Bespoke Permit Application - Appendix 4

Conceptual Site Model

and

Environmental Setting and Site Design

East Sussex National Golf Club

March 2022

Ged Duckworth Limited

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Master Plan Drawing Ref. WD800Y01

Contractors Works Plan Drawing Ref. WD800C01

Grading Plan Drawing Ref. WD800G01

Cross Sections Drawing Ref's WD800S01 & 02

1.0 Structure and purpose of this report

1.1 This report relates to East Sussex National Golf Course Little Horsted, East Sussex TN22 5ES. The objective of developing the Conceptual Site Models (CSM) and Environmental Site Setting and Site Design (ESSD) is to identify potential sources of pollution, receptors that may be affected and the pathways that link the two. This is the Source – Pathway – Receptor relationship / linkage. For there to be a risk all three components need to be present. If one is not, then a risk is not present. As such risks can be screened out. Initially a Qualitative Risk Assessment is carried out, then dependent up the risks identified, a more detailed Quantitative Risk Assessment may be required.

1.2 The structure of this document generally follows the guidance set out on the Environment Agency web pages relating to CSM and ESSD. The guidance states:

"Your CSM must:

- consider the location of your site in relation to any groundwater and surface water
- establish that you can develop your site to protect the environment
- establish background conditions at the site
- identify the potential impact of your site on local people and the environment
- develop a monitoring programme to confirm that there are no environmental impacts from emissions from the site and to confirm that your control measures will be effective
- develop the engineering design for your site, including how you will manage any risks"

1.3 The guidance goes on to state:

- "You must use your CSM to gather enough information to provide risk assessments and landfill design for your site.
  …
- Use the environmental setting and site design report guide to develop your CSM for landfills for inert waste.
- You must complete your groundwater risk assessment based on your CSM"

1.4 It is assumed that this also relates to permanent deposit of waste to land in a recovery operation. From an engineering perspective the main difference is that "geological barriers" as required by the Landfill Regulations does not apply to such recovery operations. However, if necessary, the EA may require an Attenuation Layer for such sites.

1.5 The Conceptual Site Model is tabulated in Figure 8 below.

1.6 The nearest property is the Hotel and Spa associated with the Golf Course, also owned by the golf course landowner and as such staff and visitors to the hotel are covered by Health and Safety Regulations governing that operation. Hence, the hotel has been excluded from the relevant risk assessments associated with the proposed permitting activities.

2.0 Proposed scheme

2.1 The scheme benefits from a Decision Notice issued by Wealdon District Council, reference WD/2019/0715/MAJ, dated 3rd March 2021. This allows for the following:

- The remodelling of land currently occupied by three academy holes into a 9 hole par 3 course, footgolf course and a 3G synthetic grass football pitch
- The provision of a changing room building to service the football pitch
- 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
- The provision of a new synthetic grass and natural grass tee on the driving range
- The creation of a dedicated short game area, featuring a target green, practice bunker and surround practice approach fairway
- The provision of an overflow car park
- An extensive native planting scheme (trees, shrubs, native wildflower grassland)

2.2 The desired effect is to improve the sporting offer, improve drainage and increase biodiversity at the site.

2.3 The Site can effectively be split into three distinct development areas that will be subject to recovery
activities:

1. The driving range (southern area)
2. The 9 hole par 3 golf course (eastern area), which includes the 3G football pitch in its western most part
3. The chipping green (western area)

2.4 The Environmental Impact Assessment Screening Request (Appendix C of the WRP) summarises the proposed works as follows:

> "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."

3.0 Waste Quantity and duration of activities

3.1 It is estimated that 255,579m^3 of waste will be required to achieve the permitted final levels. Haul roads will be required to effectively reach the different development areas and therefore it is proposed that a screener will be located at the site such that hardcore can be generated as well as screened aggregate for drainage runs and also as a suitable back fill material.

3.2 It is estimated that the scheme will be completed within 3 years, giving an estimated annual waste input of 85,1931m^3.

3.3 The proposed waste types and their proposed use is detailed below.

4.0 Site access, security, surfacing, wheel wash and water supply

4.1 Access will be via the main existing access from the A22. Haul roads are to be constructed to keep site traffic and vehicles accessing the hotel separate. The access road is made of tarmac and the haul roads will be constructed from processed wastes e.g. hard core and brick. Initially sourced from off site and subsequently from processing of mixed loads of soil and made ground.

4.2 Traffic calming measures and warning signs for both the lorry operatives and members of the public will be in place prior to works commencing.

4.3 Temporary fencing will be used around the three different distinct areas of waste placement to prevent unauthorised access and to keep people out. The treatment compound will be securely fenced and with lockable gates.

4.4 Temporary fencing will be erected around existing vegetation. This will be in place during the entire works in order to afford protection from construction vehicles.

4.5 The compound will be 50m x 30m and will house the treatment plant, welfare facilities, skip for site generated waste, waste awaiting treatment, screened soil and screened hardcore.

4.6 Immediately out side of the compound will be a wheel wash for out going vehicles. Which will also be utilised by vehicles carrying loads that are not in need of treatment, following direct discharge of their load.

4.7 Irrigation water will be sourced from on site ponds and also mains supply.

4.8 Water and electricity will be supplied to the contractor's compound from the nearby clubhouse and sewage will be dealt with via 'portaloos' and or the clubhouse.

4.9 The plant and machinery that will be located at the site are:

- x1 bulldozers (e.g. Caterpillar D6)
- x1 360-excavators (e.g. Caterpillar 320)
- x1 mini digger
- x1 dump truck (e.g. Volvo A25)
- x1 Mcloskey R155 Scalping Screener
- x1 Sandvik QJ341 Crusher

4.10 A road sweeper owned and operated by the PJ Brown will be deployed at site as and when needed,

5.0 Site Setting

5.1 The site is an existing golf course with a centrally located hotel and spa (arc shaped) with associated car parking. The scheme is to be carried out on behalf of the landowner.

5.2 The address of the site is East Sussex National Golf Club, Little Horstead, Uckfield, East Sussex TN22 5ES, National Grid Reference for the centre of the site is TQ 47676 17862. The site is located just off the A22 to the south of Ridgewood at Little Horsted.

5.3 The application area comprises a total of 14.82 Ha of land.

5.4 The application site falls entirely within the confines of East Sussex National. The land on which the works are proposed is currently 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.

5.5 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).

5.6 Figure 1 is a Google image of the site, provided below, showing the hotel and car parking, existing golf course and surrounding landuse. Of note is the fact that the whole scheme is located within the boundaries of the existing golf course, set within a rural environment with limited development immediately surrounding the golf course. Existing trees obstruct views on to the site and the undulating nature of the existing and, proposed landscape, means that noise emissions are naturally attenuated.

5.7 Figure 2 provides an illustrative site layout. Of note is the storage of top soil to be stripped and stored. The stored top soil will act as both a visual screen of the works from the hotel, but will also act as a noise barrier (for precise location see Drawing WD800C01 – Contractor Work Plan).

5.8 Figure 3 are photographs of the current site illustrating the distance to the golf course boundary. Figure 4 shows distance buffers superimposed on to the site, again provided as an illustration of the remote location of the proposed scheme.

5.9 The application site is bordered as follows:

- 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

- 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

- 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 Brockswells Farm) are situated. Further south is Plashett Park, which includes a forested area surrounding a lake

- 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.

