitable grassroots public football facilities dwindle so will the opportunity to encourage new people to the game of every age background and ethnicity. There is a huge problem with club games (junior and senior) being called off due to waterlogged pitches which are both dangerous to play, not enjoyable and do not encourage the development of good footballing skills (if the pitch is mud bound then the fundamental skills of dribbling and passing are lost to just kicking the ball in the air as the mud inhibits the development of the "finer" skills.
- 2.19.5 The Premier League and Sport England have identified the above issues as big problems, indeed they made £750,000 available to support football clubs affected by flooding in 2015/2016, while longer term the Football Association are looking to invest £48m in hundreds of new all-weather and specially adapted turf pitches across the country. However this is only scratching the surface of what the UK needs, given that it is our national sport.
- 2.19.6 Professor Piers Forster, director of the Priestley International Centre for Climate at the University of Leeds, said the UK had seen six of the seven wettest years on record since 2000 and record-breaking wet winters in 2014 and 2015.
- 2.19.7 Without cutting the carbon emissions driving climate change, extremely wet winters will become the norm," he warned.
- 2.19.8 Many aspects of sport in general and football would struggle to adapt to such a climatically changed world and it is therefore vital that facilities such as that propose at East Sussex National are encouraged. Without 3G pitches the winter scenario of mud bound pitches and cancelled matches and poor training will get worse.
- 2.19.9 The Football Association unveiled ambitious plans to build more than 150 new "football hubs" across the country by the end of the decade that it claims will transform the sport and the way it is played across England.
- 2.19.10 The chairman, Greg Dyke vowed to deliver a "radical new approach" to grassroots football that would reverse years of neglect of shabby, waterlogged municipal facilities by investing £230m in new 3G pitches and overhauling its approach to youth coaching.
- 2.19.11 But Dyke also admitted that the big idea unveiled in the first part of his England Commission report – the introduction of B teams into the Football League to improve opportunities for young homegrown players – had effectively hit the buffers.

- 2.19.12 The plan to drastically increase investment in building more than 600 new all weather 3G pitches, focused on 30 of the country's biggest cities, over the next six years has been welcomed as a belated recognition that the English game has failed to invest satisfactorily in facilities down the years.
- 2.19.13 "We clearly haven't got enough coaches when you compare us to other European nations, or good facilities compared to other European countries and we haven't won as many tournaments as they have," admitted Dyke.
- 2.19.14 There are 639 high-quality publicly available artificial pitches in England compared with 3,735 in Germany. Whereas grass pitches tend to be used for four to five hours a week, with matches often cancelled due to inclement weather, 3G pitches can be used for 70 to 80 hours. They also promote better technical skills at a younger age that, combined with a new approach to concentrating funding and the best coaches at younger age groups, it is hoped, will improve the quality of young footballers coming through the system.
- 2.19.15 An extra £50m a year will be required for the one-off investment programme on top of the cash already invested in the Football Foundation, which receives £12m a year each from the FA and the Premier League and £10m from the government.
- 2.19.16 The vision is for so called "football hubs" that could host a mixture of school and community sessions during the day, youth coaching and matches in the evening and weekends and profit-making "pay as you play" sessions in the evening.
- 2.19.17 The facility proposed at East Sussex National will be akin to such a football "hub" and fit in perfectly with the desires of the FA, Football Foundation and Sport England.
- 2.19.18 The Government is keen to see what more can be done to help further improve the nation's facility stock, putting 3G pitches in places that need them most.
- 2.19.19 Local schools and Clubs can also use the facilities for matches and training / PE lessons. In addition having high class facilities where elite academies can train on (Premiership teams such as Brighton and Southampton use the hotel) is a perfect fit for this facility given the hotel, gym and Spa facilities available.
- 2.19.20 In conclusion the type of facility proposed at East Sussex National will assist with meeting the needs of football at grassroots level and for use by schools and local clubs. It will also act as a high quality training facility for the coaching of more elite footballing academies and more established Football clubs. In business terms the new facility will broaden the customer base and contribute to the long term sustainability of East Sussex National.

2.20 Increased Biodiversity

- 2.20.1 The provision of the par 3 course significantly reduced the extent of the area needed for intensively managed amenity grass on the site.
- 2.20.2 As a consequence there is an opportunity to greatly enhance the ecological attributes of the site through the development of new habitats and the appropriate management of existing ones. Further to ecological studies.
- 2.20.3 Features such as the protection and development of the woodland edge habitat, the creation of native grassland / wildflower areas, and the creation of water and wetland features, together with increased connectivity across the application site are all designed to give a net gain in biodiversity at the site.
- 2.20.4 12711sq.m of **woodland planting** to provide landscape structure , woodland edge to the existing woodland blocks and create nesting and foraging areas for a variety of birds and small mammals, as well as encourage invertebrates and generate refugia for amphibians and reptiles.
- 2.20.5 7604sq.m of **Gorse and Broom planting** to provide landscape structure and create nesting and foraging areas for a variety of birds and small mammals , as well as encourage invertebrates and generate refugia for amphibians and reptiles.
- 2.20.6 - A total area of 10,902 m2 of **grassland and wildflower** areas which will provide foraging a variety of bird and bat species, will encourage invertebrates and generate refugia for amphibians and reptiles.
- 2.20.7 A **wetland** area of 1,000 m2 designed to attract amphibians, reptiles and birds including wild fowl.
- 2.20.8 The erection of **bat and bird boxes** at suitable locations around the site and on the new building
- 2.20.9 The creation of **log pile refugia / hibernacula** for invertebrates, reptiles and amphibians
- 2.20.10 The 'planting' of **semi-buried wood and log piles** for invertebrates such as stag beetle.
- 2.20.11 **Long term management regime for the Existing Woodland** around the par 3 course.

2.21 Habitat Connectivity

- 2.21.1 Landscape connectivity is considered a vital element of landscape structure because of its importance to population survival.
- 2.21.2 By their nature the existing full length golf holes can inhibit the connectivity between habitat resources. The landscape proposals for the new facility are designed to give greater connectivity between habitat resources. This will be achieved through the implementation of the following features and management strategies:
- 2.21.3 Minimal intervention grassland / wildflower corridors will be created linking habitat's from north to south, thereby allowing cover for foraging and population migration. It should also be noted that the management practices beneath some of the existing perimeter trees are to be changed to a less intensive strategy, thereby increasing the overall scale of this habitat resource.

- 2.21.4 - In line with the advice from an Ecology and Arboriculture consultant a woodland edge mix is to be introduced. As the edge mix develops it will link up with the similar habitat resources. Again this will encourage population movement through increased cover and foraging opportunities.
- 2.21.5 The proposed attenuation swale to the south of the par 3 course will provide its own habitat diversification and compliment the wet grassland located to the south of the application site.

2.22 Local Housing Provision Expansion

- 2.22.1 East Sussex National is obviously aware of a high proportion of planned housing developments in close proximity to the hotel. In the future East Sussex National would hope to attract a broad range of customers to the facilities on offer and thereby continue to sustain the business for the local community in the long term.
- 2.22.2 In the short term there may be an opportunity for any surplus subsoils often generated from housing and infrastructure building programmes, to be used for the new remodelling works at the hotel. As a result haulage distances would be short, reducing any impacts on the surrounding road network and the environment to an absolute minimum.

3 CONSTRAINTS

3.1.1 In order to inform the planning authority in the determination of the application, statutory and non-statutory environmental studies will be prepared as part of the full planning application.

These documents were used to determine constraints on the site and guided the preparation of the final designs. The constraints and resulting impacts on the design proposals are summarised as follows:-

3.1.2 **Planning Designations** – The site does not have any specific statutory designations other than Western Low Weald.

3.1.3 **Public Rights Of Way** – There are no public rights of way within the area of the proposed works. Construction vehicles will need to cross the footpath network at two points in order to get access to the construction areas. One haul road also runs adjacent to an existing footpath traversing the golf course. All necessary safety precautions will be put in place which will be agreed with the LPA prior to any works commencing on site.

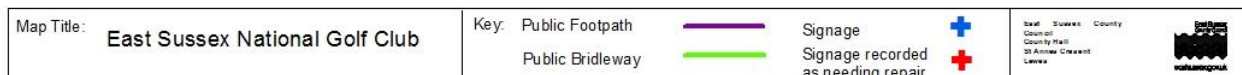


Figure 008 – Footpath Location Plan

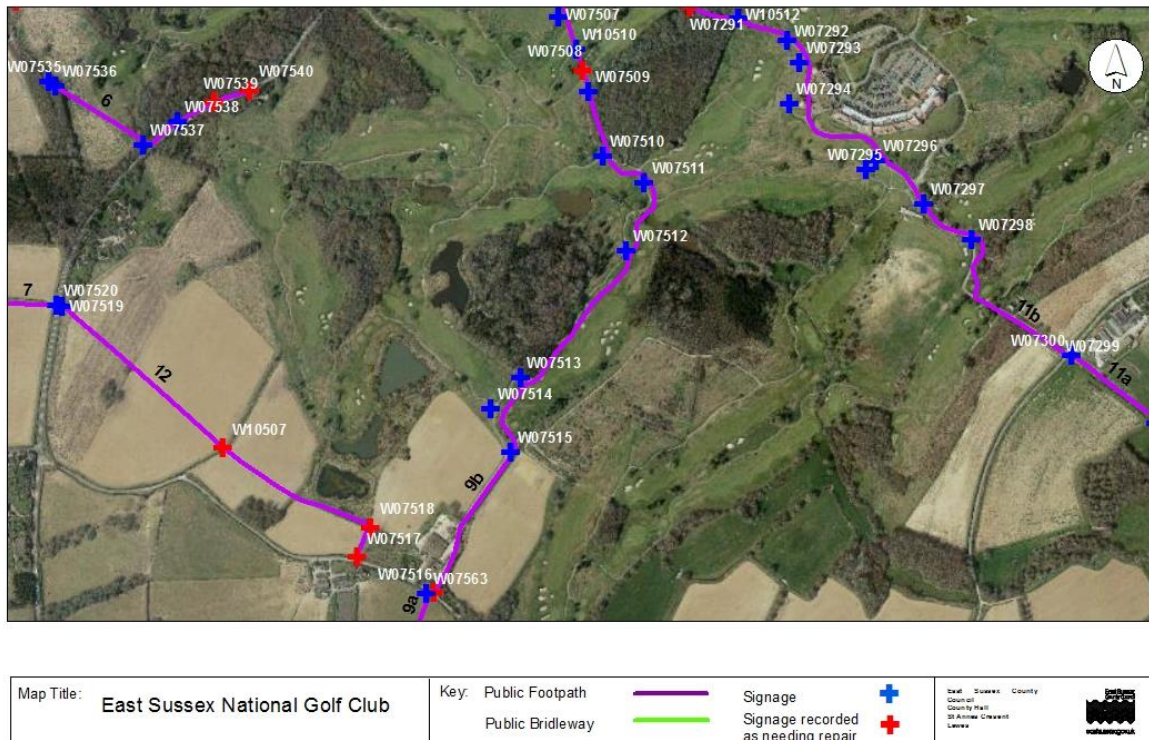


Figure 009 – Footpath Location Plan

- 3.1.4 **Construction Traffic** – Details of the proposed construction access / egress and impact on transport are set out within the accompanying information prepared by Cora IHT Ltd. Access to the site will be suitable for the movement of tipper lorries. The existing bell mouth currently accommodates service and supply lorries to East Sussex National and is therefore considered suitable for access and egress of tipper lorries and construction vehicles. Good visibility splays are present in both directions.
- 3.1.5 **Operational Traffic** – Further details are set within the accompanying information prepared by Cora IHT Ltd
- 3.1.6 **Services** - There are no utilities running across the site. There are power lines running along part of the northern boundary.
- 3.1.7 **Hydrological Investigation** – The key constraint with regards to the drainage strategy is that peak discharge rates and volumes should not increase post-development so as to ensure flood risk is not exacerbated.
- 3.1.8 The site is currently greenfield and will remain so following the development. A full flood risk assessment has been prepared by Hydrogeo Ltd and has been submitted as part of this application.
- 3.1.9 **Ecological Investigation** – The application site is almost entirely intensively managed amenity grass associated with the golf course. A detailed ecological assessment has been undertaken by Johns Associates and EBS Ltd
- 3.1.10 **Arboricultural Impact Assessment** – There is a requirement to remove a small number of trees to implement the design proposals. The majority of these are Leylandii adjacent to the driving range. There are trees and woodland blocks bordering the site and therefore an AIA has been prepared to accompany the planning application. All

grading works have been excluded for the Root Protection Areas in line with comments from Wealden Council.

- 3.1.11 **Landscape and Visual Impact** - The site will remain as a sports pitch and therefore acceptable in terms of landscape and visual impact.
- 3.1.12 There is extremely limited visual access to the site owing to the blocks of woodland surrounding the site and the general topography. A visual assessment is presented in section 8 of this document .
- 3.1.13 **Archaeology** – All the areas of the proposed works have been previously worked as part of the construction of the original golf course. Following consultation with the appointed archaeologist (WS Archaeology) no further investigation works are deemed necessary at this stage.

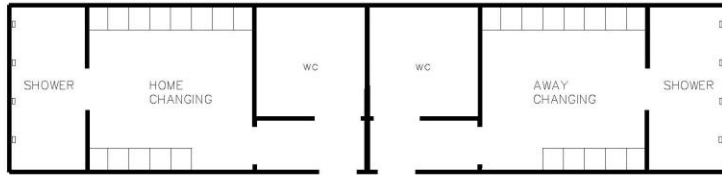
4 AMOUNT

- 4.1.1 The following section summarises how the extent of the proposals would impact on the local community, resources, services and the environment once the facility is operational.
- 4.1.2 **Operational Inputs** - Below are the inputs relating to the operational phase of the project.
- 4.1.3 *Traffic* – It is anticipated that there will be no impact on the highways network as a result of the new facilities becoming operational. The current car parking provision at East Sussex National is deemed suitable for the new facilities.
- 4.1.4 *Fertiliser* – No additional fertilisers will be required following completion of the works.
- 4.1.5 In line with most forward-thinking golf clubs, an IPM (Integrated Pest Management) programme will be in use whereby cultural or other methods are used wherever possible in order to limit the use of pesticides.
- 4.1.6 *Electricity* – There will be a very small increase in power requirements in order to service the new changing facilities.
- 4.1.7 *Irrigation Water* - The driving range outfield will not be irrigated. The greens for the new par 3 course will be irrigated. The tees will be synthetic grass and therefore will not need irrigation. While there will be an additional 6 greens to be constructed (note ; x3 existing greens are to be incorporated into the par 3 layout), the demand on irrigation supply will actually fall as there is no longer a requirement to irrigate large areas of fairway currently associated with the existing 3 hole academy course.
- 4.1.8 **Operational Processes** - Below are the processes relating to the operational phase of the project.
- 4.1.9 *Aftercare and Management of Newly Planted Areas* – A programme of plant maintenance for the site will include the following activities:
- Weed control, pruning of weak, diseased or imbalanced limbs once a year
 - Replacement of dead plants
- 4.1.10 Removal of stakes and guards
- 4.1.11 Normal golf maintenance activities
- 4.1.12 **Maintenance of Wildflower Areas** - These will be left largely untouched unless the need arises for occasional mowing (to prevent scrubbing over) and/or grass and weed removal.
- 4.1.13 **Operational Outputs** - Below are the outputs relating to the operational phase of the project.
- 4.1.14 Vegetation (from maintenance processes) will be composted, mulched, or stacked in wooded areas for ecology.
- 4.1.15 The new changing room will not result in any significant increase in waste production.

4.1.16 The hours of opening will remain unaltered for the golf course element of the proposals. The operating hours of the 3G pitch are still to be determined.

5 LAYOUT

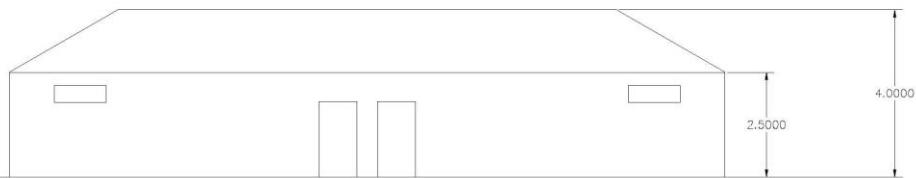
- 5.1.1 The final design of the new facility has been an iterative process, balancing the needs of the applicant to provide high quality, inclusive facilities with the environmental constraints of the site.
- 5.1.2 The new golf par 3 course occupies the same general area as the existing 3 academy holes. It is ideally located, being close to the hotel and parking but also separate from the full length golf courses. Because it occupies the site of the existing golf holes there is no requirement for any clearing. The layout is designed to incorporate the existing 3 greens thereby utilising these features and saving on additional construction costs.
- 5.1.3 Similarly the 3G pitch is ideally located with easy access from the car park but not imposing itself on the existing golf courses and grounds of the hotel.
- 5.1.4 The remodelled practice ground occupies the location of the current practice ground. This location is well suited for easy access from the clubhouse and hotel and within easy walking distances to the 1st tees.
- 5.1.5 The new short game area is again well located being within easy walking distance of the clubhouse, practice ground and clubhouse.
- 5.1.6 Figures 13 highlight the key design elements incorporated into the scheme. Full design details are set out on the scaled plans that accompany this application.



Indicative Changing Facility - Plan



Indicative Changing Facility - Plan View



Indicative Changing Facility - Front Elevation



Changing Facilities - Typical Example



Spectator Seating - Typical Example

- NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications, with any conflicting information to be brought to the attention of Weller Design Ltd before works commence on site.
 2. Do not scale from this drawing, always work to noted dimensions.
 3. All given dimensions in M.

DATE	ISSUE	DESCRIPTION OF REVISION	ISSUED BY	DATE
UNAME STATUS				
PLANNING				
Weller Design Limited Golf Course Architects <small>Professional Firm, 1000 West Street, Fort St. Vliet, 019 900 Office: 01907 71027 Fax: 01907 71028 Email: info@wellerdesign.co.uk www.wellerdesign.co.uk</small>				
PROJECT FILE:				
East Sussex National				
PROJECT NUMBER:	VDC000	PROJECT NAME:	28.06.18	
DRAWING SCALE:	1:50	APPROVED BY:	DM	
DATE OF ISSUE:	20/06/18	DRAWN BY:	DM	
Indicative Changing Facilities				
-				
ISSUED FOR:	VDC00001	PROJECT NUMBER:	#	
DRAWN BY: DM				
2: Golf Sussex National GC Design/ARCH/2018 Drawing Set (2) BA-001				

