

# **Planning Application for the Remodelling of Cuckfield Golf Centre**

## **Further Information to Assist in the Determination of the Scoping Request version 2.1 May 2017**

### Phasing and Timeframes for Completion

The attached Phasing Plan reference 1285.09.0 illustrates the draft location of the temporary highway access and operational phase boundaries. We have estimated the likely timeframes for completing the importation of fill to each individual phase and for the completion of project as a whole based on the projected daily delivery traffic movements at an average importation rate of 130 HGV deliveries per day. As follows:

Phase 1 – 81 working days

Phase 2 – 82 working days

Phase 3 – 36 working days

Phase 4 – 56 working days

Phase 5 – 32 working days

Project completion – 287 working days.

Assumptions:            vehicle payload = 10m<sup>3</sup>  
                                 5.5 working days per week  
                                 Total of 161 working days in the season April to October

Filling activity will progress sequentially as above with seeding and planting lagging the completion of individual operational phases by up to six months, depending on the date of completion of importation.

### Measures for the Minimisation of Potential Significant Impacts

#### Traffic

Abington Consulting Engineers have prepared a preliminary statement to assist in the determination of the Scoping Request previously submitted to West Sussex County Council. Please see statement attached.

#### Noise

The potential for noise impacts will arise as a result of off-site changes in road traffic noise from the temporary importation of fill material and the on-site re-profiling works including associated noise from haul routes. Atkinson Acoustics are currently working to develop an assessment of the off-site road traffic noise level changes in accordance with the assessment criteria given in the Design Manual for Roads and Bridges. The Company have made recommendations for mitigation in terms of the location of topsoil storage bunds (please see

abovementioned Phasing Plan, reference 1285.09.0) and will liaise with Mid Sussex Environmental Health Department in order to pre-agree the assessment scope, methodologies and baseline requirements for the acoustic assessment.

#### Contamination

From our preliminary desk study, we conclude that no contamination of the site at Cuckfield Golf Centre has resulted from its historic agricultural (pre-2000's) and golf course (post 2000's) land uses. In accordance with the Definition of Waste, Development Industry Code of Practice (CL:AIRE), baseline contamination conditions at the site will be established by site investigation and the status of all sources of fill material verified by sampling and analysis to ensure that all input materials are consistent with baseline and are in all respects suitable for deposit at Cuckfield Golf Centre. All fuels and oils and any other liquids associated with the operation of the re-modelling activity will be stored in accordance with appropriate regulation to prevent contamination of the ground, ground waters and surface waters. Each load of delivered fill material will be subjected to rigorous acceptance procedures including characterisation and inspection prior to deposit. By so doing, we can be confident that no contamination of the site as a result of the deposit of fill material will occur.

#### Drainage

Abington Consulting Engineers have prepared a short statement summarising the initial flood risk and drainage investigation pending a full assessment of these issues to be submitted in the flood risk and drainage chapter of the Environmental Statement. Please see Statement attached.

#### Ecology

Coylus Ecology produced an Extended Phase 1 Habitat Assessment in February 2017. Please see document attached. The Assessment was used to inform the abovementioned Phasing Plan and the design of the final site profile to mitigate impacts and to improve where possible habitat areas and features of topographical and/or ecological interest. The Environmental Statement Ecology Chapter will include an assessment of protected species (including badgers, reptiles and dormice) and any trees on Site for their potential to support bats, is currently in production by Coylus to support the Planning Application.