5.10 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.

5.11 Hunningtons Farm is approximately 100m from the closest areas of the proposed works.

5.12 One Public Right of Way runs close to both the new short game area and the practice ground (near to 1 and 3 above). A bridal path runs east to west and follows the path of the A22.

Figure 1 – Google Image of the site.

Location of the treatment compound (not to scale)

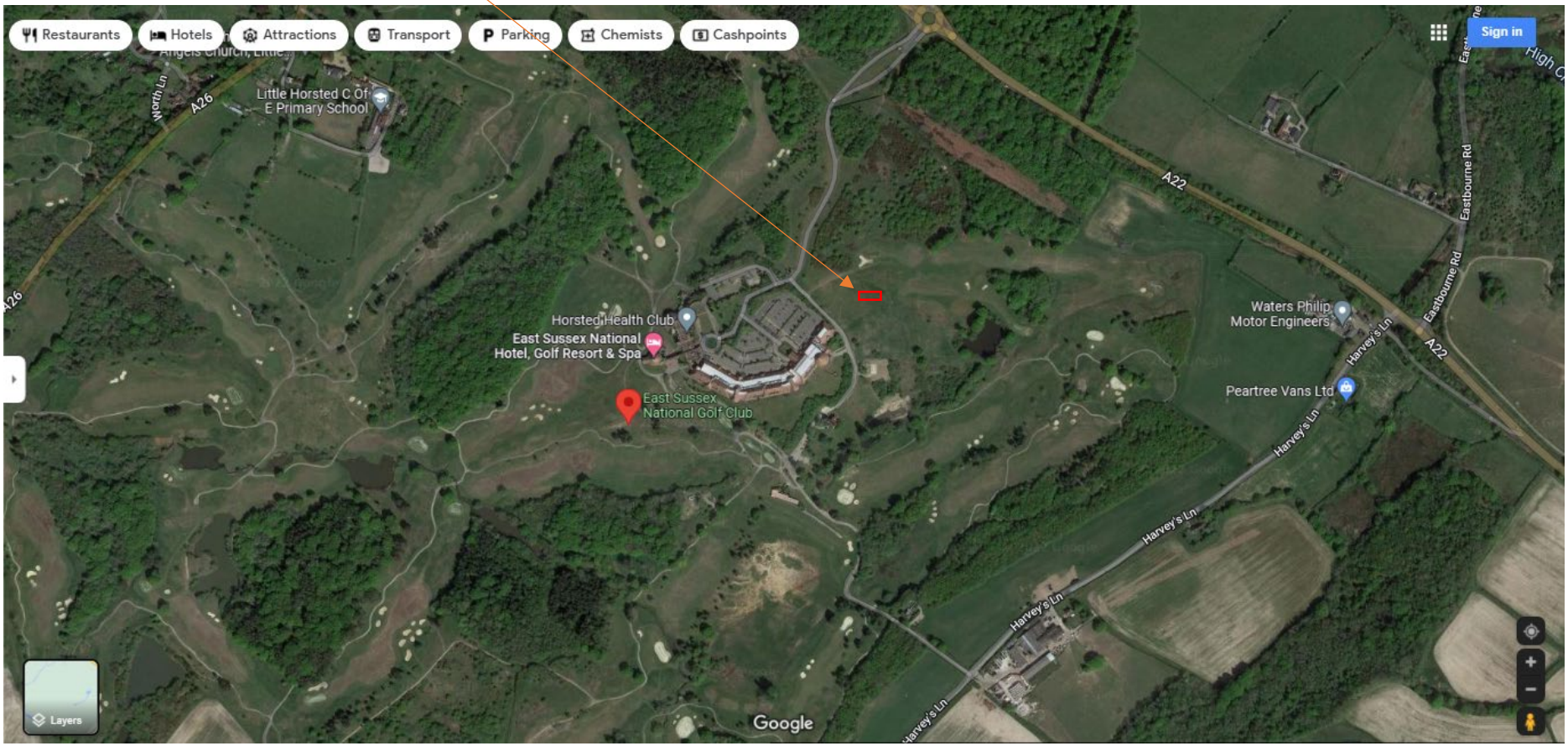
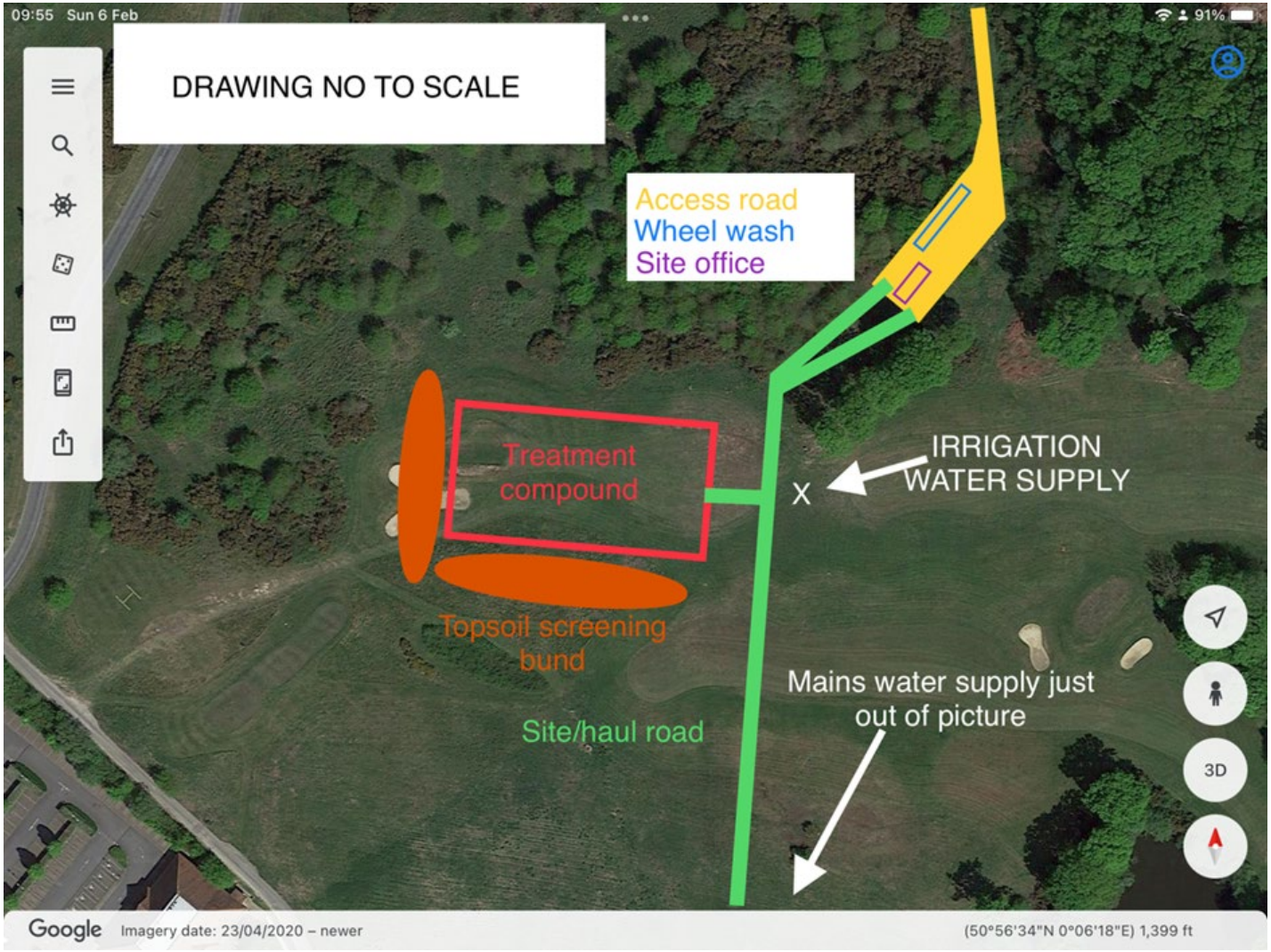


