

PROPOSED RELOCATION OF THE 13th HOLE IN RESPONSE TO SAFETY CONCERNS

AT

**Mid Kent Golf Club, Singlewell Road,
Gravesend DA11 7RB**

Design and Access Statement

Version 1

14th August 2023

Compiled by David Weller



Weller Designs Limited Golf Course Architects



EIGCA

European Institute of Golf Course Architects

1	INTRODUCTION	3
1.1	Background	3
2	DOCUMENT STRUCTURE.....	3
2.1	Methodology	3
2.2	Content	4
3	SITE ASSESSMENT.....	5
3.1	General	5
3.2	Location and Extents	5
3.3	Current Land Use & Cover	5
3.4	Topography	5
3.5	Water	5
3.6	Public Access	6
3.7	Planning Designations.....	6
3.8	Utilities	6
3.9	Social Context	6
3.10	Planning Policy Context.....	7
4	INVOLVEMENT	10
4.1	General	10
4.2	Site Assessment Work.....	10
5	EVALUATION.....	11
5.1	Methodology	11
5.2	Justification	11
5.3	Constraints.....	15
6	USE OF THE DEVELOPMENT.....	16
6.1	General	16
7	LAYOUT	16
7.1	General	16
8	SCALE OF DEVELOPMENT	16
8.1	Areas and Lengths	16
8.2	Topography	16
8.3	Construction Timescale.....	16
9	LANDSCAPING	17
9.1	Soft Landscaping.....	17
10	APPEARANCE.....	18
10.1	General	18
11	ACCESS & TRANSPORT	24
11.1	Construction Access	24
12	TRANSPORT.....	24
12.1	Construction	24
12.2	Operation	24
13	WASTE STATEMENT	25
13.1	Construction	25
13.2	Operation	32
14	SUMMARY & CONCLUSION	33
14.1	Summary	33
14.1	Conclusion.....	33

1 INTRODUCTION

1.1 Background

- 1.1.1 Mid Kent Golf Club have recognised there is a safety issue with regards to ball escape from their course towards some house owners on Wrotham Road (A227). These properties abut the current 13th hole. Due to the close proximity of the hole to the boundary of these properties, golf balls are occasionally being hit over the fence and therefore risking both property damage and personal injury.
- 1.1.2 In response to this potential issue Mid Kent Golf Club commissioned Weller Designs Limited to look at ways to improve the current safety situation.
- 1.1.3 Weller Designs Limited are one of the leading golf course designs companies in the UK, with over 25 years experience in in this sector. Bruce Weller is a Member of the European Institute Of Golf Course Architects (EIGCA).

2 DOCUMENT STRUCTURE

2.1 Methodology

- 2.1.1 This Design and Access Statement forms part of a detailed planning application for the relocation of the 13th hole in order to improve the current safety concerns resulting from golf balls being hit into adjacent properties.
- 2.1.2 The proposals for the application site have been developed using an assessment-involvement-evaluation approach, as recommended in ODPM circular 08/05 'Guidance on Changes to the Development Control System'.
- 2.1.3 The organisation of the Statement is based on guidance contained in the Commission for Architecture and the Built Environment's 2006 publication 'Design and access statements - How to write, read and use them'.
- 2.1.4 The following plans and documents are referenced in this Statement:
 - Gravesham Local Plan
- 2.1.5 Reference is made to the following plans and documents :
 - Application Location Plan 851.01
 - Existing Site Details Plan 851.02
 - Current Safety Issues Plan 851.03
 - 13th Hole Proposals Plan 851.04
 - Cross Sections Plan 851.05
 - Green Detail Grading 851.06
 - Planning Statement
 - Ecological Impact Assessment (Kent Sussex Ecology)

2.2 Content

- 2.2.1 This document details the steps taken to arrive at the proposed design, showing the consideration given to the site context, the consultation processes used, and the key design parameters determined as a result of this process.
- 2.2.2 The design features are then explained in a structured manner, identifying the following characteristics of the proposed development:
- Process
 - Use
 - Amount
 - Layout
 - Scale
 - Landscaping
 - Appearance
 - Access

3 SITE ASSESSMENT

3.1 General

- 3.1.1 The proposals set out in this Design Statement have taken due consideration for the existing environment including site context, topography, existing vegetation, landscape and visual impact.