Figure 010 –The Proposed New Changing Room and Seating Facilities

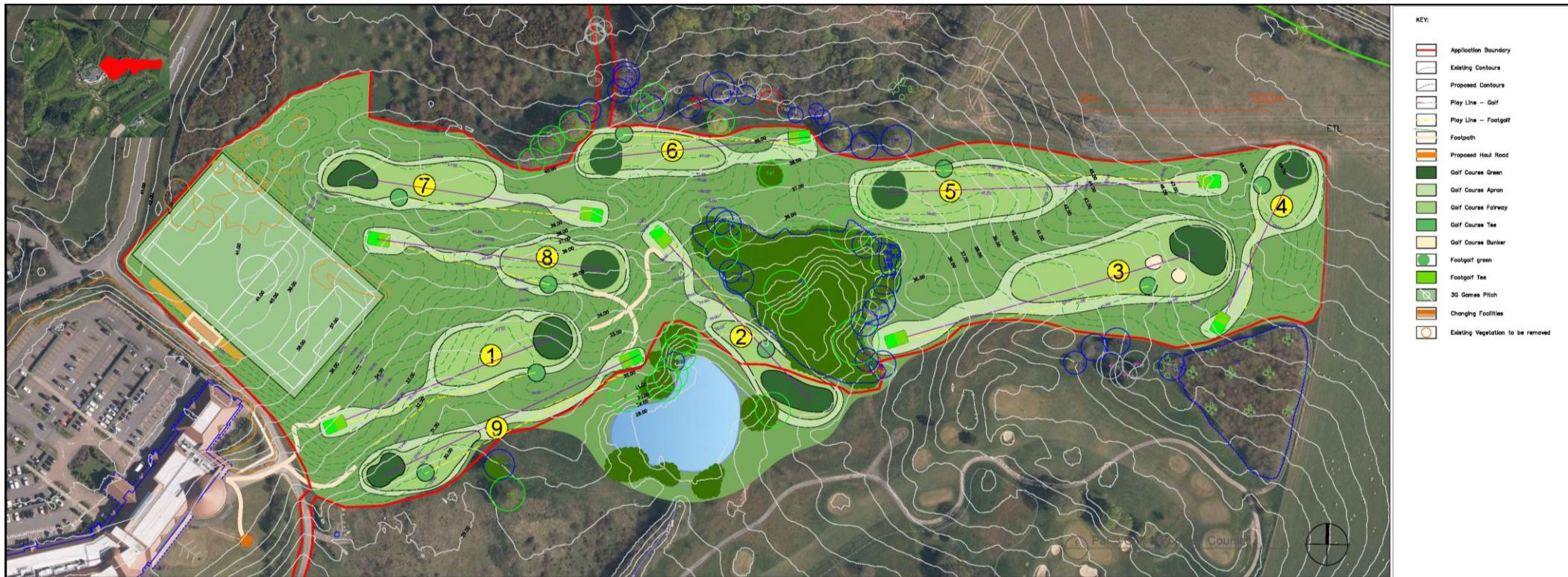


Figure 012 Proposed Layout & Grading Proposals - See also scaled plan WD800GO1

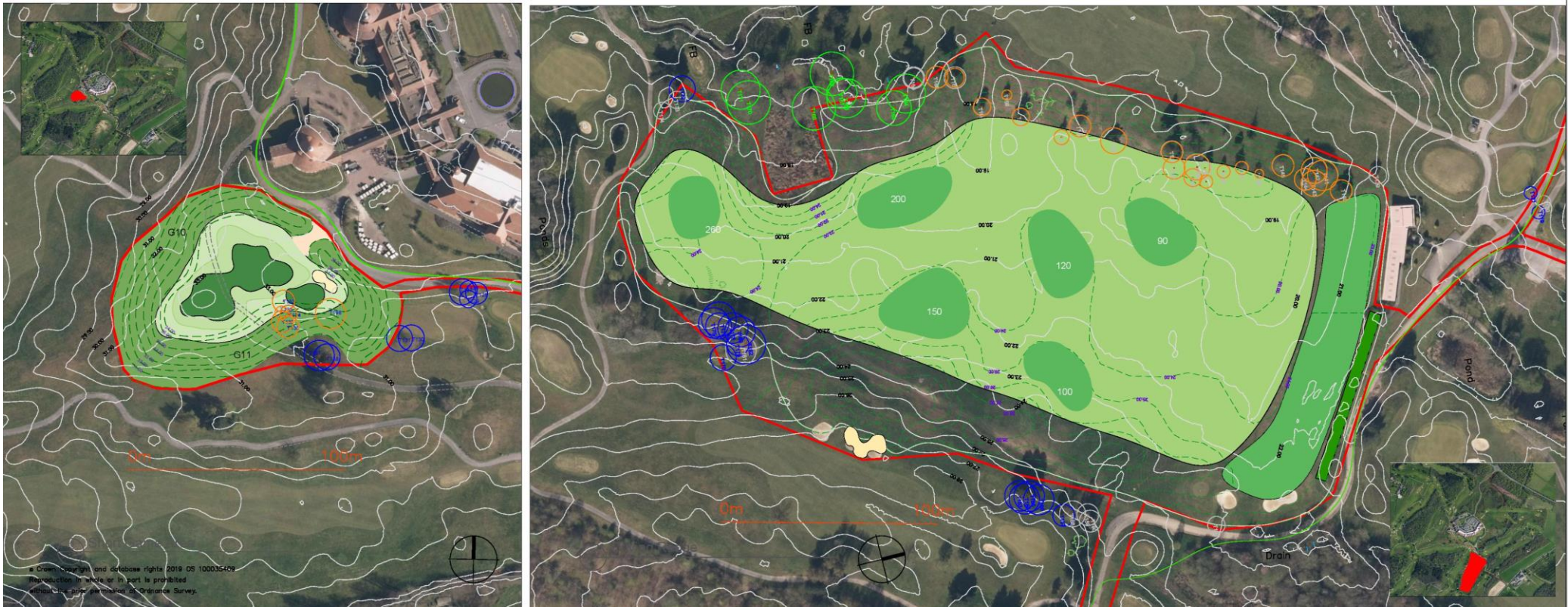


Figure 013 Proposed Layout & Grading Proposals - See also scaled plan WD800G01

6 SCALE

6.1 Introduction

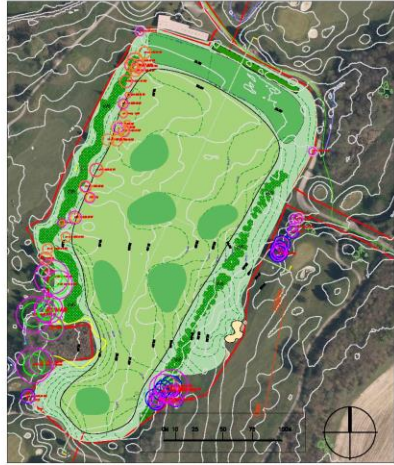
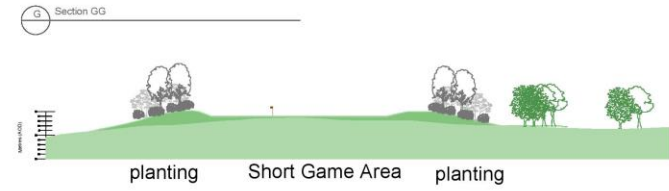
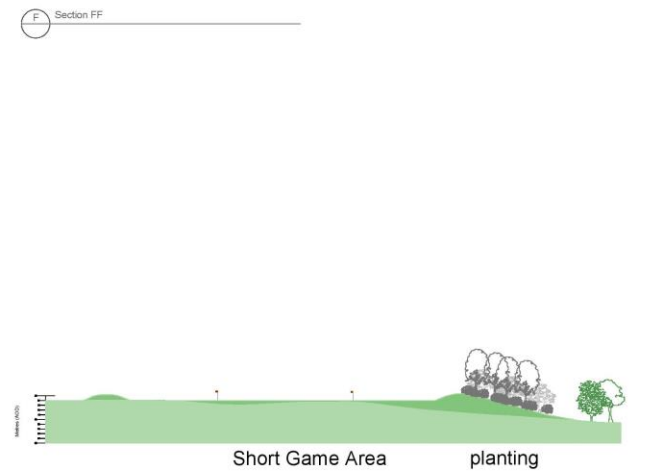
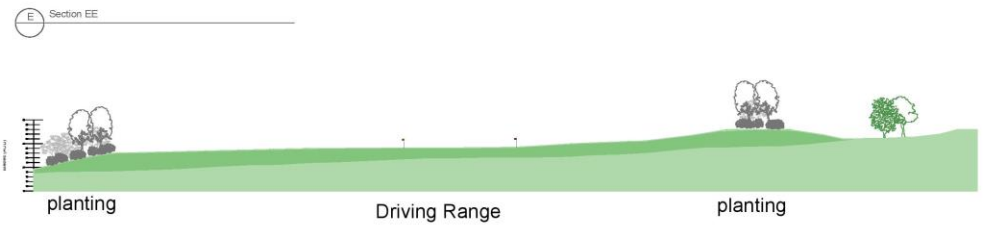
6.1.1 This sections sets out the scale of the proposed new landscape works and hard landscape features in relation to the site and its surroundings. This is presented through a summary of landscape elements introduced to the site, followed by drawings that illustrated how the new features will fit within its surrounding context.

Woodland Block Planting	12711m2	8% of site
Gorse and Broom Planting	7604m2	6% of site
Wetland Grassland	1000m2	2% of site
Greens	4050m2	3% of site
Tees	360m2	0.25% of site
Fairways & Semi Roughs	78850m2	47% of site
Short Game Academy	8825m2	5.0% of site
New Paths	250 lm	0.25% of site
Range Outfield	39676m2	23.0% of site
Changing Room Viewing Benches	100m2	0.1% of site
3G Pitch	8027m2	5.4% of site

6.1.2 Overall there will be a decrease in the amount of the site given over to intensively managed amenity grassland as a consequence of the reduced extent of fairway, greens and teeing area and the additional woodland planting, out of play wildflower / wetland grassland on the site. The current three hole course and practice ground outfield currently make up 5.06Ha of intensively managed amenity grass. Following the construction of the par 3 course and installation of the 3G pitch and short game academy this will reduce to 3.55Ha.

6.1.3 Figures 12 and 13 show the layout of the new features as well of the proposed ground remodelling works (grading details).

6.1.4 Figure 14 and 15 shows sections through the site illustrating the extent of the earthworks associated with the proposed works.



KEY:

- Existing Section Line
- Proposed Section Line

NOTES:

- This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Weller Design Ltd before works commence on site.
- Do not scale from this drawing, always work to noted dimensions.
- All given dimensions in mm.

06.03.2019	DR	Finalise excavation lines, grading, drainage	R	100
20.03.18	BC	Final 3D model & Change/Revisions	A	200
DATE	ISSUED	DESCRIPTION OF REVISION	REVISION LETTER	ORDERED BY

DRAWING STATUS:

PLANNING

Weller Designs Limited Golf Course Architects

Weller Designs Limited, Bishopscote, West Street, Farnham, Surrey, GU10 7DU
 Tel: +44 (0)1252 71917 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk
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PROJECT TITLE:

East Sussex National

PROJECT NUMBER	PLANNING DATE
VD800	06.03.19
DRAWING SCALE	APPROVED BY
-	DW
REVISION NO:	DESIGNED BY
A1	BA
CHECKED BY:	Cross Sections
-	-
ISSUED FOR REVIEW	PROVISION LETTER
VD800S02	B
ISSUED FOR LOCATION	-
© Weller Designs Limited 05/02/2019 05:00:23M Drawing Set 3	10/25/19.dwg

Figure 015 - Cross Sections of the proposed Par 3 & Foot Golf Course (See Scaled Plan WD800S02)

7 LANDSCAPING

7.1 Introduction

7.1.1 Extensive new planting together with a number of hard landscape elements are proposed for the site. The following section describes the rationale behind the proposals. This section should be read in conjunction with plans WD800L01

7.1.2 New Planting

7.1.3 The proposed tree planting programme has been designed with the input of the consulting ecologist and arboriculturalist.

7.1.4 *Block Tree Plant* – Extensive block tree planting is proposed within and around the perimeter of the new par 3 golf course and the remodelled practice ground outfield. The species proposed reflect the existing woodland around the site. This planting has a number of functions namely; screening elements of the new features, strengthening and protecting the existing boundary of the woodland woodland, habitat creation / biodiversity and added security.

7.1.5 *Gorse, Broom, Blackthorn & Hawthorn Planting* – New areas of Gorse, Broom, Blackthorn and Hawthorn are proposed on the par 3 course and around the practice ground. The species reflect what is currently well established on large areas of the course. Again the planting will serve as good screening, as well as provide strong buffer planting and habitat creation. Gorse and Broom will also provide a striking visual feature for the golfers, especially when in flower.

7.1.6 *Wildflower and Wet Grassland Planting* – Following the creation of the par 3 course there is an opportunity to increase the amount of minimal intervention grassland on the course. In these 'out of play' areas native wildflower species will be introduced between the golf holes and wet grassland mixes in the attenuation swale.

7.1.7 Planting schedules are set out below and on scaled plan WD800L01 that accompanies this application.

7.1.8 Hard Landscape Features

7.1.9 There are a number of hard landscape elements to be introduced to the site. These are as follows;

7.1.10 *Synthetic Grass Tees* – The tees on the par 3 course and the new tees on the practice ground will be high quality synthetic grass . Each tee will have section of synthetic grass which shall be laid over a hard-core base to the manufacturer's specifications. Synthetic tees will reduce both maintenance and irrigation costs.

7.1.11 A strip of synthetic grass will also be installed to the rear of the new practice tee located at the range.

7.1.12 *New Pathways* – New pathways will be introduced on the par 3 course linking some Greens to tees. These shall be 1.5 metres in width and consist of a beige coloured bound aggregate (Grundons or similar) to a depth as specified by the manufacturer.

7.1.13 *3G Pitch perimeter fencing* – The new pitch will need to be fenced both for ball containment and for security. The fencing shall be 4.5m high and consist of plastic coated galvanised steel rebound panels. In spectator areas close to the changing facility the fencing will drop to a height of 1.2m

East Sussex National - Planting Schedule

Structure Planting Mix - W			% Mix	1. Plan Reference / 2. Area Of Planting (m2) / 3. Density Of Plants										
To be planted in species drifts of 15-30 plants			1	W1	W2	W3	W4	W5	W6					Total
Species	Type	Height	2	2618	1489	3775	1025	1849	1955					12711
Climax mix			3	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres					Total Species
Betula pendula (silver birch)	transplant	0.45-0.6m	20%	524	298	755	205	370	391					2542
Prunus avium (wild cherry)	transplant	0.45-0.6m	20%	524	298	755	205	370	391					2542
Quercus petraea (sessile oak)	transplant	0.45-0.6m	15%	393	223	566	154	277	293					1906
Quercus robur (pedunculata oak)	transplant	0.45-0.6m	25%	655	372	944	256	462	489					3178
Sorbus aucuparia (Rowan)	transplant	0.45-0.6m	20%	524	298	755	205	370	391					2542
Sub Total				2618	1489	3775	1025	1849	1955					12711

East Sussex National - Planting Schedule

Structure Planting Mix - G			% Mix	1. Plan Reference / 2. Area Of Planting (m2) / 3. Density Of Plants											
To be planted in species drifts of 15-30 plants			1	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	Total
Species	Type	Height	2	1555	342	292	379	476	589	273	351	379	922	2046	4257
Climax mix			3	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres	1m centres	Total Species
Ulex europaeus (Gorse)		0.45-0.6m	25%	389	85	73	95	119	147	68	88	95	230	511	1900
Cytisus scoparius (Broom)		0.45-0.6m	25%	389	85	73	95	119	147	68	88	95	230	511	1900
Crataegus monogyna (Hawthorn)	transplant	0.45-0.6m	25%	389	85	73	95	119	147	68	88	95	230	511	1900
Prunus spinosa (Blackthorn)	transplant	0.45-0.6m	25%	389	85	73	95	119	147	68	88	95	230	511	1900
Sub Total				1555	340	292	380	476	588	272	352	380	920	2044	7600

Wildflower Meadows)

Area of wildflower Meadow = 10902m2															
Sowing rate 3- 5 g per m2															
1.4% Achillea millefolium (Yarrow)															
1.3% Anthoxanthum odoratum (Sweet Vernal Grass)															
4% Campanula rotundifolia (Harebell)															
1.3% Digitalis purpurea (Foxglove)															
1.3% Endymion non-scriptus (Bluebell)															
1.4% Galium verum (Lady's Bedstraw)															
1.3% Lotus corniculatus (Birdsfoot Trefoil)															
1.4% Plantago lanceolata (Ribwort Plantain)															
1.4% Prunella vulgaris (Self-Heal)															
1.4% Ranunculus acris (Meadow Buttercup)															
1.3% Ranunculus repens (Creeping Buttercup)															
2.5% Rumex acetosa (Common Sorrel)															
30% Agrostis castellana (Common Bent)															
6% Agrostis stolonifera (Creeping Bent)															
12.5% Deschampsia flexuosa (Wavy Hair-Grass)															
25% Festuca ovina (Sheeps Fescue)															
6.5% Poa pratensis (Smooth-Stalked Meadow Grass)															

Schedule 1 – Proposed Planting (see also scaled plan WD800LO1)

8 APPEARANCE

8.1 Visual And Landscape Character Appraisal

- 8.1.1 The following section highlights the key views around the application site (the “Visual Envelope”). These views can be considered representative of the views from important receptors.
- 8.1.2 The visual assessment was carried out in March 2018 and therefore it can be assumed that visual “access” to the application site is at its most “open” given the fact there is no foliage / leaf cover obscuring views.
- 8.1.3 The views taken around the visual envelope of the site represent a determined location where visual access to the application site is at its optimum and therefore any views further out from this view are even more restrictive / non-existent.
- 8.1.4 Figures 17 illustrates the location from where representative viewpoints were taken.
- 8.1.5 The black arrows on the photographs represent the application site location.
- 8.1.6 A series of 3D visuals have been presented showing the views post construction (without new planting and with planting established). The visuals were developed using Autocad Infravorks (V2019) and a true representation of the final views.
- 8.1.7 Note: The existing hotel depicted on the drawings is for illustrative purposes only

8.2 Zone of Visual Influence

- 8.2.1 The following section provides an assessment of the Zone of Visual Influence.

