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## Case Officer's Report for Non Material Amendment

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- Local Council:** Horsham District Council
- Site Address:** Wood Barn Farm, (Broadford Bridge-1 Exploratory Well Site) Adversane Lane, Broadford Bridge, Billingshurst
- Approved Development:** WSSC/052/12/WC - The siting and development of a temporary borehole, well site compound and access road including all ancillary infrastructure and equipment, on land at Wood Barn Farm, Broadford Bridge, for the exploration, testing and evaluation of hydrocarbons in the willow prospect

**Non-Material Amendment Sought:**

- Reduction in height of drilling rig from 41 metres to 35 metres;
- Reposition and reconfiguration of the well pad, removing car parking spaces;
- Re-positioning of cabins and associated facilities/ services within the well pad in line with the requirements of the BDF28 drilling rig and crew.

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**Particulars of Amendment:**

Because oil and gas operators do not know the exact drilling rig which will be available at the time of commencing the development, the rig considered in the submitted Environmental Statement and application documents used a 'worst case' scenario. Therefore, when it comes to assessing the impacts of the drilling rig with regard to, for example noise and visual impact, any contracted rig will have impacts no 'worse' than that assessed during the planning application. Specifically in this case:

- The use of the BDF28 drilling rig will reduce the height of the drilling rig from 41 metres to 35 metres. It will therefore result in reduced visual impacts over that considered in granting planning permission.
- The BDF28 drilling rig is a quieter rig than the rig used for modelling noise in the Environmental Statement and application documents. Furthermore, condition 8 on the permission, a Noise Management Plan, is in place. This plan will establish monitoring methods and a scheme to deal with situations should noise limits be exceeded.
- All site crew, personnel and any visitors will be bussed into the site, meaning car parking spaces have been removed from the Site Layout. Fewer vehicles accessing the site will reduce the impact upon the highway network and will also reduce traffic noise.
- The layout requirement for the BDF28 drilling rig differs from the original layout approved. However, the equipment used, cabins and associated infrastructure is of a similar height and appearance to that which was

assessed originally so there is not considered to be a material change to what was considered in approving the application.

- The lighting for the rig is comparable to that which was assessed in the Environmental Statement and application documents. The lighting required is for health and safety purposes and would be within the site and focused downwards onto the equipment being used. The impact is therefore not considered to be any greater than that considered in granting planning permission.
- The use of a different rig and reduction in parking spaces has prompted the slight repositioning of the well-pad area. The area is still within the red-line (application site) boundary. The repositioning of the well-pad has the additional benefit of offering greater protection to existing tree roots. The change is not, therefore, considered to result in any material impact to the approved development.

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### Notification

Is there anyone other than the applicant owns part/all of the land or has an Agricultural Holding over the land? YES / ~~NO~~

If YES to the above, has the landowner(s)/Lessee been notified and given 14 days notice to respond? YES / ~~NO~~ / ~~NA~~.

### Conclusion

As a consequence of using an alternative drilling rig system to that used in the Environmental Statement and application documents, the layout approved has altered and the approved drawings require amending. However, in planning terms the amendments are non-material, not requiring the submission of a full planning application.

Development should proceed in accordance with the permission WSCC/052/12/WC except in relation to condition 3 which shall now also require compliance with alternative plans, namely drawings P01 Revision A, P02 Revision A, P03 and P04 Revision A, where the details shown on those plans differ from those previously approved. All the other conditions and informatives imposed on permission WSCC/052/12/WC shall continue to apply.


Overall, there are no adverse issues associated with the proposed amendments. It is therefore considered acceptable and appropriate and is hereby permitted.

### Decision:

## Grant approval of Non-Material Amendment

The application is considered to be a non material amendment pursuant to s96A of the Town and Country Planning Act 1990.

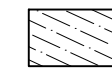
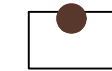
**Note:** This decision relates only to the non-material amendment as described in this report. This is not a reissue of the original planning permission (WSCC/052/12/WC), which still stands. The Decision contained in this report and the Decision Notice of the original planning permission should be read together.