3.2 Location and Extents

- 3.2.1 The proposal is to take place on land that currently forms part of Mid Kent Golf Club. The area of the proposed alterations are located in the area of the current 13th hole, approximately 800m south west of the clubhouse. See figures 1 and 2 (refer also to scaled plans 851.01 and 851.02).
- 3.2.2 The application site is located at grid reference TQ 646723 (E:564304, N:171685). The closest postcode to the application site is DA11 7PE.
- 3.2.1 The application is submitted on behalf of Mid Kent Golf Club (Manager – Seale)
- 3.2.2 The application site comes under the jurisdiction of Gravesham Borough Council.
- 3.2.3 The application site is bound on all sides by land belonging to Mid Kent Golf Club.
- 3.2.4 Photos 1 to 4 show the extent of the site and its relationship with the surrounding area.
- 3.2.5 The application area comprises a total of 9,588m² (0.95 Hectares).

3.3 Current Land Use & Cover

- 3.3.1 The proposals involve land that is currently used for golf and incorporates either fairway or out of play roughs associated with the existing golf course.
- 3.3.2 The land on which the works are proposed is currently either managed amenity grassland (fairway and semi roughs), improved grassland used for roughs and areas of ruderals and Hawthorn scrub. (see also Ecological Impact Assessment - Kent Sussex Ecology).
- 3.3.3 There are no trees or hedgerow within close proximity to the application area.

3.4 Topography

- 3.4.1 The application site is gently sloping with at high point to the east (circa 40m AOD) and low point to the west (circa 35m AOD).

3.5 Water

- 3.5.1 There are no natural water courses on or immediately adjacent to the application site.
- 3.5.2 The application site is in Flood Zone 1 and therefore at low probability of flooding.

3.6 Public Access

- 3.6.1 There are no public rights of way running through or immediately around the perimeter of the application site.
- 3.6.2 There are no public rights of way that the application site can be seen from.
- 3.6.3 The golf course is private land so access is available to members / guests of the golf club.

3.7 Planning Designations

- 3.7.1 The site is not part, or directly adjacent to any statutory designated ecological sites.

3.8 Utilities

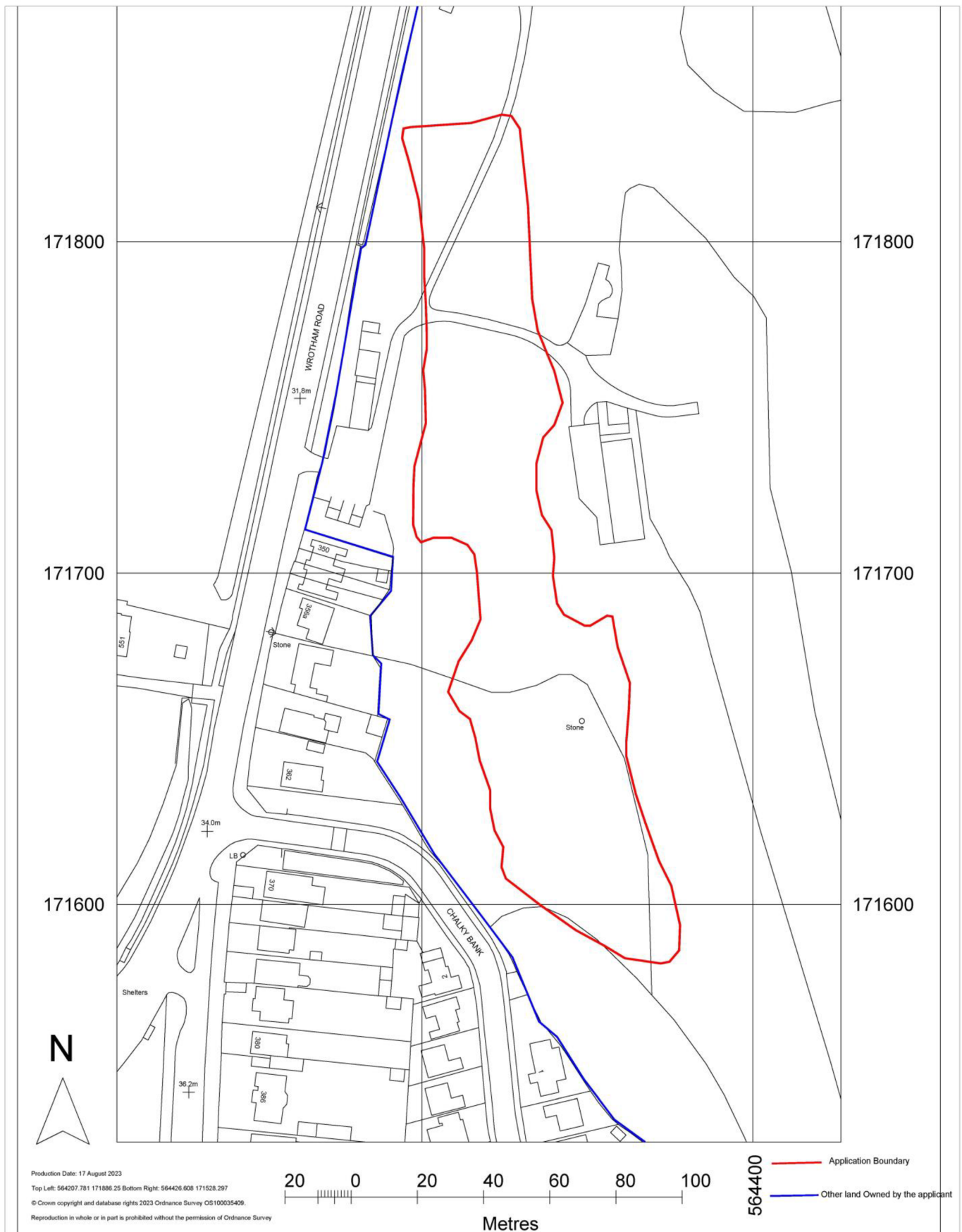
- 3.8.1 There is a high pressure water pipe with wayleave running through the application site (see figure 2)