Figure 017 Representative Viewpoints around the Application Site

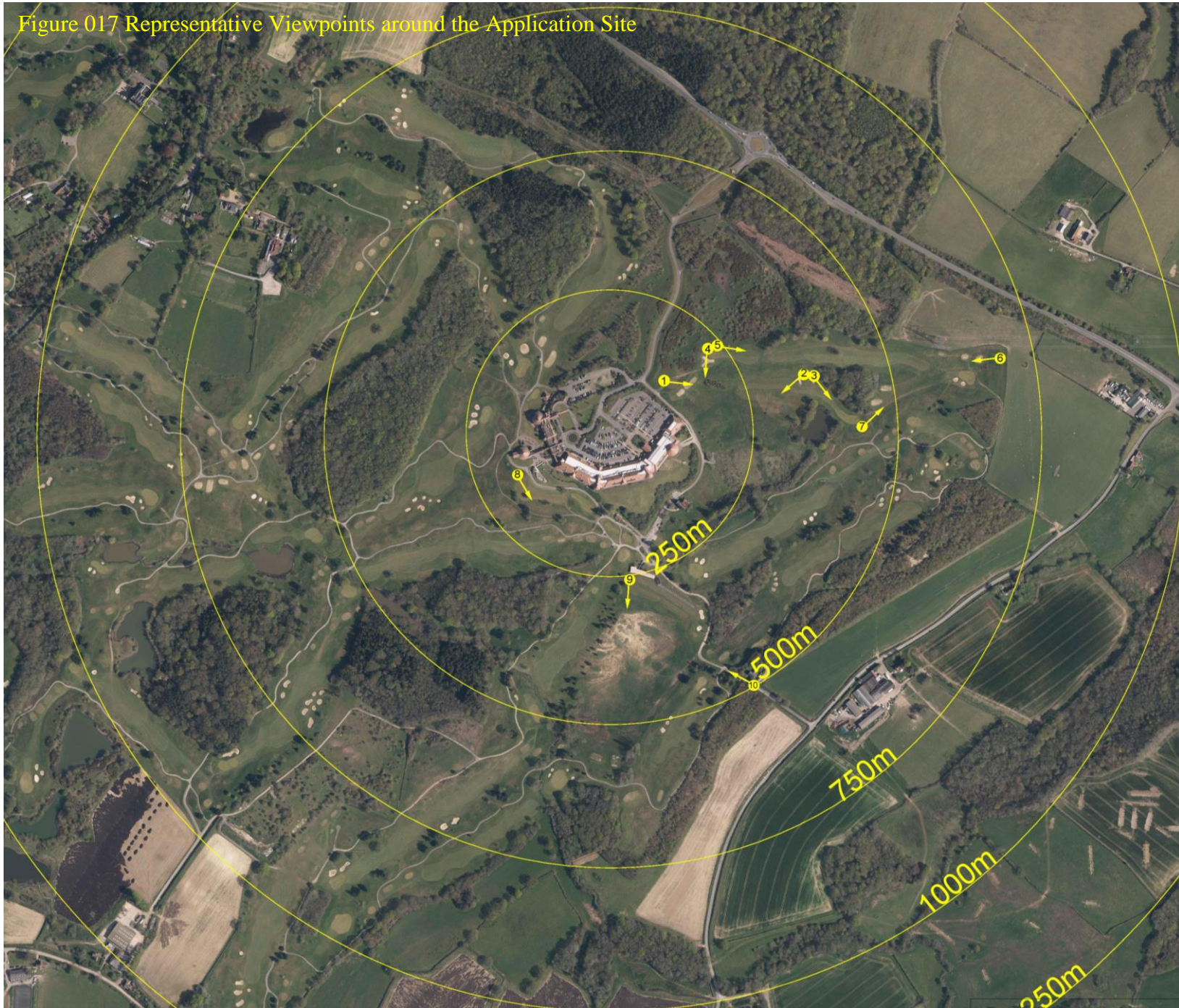


Figure 18 Aerial View Of Existing Site



Figure 19 Aerial View Of Proposed Site



Figure 20 Aerial View Of Existing Site From the East



Figure 21 Aerial View Of Proposed Site From the East

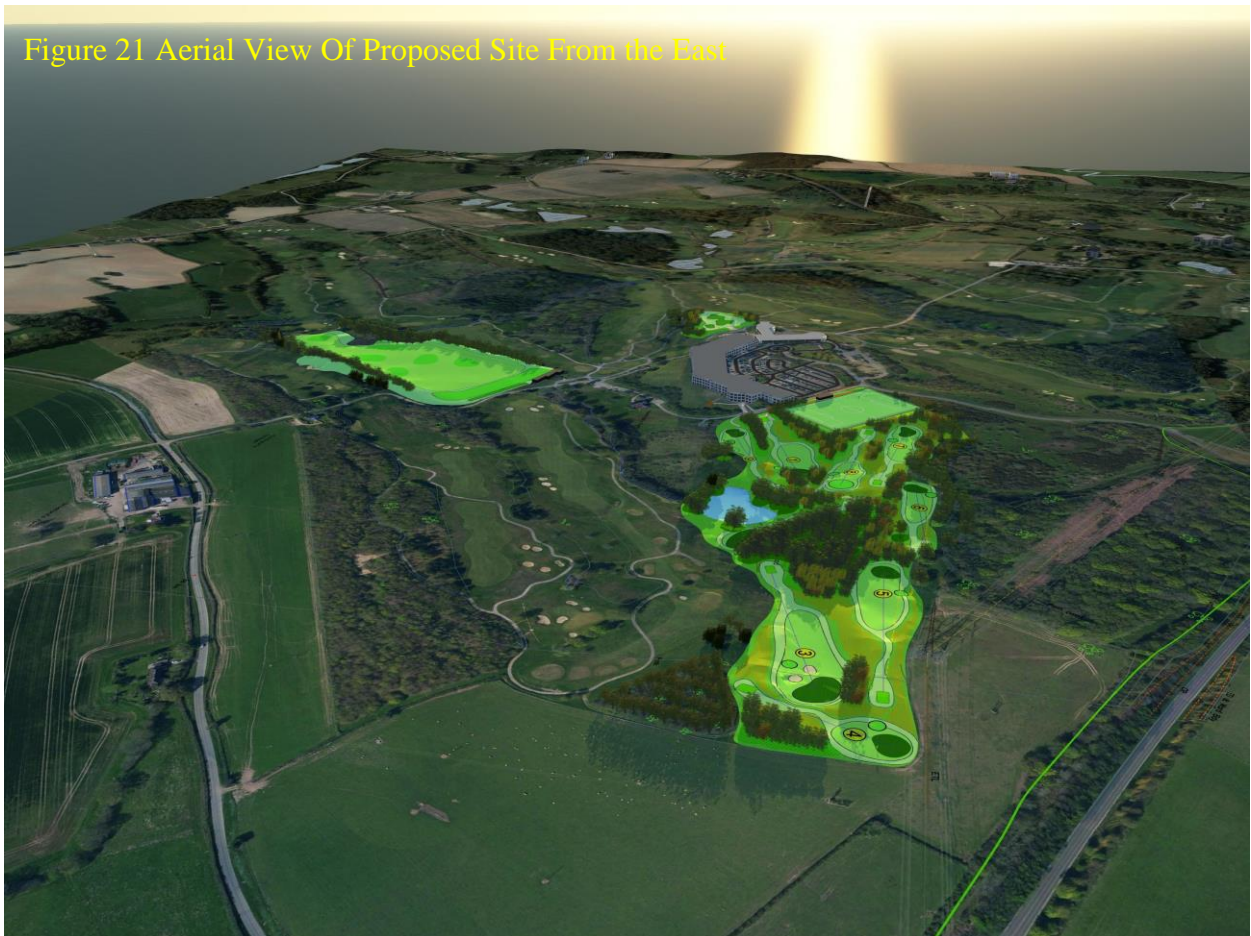


Figure 22 Aerial View Of Existing Site From the North



Figure 23 Aerial View Of Proposed Site From the North

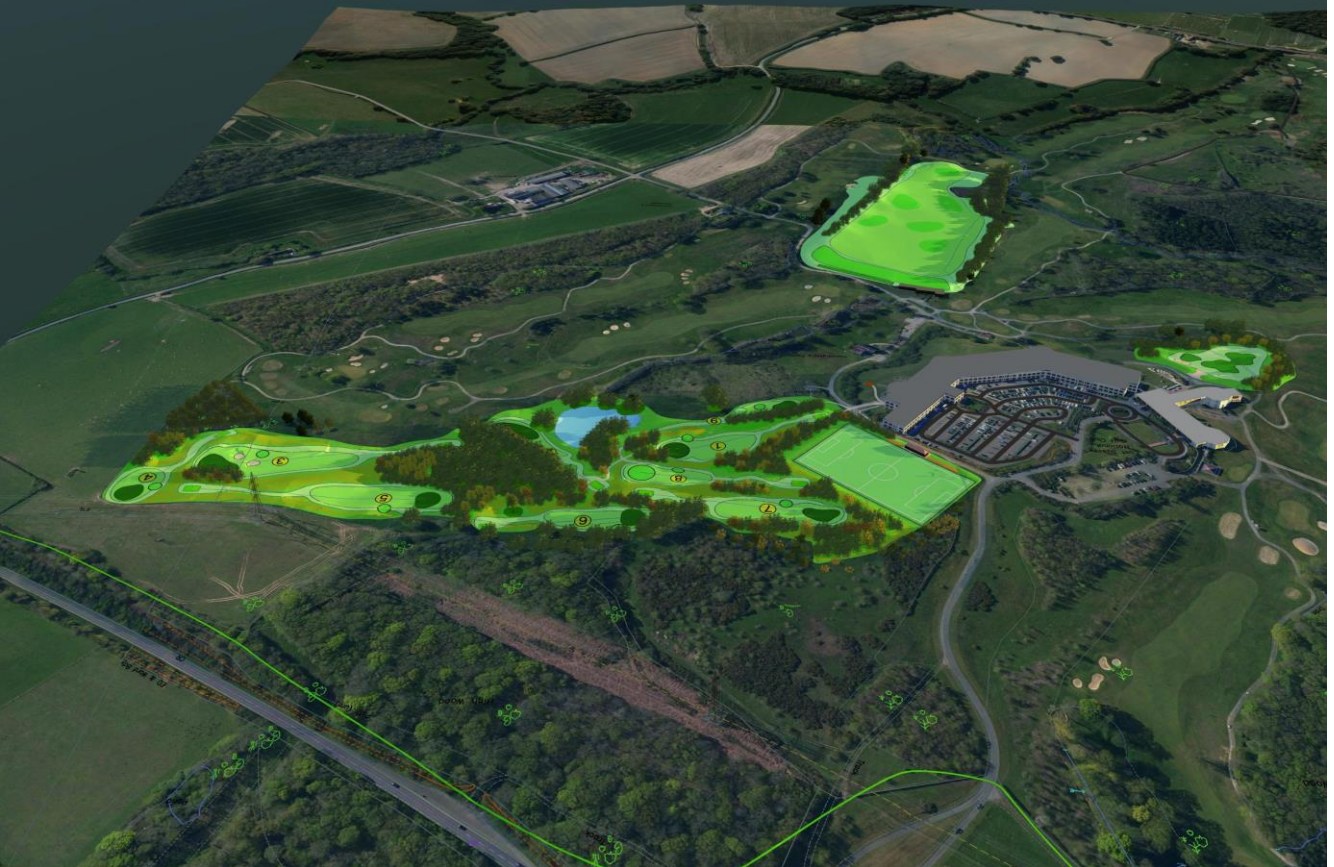


Figure 24 Aerial View Of Existing Site From the South

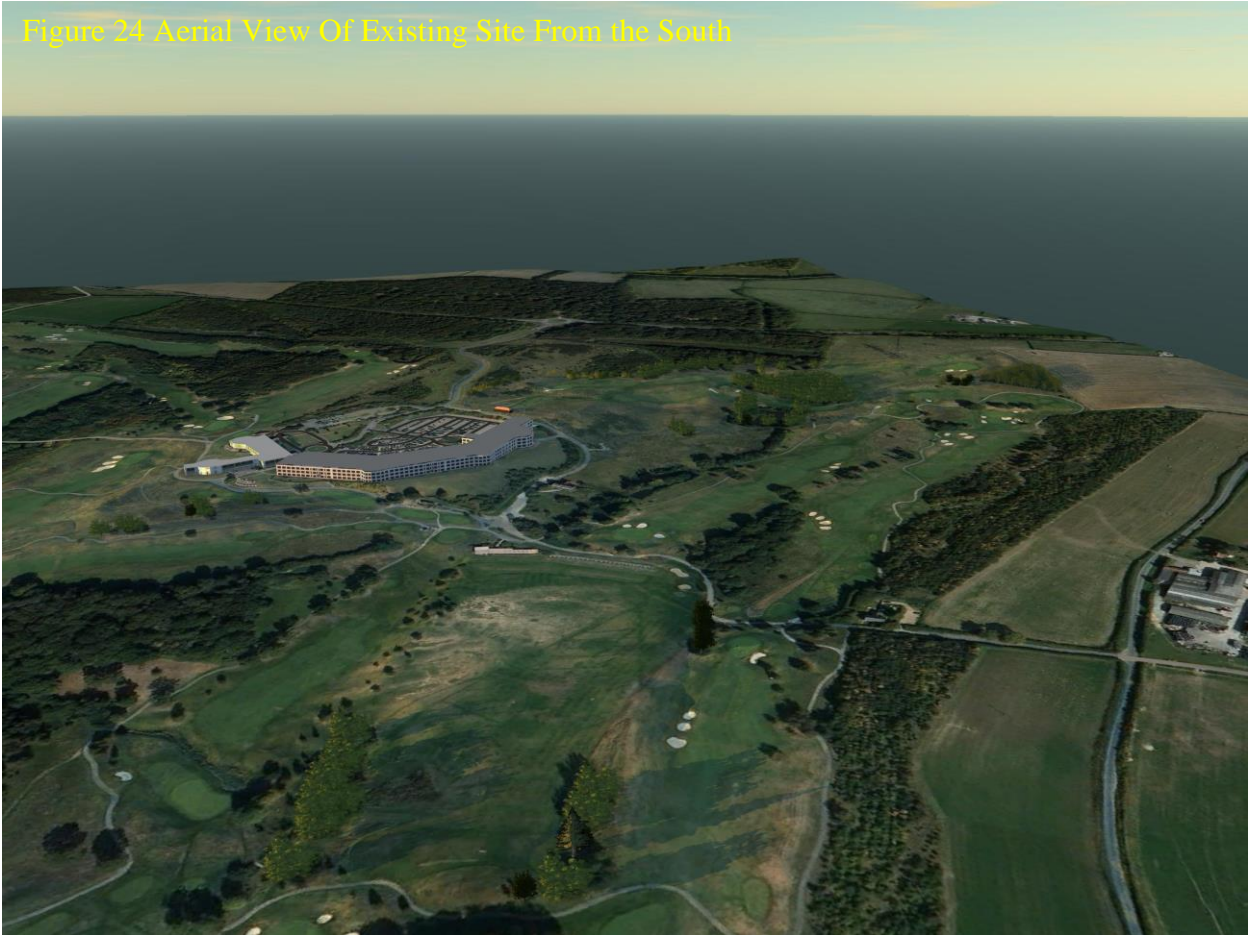


Figure 25 Aerial View Of Proposed Site From the South

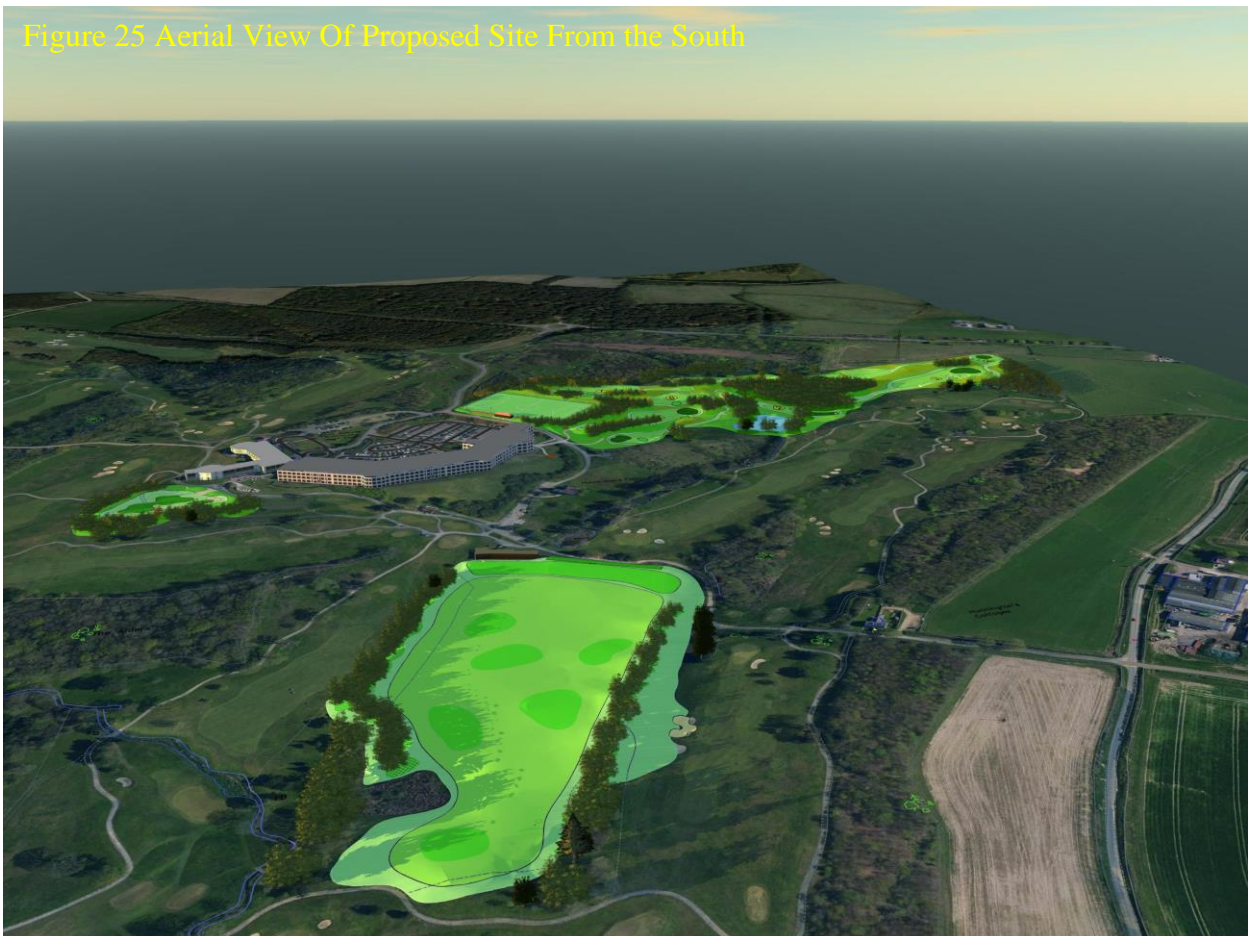
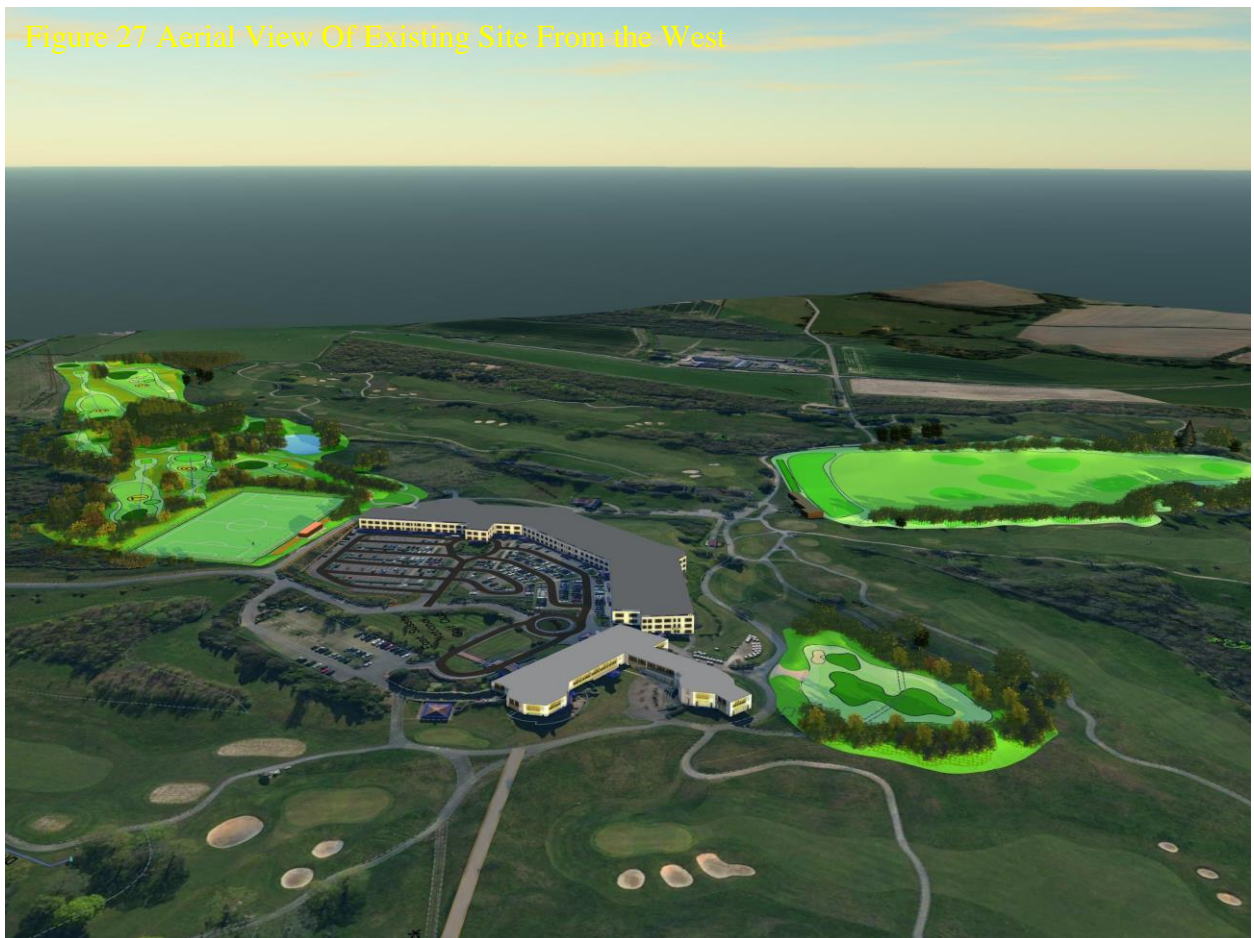


Figure 26 Aerial View Of Existing Site From the West



Figure 27 Aerial View Of Existing Site From the West



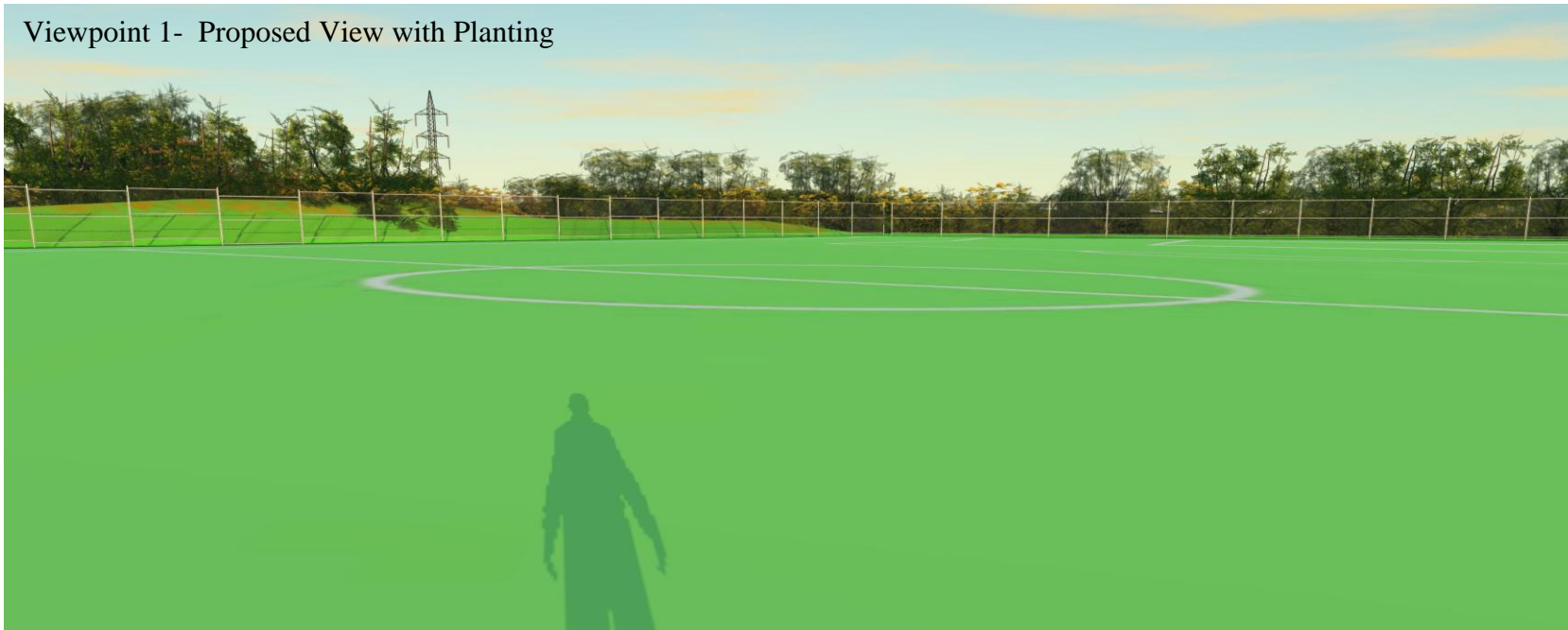
Viewpoint 1- Taken from West of the existing practice course looking East



Viewpoint 1- Proposed View (no planting)