Figure 2 Illustrate representation of treatment compound layout with visual top soil screening bund which will also act as a noise bund



For precise location see Drawing WD800C01 - Contractors Work Plan

Figure 3 - Photographs of existing site (reproduced from Design and Access Statement - Wellers)

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

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

Photo 4 – site of proposed short game Academy

Figure 4 Aerial view of the site with distance buffers superimposed - centred on the hotel
(reproduced from Design and Access Statement – Weller Designs)

6.0 Sources - historical activity

6.1 The site was originally disturbed upon construction of the existing golf course which was constructed in the late 1980s. The works to create the golf course involve importation and remodelling of the land. The hotel was permitted planning permission in 2003.

6.2 There are no records of any pollution incidents occurring at the site.

7.0 Sources - proposed activity

7.1 Only inert waste is to be accepted and utilised at the site to create the final landform.

7.2 The proposed waste types are reproduced below from the Waste Recovery Plan prepared by Stantac dated October 2021 with an added explanation of the proposed use of the waste:

- 01 01 02 wastes from mineral non-metalliferous excavation – soil for engineering material
- 01 04 08 waste gravel and crushed rocks other than those mentioned in 01 04 07 – for engineering material e.g. drainage and habitat creation
- 01 04 09 waste sand and clays – soils for engineering material

- 02 01 07 wastes from forestry - Soil only used as general fill and in the final restoration layer
- 02 04 01 Soil from cleaning and washing beet – engineering material, top soil

- 10 12 08 Waste ceramics, bricks, tiles and construction products (after thermal processing) – for engineering material, haul roads, drainage

- 10 13 14 Waste concrete – for engineering material, haul roads, drainage

- 17 01 01 concrete – for engineering material, haul roads, drainage
- 17 01 02 bricks – for engineering material, haul roads, drainage
- 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 02 Bituminous mixtures other than those mentioned in 17 03 01
- 17 05 04 soil and stones other than those mentioned in 17 05 0332

  Top soils or peat (waste types coded 17 05 04 and 20 02 02) and soil from cleaning and washing beet (waste coded 02 04 01) shall be limited to use in the top 50cm of the recovery activity and shall only be used to provide a growing medium.

- 19 12 09 minerals (for example sand, stones) – soils for engineering material, haul roads and drainage
- 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 02 02 soil and stones – for engineering material, haul roads and final restoration layer

7.3 All of the above waste is considered suitable for the purpose of constructing a safe and stable landform that will not cause pollution. All of the above waste types are contained in the EA's

Standard Rules Permit No39 developed for recovery of waste – permanent deposit of waste to land. The standard rules permit does not apply because of the volume of proposed wastes.

7.4 Waste pre-acceptance, acceptance and rejection procedures will be set out in the sites Environmental Management System (a summary of which has been provided as part of the formal application), as well as quarantine procedures.

8.0 Pathway and receptor – geology and groundwater quality

8.1 The geology of the site is described in Hydrgeo Ltd Flood Risk Assessment dated December 2018 as follows:

> "The British Geological Survey (BGS) shows that a small area of the proposed par 3 golf course is underlain by superficial deposits designated as Head - clay, silt sand and gravel. Head deposits also underlie the majority of the driving range, with only the far southern area marked without superficial deposits. Located within the vicinity of the site outside of the site boundary but underlaying other areas of the golf course are further Head superficial deposits along with Alluvium - clay, silt, sand and gravel.
>
> The bedrock geology underlying the elevated areas at the west and east of the proposed par 3 golf course the 3G pitch site is Lower Tunbridge Wells Sand - siltstone, mudstone and sandstone. Sedimentary bedrock formed approximately 134 to 139 million years ago in the Cretaceous Period in a local environment previously dominated by swamps, estuaries and deltas. The centre of the proposed par 3 golf course is underlain by the Wadhurst Clay Formation, comprising mudstone deposited in the Cretaceous Period between 139.4 and 133.9 million years ago. The Wadhurst Clay Formation is also indicated to underlie the southern part of the driving range."

8.2 A review of the BGS Geo Index indicates that the eastern part of the site is underlain by "Wadhurst Clay Formation – Mudstones", and a part of the western portion of the golf course is underlain by the "Lower Tunbridge Wells Sand – Siltstone, Mudstone and Sandstone".

8.3 A review of the MAGIC website identifies the eastern portion as unproductive / non-aquifer and the western partial on a Secondary A Aquifer (see Figure 5a). Figure 5b is the outline of the site superimposed on to the aquifers.

8.4 The site is not with a groundwater source protection zone.

8.5 Given the inert nature of the waste and the limited thickness of waste being generally 1 to 1.5m thick which is to be applied to the land, an attenuation layer is not considered necessary.

8.6 In accordance with the Environment Agency guidance a tiered approach to risk assessment has been adopted, as such a Qualitative Hydrogeological Risk Assessment has been prepared. Reference is made to that document for futher information and not repeated here.

9.0 Pathway and receptor – surface water

9.1 The hydrology of the site is described in the Flood Risk Assessment prepared by Hydrogeo Ltd, dated December 2018. It is described as follows:

> "Flowing from north east to south west is a small watercourse close to the eastern boundary of the site. The majority of rainfall in the north east area of the site discharges into the small watercourse. The source of the small watercourse is a woodland at the far north eastern corner of the golf course from where it is culverted to a 'dry pond'. The watercourse flows through a series of ponds via pipes / culverts and below the golf driving range the watercourse is culverted before discharging to a larger watercourse to the south of the site which flows to the west through a number of ponds / lakes and under the A26 to the west of the site.

High Cross lake is situated approximately 600m from the northern boundary of the site. The River Uck is approximately 2.50km from the western boundary of the site. The existing ground is of low permeability, lacking in topsoil and excessively undulating. Waterlogging of the practice ground occurs in the wetter months which makes it difficult to drain in the wetter months and very difficult to maintain any grass growth in the summer."

9.2 Figure 6 is a Google image of the surface water within and surrounding the site.

9.3 Condition 4 of the planning permission required the submission of additional details associated with flood risk, water quality and final drainage. Reference is made to Surface Water Monitoring and Control (which is an appendix to the permit application) which includes the report relating to Condition 4, detailed Drainage Plans and also the Discharge Notice issued by the Local Planning Authority. Whilst the report is entitled Flood Risk Construction Management Plan, section 2 is entitled "Surface Water Management During Construction" and Section 3 entitled "Monitoring and Control". Therefore. additional details are not repeated in this document.