3.9 Social Context

- 3.9.1 There are a number of properties immediately adjacent to the application site (off Wrotham Road) with intermittent views through existing hedgerow and trees.

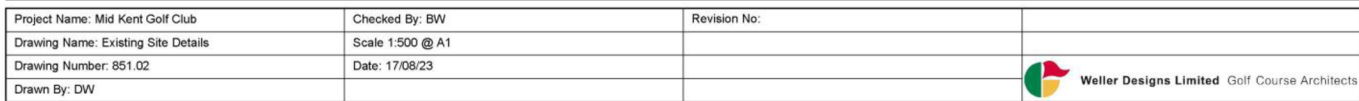
3.10 Planning Policy Context

- 3.10.1 Please refer to separate Planning Policy Statement document that has been submitted as part of this application.



Project Name: Mid Kent Golf Club	Checked By: BW	Revision No:	
Drawing Name: Application Plan (Location Plan)	Scale 1:500 @ A1		
Drawing Number: 851.01	Date: 17/08/23		
Drawn By: DW			Weller Designs Limited Golf Course Architects

Figure 1 Application Boundary Plan - see also scaled plan 850.01



9

4 INVOLVEMENT

4.1 General

- 4.1.1 The following section summarises the involvement of other consultants input or reason why they are not deemed necessary for the application.

4.2 Site Assessment Work

- 4.2.1 A topographic survey to ordnance datum was undertaken in May 2023. (see figure 2 and scaled plan 851.02)
- 4.2.2 An Ecological Impact Assessment has been undertaken. The final design has incorporated the recommendations of the ecological assessment.
- 4.2.3 An arboricultural survey is not deemed necessary as there are no trees on or immediately adjacent to the application site.
- 4.2.4 Detailed designs have been prepared by Weller Designs Ltd.
- 4.2.5 A basic Visual Appraisal Study has been carried out by Weller Designs Ltd. Given the nature of the works (i.e. golf features similar to those already existing on site) together with the limited viewpoints into the site, it is not deemed necessary to undertake a Landscape and Visual Impact Assessment.
- 4.2.6 It is considered that an archaeological assessment is not required as the ground has been significantly remodelled as part of the original golf course construction.
- 4.2.7 The application site falls outside the Environment Agency Flood Risk area. No hydrological investigation is deemed necessary as the site is below 1Ha.

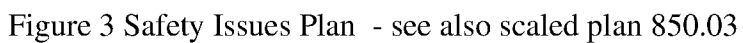
5 EVALUATION

5.1 Methodology

- 5.1.1 Consideration of the results of the site investigation and consultations carried out with Mid Kent Golf Club have informed the design decisions set out in the following sections of this Statement. The design justifications and constraint parameters resulting from the evaluation exercise are categorised and listed below.