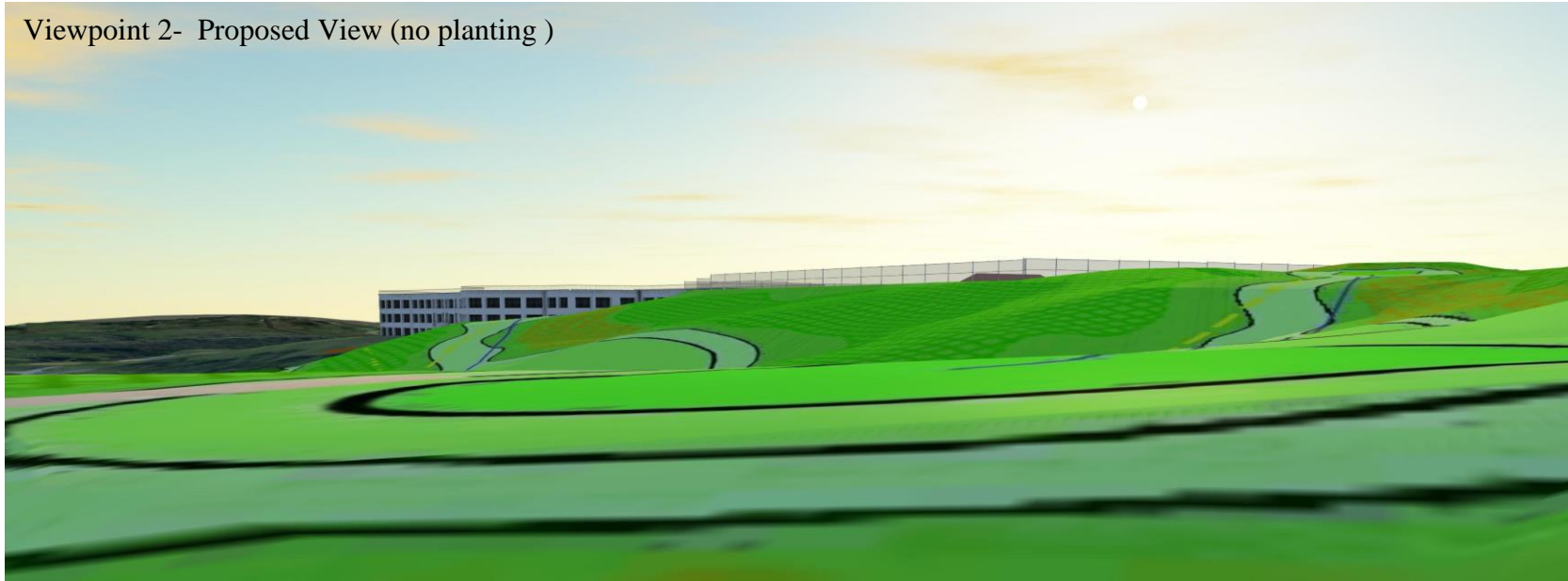
Viewpoint 1- Proposed View with Planting



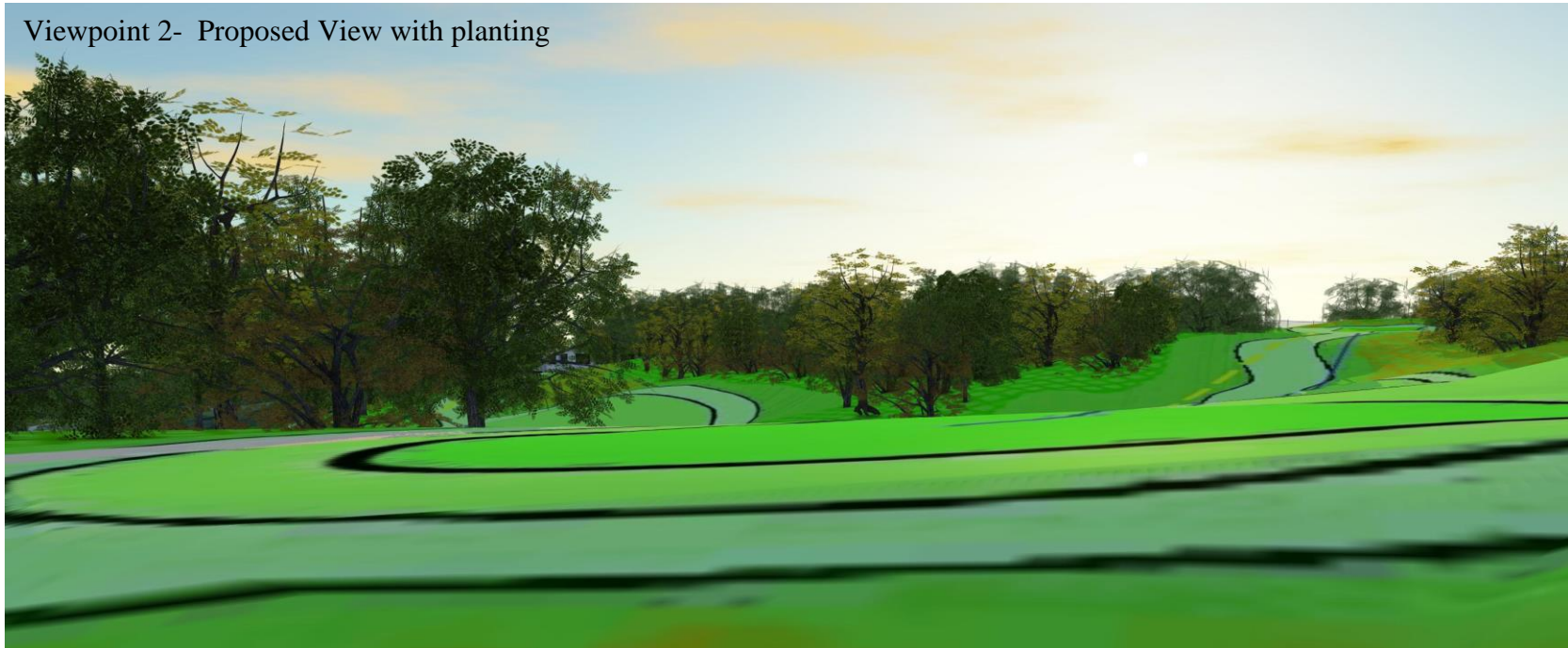
Viewpoint 2- Taken from north looking south across course



Viewpoint 2- Proposed View (no planting)



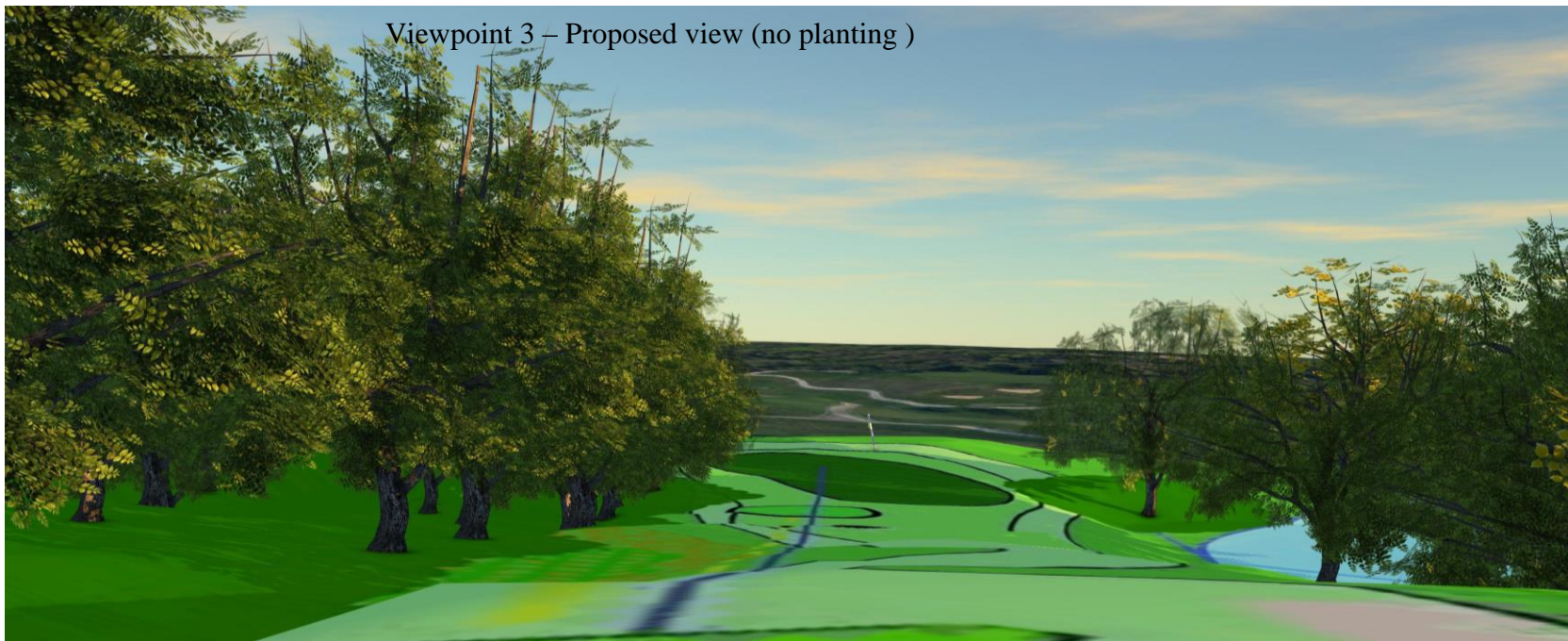
Viewpoint 2- Proposed View with planting



Viewpoint 3 – Looking form north to south across existing par 3 hole



Viewpoint 3 – Proposed view (no planting)



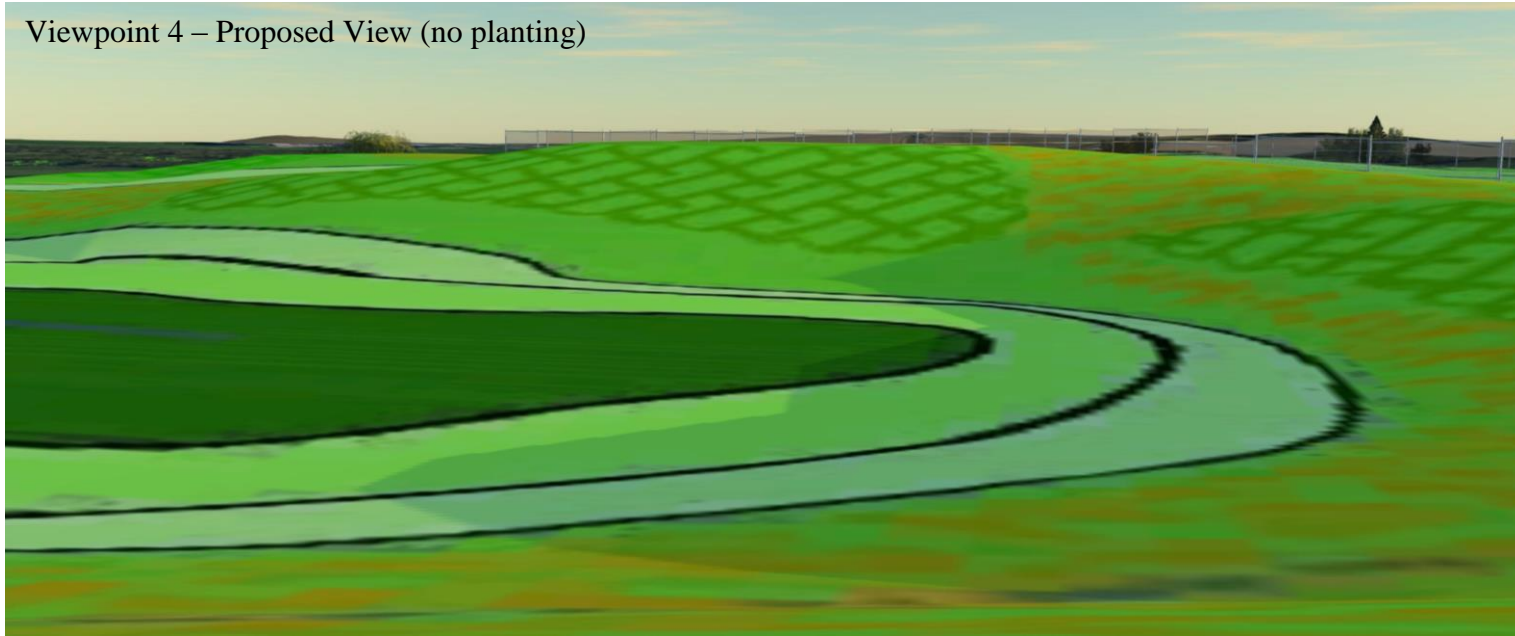
Viewpoint 3 – Proposed view (no additional planting)



Viewpoint 4 – Looking form north to south across existing par 3 hole



Viewpoint 4 – Proposed View (no planting)



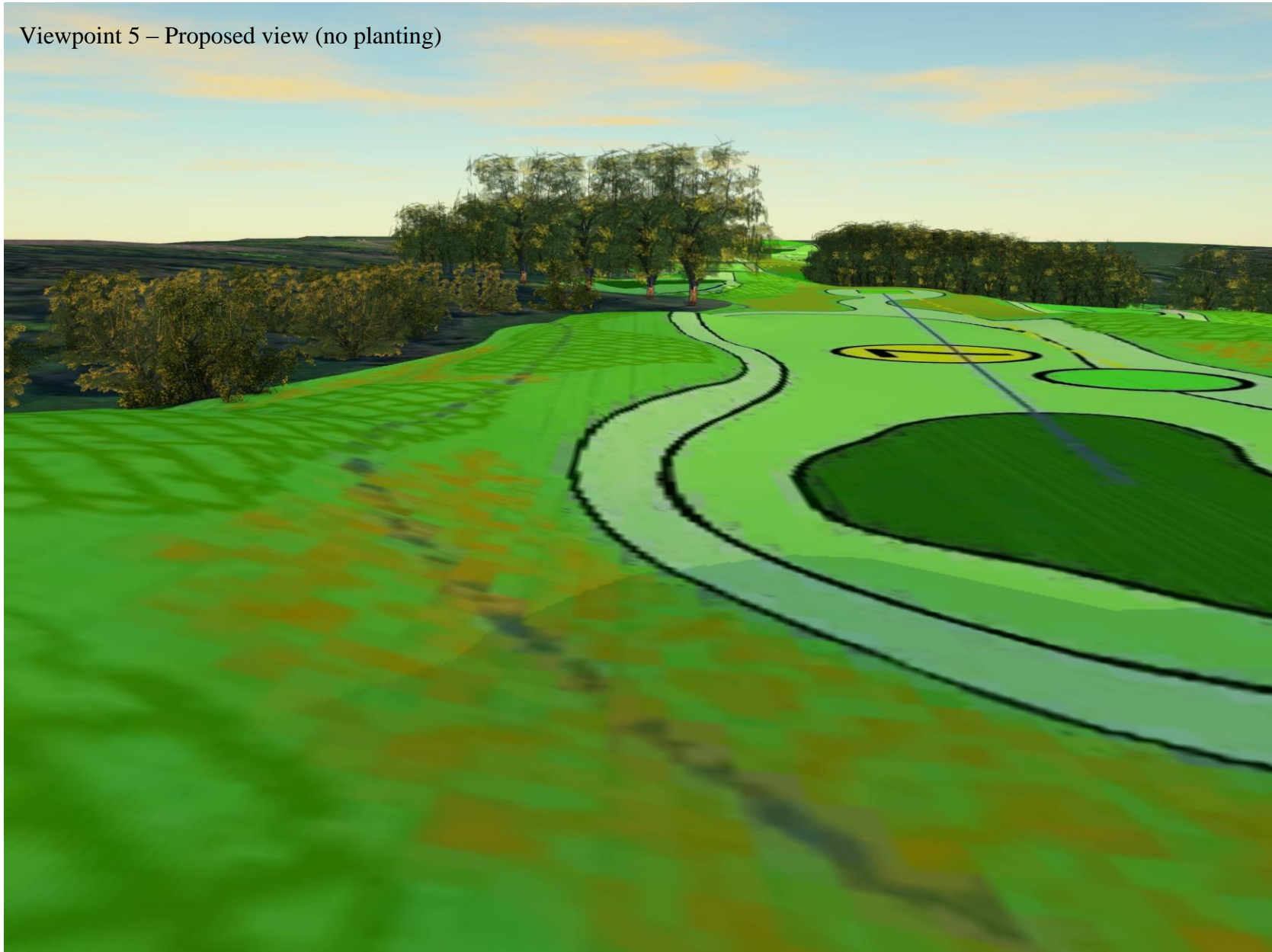
Viewpoint 4 – Proposed View with planting



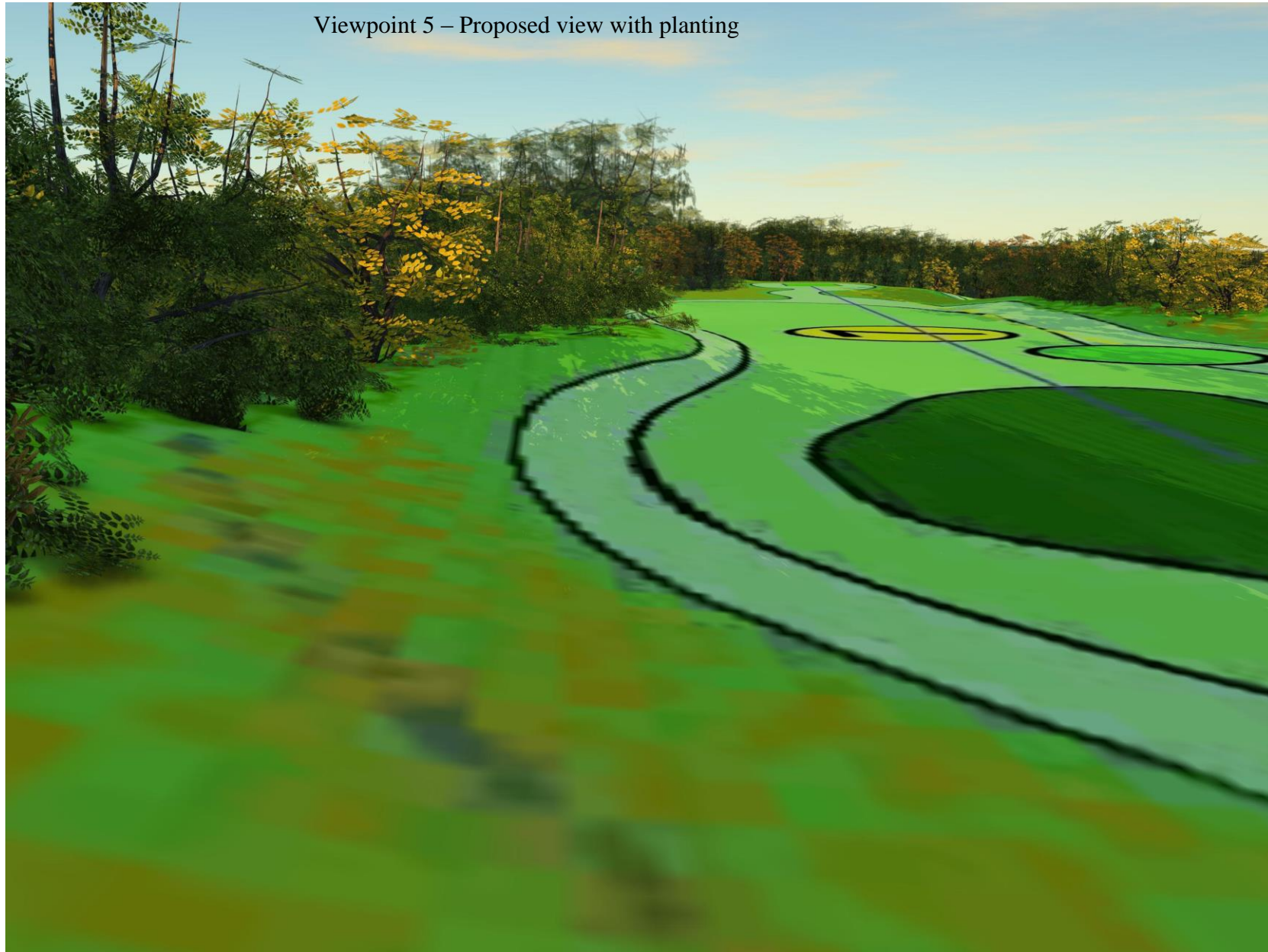
Viewpoint 5 – Looking east across course



Viewpoint 5 – Proposed view (no planting)



