

**Application for bespoke Environmental Permit – Appendix 1**

# **Non-Technical Summary**

## **East Sussex National Golf Club Bespoke Environmental Permit Application – Deposit for Recovery**

**March 2022**



East Sussex National Golf is an existing Golf Course with a centrally located Hotel and Spa, with associated car parking.

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

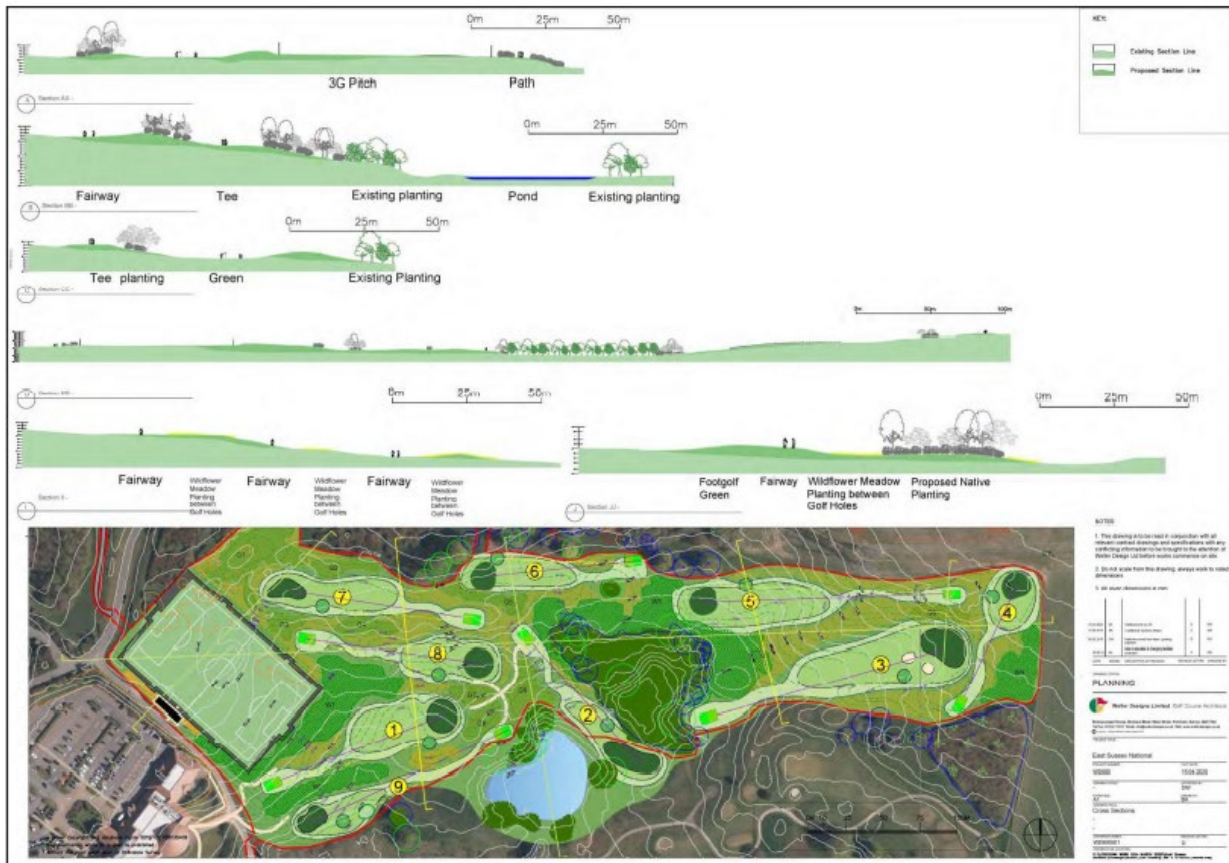
The application site area is 14.82 ha, all within the existing boundary of the golf course, which is itself set in a rural setting.

The desired effect of the proposed scheme is to improve the sporting offer, improve drainage and increase biodiversity at the site. The proposed works are restricted to three distinct areas:

1. A driving range in the south
2. A 9 hole golf course, with a new 3G football pitch and new Foot Golf course, in the east
3. A new chipping green, in the west



Whilst the area is relatively large, the recontouring is limited in depth. On average the contours will increase 1.0 to 1.5m, with some localised thicker layers to accommodate new tree planting. The placement of materials in the 3 areas is discontinuous in places. As can be seen in the cross sections of the largest area to the east below, with the darker green representing the additional material.



The intention is to reuse waste materials, hence reducing the amount of material that is needlessly disposed of in landfill sites. Only waste that are demonstrable inert will be used at the site. Chemical testing will be carried out so that this can be demonstrated. The operator will carry out strict assessments relating to the wastes proposed prior to it being accepted at the site.

The scheme will be implemented in phases to reduce the disruption of the ongoing golfing. Which means the working area will be minimised at any one time and that restoration can be completed as the next phase is being worked upon.

The existing top soil will be stripped and stored in mounds so that they can subsequently be reused again in the final restoration of the disturbed areas.

The scheme is expected to last for 36 months and will involve the importation of wastes that are suitable for the proposed use e.g. haul roads, drainage, soils. Some treatment of waste will take place within a dedicated compound to reduce the size of some waste and screening of mixed wastes e.g. concrete, soil and brick mixtures, respectively. The machinery within the compound will be operated to minimise dust and noise. Additionally, the top soil storage mounds will be located adjacent to it, such that they will visually screen the specific operations, but also act as a noise bund. Water dampening will be carried out to minimise any dust generation. Sensitive receptors associated with these activities are located a considerable distance away and therefore it is highly unlikely that these operations will affect them.

Up to 70 lorries can be accepted per working day. A transport assessment has been carried out and concluded that the existing A roads in the area have sufficient capacity such that the added vehicle movements will not cause congestion. The existing main access from the A22 will be used and a

temporary roundabout is to be constructed so that the lorries can be kept separate from vehicles accessing and egressing the Hotel's car park. Hard core site roads will be constructed from the temporary roundabout and provide access to the work areas and lorries existing the site will be required to pass through a wheel wash to prevent mud being carried on to the access road and A22.

Various environmental reports have been completed to demonstrate that the proposed activities will not cause any pollution or nuisance to off site receptors. These have been reviewed by the Local Authority prior to the issuing of the planning permission (Ref: WD/2019/0715/MAJ) and in discharging conditions imposed in the permission.

A Waste Recovery Plan has been submitted to the Environment Agency and following their review they have agreed that the proposed scheme is what is termed a Recovery operation i.e. that the proposed wastes replace natural materials that would otherwise have been used. Hence the scheme is seen as being sustainable with regards to the environment.