10.0 Pathway and receptor - designated sites

10.1 A search of the MAGIC website has not identified any statutory protected sites on the application site or immediate surrounding the site, with the exception of Ancient Woodland to the north east – High Wood.

10.2 A preliminary Ecological Assessment was carried in support of the planning application by Johns Associates Limited (2018). With regards to designated sites the report staters:

> "There are five statutorily designated sites at the national level within 5km of the site.
>
> There is a low likelihood of a negligible impact to West Park, Uckfield LNR. This assessment is based on the worst-case scenario of the removal of some areas of dense and scattered scrub within the Site, particularly within Area 2. However, it is considered unlikely that significant movement of the population of dormice present at the LNR will occur between the LNR and the Site, due to the presence of the A22.
>
> There is a low likelihood of negligible impact to Ridgewood Clay Pit LWS, designated for its habitats which support species of notable invertebrates and slow worm. This assessment is based on the removal of habitats suitable for slow worm within the Site, such as poor semi-improved grassland, which the population present at LWS may commute between. However, it is considered unlikely that significant movement of the population of slow worm present at the LWS will occur between the LWS and the Site, due to the presence of the A22.
>
> There is a low likelihood of a minor impact to Plashett Park Lakes & Woodland LWS, designated for its lakes and associated vegetation. There is a possibility that the lakes have hydrological connectivity to lakes situated adjacent to the Site boundary and to Ditch 9 located within the Site. As such, pollution incidents may occur during construction works within the Site, which could affect the botanical assemblage within the LWS through impacts such as eutrophication. Such impacts can be prevented through mitigation measures to prevent pollution of watercourses, and therefore risk of impact minimised."

10.3 The above is supported by the Delegated Officers report prepared in relation to the grant of planning permission which stated that Natural England advice was that no mitigation measures are needed.

10.4 Therefore, designated and protected species is not considered further, with the exception of the recommendation to prevent pollution of surface waters.

