



*Company  
Overview &  
Background*

*Land Regeneration  
Specialists Since  
1999*

*We specialise in unlocking the true potential of all  
types of land for a range of outdoor uses*

***Golf Courses  
Driving Ranges  
Public Open Space  
Equestrian Uses  
Noise Attenuation Bunds  
Shooting Grounds  
Flood Risk Mitigation  
Fishing Lakes  
Sports Pitches  
Agricultural  
Landfill Restoration  
Contaminated Land  
Remediation***



*For a free site  
evaluation please  
contact us...*



**Stuart Downs** BA. (Hons), MSc. MRTPI  
*Head of Planning & Development*

*Email: [stuart.downs@woodland.uk.com](mailto:stuart.downs@woodland.uk.com)*

*Mobile: 07787 900 282  
Telephone: 0208 327 3840*

*Woodland Environmental Limited  
4 Elstree Way, Borehamwood, London WD6 1RN*



**Marcus Blackburn** BA. (Hons)  
*Golf Course & Landscape Architect*

*Email: [marcus.blackburn@woodland.uk.com](mailto:marcus.blackburn@woodland.uk.com)*

*Mobile: 07802 726 742  
Telephone: 0208 327 3840*

*Woodland Environmental Limited  
4 Elstree Way, Borehamwood, London WD6 1RN*



# *Contents*

- 1 Introduction
- 2 Who are Woodland Environmental?
- 3 Example Project
- 4 Would you benefit from our services?

Appendix 1 - Completed Projects





# JRL

GROUP

*Paddington Quarter, London*

*Contract Value: £170 million*

*Paddington Gardens occupies a 3.8 acre site within London's new Residential Quarter, the Paddington Waterside regeneration. The scheme provides 365 high specification residential units including a 203 space two story basement carpark.*

*Group Companies involved:*

*Midgard, J.Reddington, UK  
Facades, ARK Mechanical &  
Electrical, London Tower  
Cranes, JRL Environmental*



# 1. Introduction



***We specialise in realising the true potential of degraded, vacant or under-utilised land such as former landfill sites, agricultural fields, scrub & quarries as well as existing parks, golf courses, equestrian centres & outdoor leisure facilities.***

***We can offer a range of potentially self-funding development solutions, with a free planning and design service, to unlock the full potential of your site.***

Our expertise and experience in land regeneration utilising recycled inert soils has firmly placed us as market leaders in the outdoor sport and recreation construction industry. We have undertaken 26 projects throughout the country for private sector leisure operators in addition to numerous public parkland schemes for local authorities, putting millions of tonnes of inert material back into use in beneficial landscaping projects for a diverse range of outdoor leisure operators.

We are one of the only UK based developers specialising in major leisure landscaping works to possess both an in-house team of development professionals and permanently employed construction arms, leading to a reduced reliance on external contractors and a far more efficient, joined up approach to development. With the company's outstanding collective knowledge of the legal and regulatory regimes, we have a 100% success rate at achieving planning permission and Environment Agency consents.

Furthermore, following Woodland's acquisition by the JRL Group in March 2018, we now form part of an organisation which provides full design and build solutions for some of the most complex and prestigious

developments in the country. We therefore possess the ability to provide significant risk mitigation and a level of security for our clients that is almost unrivalled in our sector. As part of the Group, Woodland work closely with JRL's Environmental division, enabling us to control the soils used for our earthworks from their point of origin to the point of re-use, providing an assurance that your development will be completed to the highest possible standards with full transparency.

The Group contains over 14 divisions spanning all aspects of construction, from JRL Midgard which plays a core role in delivering the Group's construction package to JRL Structures, which focusses on providing civil engineering solutions. For 2019, it is projected that the Group will be on track to achieve turnover in excess of £650M, providing you with the peace of mind that we have the financial ability to deliver your project come what may.

Therefore, if you are a landowner or leaseholder thinking of undertaking some modernisation works, please do not hesitate to contact us and book a free site evaluation.