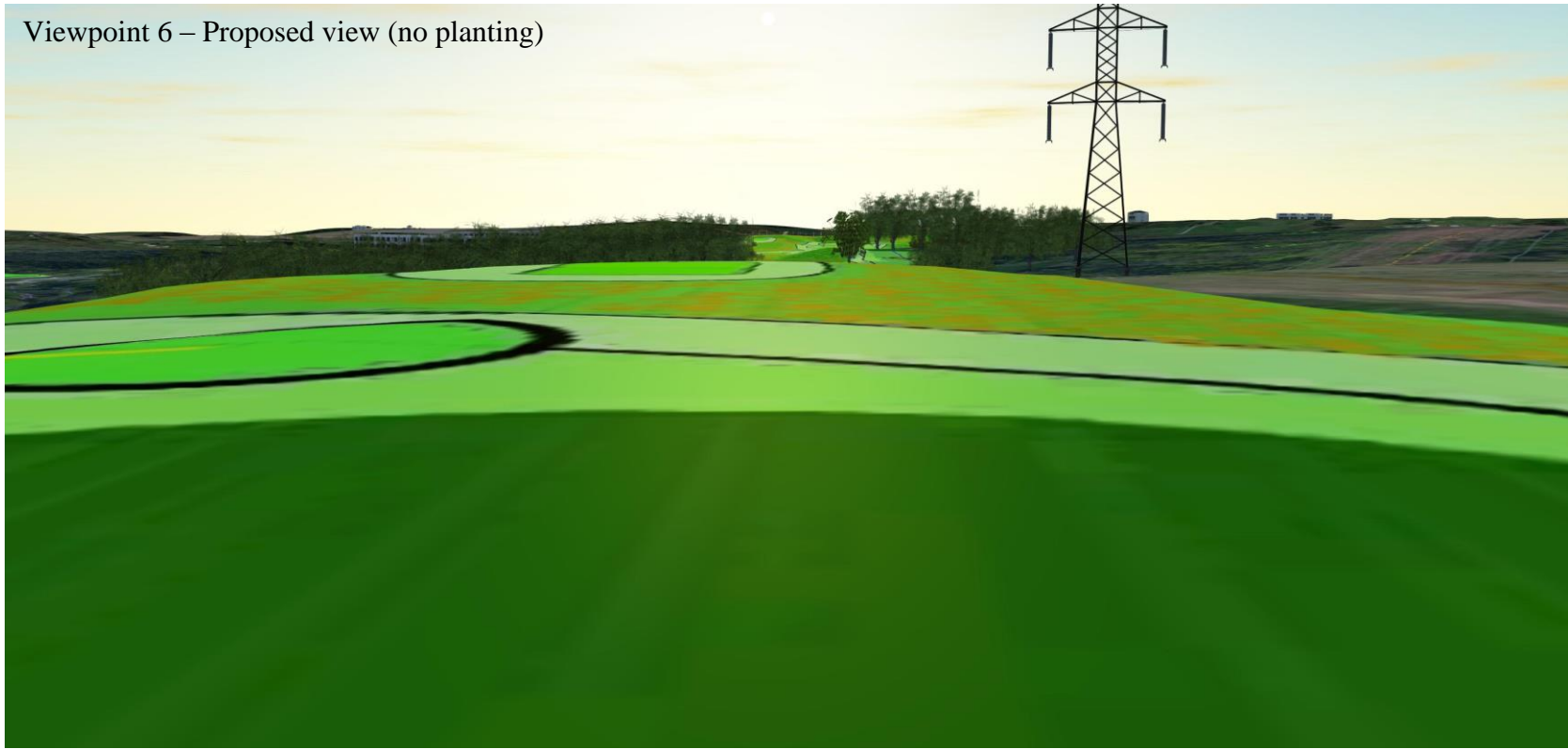
Viewpoint 5 – Proposed view with planting



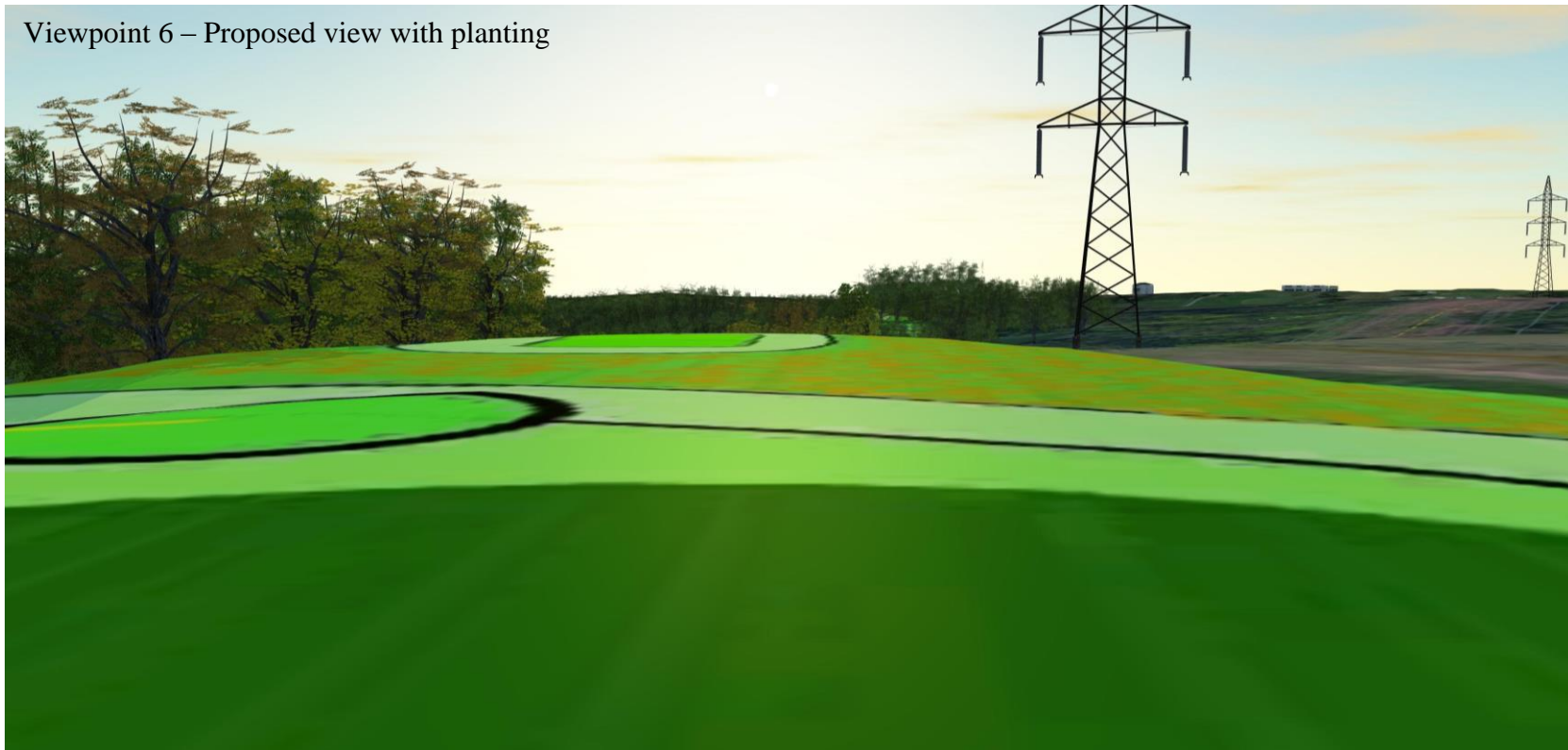
Viewpoint 6



Viewpoint 6 – Proposed view (no planting)



Viewpoint 6 – Proposed view with planting



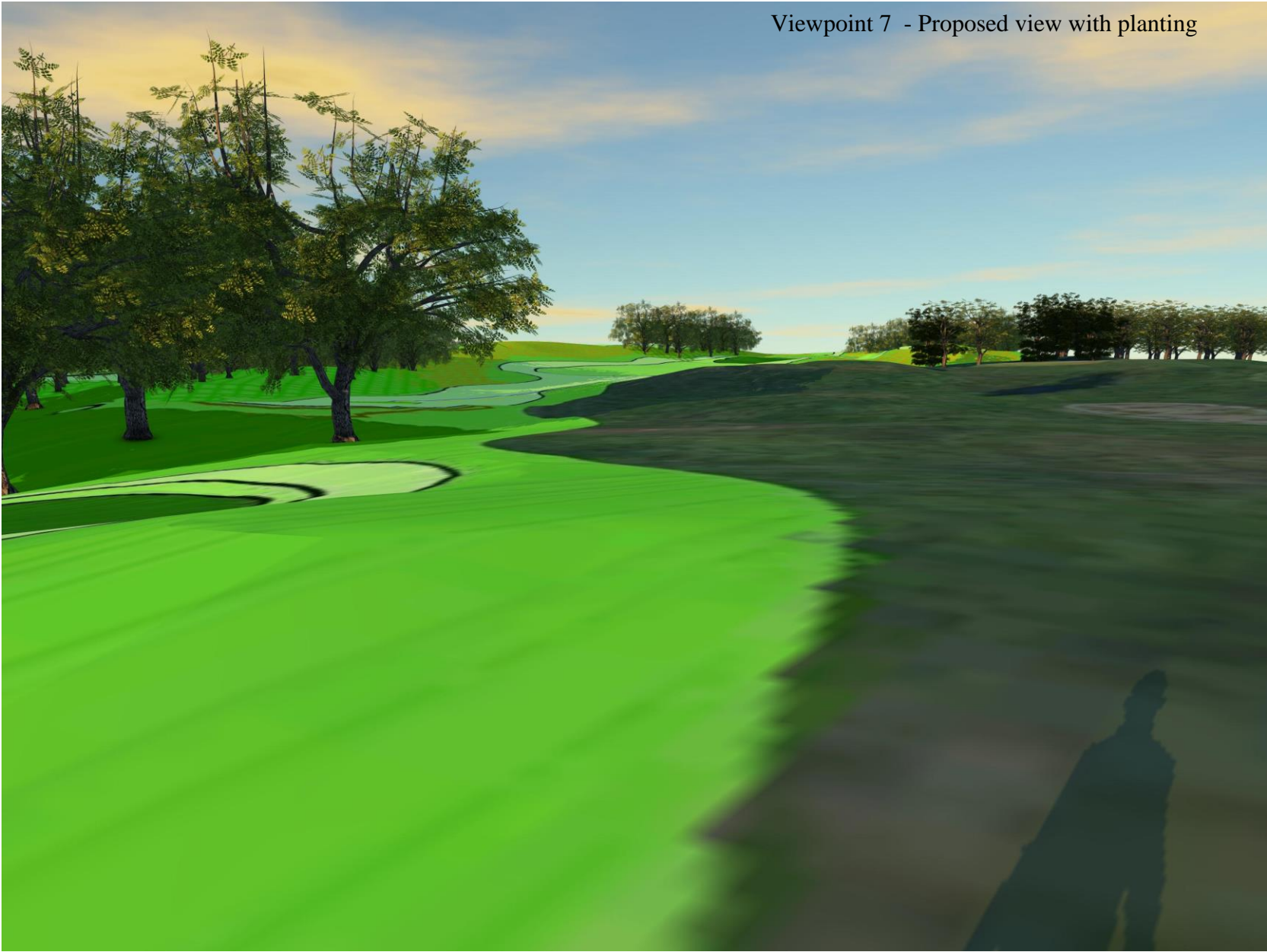
Viewpoint 7



Viewpoint 7 - Proposed view (no planting)



Viewpoint 7 - Proposed view with planting



Viewpoint 8



Viewpoint 8 - Proposed view (no planting)



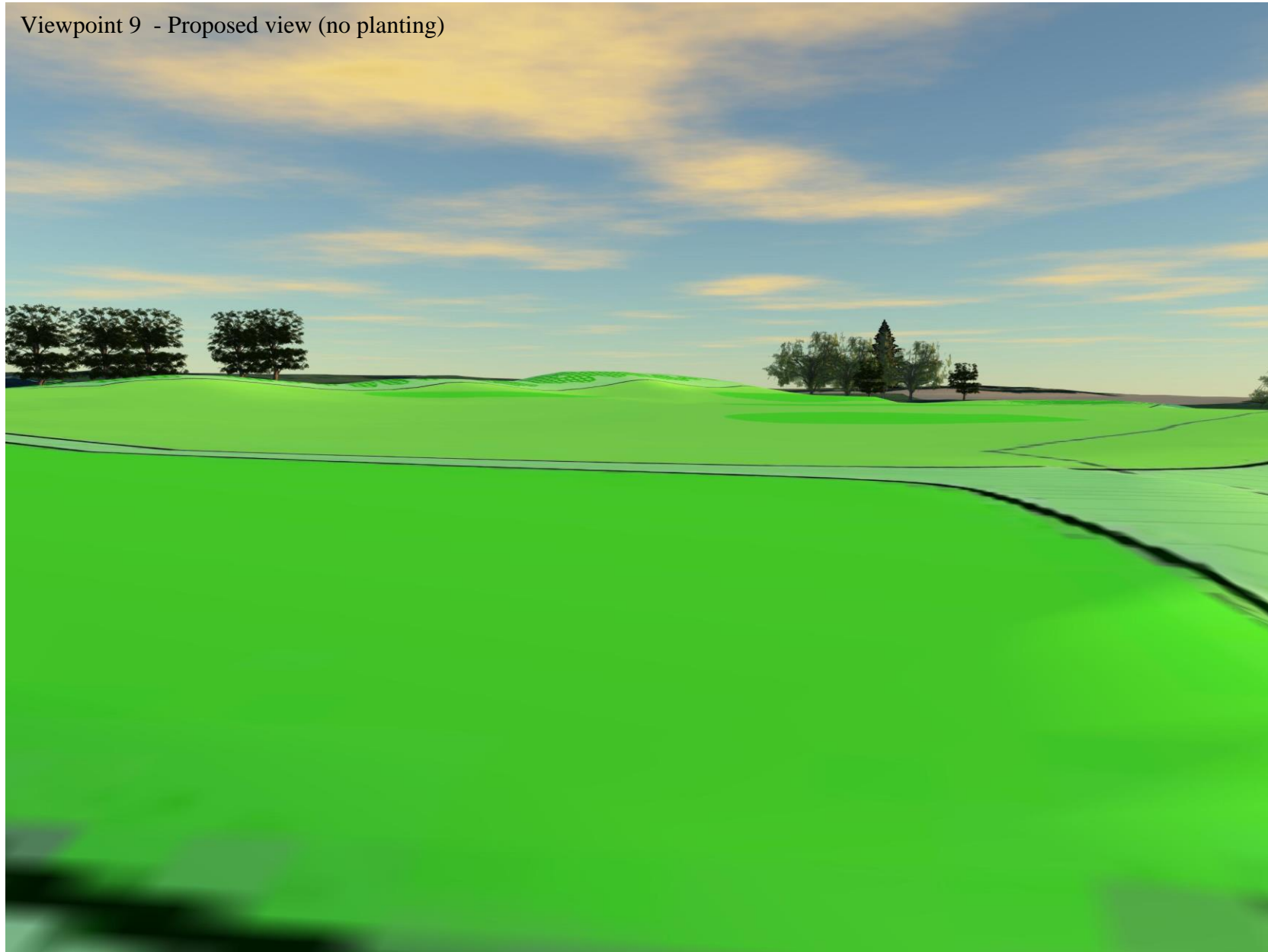
Viewpoint 8 - Proposed view with planting



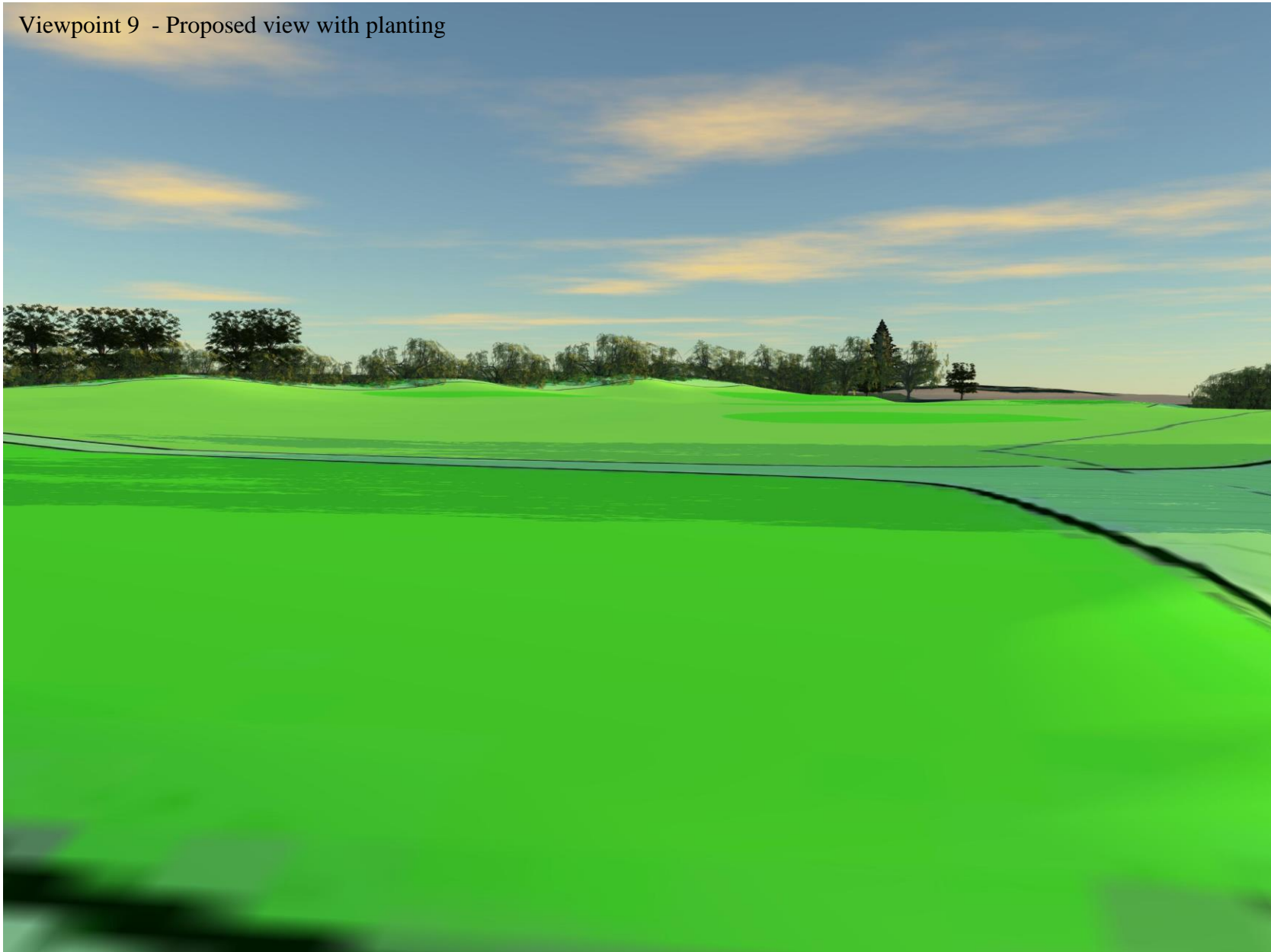
Viewpoint 9



Viewpoint 9 - Proposed view (no planting)



Viewpoint 9 - Proposed view with planting



Viewpoint 10 – Limited view of a section of the range only



8.3 Zone of Visual Influence – Summary

- 8.3.1 Due to the existing topography and vegetation the proposed works are almost entirely screened from any private residential properties .
- 8.3.2 The closest private property to the works are located at Hunningtons Cottage's which are approximately 100m from the works boundary. Due to intervening vegetation views from these premises are restricted to just glimpses through dense foliage.
- 8.3.3 One Public Right Of Way runs close to both the new short game area and the practice ground. The impact on views as a result of the finished works will essentially be that of mounding and golf features (fairways, greens, tees, managed and unmanaged grassland), in-keeping with the current character of the golfing landscape that the footpath passes through.
- 8.3.4 In conclusion, the proposals set out in this application are in keeping with the existing landscape character of the site. While the proposed changing rooms, spectator benches and fencing around the proposed football pitch are additional hard landscape features in the landscape, they are considered of an appropriate scale and with appropriate screen planting any visual impact will be mitigated.

9 ACCESS AND CONSTRUCTION

9.1 Introduction

- 9.1.1 A Traffic Statement has been prepared by Cora Lt Ltd covering construction traffic access / egress and impact as well as operational impact. The report accompanies the submission.
- 9.1.2 **Access For The Proposed Works** – The existing entrance bell mouth is deemed suitable for use by construction vehicles.
- 9.1.3 The golf course will remain open for the duration of the construction works and therefore a separate route to the construction areas is proposed that does not conflict with the existing golf course driveway.
- 9.1.4 It is envisaged that the practice ground and short game area will be constructed first followed by the 3G pitch and par 3 golf course.
- 9.1.5 See figures 28 and 29 together with scaled plan WD800C01 for details of the proposed access route into and from the site.
- 9.1.6 The duration of the project , assuming 70 lorry deliveries a day, will take approximately 2 years to complete. This is however subject to change depending on any restrictions put on lorry movements by the Highways Agency and any adverse weather conditions during the build.
- 9.1.7 With the exception of the lorries bringing soils to the site, there will be little movement of construction machinery in and out of the site during the earthworks. Additional lorries will be required to supply materials for the new changing facilities, spectator seating and 3G pitch installation.
- 9.1.8 A secure site compound will be established as set out in drawing WD800C01. This will be used for the storage of materials, vehicles not in use (but not imported soils) and for staff parking. An administration cabin and wheel wash facilities will be provided at the compound . There is plenty of space within the golf course site to prevent any backing up of vehicles onto the main road, as well as a good run-out route for lorries exiting the site.
- 9.1.9 There will be a wheel wash facility supplied at all times along with a road sweeper available should any mud get onto the main road.
- 9.1.10 **Operational Access To The New Facilities**
- 9.1.11 Access to the new facilities will remain via the existing bell mouth and driveway on completion of the works. The existing parking provision is deemed suitable for the operational stage of the new facilities.