Figure 5a MAGIC website screenshot – Aquifer

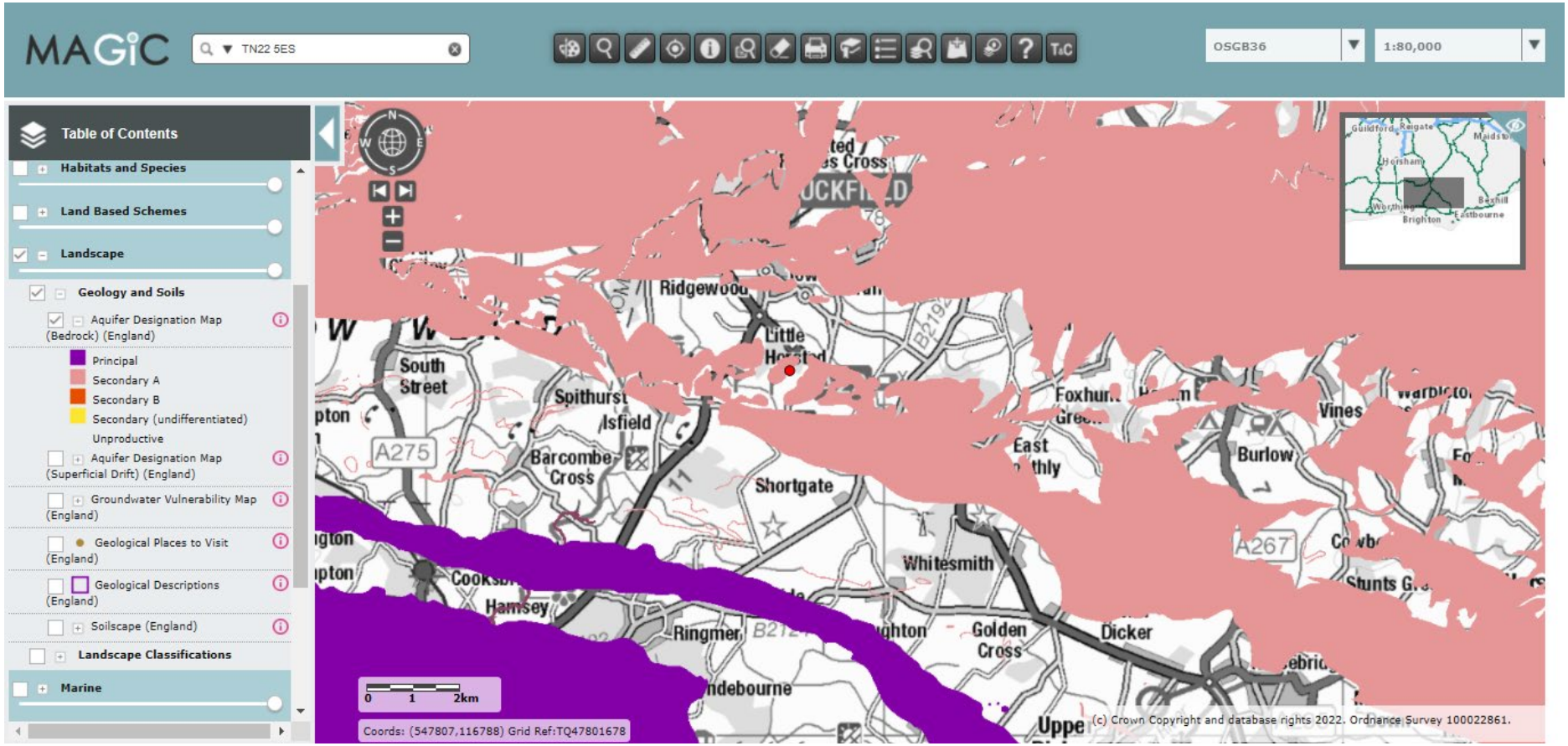


Figure 5b Aquifer status and site outline

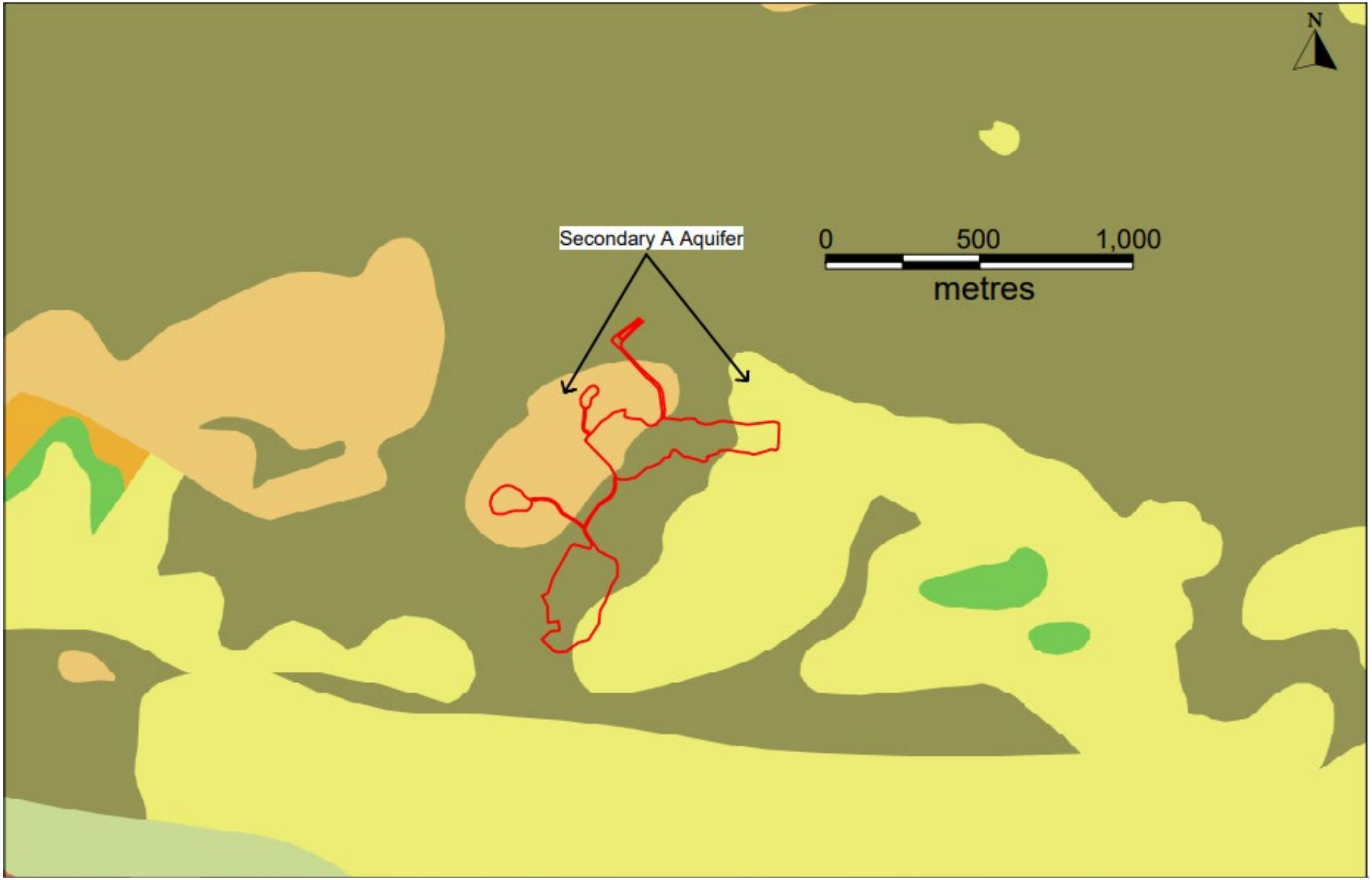
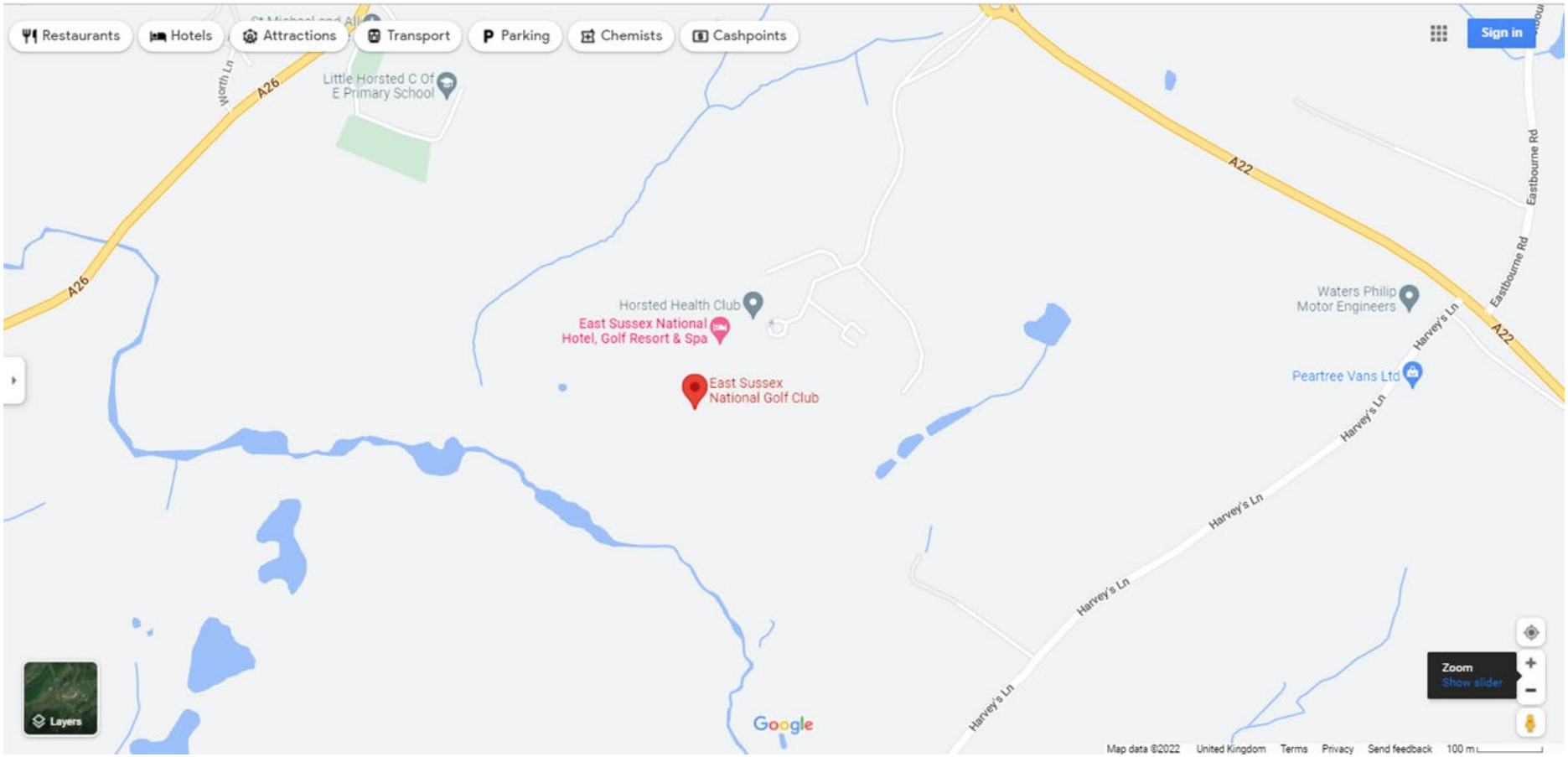


Figure 6 - Surface Water



11.0 Receptor – amenity nuisance

Noise

11.1 The World Health Organisation considers that above 55dB for daytime noise level is a 'community annoyance'. There are no noise-sensitive properties near enough to the site for this threshold to be exceeded.

11.2 Notwithstanding the above good site management techniques will be employed to minimise noise emissions, including restricted daytime hours of operation, screening bunds associated with the screener that will be operated in the site compound, keeping tipping distances to a minimum, on site spend restrictions.

11.3 A site notice will be located at the site entrance with a contact telephone number to allow members of the public to contact the site to facilitate complaints. All complaints will be investigated and if found to be attributable to site activities appropriate mitigation measures will be employed.

Vibration

11.4 Given the nature of the vehicles and machinery deployed at the site i.e. screener, wheel wash, and the distance to potential receptors vibration is not considered to be an issue and as such is not assessed any further in this document.