Yours sincerely,



**Stuart Downs**  
Head of Planning & Development  
Woodland Environmental

# 2. Who are Woodland Environmental?

## About Woodland Environmental

**Established in 1999, Woodland have over 20 years experience in constructing major landscaping schemes for the leisure and recreation industry via bulk earthworks.**

Woodland are the leading leisure build specialists in the UK and are able to draw upon a wealth of contacts throughout the industry, spanning owner/ operators, construction contacts and the very best consultants in the field to ensure projects are delivered on time and to the highest possible standards.

- Constructed schemes for seven local authorities
- Directly employs its own team of in-house development professionals handling all design and build functions from conception and planning, right through to completion
- Directly employs two construction arms ensuring an uninterrupted link to both the design and build at all stages of the process

Woodland's acquisition by the JRL Group in March 2018 means that we now form part of an organisation which provides full design and build solutions for some of the most complex and prestigious developments in the country. Therefore we have the ability to provide significant risk mitigation and security for our clients.

The Group's latest accounts as of 31st December 2018 demonstrated continued controlled growth and improved levels of profitability. Revenue rose from £388.3M in 2017 to £539.2M in 2018, an increase of 38.9%, with profit before tax standing at £30.6M. For 2019, it is projected that the Group will be on track to achieve turnover in excess of £650M, giving you the peace of mind that we have the financial ability to deliver your project come what may.



## Projects

*The organisation employs 18 key staff and management covering the most fundamental and important aspects of the company's function including architecture and planning, administration, quality control, financial and project management. A further two construction arms carry out ground work on site under the supervision of the Construction Manager. Our projects include:*

Site	Client	Project Description
Minet Country Park	Hillingdon Borough Council	Public Open Space
Freezeland Covert	Hillingdon Borough Council	Public Open Space
Chippenham Pocket Park	Slough Borough Council	Public Open Space
Lime Tree Park	Ealing Borough Council	Public Open Space
St Paul's Cray Country Park	Bromley Borough Council	Public Open Space
Tolworth Court Farm	R B of Kingston Upon Thames	Public Open Space
West Wycombe Shooting Club	E.J. Churchill	Noise Attenuation and Safety Bunding
Princes Ski Club	Prince Club Limited	Water Ski Course Design and Build
Swanley Park Project	Swanley Town Council	Football pitches, Trim Trail, New Car Park, Landscaping
Halliford Mere	Halliford Mere Trout Fishery	Wholesale Remodelling of Gravel Pits to create new Fishing Lake Complex
Old Fold Manor Golf Club	Old Fold Manor Golf Club	Driving Range, 3 Hole Academy Course and highway safety landform
Chelsfield Lakes Golf Club	Crown Golf Plc.	Driving Range and 9 Hole Academy Course
Chesfield Downs Golf Club	Crown Golf Plc.	Driving Range and Shot Game Practice Facility
World of Golf Croydon	World of Golf	Driving range and Adventure Golf Course
World of Golf Sidcup	World of Golf	Driving Range, Academy Course, Fishing Lake, Children's Activity Area
A1 Driving Range	N1 Golf	Driving Range, Landscaped Car Park, Wildlife Habitat Area, Adventure Golf
Barneshurst Driving Range	Bromley Mytime Active	Driving Range and Course Modifications
Chadwell Springs Golf Club	McMullen & Sons	New Public House & Retail, 9 Hole Course, Driving Range, Academy Course
Cotgrave Place Golf Club	Cotgrave Place Golf Club	Driving Range and Hole Remodelling on Main Course
Cherry Lodge Golf Club	Cherry Lodge Golf Club	Major Modifications to Existing Course, New Driving Range, Landscaping
Grassmoor Golf Club	Grassmoor Golf Club	Course Remodelling to Improve Playability and Safety
Chingford Golf Range	Chingford Golf Range	New Driving Range
Chalgrave Manor Golf Club	Chalgrave Manor Golf Club	Irrigation Reservoir and Water Harvesting System, Course Upgrades
Canon's Brook Golf Club	Canon's Brook Golf Club	Safety Mounding to 14th Hole
Prior's Golf Course	Crown Golf Plc.	Noise and Visual Attenuation Mounding, Modification to Holes on Course
Letchworth Golf Club	Letchworth Golf Club	New Driving Range and Academy Course