Figure 28 View of Existing roundabout at the golf club entrance

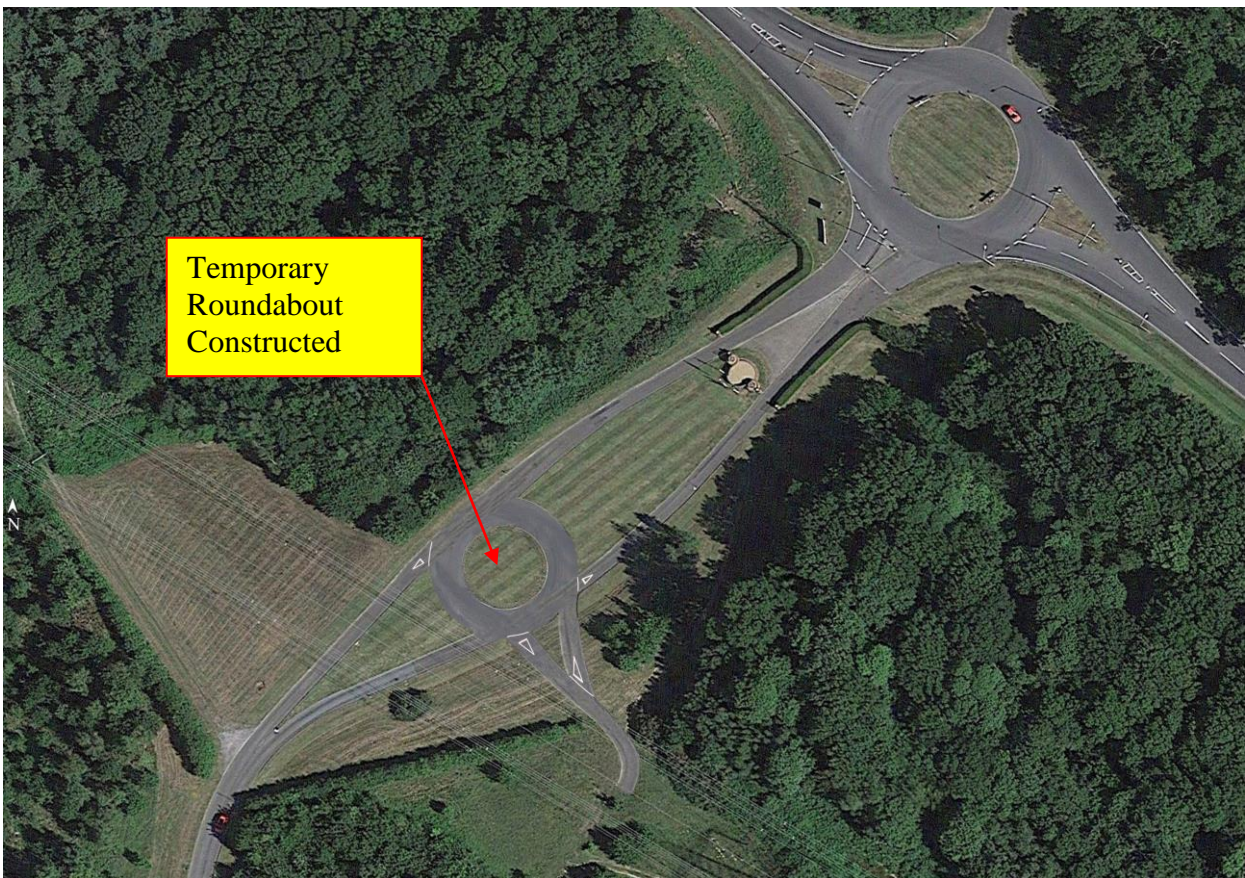


Figure 29 Proposed Temporary Lorry / Traffic Management Scheme (see also Cora Transport Statement)

9.1.12 **Construction Inputs For The New Par 3 Golf Course/ Footgolf Course, Practice Ground Outfield & Short Game Area** - This section lists the inputs required for the construction work that will create the physical features.

9.1.13 *Labour* - The remodelling works will be constructed by experienced, specialist contractors, who will price the works against a detailed specification. This will include clauses specifying restrictions and requirements regarding mitigating the extent of impacts and disruptions during construction. Construction will be monitored and inspected by a full-time site representative.

9.1.14 It is envisaged that approximately 3 - 5 construction operatives will be working on the site at any one time. Standard working hours will be from 7.30 am until 6.30 pm Monday to Friday.

9.1.15 *Materials* – It is proposed that the grading works will be undertaken using soils imported to the site. These materials shall consist of :-

9.1.16 - Class 2 cohesive fill for the drainage at the site;

9.1.17 - Class 1 and 2 materials for the land remodelling ;

9.1.18 - Class 5 top soils and ;

9.1.19 - Class 6 aggregate for pathways and tracks

The 'Classes' are in accordance with the Specification for Highways Works.

9.1.20 Sections of the temporary haul road will require the placement of a hardcore base .

9.1.21 A detailed methodology for the inspection and handling of the materials will also be prepared for submission to the planning authority prior to works commencing on site.

9.1.22 Specialist drainage materials will be required including gravel, sand and pipework.

9.1.23 Irrigation equipment will also be required for the par 3 course which will include pipework, electrical works, valves , sprinkler heads and pumps

9.1.24 *Soil Volumetric Calculations* - The grading details illustrated on plan WD800GO1 shows a fill volume of 255579 m³ .

Heavy Equipment - Construction is expected to involve the following machinery:

9.1.25 - x1 bulldozers (e.g. Caterpillar D6)

9.1.26 - x1 360-excavators (e.g. Caterpillar 320)

9.1.27 - x1 mini digger

9.1.28 - x1 dump truck (e.g. Volvo A25)

9.1.29 *Services* - Water and electricity will be supplied to the contractor's compound from the nearby clubhouse and sewage will be dealt with via 'portaloo's' and or the clubhouse.

- 9.1.30 *Protective Measures* - Temporary fencing will be erected around existing vegetation as set out by the Arboricultural Impact Assessment submitted as part of the application. This will be in place during the entire works in order to afford protection from construction vehicles .
- 9.1.31 Traffic calming measures and warning signs for both the lorry operatives and members of the public will be in place prior to works commencing .
- 9.1.32 Where tree protection fencing is not providing temporary boundary security then Heras fencing will also be installed whilst the construction works are being undertaken. This will restrict public access during the construction works for safety reasons.
- 9.1.33 *Temporary Drainage* - The contractor shall be required at all times to deal with existing flows of surface and subsoil water that may be met during the course of works and will be responsible for ensuring that excess silt from the works does not enter watercourses or roads. The contractor will make provision for the temporary drainage, dewatering and stabilisation of the works during the earthworks until such time as grass establishment has prevented further potential runoff of silt.
- 9.1.34 **Construction Processes For The New Par 3 Golf Course / Footgolf Course , Practice Ground Outfield and Short Game Area** - This section lists the processes that will create the physical features.
- 9.1.35 *Ground Preparation* – Remove any vegetation that has been approved for clearing by the local authority.
- 9.1.36 Existing topsoil shall be stripped and placed in storage mounds for later re-spread.
- 9.1.37 Soils and sub-soils will be brought onto the build areas using tipper lorries, dump trucks and bulldozers.
- 9.1.38 *Sub-Soil Grading* – Bulldozers, excavators and scrapers will be used to shape the features in accordance with the grading plan WD800GO1.
- 9.1.39 *Drainage* - Where drainage lines are installed slotted pipes will be used, sunk to an average depth of 650mm, back-filled over with gravel drainage medium and topped with sand and soil.
- 9.1.40 Inspection chambers will be provided to enable monitoring of the system and clearance of blockages. Silt chambers will be provided on each main drain prior to feeding the dissipating drains and open ditches to collect silt as the flow reduces velocity and ensure that the dissipating drains do not become blocked.
- 9.1.41 Trenching machines are used to create routes for pipe-work for drainage.
- 9.1.42 *Top-soil Spreading & Cultivation* - Topsoil shall be re-spread on all areas where a change in level has occurred, with the exception of the putting and tee surfaces, the area of the proposed 3G pitch, changing facility and spectator viewing benches .
- 9.1.43 The surface will be prepared using specialist disc-harrows and cultipactors.
- 9.1.44 *Green Surfaces* – it is proposed that the greens (other than the 3 greens to be retained) will be constructed using a specialist rootzone medium of sand and organic matter imported to the site.

- 9.1.45 *Seeding Planting & Growing-In* – Seeding will take place either in the Autumn or spring months.
- 9.1.46 Planting of trees, shrubs and wildflower areas will take place in the autumn / winter months following the completion of the grading works.
- 9.1.47 **Construction Outputs For The New Par 3 Golf Course/Footgolf Course, Practice Ground Outfield and Short Game Area** This section lists the outputs that will create the physical features.
- 9.1.48 *Dust And Noise* - The contractor shall be required to take all reasonable steps to minimise the nuisance of airborne dust arising out of earth moving operations.
- 9.1.49 55dB is considered by the World Health Organisation to be the daytime noise level above which 'community annoyance' sets in. There are no noise-sensitive properties near enough to the site for this threshold to be exceeded.
- 9.1.50 *Damage* - The contractor shall be required to take such precautions as are necessary to keep all roads, paths or other lands in the vicinity of the works, both within and outside the site boundary, clear of any spillage or droppings from his traffic. The contractor shall be required to hose, brush, scrape or otherwise remove, any material likely to spill or drop from his traffic before it leaves the construction site.
- 9.1.51 *Waste Material* - All waste materials generated by construction work will be removed from site prior to or at completion of the project.
- 9.1.52 *Monitoring* - The importation process and the construction activity will be strictly managed and controlled, according to prescribed procedures and processes set out in the planning permission. These will include the following:
- 9.1.53 Laboratory testing of sampled source soil materials
- 9.1.54 On-site acceptance and ticketing
- 9.1.55 Measures to ensure that highways are kept clean, including use of a wheel-spinner, wheel bath, and road-sweeper
- 9.1.56 Secure storage of materials and equipment in a fenced compound, with bunding for fuel storage.
- 9.1.57 Use of signage to ensure public awareness of lorry movement
- 9.1.58 Use of protective fencing, in accordance with the advice of ecological consultant and arboricultural consultant, to ensure that there is no adverse impact on any vegetation within or close to the development boundary.

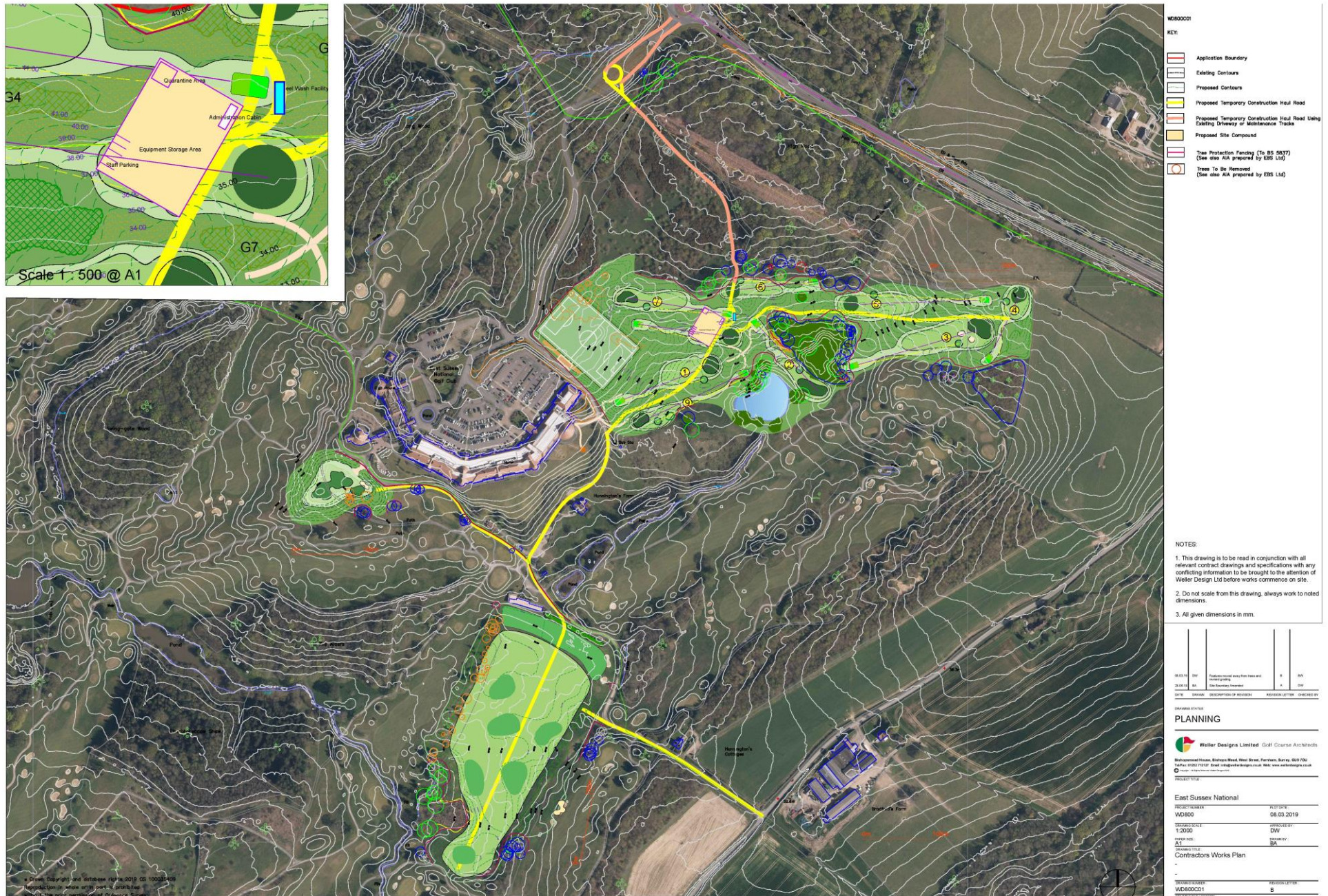


Figure 30 – Contractors Works Plan (see also scaled plan WD800C01)

- 9.1.59 **Construction Inputs For The New Changing Facilities and Spectator Benching** - This section lists the inputs required for the construction work that will create the new built features. Further details on the designs are illustrated in figure 30 and scaled plan WD800C01.
- 9.1.60 *Labour* - The building works will be constructed by experienced, specialist contractors, who will price the works against a detailed specification. Construction will be monitored and inspected by a full-time site representative.
- 9.1.61 It is envisaged that approximately 6 construction operatives will be working on the building at any one time. Standard working hours will be from 7.30 am until 6.30 pm Monday to Friday.
- 9.1.62 *Heavy Equipment* - Construction is expected to involve the following machinery:
- 1 360-excavators (e.g. Caterpillar 320)
 - 1 mini-diggers
 - 1 dump truck (e.g. Volvo A25)
 - X1 Crane
- 9.1.63 *Services* - Water and electricity will be supplied to the contractor's compound from nearby public services and sewage will be dealt with via 'portaloo's'.
- 9.1.64 *Storage* – A secure site compound will be established as shown on figure 30 and scaled plan WD800CO1.
- 9.1.65 The compound will be used primarily for the holding of machinery when not in use, and for the storage of materials required for the works.
- 9.1.66 There will be 1 'portacabin' within the compound, to serve as offices and dining, rest and washing facilities.
- 9.1.67 Temporary parking for site operatives will be within the compound
- 9.1.68 *Protective Measures* - Temporary fencing will be erected around existing vegetation to afford protection from construction works.
- 9.1.69 *Temporary Drainage* - The contractor shall be required at all times to deal with existing flows of surface and subsoil water that may be met during the course of works and will be responsible for ensuring that excess silt from the works does not enter watercourses or roads. The contractor will make provision for the temporary drainage, dewatering and stabilisation of the works during the earthworks until such time as grass establishment has prevented further potential runoff of silt.

Construction Processes for the new changing facilities and spectator seating -

This section lists the processes that will create the physical features.

- 9.1.70 *Ground Preparation* – Remove any vegetation that has been approved for clearing by the local authority.
- 9.1.71 The buildings will be constructed as set out by the Architects details drawings and specifications and as detailed in the planning approval.
- 9.1.72 **Construction Outputs For The New Changing Facilities and Spectator Benching-**
This section lists the outputs that will create the physical features
- 9.1.73 *Dust And Noise* - The contractor shall be required to take all reasonable steps to minimise the nuisance of airborne dust arising out of the construction works.
- 9.1.74 55dB is considered by the World Health Organisation to be the daytime noise level above which 'community annoyance' sets in. There are no noise-sensitive properties near enough to the site for this threshold to be exceeded.
- 9.1.75 *Damage* - The contractor shall be required to take such precautions as are necessary to keep all roads, paths or other lands in the vicinity of the works, both within and outside the site boundary, clear of any spillage or droppings from his traffic. The contractor shall be required to hose, brush, scrape or otherwise remove, any material likely to spill or drop from his traffic before it leaves the construction site.
- 9.1.76 *Waste Material* - All waste materials generated by construction work will be removed from site prior to or at completion of the project.
- 9.1.77 *Monitoring* - The construction activity will be strictly managed and controlled, according to prescribed procedures and processes that will set out in detail in the planning application. These will include the following:
 - 9.1.78 Measures to ensure that highways are kept clean, including use of a wheel-spinner, wheel bath, and road-sweeper
 - 9.1.79 Secure storage of materials and equipment in a fenced compound, with bunding for fuel storage.
 - 9.1.80 Use of signage to ensure public awareness of lorry movement and building works.
 - 9.1.81 Use of protective fencing, in accordance with the advice of ecological and arboricultural consultants, to ensure that there is no adverse impact on any trees close to the development boundary or on any species that might need to be excluded from the works area.

- 9.1.82 **Construction Inputs For The New 3G Football Pitch** - This section lists the inputs required for the construction work that will create the new built features. Further details on the designs are illustrated in drawing WD800BU01.
- 9.1.83 *Labour* - The construction works will be undertaken by experienced, specialist contractors, who will price the works against a detailed specification. Construction will be monitored and inspected by a full-time site representative.
- 9.1.84 It is envisaged that approximately 6 construction operatives will be working on the 3G pitch at any one time. Standard working hours will be from 7.30 am until 6.30 pm Monday to Friday.
- 9.1.85 *Materials*. The majority of the materials will consist of hardcore (sub base) , concrete, synthetic grass and fencing (3m High)
- 9.1.86 .
- 9.1.87 *Heavy Equipment* - Construction is expected to involve the following machinery:
- 1 360 - excavators (e.g. Caterpillar 320)
 - 1 mini-diggers
 - 1 dump truck (e.g. Volvo A25)
 - X1 Crane
- 9.1.88 *Services* - Water and electricity will be supplied to the contractor's compound from nearby public services and sewage will be dealt with via 'portaloo's'.
- 9.1.89 *Storage* – A secure site compound will be established as shown on figure 30 and scaled plan WD800CO1.
- 9.1.90 The compound will be used primarily for the holding of machinery when not in use, and for the storage of materials required for the works.
- 9.1.91 There will be 1 'portacabin' within the compound, to serve as offices and dining, rest and washing facilities.
- 9.1.92 Temporary parking for site operatives will be within the compound
- 9.1.93 *Protective Measures* - Temporary fencing will be erected around existing vegetation to afford protection from construction works.
- 9.1.94 *Temporary Drainage* - The contractor shall be required at all times to deal with existing flows of surface and subsoil water that may be met during the course of works and will be responsible for ensuring that excess silt from the works does not enter watercourses or roads. The contractor will make provision for the temporary drainage, dewatering and stabilisation of the works during the earthworks until such time as grass establishment has prevented further potential runoff of silt.

Construction Processes For The New 3G Pitch - This section lists the processes that will create the physical features.

- 9.1.95 *Ground Preparation* – Remove any vegetation that has been approved for clearing by the local authority.
- 9.1.96 The 3G Pitch will be constructed as set out as per the suppliers details and specifications and as detailed in the planning approval.
- 9.1.97 **Construction Outputs For The 3G Pitch** - This section lists the outputs that will create the physical features
- 9.1.98 *Dust And Noise* - The contractor shall be required to take all reasonable steps to minimise the nuisance of airborne dust arising out of the construction works.
- 9.1.99 55dB is considered by the World Health Organisation to be the daytime noise level above which 'community annoyance' sets in. There are no noise-sensitive properties near enough to the site for this threshold to be exceeded.
- 9.1.100 *Damage* - The contractor shall be required to take such precautions as are necessary to keep all roads, paths or other lands in the vicinity of the works, both within and outside the site boundary, clear of any spillage or droppings from his traffic. The contractor shall be required to hose, brush, scrape or otherwise remove, any material likely to spill or drop from his traffic before it leaves the construction site.
- 9.1.101 *Waste Material* - All waste materials generated by construction work will be removed from site prior to or at completion of the project.
- 9.1.102 *Monitoring* - The construction activity will be strictly managed and controlled, according to prescribed procedures and processes that will set out in detail in the planning application. These will include the following:
 - 9.1.103 Measures to ensure that highways are kept clean, including use of a wheel-spinner, wheel bath, and road-sweeper
 - 9.1.104 Secure storage of materials and equipment in a fenced compound, with bunding for fuel storage.
 - 9.1.105 Use of signage to ensure public awareness of lorry movement and building works.
 - 9.1.106 Use of protective fencing, in accordance with the advice of ecological and arboricultural consultants, to ensure that there is no adverse impact on any trees close to the development boundary or on any species that might need to be excluded from the works area.