Dusts

11.5 Qualitative assessment of risk is based on:

- The nature of the dust
- The distance between receptor and source, and
- Prevailing meteorological conditions:
    - frequency of winds affecting the receptor
    - frequency of rainfall providing natural suppression

11.6 Winds greater than 3m/s are capable of entraining dusts, whereas rainfall of greater than 0.2mm per day is considered sufficient to effectively suppress wind-blown dust emissions.

11.7 Potential particulate sources are from the unloading of vehicles, excavation and placement of the stored topsoil, vehicles traversing the site and bare dried soil surfaces being entrained by the wind.

11.8 The most important climatic parameters governing the release and dispersal of fugitive dust are:

- wind speed which will affect the potential for dust entrainment and the distance it may travel
- wind direction determines the broad transport of the emission and the sector of the compass into which the emission is dispersed and
- rainfall will naturally suppress dust generation

11.9 The nearest weather station is Brighton City Airport, (Shoreham Airport) located 29km to the southwest.

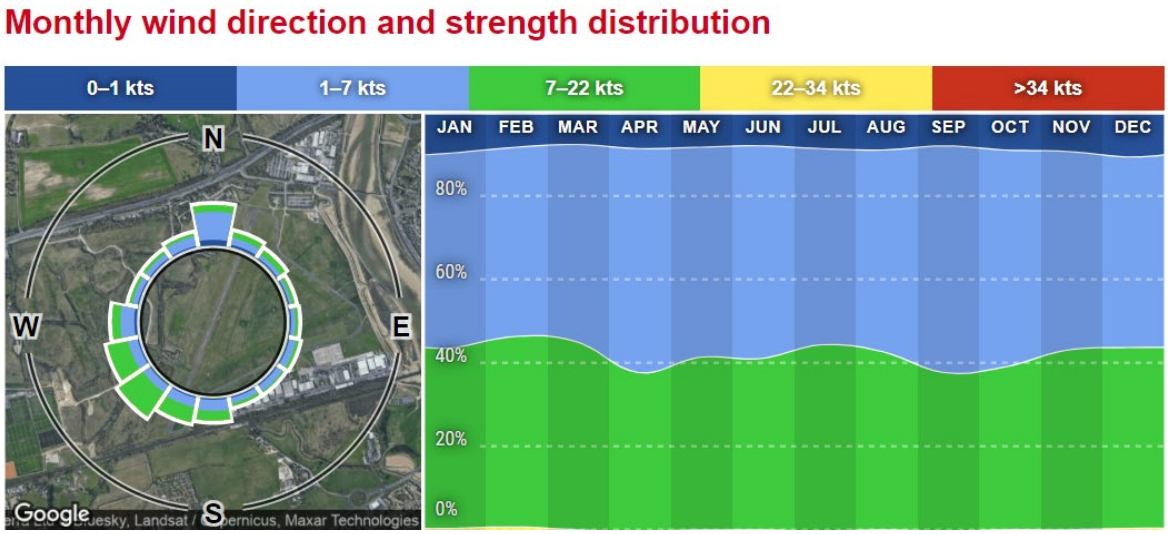
11.10 Figure 7 is the Wind Rose for Shoreham Airport showing monthly wind direction and strength.

11.11 can be seen the predominant wind direction is from the southwest which represents approximately 45% of the wind for the year and a component from the north which represents 15% of the year.

11.12 The average rainfall is 722.7mm / year.

11.13 greater than 0.2mm per day is sufficient to effectively suppress windblown dust emissions. Average rainfall data for the area from the Met Office indicates that the average number of rainfall days (days with >0.2mm) per year for the region is 150-160 i.e. approximately 42% of the year.

11.14 Figure 7 – Wind Rose for Shoreham Airport (Shoreham Airport web page)



11.15 Examples of Dust Sensitive Facilities

High Sensitivity	Medium Sensitivity	Low Sensitivity
Hospitals and clinics Retirement homes Hi-tech industries Painting and furnishing Food processing	Schools Residential areas Food retailers Glasshouses/nurseries Horticultural land Offices	Light and heavy industry Outdoor storage

11.16 Given the nature of the proposed waste types it is considered that relatively coarse particles which are >30µm in diameter which is larger than a 'coarse silt' are most likely to make up the greatest proportion of dust originating from the site. Research on behalf of the government (Ref: Arup, The Environmental Effects of Dust at Surface Mineral Workings. (Report to the DETR 1995)) indicates that particles of this size will typically deposit within 100m if allowed to disperse.

11.17 Given the prevailing wind direction is from the southwest and the receptors are located a considerable distance >100m means the risk is low. If dust were to be entrained in the wind it would deposit in the northeast. The A22 is approximately 460m to the northwest from the propose treatment compound.

11.18 The northernly wind component is predominantly associated with autumn and winter months when precipitation is greatest.

11.19 Therefore, a Quantitative Particulate Assessment or Dust Management Plan is not applicable.

11.20 Notwithstanding the above, measures including:

- Use of a water bowser
- Cleaning of mud that may be carried on to the road and dry out
- Use of a wheel wash by out bound vehicles
- Creation of site internal haul road with course waste material e.g. brick and concrete, that will not be entrained in to the air
- Restrictive site speed limits – Site access / egress 15 mph and on site below 10 mph

11.21 During particularly dry (drought) conditions water can be brought to site by bowser from a number of nearby farms or from the adjacent golf course irrigation storage ponds.

12.0 Post Closure Controls

12.1 Following the recontouring of the site, topsoil will be replaced and seeding applied. The planting regime will be on going throughout the works to provide the earliest establishment as possible.

12.2 Given the nature of the operations and the gradients of the final contours, slope stability is not considered to be of concern. Slopes no steeper than 1:3 are proposed. The landform will be assessed for settlement to ensure the surface water regime is effective.

12.3 The haul roads will be lifted progressively as one phase is completed and reused as necessary.

12.4 The site compound will be dismantled and the final layers of the pitch (where the compound is to be located) completed.

13.0 Weather Monitoring

13.1 As indicated above weather data is available from Shoreham Airport and the Met Office web site. Given the nature of the operation, waste types and distance to receptors a weather station is not proposed for the site. If complaints are received that are attributable to the site activities the weather conditions at the time of the compliant will be reviewed and appropriate action taken.

14.0 Gas Monitoring Infrastructure

14.1 Given the inert nature of the waste and the limited average thickness of waste being 1 to 1.5m thick applied to the land, gas infrastructure is not considered necessary. As such the typical monitoring structures would not apply e.g. borehole sealed at the surface etc…

14.2 Lateral migration to off site receptors is highly unlikely. Gas pressures are highly unlikely to be generated to a point that lateral migration would occur.

14.3 Gas monitoring, if necessary, can be carried out retrospectively as part of the post completion monitoring and will include monitoring for methane, carbon dioxide and oxygen.

Figure 8 Conceptual Site Model

Source	Pathway	Receptor	Comment	Documentation
Inert Waste	Overgrown flow	Surface Water	Site controls	ESSD
	Infiltration	Groundwater	Inert waste	Qualitative HRA
	Inhalation (dust)	Humans	Substantial distance to receptor. Fraction size of waste. Site controls	ESSD
	Ingestion / Dermal contact (Solids)	Humans	Remote site setting. Secure site. Inert wastes	ESSD
	Lateral migration of ground gases	Humans / surrounding environment	Nature of waste will not generate ground gas.	ESSD
Fuel	Infiltration	Groundwater	Secure lockable container, Impermeable bunding. Spill Kit.	ESSD
Noise	Air	Humans	Stored top soil will act as a noise screening bund. Considerable distance to off site sensitive receptors	ESSD
Dust	Air	Humans Trees / flora	Absence of sensitive receptors.	ESSD

Note: A footpath passes to the east west and a bridal path runs west east adjacent to A22 will include humans, but given limited time walking / riding the exposure will be very limited and not considered significant at all.