**LEGEND**

- Ownership Boundary line (Assumed)
- Existing Water course / Ponds
- Environment Agency Zone - Flood Zone 2 alignment
- Environment Agency Zone - Flood Zone 3 alignment
- Existing road alignment
- Overhead electricity lines
- Re-surfaced road / carpark
- Compacted gravel paths with seating areas
- Cycle path / mountain bike trails
- Paved areas
- Playground area
- Proposed buildings
- Pallaside security fencing (around maintenance yard)
- Timber decking / boardwalks
- Bark chipped area
- Green Gym / outdoor exercise area
- Regularly maintained grass areas
- Remodelled landscape planted with tall Fescue
- Proposed mixed planting
- Specimen tree planting
- Ornamental landscaping
- Proposed Lakes
- Wetland area

Rev.	Date	Description of Revisions	Drawn

**WOODLAND ENVIRONMENTAL**

WOODLAND ENVIRONMENTAL Ltd.  
 Email: enquiries@woodland.uk.com  
 www.woodland.uk.com  
 Tel: +44 (0)20 8327 3840

Project: Public Park Modernisation

Client: Borough Council

Drawing Name: Conceptual Masterplan - Option A

Status: Conceptual

Drawing number: TPark.CM.01    Date: 03-02-19    Drawn By: MGB  
 Scale: 1:2500 @ A3    Revision: A

© Woodland Environmental Ltd. 2019

# 3. Example Project



# 4. Would you benefit from our services?

## How does this work?

*We undertake the whole development process, on a turn key basis from conception and, feasibility, to public consultation, planning, construction implementation and project completion.*

### 1. Landscape Design & Project Conception

With our collective commercial insight and landscape design experience, Woodland will formulate a proposal for new leisure facilities, remediation of degraded land or upgrade of existing leisure facilities, including a concept plan, free of charge. In some circumstances we can potentially offer self-funding development solutions for landowners and leisure operators.

### 2. Landlord's Consent & Pre-Planning Discussions

Prior to entering planning you may need to obtain consent from your landlord and informal agreement from the Local Planning Authority. Woodland have extensive experience at preparing the appropriate visual and documentary aids, liaising with the Council, and managing this process from start to finish, in order to give you the best possible chances of obtaining preliminary consents.

### 3. Full Planning Permission & Public Consultation

Woodland's in-house planning team will supervise and oversee all site scoping, analysis and investigation, in all planning related fields such as hydrology, ecology, highways, trees, landscape. We will analyse the results and feed these back into the design to give the proposals the greatest prospects of success. The planning submission will be funded, prepared, collated and project managed at no cost to you. Woodland will also conduct the consultation process, which can include a public exhibition and community liaison.

### 4. Legal Agreements & other Consents

Upon grant of planning permission, Woodland will discharge all relevant legal obligations to pave the way towards a start on site. This frequently includes obtaining s278 Highways Access Agreements, s106 Planning

Obligations and footpath stopping up and diversion orders.

### 5. Site Set Up & Plant Management

Once all necessary consents are in place, Woodland will move onto site and set up a temporary site compound from which the works will be managed. We will then prepare the site for development which may include stripping and storing topsoil, constructing haul roads and undertaking any necessary scrub or tree removal.

### 7. Importation of Material & Scheme Build

Woodland will source surplus earth from the JRL Group's own construction projects, which will be subject to regulatory oversight, testing and certification prior to re-use by our retained soil scientist and environmental consultants. The material will then be brought to site via JRL's own vehicles and drivers, and shaped by Woodland's experienced landscaping operatives using GPS tracking. We will phase the construction to minimise disruption, and comply with all appropriate environmental and health and safety legislation. We are experts at implementing site restoration programs. For your project this might include tree planting, grass cultivation, biodiversity enhancement schemes and boundary treatments.