5.2 Justification

- 5.2.1 **Current Issue** – The existing 13th hole is located close to the golf course boundary, immediately beyond which are private houses with gardens and the main road (Wrotham Road). The edge of the green (i.e. the target area) is no more than 5 metres from the boundary fence in places with gardens and houses located the other side. (see figure 3 and scaled plan 851.03)
- 5.2.2 Research into ball dispersal from amateur golfers hitting towards their intended target suggested that 92% of golf balls will land in a zone 15 degrees either side of their intended play line. This is not a hard and fast guide as many factors contribute to ball escape issues such as the hole design, topography, prevailing winds , hazard placement , up hill / downhill etc.
- 5.2.3 Based on the parameters referenced above it is clearly obvious that the houses / gardens and indeed part of the main road fall within this zone. While there are some trees on the boundary they cannot be relied upon to block all misdirected shots hit towards the properties.
- 5.2.4 The hitting of golf balls into the houses risks both damage to property as well as physical injury to the occupants.
- 5.2.5 In response, and as part of the clubs due diligence, the current situation needs to be resolved and a solution found to the issue.
- 5.2.6 **Proposed Solution** –
- 5.2.7 Figure 4 and scaled plan 851.04 illustrates the best solution to address the safety issues described above. It is proposed that the green is relocated on an area of grassland further south and well away from the houses. The tees have also been moved further south and angled away from the property boundary.
- 5.2.8 The relocated 13th hole moves the existing properties well away from the ball dispersal zone referenced above.
- 5.2.9 The current 13th green will be retained and will become a ‘turf nursery’ where quality turfs will be lifted and used where needed on the course. No golf will be played on the old 13th green or its surrounds.
- 5.2.10 It should be noted that the plans illustrate that one of the original tees will be retained. This is primarily a marketing exercise as it allows the course to retain (and slightly add) to its overall length. In reality this tee will not be used.





Existing Contours (0.25m Intervals)	Bunker	Managed Amenity Grass	Proposed Contours (0.25m Intervals)	Proposed Tees / Fairway	Golfers Pathway
Existing Trees / shrubs	Fairway / Green / Tee	Existing High Pressure Water Pipe With Wayleave	Proposed Green	Proposed Wildflower Grassland	

Project Name: Mid Kent Golf Club	Checked By: BW	Revision No:	
Drawing Name: 13th Hole Proposals	Scale 1:500 @ A1		
Drawing Number: 851.04	Date: 17/08/23		
Drawn By: DW			Weller Designs Limited Golf Course Architects

Figure 4 13th Hole Proposals - see also scaled plan 850.04

5.2.11 Alternative Considerations -

- 5.2.12 Consideration was given to the use of ball stop netting both to the right of the teeing area and to the right of the green. The solution was dismissed for a number of reasons; it would need to have been up to 25 to 30m metres high in order to prevent shots going over. Even then, given the nature of the shots being hit into the green (high shots that stop quickly) it could not be guaranteed that balls would be prevented from going over; the netting would be extremely unsightly which would be objected to by both the residents and the local planning authority (on landscape impact) .the cost of the netting would have been prohibitively expensive as would the ongoing maintenance of it and also the stanchions themselves, given the height, would need foundations of 4m cubic meters and have to be metal frames not poles (again ugly and intrusive).
- 5.2.13 Even shortening the hole considerably still means its close to the third party boundary , just taking the same safety issue elsewhere on the same boundary.
- 5.2.14 Other areas of the golf course were looked at to replace the hole, however, there was no other suitable space. The revised position makes use of some unused land and does not disrupt the current flow and balance of the course.

5.3 Constraints

- 5.3.1 There are no trees and shrubs in immediately adjacent to the application site.
- 5.3.2 Construction vehicles will just use the existing greenkeepers compound entrance road and hard standing which is adjacent to the 13th hole.
- 5.3.3 The proposed groundworks (topsoil strip and subsoil grading) will be undertaken on either existing intensively managed amenity turf or on improved grassland that forms the current golf course rough. This ground cover provides little in the way of ecological benefits and therefore its (temporary) removal will have no adverse ecological impact. See ecology report.
- 5.3.4 There is a high pressure water main in the vicinity of the works. All necessary protection measures will be put in place and approved by the utility company prior to any works being undertaken on site.

6 USE OF THE DEVELOPMENT

6.1 General

- 6.1.1 The new golf hole will perform no other function other than the one it is intended for i.e. the playing of golf.

