

**Bespoke Permit Application – Appendix 7**

## **East Sussex National Golf – PJ Brown (Civil Engineering) Limited**

### **SITE CONDITION REPORT TEMPLATE**

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION**

**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**

**AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.**

<b>1.0 SITE DETAILS</b>	
Name of the applicant	PJ Brown (Civil Engineering) Limited
Activity address	East Sussex National Golf Course, Little Horsted, East Sussex TN22 5ES
National grid reference	TQ 47676 17862
Document reference and dates for Site Condition Report at permit application and surrender	See ESSD and Hydrogeological Risk Assessment (HRA)
Document references for site plans (including location and boundaries)	Application Boundary WD800ABP01 Rev C Also see plans in ESSD and HRA

**Note:**

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

<b>2.0 Condition of the land at permit issue</b>	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><b>GEOLOGY</b> – see section 2.4 of the HRA Site is located on the Wealden Group.</p> <p>West - Lower Tunbridge Wells Sand. East - Tunbridge Wells Sand Formation (both described as fine to medium grained Sandstone, Siltstone and Mudstone). Note – both limited in depth and extent at the site. See Figures 3 and 4 of HRA.</p> <p>Wadhurst Clay Formation in the Western and Southern areas (described as soft, dark grey thinly-bedded mudstones with beds of pale grey siltstone, fine-grained sandstone, shelly limestone, clay ironstone and rare pebble beds).</p> <p>Wadhurst Clay Formation is underlain by the Ashdown Formation (siltstones and silty fine-grained sandstones with finely-bedded mudstone units. Wadhurst Clay 53 to 64m thick</p> <p><b>HYDROGEOLOGY</b> – see section 2.5 of the HRA</p>

	<p>Lower Tunbridge Wells Sand (LTWS) and the Tunbridge Wells Sand Formation (TWSF) - Secondary A aquifers.</p> <p>Wadhurst Clay Formation – non productive. 53 to 64m thick.</p> <p>SURFACE WATER – see section 2.3 of the HRA Surface water features such as small streams / drainage channels, a series of linked ponds, a drainage culvert and a wetland area are located in close proximity of the three site areas and ultimately flow south / south-west and join the Little Horsted Stream.</p> <p>Little Horsted Stream is located immediately south of the Southern area of the site. Joins the River Uck approximately 2km down stream.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>No reported pollution incidents. Construction of the adjacent hotel and spa, roads and golf course. No visual or olfactory evidence of contamination (golf course has been in operation since mid-1980's, Club House pre-2000, Hotel 2006).</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>See HRA (Appendix includes Landmark data sets including historical maps)</p>
<p>Baseline soil and groundwater reference data</p>	<p>See addendum to Surface Water Monitoring Plan (baseline surface water data). HRA concludes that surface waters are representative of the groundwater from the aquifers present (which are limited in depth and extent).</p>
<p><b>Supporting information</b></p>	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> </ul>

<h3>3.0 Permitted activities</h3>	
<p>Permitted activities</p>	<p>No previous Environmental Permitting activities on the application site. See HRA Appendix – Landmark data sets and historical maps for off site activities.</p>

Non-permitted activities undertaken	No known
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	

**Note:**

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	If yes, provide a plan showing the changes to the activity boundary.
<b>Have there been any changes to the permitted activities?</b>	If yes, provide a description of the changes to the permitted activities
<b>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</b>	If yes, list of them
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

<b>5.0 Measures taken to protect land</b>	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures</li> </ul>

<b>6.0 Pollution incidents that may have had an impact on land, and their remediation</b>	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>

## 7.0 Soil gas and water quality monitoring (where undertaken)

Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.

**Checklist of supporting information**

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs)

## 8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Site closure plan</li><li>• List of potential sources of pollution risk</li><li>• Investigation and remediation reports (where relevant)</li></ul>
--	--

## 9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"><li>• Land and/or groundwater data collected at application (if collected)</li><li>• Land and/or groundwater data collected at surrender (where needed)</li><li>• Assessment of satisfactory state</li><li>• Remediation and verification reports (where undertaken)</li></ul>
--	--

## 10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.