10 Appendix 1

3/30/2018

Golf is saving health authorities millions of pounds every year | The Golf Business

THE GOLF BUSINESS

Golf is saving health authorities millions of pounds every year

Alistair Dunsmuir

March 26, 2018 14:12

<http://www.thegolfbusiness.co.uk/2018/03/golf-is-saving-health-authorities-millions-of-pounds-every-year/>

A major survey of 3,200 golfers has found that the game plays a significant role in improving their physical and mental health.

This is the latest research in the long line of surveys demonstrating the health benefits of golf – and even finds that golf is saving health authorities millions of pounds every year.

The findings are the result of an investigation by England Golf, Mytime Active and ukactive. Over 3,200 golfers at 12 Mytime Active courses were surveyed about their participation.



3/30/2018

Golf is saving health authorities millions of pounds every year | The Golf Business

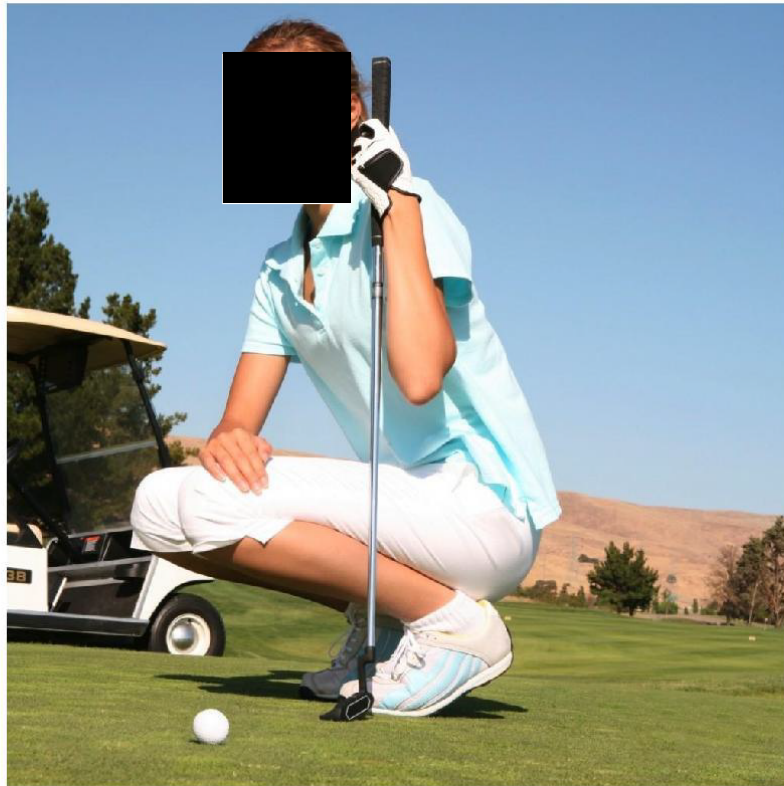
The results suggest the sport is attracting significant numbers of people who haven't been getting enough exercise and, once they get into golf, they're likely to keep playing and improving their fitness.

The more they play the happier they'll be, with the golfers who took most activity scoring well above the national average for their mental wellbeing.

As a result, it is estimated that golf is saving local authorities in the survey area a total of £3.4 million a year in health costs. There are even bigger potential savings if the golfers who play the least continue their participation and become more active.

The findings will be used to investigate the possibility of making golf available on referral by GPs. It will also help to find other ways to encourage inactive golfers to play more and to generally promote the health benefits of the game.

The research highlights the appeal of golf to people who do not undertake at least 150 minutes of exercise each week, as recommended in the Chief Medical Officer's (CMO) guidelines. More than 70 per cent of the people surveyed were in this category.



The research also shows that golfers are likely to stick at the sport. More than 70 per cent were positive that they would play golf regularly during the next year. However, the evidence showed that some people don't count golf as exercise, highlighting the need to promote this aspect of the sport.

A large number of golfers (78 per cent) are satisfied with their lives and the survey finds their mental wellbeing increases very noticeably, the more they play. The most active golfers scored an average 8.35 out of 10, when assessing how satisfied they were with their lives; the score fell to 7.12 for inactive golfers.

Golfers also show higher levels of social trust than the general UK population; increasing the levels of trust between people is seen as essential to strong communities and economic growth. Over half of the golfers surveyed gave a high score to this question (seven or more out of 10), and again, those who played more, scored it highest.

3/30/2018

Golf is saving health authorities millions of pounds every year | The Golf Business

Abbie Lench, England Golf's head of Club Support, commented: "It's fantastic to be able to show that golf is both good for you and could save the country considerable sums of money. Golf clubs and ranges have a really important role to play in helping people become fitter and happier and we look forward to developing this."

Steven Ward, CEO of ukactive, said: "Golf is another great way to stay physically active while enjoying sport. This research provides further evidence that simply by undertaking regular moderate intensity exercise, such as brisk walking during a game of golf, you can improve your overall health and happiness."



Jason Stanton, operations director at Mytime Active, added: "At Mytime Active we are committed to improving community wellbeing and it's great to work with England Golf and ukactive to prove the health and social benefits of golf. All our golf clubs are open to everyone and we look forward to showcasing the wider benefits of golf through future projects in the near future."

This year Heart Research UK recommended that people take up golf:

Heart Research UK is recommending that you play golf

3/30/2018

Golf is saving health authorities millions of pounds every year | The Golf Business

Last year Macmillan Cancer Support did the same:

Cancer charity says one round of golf is as healthy as exercising for a week

In 2016 a government organisation said doctors should start prescribing golf:

Golf is so good for you that doctors should prescribe it says public health agency

And in 2012 we reported that golfers live, on average, five years longer than non-golfers:

Golf 'will make you live longer'

undefined

11 Appendix 2

SNAG, which stands for **Starting New At Golf**, is an integrated system which allows playing, teaching and learning while having fun. The game contains all the basic elements of golf but in a modified form. Unlike golf-based or golf-like activities such as miniature golf, SNAG is real golf in that its modifications do not substantially alter the game's fundamental nature or diminish its appeal.

SNAG allows for full shots, pitching, chipping and putting. The SNAG ball has a limited distance with the average player hitting it a maximum of 50 yards. SNAG has only two clubs: one to hit, pitch and chip the ball, called the Launcher and the other one being putter like, called the Roller. All shots other than putting are played off a small rubber mat and tee called the Launch Pad. This ensures that the player will have an optimal lie every time.

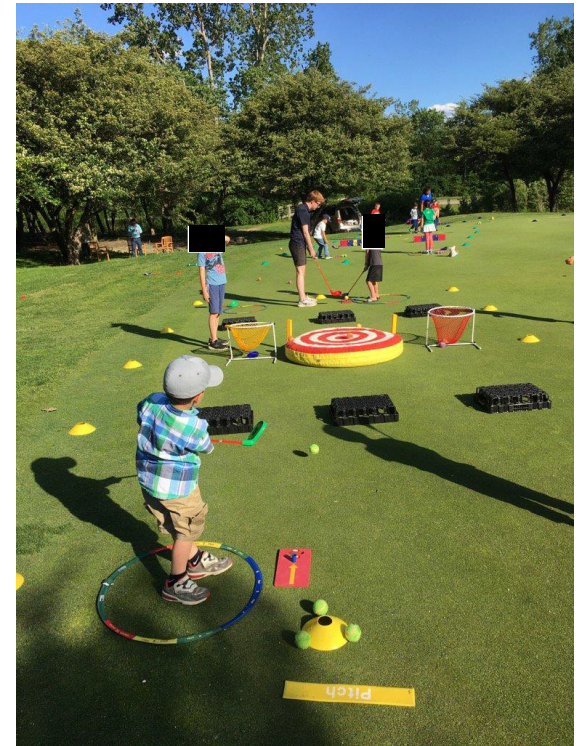
The target also differs from anything in golf as it is not a hole with a cup inside but rather an above ground weighted cylinder covered with hook material, called the Flagsticky. The SNAG ball is slightly smaller than a tennis ball and covered with loop material. Unlike golf where you finish by putting the ball into the hole, in SNAG, you finish by sticking your ball to the Flagsticky.

Because of the Flagsticky and the Launch Pad, SNAG is portable and can be played anywhere - "The World is Your Course".

SNAG has a training program and tools that make learning fun, fast and easy. The Snapper and Snagazoo and Rollerbrush are interactive, noise making training tools that are great to practice with whether you are alone or in a group. The Rollerama and Bullseye Target are both designed to help develop accurate shot-making skills. For group practices, SNAG offers the Sticky Jacket and Helmet where the target becomes human!

For Golf Clubs, Academies, Schools and other institutions, specially tailored equipment packages, complete with comprehensive coaching manuals are available.

For pack information and pricing
contact info@snaggolf.co.uk



East Sussex National Golf Club

Proposed construction of a new par 3 golf course and Foot Golf course, short game academy and remodelled driving range, together with the provision of football facilities to include a full size 3G synthetic pitch, changing facilities and spectator viewing areas. It is proposed that the remodelling works are undertaken using soils imported to the site.

At

East Sussex National Hotel and Golf Resort
Little Horsted
Uckfield
East Sussex
TN22 5ES

EIA SCREENING REQUEST

Prepared by Ben Appleton on behalf of Weller Designs Ltd for
East Sussex National Hotel & Golf Resort

28th February 2019



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EIGCA

EUROPEAN INSTITUTE OF GOLF COURSE ARCHITECTS

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1 SCREENING REQUEST

1.1 Scope

- 1.1.1 This report constitutes a formal request to Wealden District Council for a Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, hereafter referred to as the EIA Regulations.
- 1.1.2 The subject of the screening request is a proposal, as set out in the detailed planning application for the proposed construction of a new par 3 golf course and Foot Golf course, short game academy and remodelled driving range, together with the provision of football facilities to include a full size 3G synthetic pitch and changing facilities

1.2 The Requirement for Screening

- 1.2.1 Whilst the proposal, due to its scale, prompts it to be categorised as a Schedule 2 development as per the EIA Regulations - a Schedule 2 development being defined as one which will require EIA "if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location" (Circular 02/99 paragraph 29), the reasons for determining whether it requires screening is limited to one factor.
- 1.2.2 - The size of the application area exceeds 1Ha.
- 1.2.3 – The development is not within or close to a statutory designation.

1.3 Approach to Screening

- 1.3.1 This screening report systematically works through the screening procedures laid out in the EIA Regulations in accordance with the Government guidance provided in Circular 02/99 *Environmental Impact Assessment*, and provides sufficient supporting information to enable Wealden District Council and its statutory consultees to make an informed decision.
- 1.3.2 Schedule 3 to the Regulations (Annex B in Circular 02/99) sets out selection criteria to be taken into account in determining whether a Schedule 2 development is likely to have significant effects on the environment. The following broad criteria are identified:
- The characteristics of the development (e.g. its size, use of natural resources, quantities of pollution and waste generated)
 - The environmental sensitivity of the location
 - The characteristics of the potential impact (e.g. its magnitude and duration).
- 1.3.3 The above criteria are addressed in the following three sections of this report, providing the information required for conclusions to be drawn as to whether the proposed development falls into any of the three types of Schedule 2 case identified by the Secretary of State as warranting EIA:
- Major developments which are of more than local importance
 - Developments which are proposed for particularly environmentally sensitive or vulnerable locations
 - Developments with unusually complex and potentially hazardous environmental effects.
- 1.3.4 Annex A to Circular 02/99, whilst stressing that proposals need to be considered on a case by case basis, lists indicative criteria and thresholds for different categories of Schedule 2 development, to assist in determining whether EIA should be required. The final section of this screening report draws conclusions with reference to these criteria and thresholds.

2 THE PROPOSALS

2.1 Business Development additional facilities demand

2.1.1 East Sussex National Hotel & Golf Resort, is a very popular and important recreational facility for the area. It continues to strive to enhance the experience of its guests and members in all aspects of the business.

2.1.2 The popularity of the golf course is a testament to their design and quality, however, the need for diversifying and expanding the current facilities with a par 3 Golf Course, Foot Golf Course, Practice Facility and high quality 3G Football Pitch is evident in the Hotels s desire to expand the potential for the Resort.

2.1.3 The Proposals include the following:

- Par 3 Golf Course
- Foot Golf Course
- Short Game practice Facility
- Driving Range Enhancements

3 CHARACTERISTICS OF THE DEVELOPMENT

3.1 The Nature of the Development

3.1.1 The proposed works consist of five principle elements:

- Construction of a 9 hole Par 3 Golf and Foot Golf Course.
- The construction of a 3G football pitch, changing rooms and spectator seating.
- The construction of a short game practice area.
- Improvement works to the existing driving range
- Improvement works to the club entrance road to accommodate the construction vehicles for the proposed changes and improvements.

3.1.2 The design proposals are illustrated on figures 3 , 4 and 5 and on the accompanying Masterplan WD800Y01 and plan WD800G01 which shows the new golf features and other relevant information. Additional plans show the existing site layout (figure 1 and scaled plan WD800ES01) and application boundary plan (see figure 2 and scaled plan WD800ABP01)

3.2 Scale of Development

3.2.1 The area where planning permission is sought for remodelling works is 14.87 Ha (i.e. grading the new Par 3 golf & foot golf course, the new short game area, the 3G football pitch, enhancements to the driving range and construction temporary haul roads).

3.2.2 The proposed earthworks will require the alteration of existing ground levels with an average height change of approximately 1 to 1.5m . The maximum height is influenced by the existing topography of the land and the requirements of the design. In order for maintenance of the slopes no bank will exceed 1 in 3.

3.2.3 The works required on the 3G Football pitch and facilities will require a lifting of the existing ground level in a wedge formation in order to attain a level playing surface.

3.3 Form of Development – Par 3 Golf and Foot Golf Course

3.3.1 **General** – East Sussex National Hotel and Golf Resort are seeking to develop a nine hole par 3 golf and foot golf course in the north east part of the resort.

3.3.2 The new 9 holes will replace the existing practice holes which currently occupy this area of the resort complex.

3.4 Form of Development – 3G Football Pitch, Changing Facilities and Spectator Seating

3.4.1 **General** - As part of the proposed enhancement of the leisure facility, it is proposed that a 3G Football Pitch will be constructed adjacent to the golf and foot golf course.

3.4.2 Changing facilities will be provided at the west side of the football pitch next to the half way line entrance.

3.4.3 On both sides of the changing facilities will be positioned tiered spectator seating.

3.5 Form Of Development - New Short Game Practice Area

- 3.5.1 It is proposed that a large purposed built green complex is constructed. The green and the surrounds are designed with a whole variety of slopes (mounds and hollows) including bunkers, set up to enable the practice of the golfer's short game (e.g. chips, pitches, bunker shots).
- 3.5.2 The intention is that the golfer moves around these features and plays a full range of shorts to different target locations on the green and with different skill requirements.

3.6 Form Of Development - Driving Range Enhancements

- 3.6.1 The improvement of the practice facilities are aimed at creating a high quality teaching and practice environment that is not only for the benefit of those who already play but particularly for those new to the game.
- 3.6.2 Emphasis will be placed on the encouragement of families and school children and with the new facilities designed for disabled access, it is hoped that this will encourage further participation in the sport by disabled golfers.

3.7 Form of Development – Landscaping

- 3.7.1 **General** - As part of the application an extensive native tree and shrub planting scheme will be proposed together with a management programme for the site. Figures 6 (WD800L01) indicate the location that the proposed planting blocks, together with species proposed and density of planting.

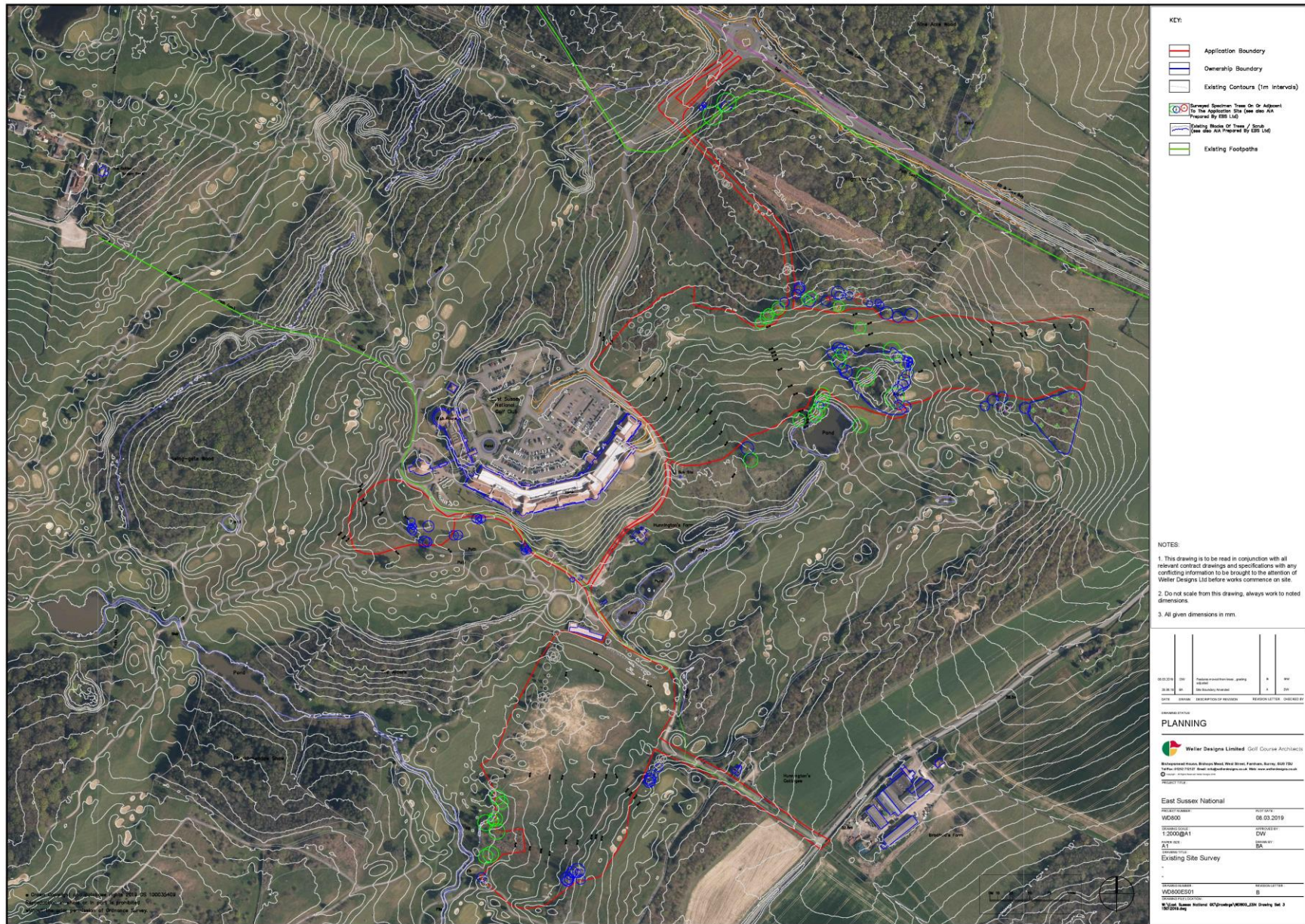


Figure 1 – Aerial Of East Sussex National (see also scaled planWD800ES01)