### 8. Project Management & Site Staffing

Woodland employ a specialist team of site managers, machine operatives and skilled ground workers to manage schemes. As we retain both our planning and construction teams in-house, you will have a direct link to all staff project managing the process under one roof.

### 9. Future Management

Woodland will ensure that the recreational facilities are handed over to the appropriate bodies for future management. We have extensive experience of partnering with leisure operators to deliver multi-functional outdoor spaces. We can even draw on our contacts in this field to negotiate sub-leases with appropriate partners.



# Appendix 1 - Completed Projects

## Lime Tree Park, Northolt

**Client:**

Ealing Council

**Location:**

Lime Tree Park, 17 Hawtrey Ave, Northolt UB5 5JB

**Site Size:**

8.66 Hectares (20.86 Acres)

**Scope of Works / Project Background:**

Lime Tree Park was a flat open space with no interesting features or real amenity value to the local community, its topography gave rise to problems with traveller encampment and joy riding which increased crime levels within the associated area.

The residents and their children together with Woodland and Ealing Council arrived at a solution. Woodland and Ealing Borough held a number of public consultations where the residents had their say on issues such as design, layout and use once the project was finished. Woodland in partnership with Ealing Council designed a new park layout, which involved altering the topography of the site so it would be impossible to take vehicles onto the park, but was also sympathetic to public use and future maintenance. The whole project has been a huge success for all parties and the park is now free from unwanted users and traveller encampment. The residents can use the park once again to its full amenity value in a safe environment.

*Completed park scheme at Lime Tree Park, Northolt, London*





# Appendix 1 - Completed Projects

## Minet Country Park, Hayes

**Client:**

Hillingdon Borough Council

**Location:**

Minet Country Park, Springfield Road, Hayes, Middlesex, UB4 0JS

**Site Size:**

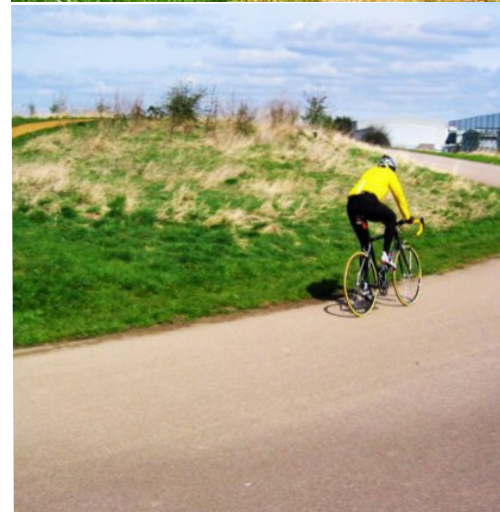
36 Hectares (88.92 Acres)

**Scope of Works / Project Background:**

Minet Country Park formed 32 hectares of neglected and degraded open space, but was transformed by the creation of a new parkland setting. Minet Open Space had suffered fly tipping, vandalism and joy riding and was marred by litter and domestic and industrial waste. Woodland transformed the land into a much needed country park. The scope of works included:

- New Soft Landscaping and Fencing
- Site Clearance
- Stream Decontamination
- Car Park Construction
- Weir Construction

The completed park went on to win the Green Flag Award which recognised the scheme as one of the best green spaces in the UK.





# Appendix 1 - Completed Projects

## Letchworth Golf Academy

**Client:** Letchworth Golf Club

**Location:** Letchworth Ln, Letchworth Garden City SG6 3NQ

**Site Size:** 80 Hectares (32.4 Acres)

### Scope of Works / Project Background:

The new Letchworth Academy comprises two interconnecting components; a Multi-shot range and a six hole are 3 course. These two components provide Letchworth Golf Club with one of the most advanced coaching and practice facilities in the south of England and the development went ahead with the full support of the English Golf Union, Hertfordshire County Ladies' Golf Association.