7 LAYOUT

7.1 General

- 7.1.1 The layout of the proposed new hole is illustrated in figure 4 and scaled plan 851.04

8 SCALE OF DEVELOPMENT

8.1 Areas and Lengths

- 8.1.1 The total surface area associated with the proposed application works is 9,588m².
- 8.1.2 The new green complex (included graded surrounds) will cover 1823m² with an average elevation of 0.75m above the existing ground level. The new putting surface area will cover 442m².
- 8.1.3 One new bunker is proposed covering 60m².
- 8.1.4 New Wildflower / Fescue grass seeding covering 4089m²

8.2 Topography

- 8.2.1 The works will require the stripping of 3264m² of topsoil. Subsoil earthworks will be a cut and fill exercise requiring the movement of 488m³ of soil. Other than on the green, where specialist rootzone will be used, topsoil will be returned to all areas following completion of the subsoil grading.
- 8.2.2 Slopes around the putting surface range from 1 in 5 (20%) to 1 in 8 (12.5%). The green itself will slope on average at 1 in 75 (1.3%)

8.3 Construction Timescale

- 8.3.1 The proposed construction period is estimated at 3 to 4 weeks but can vary depending on weather conditions.

9 LANDSCAPING

9.1 Soft Landscaping

- 9.1.1 No additional trees or shrubs are proposed. New planting will be limited to specialist amenity grass seed that reflects the cultivars already present on the course and native wildflower seeding.

9.1.2 Hard Landscape Features

- 9.1.3 There are no hard landscape features proposed for the new 13th hole.

10 APPEARANCE

10.1 General

10.1.1 The application site is enclosed due to the surrounding topography and extent of surrounding mature hedgerows and trees. The following section illustrates the key views towards the site through photographs and an sketch impression of the new hole.



Figure 6 – Photo Location Points (red circle represents approximate location of new green)



Photo 1



Photo 2





Photo 5



Photo 6



Photo 7

Existing View



Artistic Impression Of Proposed 13th Green



11 ACCESS & TRANSPORT

11.1 Construction Access

- 11.1.1 Access for construction vehicles will be via the existing entrance to the maintenance facility off Wrotham Road.
- 11.1.2 The proposed hours of work will be 8.00am until 5.30pm on weekdays only.
- 11.1.3 Once the construction vehicles required to undertake the work are on site (likely to be x1 excavator x1 dump truck) they will be kept on site for the duration of the works and all construction staff will either commute to the site or stay at local accommodation. No caravans will be brought to site.
- 11.1.4 Deliveries will be restricted to materials for green and tee construction namely specialist rootzone, gravel, sand drainage pipe, irrigation equipment , seed and turf. This is likely to be no more than x3 lorry deliveries for these materials.
- 11.1.5 Heras protective fencing will be in place around the proposed works to prevent unauthorised access to the works area. This will be removed on completion of the works.

12 TRANSPORT

12.1 Construction

- 12.1.1 The construction of the new 13th hole will require the delivery of x1 excavator and x1 dump truck to the site via a low-loader. This equipment will remain on site for the duration of the construction period and then removed by low-loader.
- 12.1.2 There is likely to be x3 deliveries of materials to complete the new hole.
- 12.1.3 The delivery of these vehicles and materials will have no impact on transport network.

12.2 Operation

- 12.2.1 Once completed the new hole will have no impact on the transport network .

13 WASTE STATEMENT

13.1 Construction

13.1.1 Types of Waste

13.1.2 Waste streams categorised as either excavation (E) or demolition (D) are those which exist within the Project footprint already, such as topsoil, subsoil, vegetation and demolition materials etc.

13.1.3 Imported materials are those which are imported to site for inclusion into the temporary and permanent construction works (such as UPVC pipe, sand gravel etc.) which also produce a waste stream. Included within this waste stream is an estimated quantity of product packaging. This waste stream is produced from a range of potentially avoidable activities such as damaged materials and the over ordering of materials. This waste stream is described as construction (C) waste within the SWMP.

13.1.4 In order to assist the management and segregation of waste, estimations have been made of the types and quantities that will be generated during the construction phase of the Project. (See below)

13.1.5 Construction and Demolition Wastes (C&D)

13.1.6 There is no **demolition** works associated with the project and consequently there will be zero demolition wastes generated at the site.

13.1.7 **Construction** waste will be generated through the importation of materials needed for completion of the works (transport packaging, empty containers and packaging etc). Very small volumes of incidental welfare waste will be generated by the workforce (eg waste packaging and used stationary).

13.1.8 Where possible, consideration will be given to the use of material with a higher recycling content.

13.1.9 All construction wastes will be disposed of via local and regional waste facilities.

13.1.10 **Hazardous Waste** There is no hazardous waste currently existing at the site that requires removal .

13.1.11 During construction activities, additional streams of hazardous waste are anticipated, including oils, fuels and grease from equipment maintenance together with chemicals associated with growing in of amenity turf (fertilisers, pesticides , herbicides etc) . Quantities of this waste stream have not been estimated at this stage, once plant set up is established this waste stream should be accounted for and disposed of in accordance with the Hazardous Waste Regulations 2005.