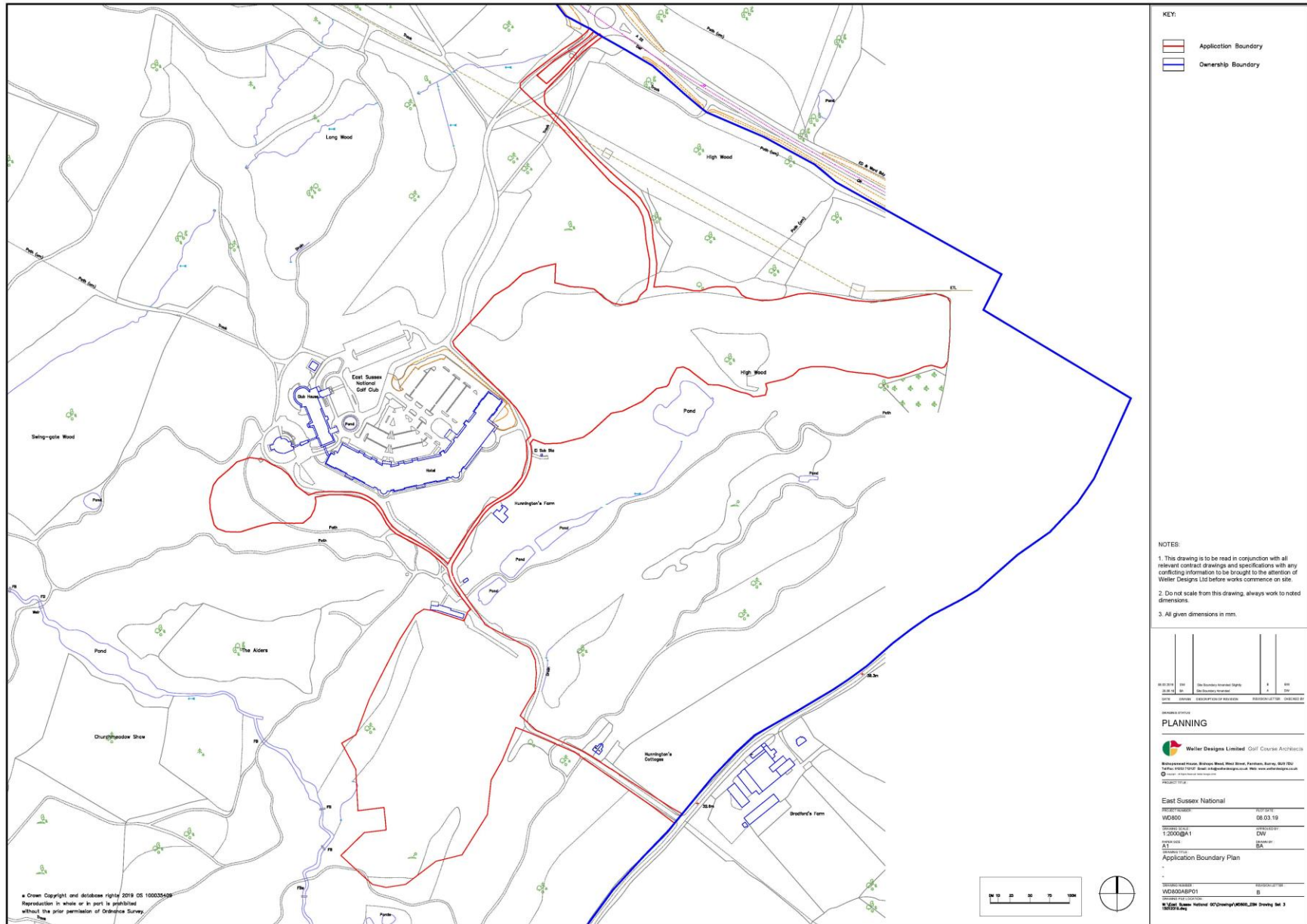


Figure 2 – Application Boundary Plan (see also scaled plan WD800ABP01A)

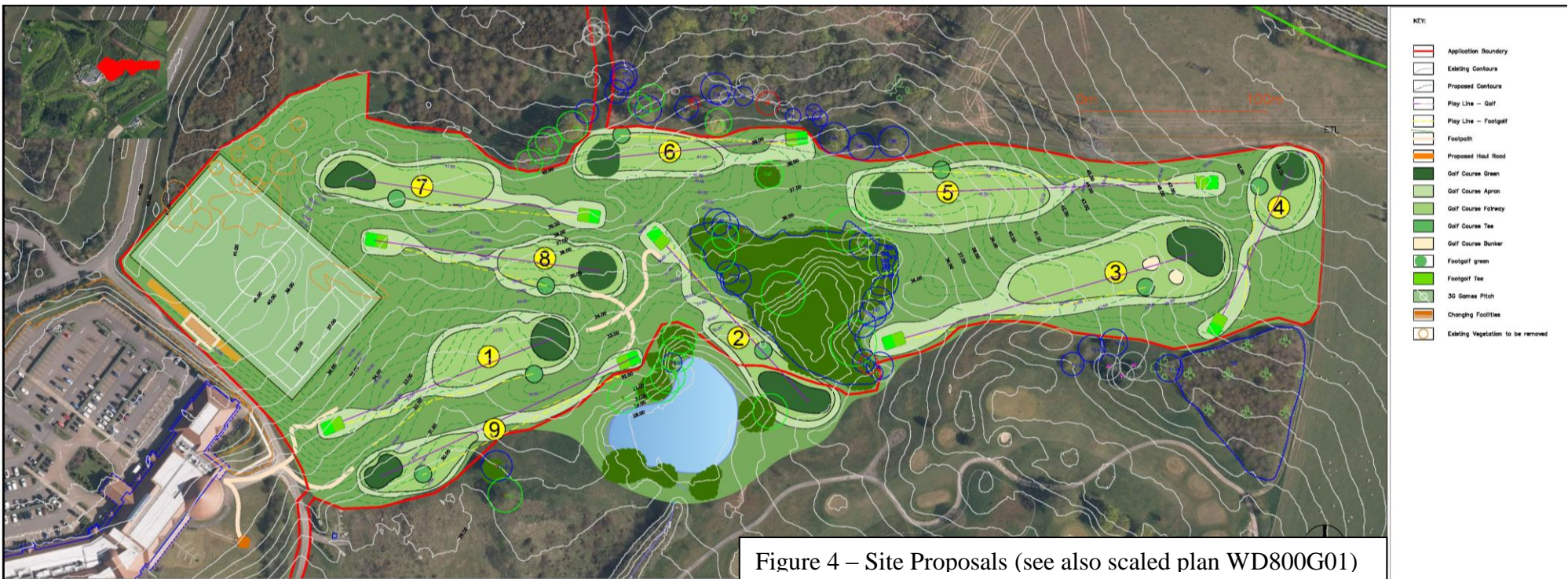


Figure 4 – Site Proposals (see also scaled plan WD800G01)

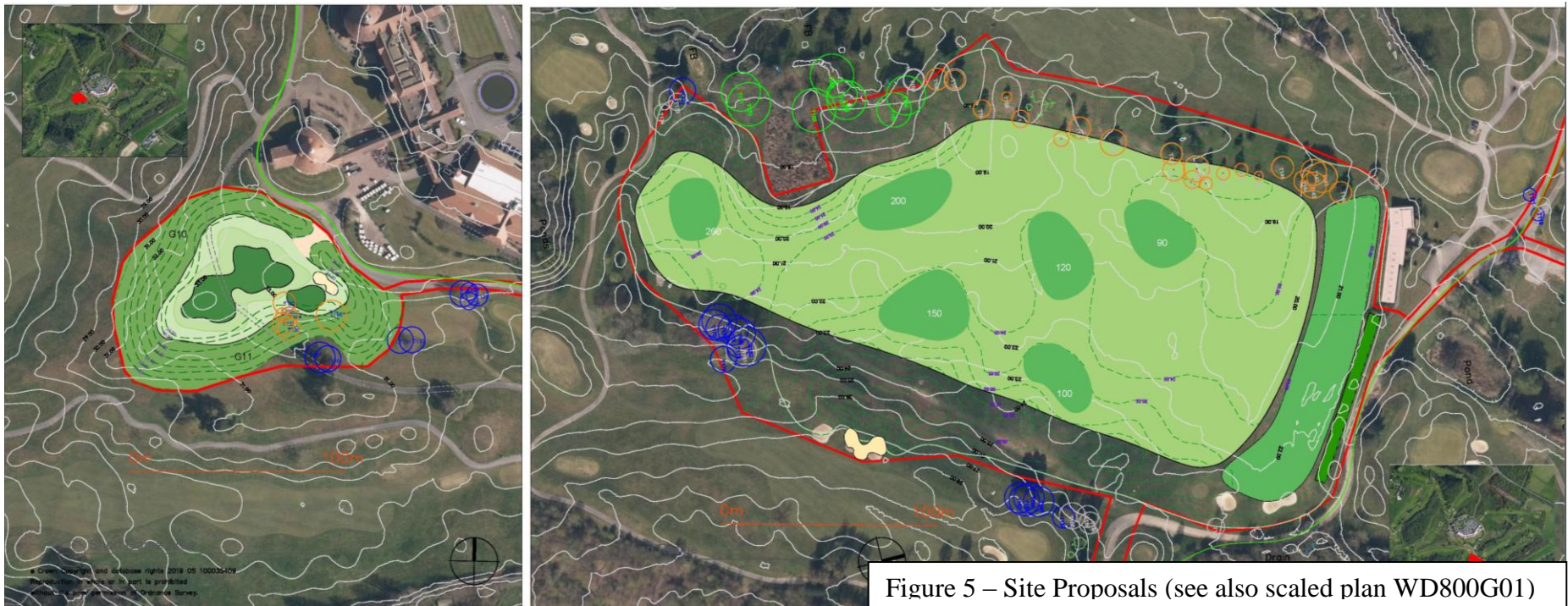


Figure 5 – Site Proposals (see also scaled plan WD800G01)

3.8 The Construction Operation

- 3.8.1 A Traffic Statement has been prepared covering construction traffic access / egress and impact as well as operational impact. The report accompanies the full planning submission.
- 3.8.2 **Access For The Proposed Works** – The existing entrance bell mouth is deemed suitable for use by construction vehicles.
- 3.8.3 The golf course will remain open for the duration of the construction works and therefore a separate route to the construction areas is proposed that does not conflict with the existing golf course driveway.
- 3.8.4 It is envisaged that the practice ground and short game area will be constructed first followed by the 3G pitch and par 3 golf course.
- 3.8.5 See figure 7 and scaled plan WD800CO1 for details of the proposed access route into and from the site.
- 3.8.6 The duration of the project, assuming 70 lorry deliveries a day, will take approximately 2 years to complete. This is however subject to change depending on any restrictions put on lorry movements by the Highways Agency and any adverse weather conditions during the build.
- 3.8.7 With the exception of the lorries bringing soils to the site, there will be little movement of construction machinery in and out of the site during the earthworks. Additional lorries will be required to supply materials for the new changing facilities, spectator seating and 3G pitch installation.
- 3.8.8 A secure site compound will be established as set out in drawing WD800C01. This will be used for the storage of materials, vehicles not in use (but not imported soils) and for staff parking. An administration cabin and wheel wash facilities at the compound. There is plenty of space within the golf course site to prevent any backing up of vehicles onto the main road, as well as a good run-out route for lorries exiting the site.
- 3.8.9 There will be a wheel wash facility supplied at all times along with a road sweeper available should any mud get onto the main road.



Figure 7 – Contractors Works Plan (see also scaled plan WD800C01)

4 ENVIRONMENTAL SENSITIVITY OF THE SITE

4.1 Assessment Work

4.1.1 In accordance with good design practice, the proposals to be submitted in the planning application have been informed by initial 'baseline' investigations and assessments of the areas considered to present the greatest potential for influence on the proposed design.

4.1.2 In addition to the designs the following studies have been carried out. All relevant consultant documentation have been submitted as part of the full planning application.

- Ecological Appraisal
- Traffic Impact Assessment
- Flood Risk Assessment (over 1Ha of land being remodelled)
- Arboricultural Assessment
- Visual Assessment

4.2 Access

4.2.1 There are 2 public rights of way that are within or around the application site which may be potentially affected by the development.

4.2.2 Access points for the construction vehicles are illustrated on plan WD800CO1 and figure 7. These may during the construction stage only, have the potential to effect properties and footpaths.

4.2.3 The existing access to the hotel and golf course will remain the same during the operational stage of the development.

4.3 Site Visibility

4.3.1 Although the existing golf course and application areas sit within or on the slopes of an existing valley, the existing extensive tree plantations and mature hedgerows and shaws limit many medium to long distant views of the site.

4.3.2 The majority of the views are from sections of the existing footpath network within the site. No private properties are adjacent to the site or have clear views of the proposed works.

5 CHARACTERISTICS OF POTENTIAL IMPACT

5.1 Areas of Potential Impact

5.1.1 The following paragraphs outline the potential impacts of the scheme in each of the areas listed in Schedule 4 Part 1 Paragraph 3 of the EIA Regulations.

5.2 Population

5.2.1 The construction process will have limited short term impact on the **local road network** associated with the arrival of construction machinery and the delivery of materials for the construction of the golf holes (sands, gravels, pipework etc.).

5.2.2 Operationally, while it is anticipated that there will be increased use of the leisure facility as a consequence of the new facilities, the projected use will re-establish the levels of use that the complex was originally designed for. To this end the complex has plenty of provision for visitors. In this respect there will be minimal impact on people living and working in the neighbourhood.

5.2.3 The **visibility** into the site is very limited . The few residential locations that do have views of the site will have temporary short term impact during construction . During operation the views will remain that of a golf course landscape.

5.2.4 Further information on the likely impact of the development on key visual receptors is set out within the full planning application.

5.2.5 Construction **noise** impact is expected to be limited and short term. Operationally there is likely to be no discernible change in the level of noise either from golfers using the new holes or from traffic accessing the facility.

5.2.6 In **socio-economic** terms the impact of the proposed works will significantly enhance the enjoyment and overall experience of the customer. The increase in the size of the facility is likely to result in additional employment opportunities in the local area.

5.2.7 The footpath amenity in and around the golf course will not be altered significantly and in some areas the increases in habitat (wildflower meadows / grasslands, lakes etc) will enhance the walking experience.

5.3 Fauna & Flora

5.3.1 An Ecological Assessment and Arboricultural Impact Assessment have been submitted as part of the full planning application.

5.3.2 Most of the proposed works will take place on intensively managed amenity grassland associated with the existing golf course features. No habitat of note will require clearing as part of the proposals and limited tree removal is required along the right side of the remodelled practice ground.

5.3.3 Overall there will be a net gain in habitat once the facilities become operational. Habitat gain will include extensive grass and wildflower meadow, wetland meadow, woodland copse and Gorse planting.

5.3.4 As part of the application, a long term management plan of the proposed landscape features will be put in place.

5.3.5 The potential impact is therefore considered to be beneficial.

5.4 Soil

5.4.1 Soilscape defines the soils of the application site under the category:-

5.4.2 '8' –slightly acid loamy & clayey soils with impeded drainage and of moderate to high fertility (mainly western section)

5.4.3 The existing topsoil will be carefully stripped prior to the commencement of earthworks and replaced prior to seeding, to minimise any change in the character of the surface layer.

5.4.4 No topsoil will be removed from the site.

5.4.5 The potential impact on the topsoil is therefore considered to be minimal.

5.5 Water

5.5.1 The application site falls within floodzone 1 (very low risk of flooding - less than 0.1% chance of flooding each year)

5.5.2 There are water courses that would potentially be impacted upon by the proposals.

5.5.3 On the advice of the consulting hydrologists appropriate measures have been put in place to prevent any changes to hydrological condition of the site and its surrounding catchment.

5.5.4 Appropriate measures will be taken to avoid contamination of the water courses (ie. from silt, chemicals, diesel / oil) during the construction stage. Recognised measures for avoiding silt or chemicals getting into the water course will be submitted with the application. All necessary drainage/ SUD's and interceptors chambers will be put in place within the proposed Contractors Compound to avoid increasing runoff rates or contamination of existing water courses. A detailed Construction Environmental Management Plan (CEMP) shall be submitted for approval by the LPA should planning permission be granted for the scheme.

5.5.5 A full Hydrological Assessment has been submitted as part of the full planning application.

5.6 Air

5.6.1 The proposals will have no ongoing impact on air quality. During construction, measures will be taken during dry spells to minimise the generation of dust. Details of Dust suppression shall be submitted with the CEMP (see above)

5.7 Climatic Factors

5.7.1 The proposals are not of a nature or scale that can be expected to have any impact on climate.

5.8 Material Assets including Architectural and Archaeological Heritage

5.8.1 There are no relevant designations relating to the site. It should be noted that the majority of the application site has been previously worked as a consequence of the original golf course construction.

5.9 Landscape

5.9.1 The application site falls within the National Character Area 121 – ‘Low Weald’.

5.9.2 Whilst the proposed earthworks will alter the existing landform, slopes will not exceed 1 in 3 and most slopes will be shallow in nature reflecting the style of the existing golf course. All new tree, shrub and wildflower / grass meadow planting will be of native origin with guidance on locations and species taken from the consulting ecologist.

5.10 The Interrelationship of the Above

5.10.1 None of the potential impacts listed above would be expected to combine to produce any additional impact or, as a result of combination with other developments in the vicinity, result in any significant cumulative impact.

5.10.2 The cumulative effect on the landscape will be of most interest/ sensitivity. Views from or into the vast majority of the site are very limited with even the broad view experienced from the open ridge to the North East affording very limited views of the golf course due to the intervening topography and vegetation.

5.10.3 A detailed Visual Assessment has been submitted as part of the full planning application.

6 FURTHER ASSESSMENT AND SUBMISSION CONTENTS

6.1 Iterative Design Process

6.1.1 The design proposals submitted with this Screening Report represents a step in the iterative process of baseline assessment, design development and impact assessment. A number of alterations have already been made to the initial draft design in response to the assessment work carried out to date and comments received from Wealden District Council pre application advice.

6.1.2 It is felt that the most important studies in determining the design have been carried out.

6.2 Visual Assessment

6.2.1 A visual assessment has been carried out with particular attention to the impact on the public rights of way and impact on properties and important visual receptors that border or have views of the application site.

6.3 Ecological Assessment

6.3.1 Submitted as part of the full planning application.

6.4 Flood Risk Assessment

6.4.1 Submitted as part of the full planning application.

6.5 Transport Statement

6.5.1 Submitted as part of the full planning application.

6.6 Arboricultural Impact Assessment

6.6.1 Submitted as part of the full planning application.

6.7 Further Information Submitted

6.7.1 A Design and Access Statement and a Planning Statement

6.7.2 All necessary plans will be submitted and will include : Existing Site Survey, Grading Plan, Cross Sections Plan, Masterplan, Landscape Plan, Contractors Works Plan, Clearing Plan, Tree Protection Plan.

7 ASSESSMENT OF LIKELY SCALE OF IMPACT

7.1 Categories of Development

- 7.1.1 With reference to the Secretary of States criteria for assessing whether a Schedule 2 development should require EIA we need to ask the following questions:
- Is the proposal a major development of more than local importance?
 - Is the development in a particularly environmentally sensitive or vulnerable location?
 - Does the development have unusually complex and potentially hazardous environmental effects?

7.2 Major Development

- 7.2.1 Given that the application site(s) sits within a large golf complex, it would be hard to put forward a case that the proposed new par 3 golf course, 3G pitch and golf course enhancements constitute a major development of more than local importance.
- 7.2.2 The magnitude of change resulting from proposed ground modelling and the golf features (bunkers, tees , greens etc.) would in many physical contexts constitute a significant change but in a landscape area already characterised by slopes, engineered embankments and undulating golf terrain, the impact of the change is greatly reduced.
- 7.2.3 The proposal is not for a major development of more than local importance.

7.3 Environmental Sensitivity

- 7.3.1 Although there is some ecological and landscape sensitivity associated with the application site, the design has taken full regard for these areas and minimised any impact either through avoidance of habitats, mitigation measures or by designing out elements that could potentially be visually intrusive.

7.4 Complex and Potentially Hazardous Effects

- 7.4.1 The nature of the proposed development will not produce complex or hazardous effects.
- 7.4.2 Thorough ecological assessment has already taken place to ensure that the design averts any adverse impact on protected species and has a beneficial net impact on biodiversity. Procedures will be put in place to ensure that the construction process likewise does no damage.
- 7.4.3 The Hydrological assessment (with proposed recommendations) has ensured that there will be no changes to the hydrological conditions of the catchment and the groundwater conditions.

7.5 Annex A Criteria and Thresholds

- 7.5.1 The paragraphs below identify criteria and thresholds listed in Annex A of the EIA Circular 02/99 that could be considered relevant to the proposed development.
- 7.5.2 Category A34 relates directly to golf courses and states that, whilst new 18-hole golf courses are likely to require EIA, developments at existing golf courses are unlikely to.

7.6 Conclusion

- 7.6.1 On the basis of this assessment of potential impact we are of the opinion that a full EIA is **not** warranted for the proposed development. The baseline data and assessments to be provided with the planning application will provide sufficient information for a rigorous assessment of the impact of the proposed development.
- 7.6.2 The supply of information such as ecology and traffic impact is a normal requirement for golf course extensions and the proposals put forward amount to no more than essentially landscape works in and immediately adjacent to an existing golf course.
- 7.6.3 It is however recognised that the visual impact will be a key consideration.
- 7.6.4 In our opinion, given the detailed nature of consultant reports and the adjustments to the scheme to reflect any issues raised, there is no need for an EIA.



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Sonny Brown
PJ Brown Civil Engineering Ltd
Burlands Farm
Charlwood
Crawley
RH11 0JZ

06th May 2021

Dear Sonny,

Recycled highways standard bulk fill products in accordance with the WRAP Quality Protocol are very similar to some types of sub-soils, suitable fill 'aggregate' would be either of the following "1A/1B or 2A/2C"

A rough estimate for the price per tonne for this type of material (2C would be the closest in spec) would normally be around £5.50. however, in the quantities you have indicated we could do this for £5.00 per tonne. We can confirm 383,369 Tonnes of Type 2C is available to be provided to East Sussex National at £5.00 per tonne.

I hope this assists, should you need any further information please don't hesitate to contact me.

Kind Regards

A handwritten signature in black ink, appearing to be 'Richard Sutherland', written over a horizontal line.

Richard Sutherland
Director