15. Conclusion

15.1 Having regards to the site setting and the proposed scheme a Conceptual Site Model has been developed on the basis of the Source – Pathway – Receptor (SPR) relationships. All three components have to be present for there to be a "risk", if one is not then by definition there is not a risk.

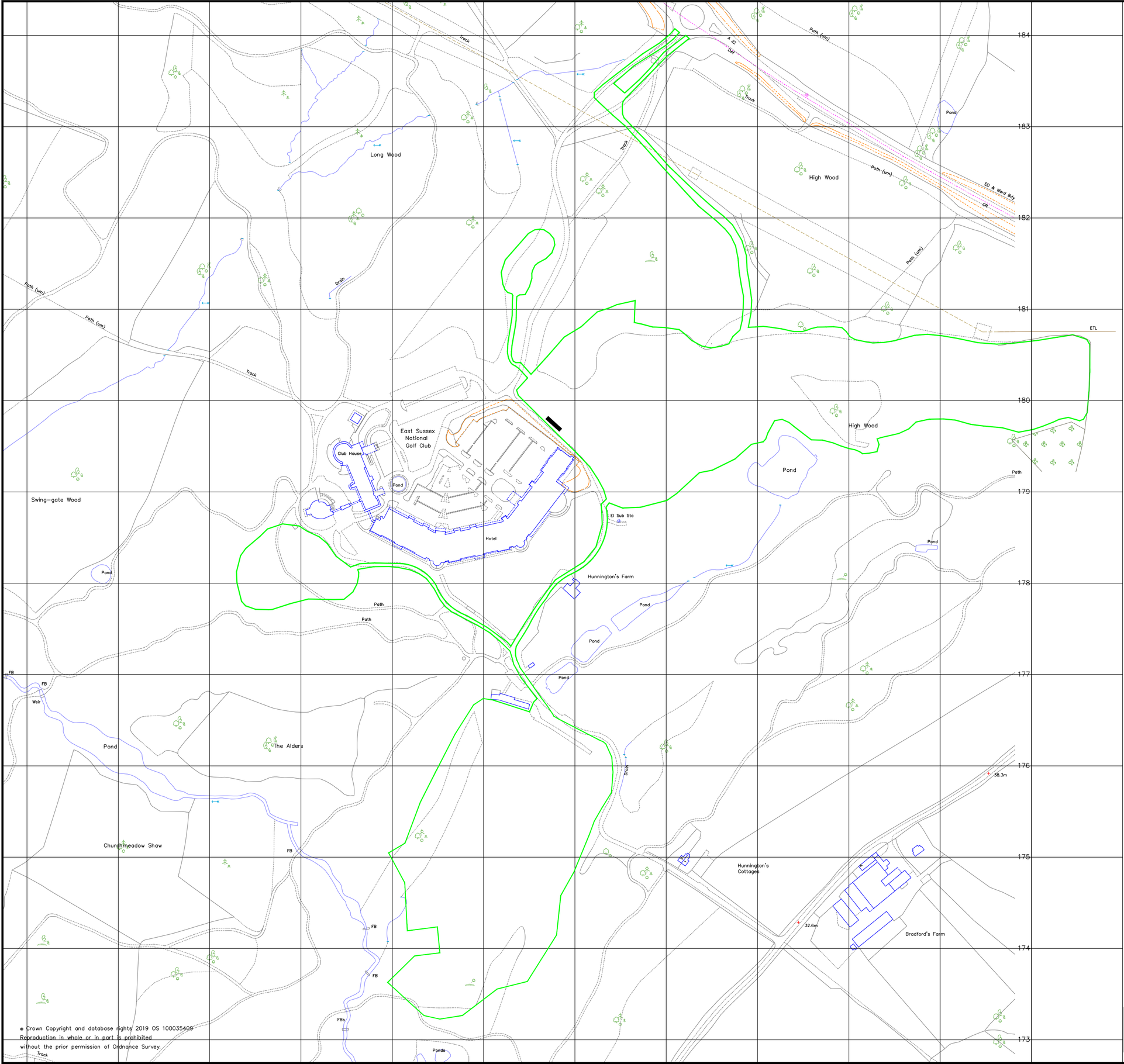
15.2 In assessing risks a tiered approach has been adopted, as set out in Government and Environment Agency guidance. This ESSD document in effect allows for certain SPR relationships to be reviewed and allows for certain risk scenarios to be screened out.

15.3 With regards to be potential to generate noise, vibration and dusts the assessment concludes that no further detailed assessment is required. The control measures set out in this report are deemed suitable for the proposed activity and a more detailed Quantitative assessment is not warranted.

15.4 With regards to controlled waters it is concluded that more detailed assessment than that in this document is warranted and hence a Hydrogeological Risk Assessment has been carried out. With regards to surface water a Surface Water Monitoring and Control document has been produced.

15.5 With regards to stability issues, the layer thickness and the slope angles of 1:3 mean that a Slope Stability Assessment is not warranted.

15.6 With regards to Landfill Gas monitoring, again the limited thickness of placed waste, the fact that it is to be placed upon the top of the existing ground, it is not a continuous layer and the inert nature of the waste means that such monitoring infrastructure is not considered practical to install or in fact needed at this site.



KEY:

Environmental Permit Application Boundary

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 Designs Ltd before works commence on site.

2. Do not scale from this drawing, always work to noted dimensions.

3. All given dimensions in mm.

0M 10 25 50 75 100M

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS

PLANNING

Weller Designs Limited Golf Course Architects

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU
Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk

PROJECT TITLE :

East Sussex National

PROJECT NUMBER :	PLOT DATE :
WD800	07.04.2022
DRAWING SCALE : 1:2000@A1	APPROVED BY : DW
PAPER SIZE : A1	DRAWN BY : BA

DRAWING TITLE :

Application Boundary For Environmental Permit

-

-

DRAWING NUMBER :	REVISION LETTER :
WD800EPD1	

DRAWING FILE LOCATION :

C:\Users\David\Weller Designs\CompanyFolder – Documents\Data\East Sussex National GC\Drawings\1 As Submitted CAD May 2020\WD800_ESN Drawing Set 4 31.03.20_recover_recover.dwg

WD800L01

KEY:

- Application Boundary
- Existing Contours
- Attenuation Swale
- Proposed Contours
- Footpath
- Existing Vegetation
- Gorse and Broom Planting
- Wildflower Meadow Planting
- Proposed Woodland Planting
- Existing Vegetation to be removed
- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Existing Footpaths

NOTES:

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3. All given dimensions in mm.