The 300 yard long, Multi-Shot Range was opened in Summer 2015. This facility has a number of target greens built onto slopes on either side, with visible bunkers to provide the feel of a real course, and to make practicing all the more meaningful. The new range is truly 'all weather' and has both grass and matted tee areas as well as ten covered bays. The par 3 course provides players with a stimulating experience and for those learning the game, it is a natural step from shot making on the range to practice or play on the Academy course. The greens and tees have full herring-bone drainage system, are irrigated and have been constructed with a sand peat mixture on top of a shingle bed to provide the finest playing surfaces. The golf club also offers Academy memberships at £250 per annum for adult membership and Academy junior membership is £81 per annum, and so far has been a resounding success at attracting members to the golf club and generating additional revenue from coaching less experienced players.

*Opening day with the local Ward Member and press*





# Appendix 1 - Completed Projects

## St Pauls Cray Hill Country Park

### Client:

London Borough of Bromley

### Location:

St Pauls Cray Hill Country Park, Star Lane, St Pauls Cray, BR5

### Site Size:

40 Hectares (98.80 Acres)

### Scope of Works / Project Background:

The site consists of 40 hectares and was former a domestic land fill site, transformed by the creation of a new country park setting.

The site was a council rubbish tip up until the 1970s with joy riders and motor bikers using it regularly. Woodland approached Bromley Borough Council with a proposal to create a well maintained parkland landscape design that encourages respect, value and above all enjoyment of use without intimidation.





# Appendix 1 - Completed Projects

## Cherry Lodge Golf Club

**Client:** Cherry Lodge Golf Club

**Location:** Jail Lane, Biggin Hill, Westerham TN16 3AX

**Site Size:** 65 Hectares (160 Acres)

### **Scope of Works / Project Background:**

Originally comprising a dated course from the 1960s, the facility was of an extremely poor standard with little in the way of modern features. The club had gone into terminal decline, with falling membership levels and unserviceable levels of debt. Woodland Environmental therefore designed a scheme that would bring the facilities up to modern standards of expectation, provide funding via the importation of inert materials, and thus secure the club's long term future.

The resultant scheme comprised a new chipping academy and putting green, resurfaced car park, installation of multi-shot driving range, remodelling of 2nd, 3rd, 4th, 5th, 7th, 8th, 10th, 11th, 12th, 13th and 14th holes to improve playability, visual amenity and safety. The project also featured a substantial planting and landscaping scheme including 11,730 trees and shrubs, ponds and wetland habitat.

Despite facing stiff opposition from the local population which was canvassed by a much smaller hardcore group of objectors, the scheme was won by Woodland Environmental on appeal via Public Inquiry. The scheme has been a huge success and the club is now going from strength to strength with a significantly growing membership year on year since completion.





# Chadwell Springs Family Golf Centre, Ware

**Client:** McMullens & Sons Ltd

**Location:** Chadwell Springs Family Golf Centre, Hertford Rd, Ware SG12 9LE

**Site Size:** 19.5 Hectares (48 Acres)

## Scope of Works / Project Background

Originally a full 18 hole course, the golf course at Chadwell Springs was significantly reduced in 1974 by some 38 acres as a result of the construction of the new A10 which now runs along the western boundary of the site. The remaining 9 hole golf course continued to operate as a members golf club until 2010, when, due to a continuing and serious lack of financial viability McMullens took the decision to close the club house permanently. This led to a further downward spiral resulting in the need to engineer a holistic solution to the site's perennial problems.

Accordingly, McMullens approached Woodland Environmental to devise a solution to re-landscape the course, and this, along with a further £3 million investment, led to the creation of the Chadwell Springs Family Golf Centre.

The development is a showcase of the range of facilities that can be provided to target a more casual section of the golf market, including the re-modelling of the course to create an up-to-date 9-hole course based on modern golf design principles, a driving range with associated covered bay building, safety netting and state of the art BERM lighting system, a short game academy area, putting green, a pitch and putt course and a footgolf course.

Since its redevelopment, the Golf Centre has gone from strength to strength with a highly profitable golf business augmented by an extremely busy food and beverage offering along with a successful retail unit.