13.1.12 **Waste Forecast**

13.1.13 The quantities of waste estimated to be generated from the Project are detailed below

13.1.14 **Estimated Waste Arisings**

13.1.15 Plastic (packaging)

13.1.16 Hazardous (oil, grease, fuel chemicals)

13.1.17 Mixed Non Harzardous

13.1.18 Metal

13.1.19 Wood Paper & Card

13.1.20 **Estimated Waste Quantities**

13.1.21 Estimated Waste Quantities (m3)

13.1.22 Construction 2

13.1.23 Demolition 0

13.1.24 **Waste Prevention and Minimisation**

13.1.25 Waste minimisation is at the pinnacle of the waste hierarchy and is essentially concerned with avoiding the production of waste in the first place. Whilst complete avoidance of waste is impossible, adopting certain waste minimisation practices will ensure that the overall quantity of materials not beneficially used onsite are kept to a minimum.

13.1.26 Overall, the following practices will be adopted to help to minimise waste onsite:

13.1.27 - Improved precautions in handling of materials onsite .Wherever possible materials will be kept in locked and /or covered storage, until time of use, to avoid damage from vandalism, theft, vehicle movements, weather, etc;

13.1.28 - 'Just in time' delivery of materials when they are required to prevent spoilage;

13.1.29 - Ordering the correct materials as specified;

13.1.30 - Maintaining a record of materials delivered onsite and dispatched - recording the number of skips used so that the amount of material consumed, sent for landfill or recycling can be determined;

13.1.31 - Packaging is designed to protect raw materials and wherever feasible will be kept on until the last moment. Material suppliers will be asked to collect packaging for reuse;

13.1.32 -Avoidance of over-ordering materials according to the stage of construction need; and

13.1.33 - Responsibility for overseeing waste minimisation activities will be assigned to specific site personnel (e.g. construction site manager) who will monitor the progress and smooth running of waste minimisation activities.

13.1.34 If there are any surplus materials from the CD&E works, it may be possible to use these on other projects, either through contact with the buyer, or by advertising them. Materials could also be donated to local community projects or charities. These options avoid the cost of disposing of surplus material resources as waste.

13.1.35 Waste that cannot be eliminated or reduced falls into one of the following four management categories:

13.1.36 • Reuse

13.1.37 • Recycling

13.1.38 • Other recovery

13.1.39 • Disposal

13.1.40 Preparation for Re-use

- 13.1.41 By implementing a SWMP as early as possible will reduce the amount of waste produced as part of the Project. The Principal Contractor will maximise opportunities for the potential for reuse and recycling of all waste streams onsite.
- 13.1.42 Over-purchasing can lead to significant wastage and must be avoided in the first place. Ensuring materials are ordered for delivery shortly before they are used on the Project will also avoid possible damage and therefore wastage. Construction waste, or waste arising from imported material will be minimised through careful product specification and use. A continual review of the type of surplus materials being generated onsite will aid in identifying approaches to reduce the amount produced.
- 13.1.43 Materials delivered to the Project will be received and controlled by the Principal Contractor. Materials will be stored to minimise the potential of damage or wastage. Measures will include off- ground storage e.g. on pallets, remaining in original packaging, protection from rain damage or collision by plant or vehicles. The materials storage area in the contractors compound is secured during out of hours to prevent unauthorised access.
- 13.1.44 Where avoidance of excess materials onsite is not feasible, all available materials will be recorded and considered for possible reuse onsite before recycling. Excess materials that cannot be reused onsite will be considered for reuse elsewhere - if they can still be used in their present form, they will be classified as materials which can be reused off-site. Materials such as timber, bricks, tiles, paving blocks and top soil would be stored separately onsite within the existing footprint and would all be considered for reuse elsewhere. The purpose of storing reuse materials in separate skips/ areas is to reduce the potential for contamination and to encourage the reuse of materials by offering clean material streams from which to choose.
- 13.1.45 -Options for reuse include:
- 13.1.46 -use of reclaimed materials (where appropriate);
- 13.1.47 -onsite reprocessing of materials; and
- 13.1.48 -reuse of packaging materials in limited circumstances.
- 13.1.49 The use of a data-recording sheet will allow the construction site managers to keep a record of all available materials onsite, hopefully reducing the need to over order and increase opportunities for reuse where possible.