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
15.04.2020	BA	Adjustment to red line	D	DW
13.05.2019	BA	Annotations added	C	DW
08.03.2019	DW	Features moved from trees , grading adjusted	B	BW
28.06.18	BA	Hole 9 relocated & Changing facilities amended.	A	DW

DRAWING STATUS

PLANNING

Weller Designs Limited Golf Course Architects

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU
Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk

PROJECT TITLE :

East Sussex National Golf Club

PROJECT NUMBER : WD800

PLOT DATE : 15.04.2020

DRAWING SCALE : 1:2000

APPROVED BY : DW

PAPER SIZE : A1

DRAWN BY : BA

DRAWING TITLE :

Masterplan
Par 3 Golf & Footgolf Course
With Sports Pitch

DRAWING NUMBER : WD800Y01

REVISION LETTER : D

DRAWING FILE LOCATION :

C:\LOCKDOWN WORK 25th MARCH 2020\East Sussex National\Drawings\WD800_ESN Drawing Set 4 31.03.20_recover.dwg

WD800C01

KEY:

- Application Boundary
- Existing Contours
- Proposed Contours
- Proposed Temporary Construction Haul Road
- Proposed Temporary Construction Haul Road Using Existing Driveway or Maintenance Tracks
- Proposed Site Compound
- Tree Protection Fencing (To BS 5837) (See also AIA prepared by EBS Ltd)
- Trees To Be Removed (See also AIA prepared by EBS Ltd)

NOTES:

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3. All given dimensions in mm.

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
08.03.19	DW	Features moved away from trees and revised grading	B	BW
28.06.18	BA	Site Boundary Amended	A	DW

DRAWING STATUS

PLANNING

Weller Designs Limited Golf Course Architects

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU
Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk

PROJECT TITLE :

East Sussex National

PROJECT NUMBER :	PLOT DATE :
WD800	08.03.2019
DRAWING SCALE :	APPROVED BY :
1:2000	DW
PAPER SIZE :	DRAWN BY :
A1	BA

DRAWING TITLE :

Contractors Works Plan

-

-

DRAWING NUMBER :	REVISION LETTER :
WD800C01	B

DRAWING FILE LOCATION :

KEY:

- Application Boundary
- Existing Contours
- Proposed Contours
- Play Line – Golf
- Play Line – Footgolf
- Footpath
- Proposed Haul Road
- Golf Course Green
- Golf Course Apron
- Golf Course Fairway
- Golf Course Tee
- Golf Course Bunker
- Footgolf green
- Footgolf Tee
- 3G Games Pitch
- Changing Facilities
- Existing Vegetation to be removed

NOTES:

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DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
15.04.2020	BA	Additional details on 3g plus overflow car park	D	DW
13.05.2019	BA	Removed Aerial from background	C	DW
08.03.2019	DW	Features moved from trees , grading adjusted	B	BW
28.06.18	BA	Hole 9 relocated & Changing facilities amended.	A	DW

DRAWING STATUS

PLANNING

Weller Designs Limited Golf Course Architects

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU
Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk

PROJECT TITLE :

East Sussex National

PROJECT NUMBER :	PLOT DATE :
WD800	15.04.20
DRAWING SCALE : 1:1000	APPROVED BY : DW
PAPER SIZE : A1	DRAWN BY : BA

DRAWING TITLE :

Grading Plan

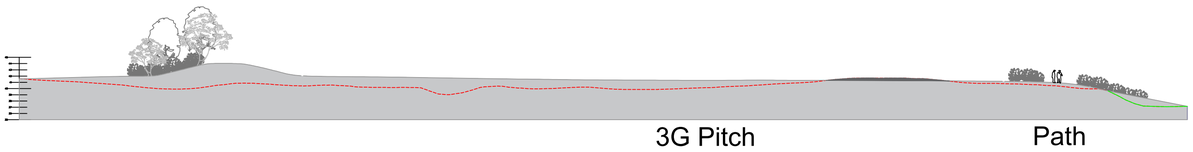
-

-

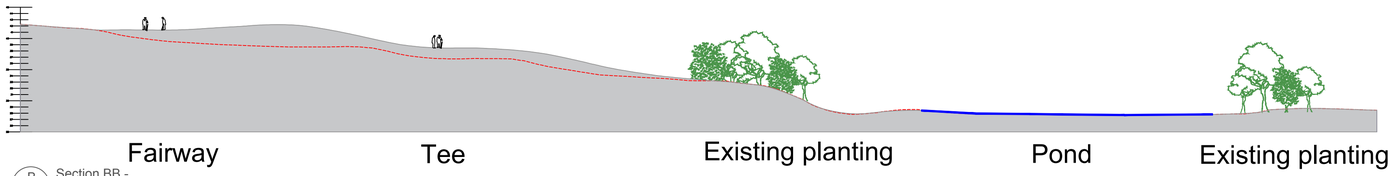
DRAWING NUMBER :	REVISION LETTER :
WD800G01	D

DRAWING FILE LOCATION :

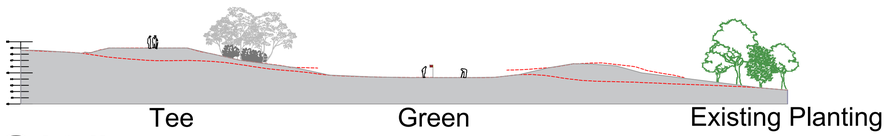
C:\LOCKDOWN WORK 25th MARCH 2020\East Sussex National\Drawings\WD800_ESN Drawing Set 4 31.03.20_recover.dwg



A Section AA -



B Section BB -



C Section CC -

D Section DD -

KEY:

Existing Section Line

Proposed Section Line

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DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
28.06.18	BA	Hole 9 relocated & Changing facilities amended.	A	DW

DRAWING STATUS

PLANNING

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

PROJECT TITLE :

East Sussex National

PROJECT NUMBER : WD800

PLOT DATE : 16.03.18

DRAWING SCALE : -

APPROVED BY : DW

PAPER SIZE : A1

DRAWN BY : BA

DRAWING TITLE :

Cross Sections

-

-

DRAWING NUMBER : WD800S01

REVISION LETTER : A

DRAWING FILE LOCATION :

Z:\East Sussex National GC\Drawings\WD800_ESN Drawing Set (2) BA.dwg

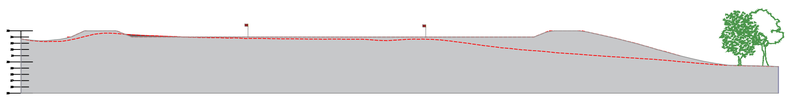
Grass Tee

Driving Range

E Section EE

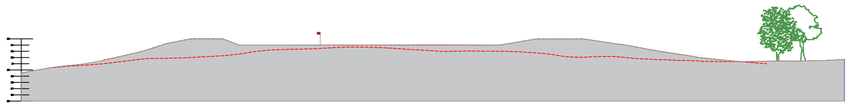
Driving Range

F Section FF



Short Game Area

G Section GG



Short Game Area

H SectionHH

KEY:

Existing Section Line

Proposed Section Line

NOTES:

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DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS

PLANNING

Weller Designs Limited Golf Course Architects

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU
Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk

PROJECT TITLE :

East Sussex National

PROJECT NUMBER :	PLOT DATE :
WD800	16.03.18
DRAWING SCALE :	APPROVED BY :
-	DW
PAPER SIZE :	DRAWN BY :
A1	BA

DRAWING TITLE :

Cross Sections

-

-

DRAWING NUMBER :	REVISION LETTER :
WD800S02	#

DRAWING FILE LOCATION :

Z:\East Sussex National GC\Drawings\WD800_ESN Drawing Set (2) BA.dwg