13.1.50 Waste Minimisation Measures Include;

- 13.1.51 Monitor, audit and measure site waste through implementation of SWMP Investigate options for recovering site won materials for reuse on site
- 13.1.52 Retain top soil, treat it onsite with compost (or other remediation) and use for soft landscaping etc.
- 13.1.53 Use existing soft landscape that can't be retained (trees, shrubs) as compost and soft landscape top mulch. Use recycle aggregates (either onsite or off site) in concrete mix, as fill, etc.
- 13.1.54 Reuse packaging by returning to supplier/ manufacturer or using it for other purposes (e.g. Timber packaging pallets can be chipped and used for landscaping top mulch

- 13.1.55 Embed all of the design options to be pursued into project briefings and procurement
- 13.1.56 Use an on-site baler to compact paper, card and plastic packaging to take up less space ready for recycling. Use the national colour coding scheme for waste containers to ensure waste is separated efficiently
- 13.1.57 Order materials in bulk where appropriate with minimal/ reusable packaging where possible
- 13.1.58 Put in place Material Logistic Plan looking at supply routes, handling, storage and security for main construction phase of the project
- 13.1.59 Incorporate rainwater harvesting into the design
- 13.1.60 Specify biodegradable packaging where possible
- 13.1.61 Specify the use of recycled material in compost
- 13.1.62 Specify recycled content in hard landscaping
- 13.1.63 **Recycling**
- 13.1.64 If excess materials cannot be reused in their present form but could be used onsite in a different form they are classified as recycled onsite (provided they were processed onsite). If the material cannot be reused onsite in any form, it may be classified as recycled off-site, e.g. non-returnable pallets reprocessed off-site to make chipboard.
- 13.1.65 Successful recycling relies upon early planning, clear responsibility and space within a compound for segregation and storage.
- 13.1.66 Enclosed and lockable containers will be used to prevent deterioration of waste and also stops unauthorised access. The containers will be kept clean and clearly marked in order to avoid contamination of materials.
- 13.1.67 Differently coloured containers will be used to ensure that workers are clear about where to put each type of waste. This will reduce the levels of contamination in the skips and increases the likelihood that a load will not subsequently be rejected once the waste stream has been sent off-site for reprocessing. In cases where the load is rejected, the likely destination would be landfill (which would increase the costs of the Project).
- 13.1.68 The segregated skip categories are as follows
- 13.1.69 – Hazardous (red)
- 13.1.70 - plastic (orange);
- 13.1.71 Wood (yellow)
- 13.1.72 Metal (Blue)
- 13.1.73 Paper & Card (Green)
- 13.1.74 Welfare Waste (brown)
- 13.1.75 Space within the compound is provided to accommodate the containers and storage of reusable materials. Individual waste streams will be kept separate including the use of an excavated material only area.

13.1.76 Audits will be undertaken of Waste Contractors (by the Principal Contractor) to ensure that waste from the Project is being managed in an appropriate manner.

13.1.77 **Other Recovery**

13.1.78 Where it is not possible to reuse or recycle materials, the residual fraction of waste will be taken to an appropriate residual treatment facility or landfill site. Recovery of waste, rather than disposal to landfill, will be prioritised where material types are suitable for recovery and the Waste Management contractor has access to competitively priced recovery capacity.

13.1.79 Recovery mainly refers to energy recovery (e.g. reuse as fuel) or biological recovery (e.g. composting).

13.1.80 **Disposal**

13.1.81 Disposal of waste is at the bottom of the waste hierarchy as this is the least sustainable method of waste management.

13.1.82 For construction waste, suitable treatment, recycling and disposal facilities within a reasonable proximity of the Project will be identified by the Principal Contractor.

13.1.83 The Landfill Directive requires that disposal sites are classified into one of three categories dependent on the chemical composition of the material; these are hazardous, non-hazardous or inert. The ability for waste to be deposited at these sites will be dependent on the available space and the conditions imposed on the Project through the relevant licence/permit.

13.1.84 **Monitoring**

13.1.85 Under the Waste (England and Wales) Regulations 2011 and in line with Doc, the Principal Contractor has a number of responsibilities which it will execute as follows:

13.1.86 •to ensure that suitable storage is made available, including correct signage;

13.1.87 •to check the waste carrier has the appropriate waste carrier licenses; and

13.1.88 •to retain Waste Transfer Notes/ Consignment Notes for 2/3 years as appropriate.

13.1.89 Responsibility for waste management lies with the Principal Contractor unless a contractual agreement with subcontractors to manage their own waste arisings exists - the Principal Contractor will ensure that the Doc process is in place when this situation occurs.

13.1.90 **Training**

13.1.91 The Principal Contractor will provide training to employees on the Project on use of the SWMP, roles and responsibilities and DoC requirements.

13.1.92 Onsite instruction and training covering appropriate waste separation, handling, storage, recycling, and reuse and return methods to be used by all parties (e.g. subcontractors), at all appropriate stages of the Project will be provided by the Principal Contractor.

13.1.93 Training will consist of an initial toolbox talk that will form part of the site induction process that introduces and explains the requirements of the SWMP and the concept of the waste hierarchy, as well as regular toolbox talks that provide updates on wider

environmental issues. Workshops and other forms of training may be utilised where appropriate. Appropriate staff will be identified to attend these.

- 13.1.94 The Project will appoint a Waste Champion to act as a point of contact to deal with any waste queries from staff, promote best waste management practice and be responsible for the upkeep of the SWMP.

13.1.95 Actual Quantities

- 13.1.96 Within the Outline SWMP a record of the types and quantities of waste actually being produced and including the eventual fate of the waste will be kept.

- 13.1.97 Maintaining these records will also help to identify which waste streams are not achieving anticipated recycling potentials so that alternative methods to handle that waste stream can be explored for the remainder of the Project.

- 13.1.98 The actual quantities table will be completed during construction phase and data taken from the amounts recorded on waste transfer notes and hazardous waste consignment notes.

- 13.1.99 This information will then feed into Key Performance Indicators, which details key commitment information such as the amount of recycled, reused/beneficially reused and diverted from landfill quantities.

13.1.100 Review

- 13.1.101 The SWMP will be reviewed on a regular basis, with waste data being entered frequently i.e. fortnightly or monthly. Further reviews will take place where any significant changes occur. A log will be kept of when the plan has been reviewed and the outcomes.

- 13.1.102 An appropriate monitoring regime of the waste objectives and targets will be put in place.

13.1.103 Post Project Completion

- 13.1.104 At the end of the works, the Principal Contractor is responsible for reviewing, revising and refining the SWMP as necessary, to ensure best practice and to identify if lessons could be learned for the next time a similar project is undertaken. This review will aim to identify the following:

- 13.1.105 • confirmation that the SWMP has been monitored and updated within the defined timescales;

- 13.1.106 • an explanation of any deviation from the original plan;

- 13.1.107 • a comparison of the estimated quantities of each waste type against the actual quantities generated; and

- 13.1.108 • an action plan to address the lessons that have been learnt from the Project that could be implemented for the next project.

- 13.1.109 An estimation of the cost savings (if any) that have been achieved through the measures undertaken to minimise, reuse, recycle or recover waste arisings rather

13.1.110 Summary

13.1.111 This section complies with the WRAP's SWMP template and provides a review of CD&E waste arisings and management methods for the proposed Project. It is estimated that the Project is likely to produce in the region of 1m³ of waste.

13.1.112 The intention of this SWMP is to reflect the Project's envisaged design, the associated quantities of waste arisings that are anticipated to be generated and enable better control over material resources and waste arisings throughout the duration of the CD&E phases of the Project.

13.1.113 The project should have comprehensive controls on their waste monitoring processes and follow where appropriate the hierarchy of waste management.

13.1.114 The waste minimisation recommendations should follow on as necessary

13.1.115 Waste management practices have been identified which can assist in minimising waste generation for the Project. Where waste is generated, the document identifies management methods to aid material reuse or recycling prior to waste disposal.

13.1.116 Provision of a suitable area on site for the management and storage of waste will assist in reducing waste disposal and the environmental impacts of disposal.

13.1.117 It is recommended that the construction contractor monitors material delivery and waste generation onsite to identify opportunities for waste minimisation and reuse. Monitoring of waste activities will also help to ensure materials are recycled where viable and therefore the environmental impacts of the Project are minimised.

13.2 Operation

13.2.1 Following the completion of the project there will be no generation of waste as a consequence of the new golf hole.

14 SUMMARY & CONCLUSION

14.1 Summary

- 14.1.1 Mid Kent Golf Club needs to address the current safety issue concerning the 13th hole. By changing the location of the teeing area and relocating the green complex there is a change in the angle of the golfers shot to such an extent that risk to private property falls in line with current guidance on the positioning of golf holes in relation property boundaries.

14.1 Conclusion

- 14.1.1 The new design addresses the safety issue while at the same time retains the integrity of the golf course in terms of quality and playability.
- 14.1.2 The design accords with all the relevant NPPF and Local policies having been through an iterative design process via in depth consultant investigations and appraisals of the site in question.
- 14.1.3 It is therefore respectfully requested that this proposal should be approved.