<b>Date of Report Submission:</b> 23 May 2017	<b>Case Officer Name:</b> Chris Bartlett
	<b>Case Officer's Signature:</b> 

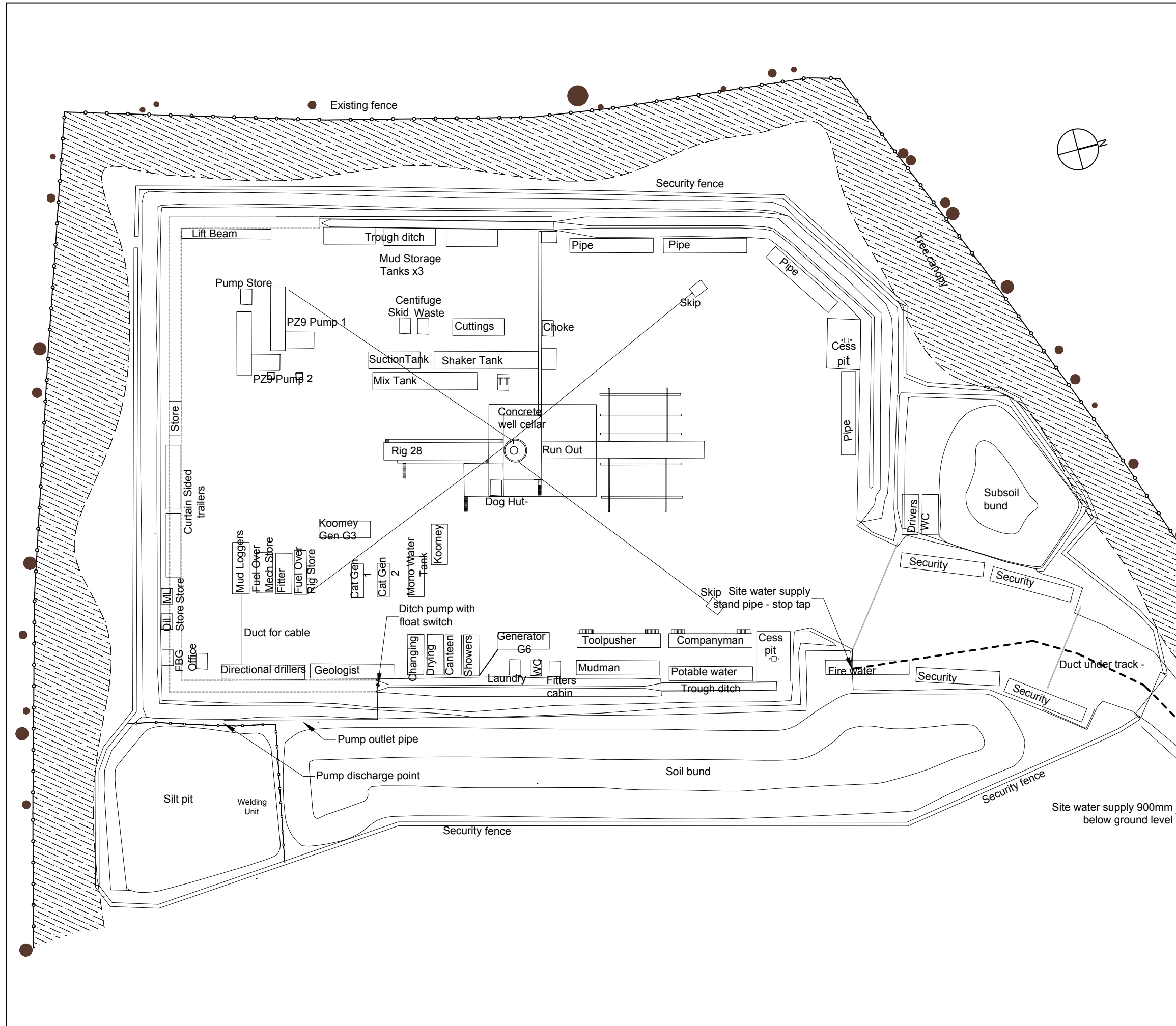
The scaling of this drawing cannot be assured

Revision A  
Removed inner gate and fencing detail  
Date 30.03.2017  
Drn CS  
Ckd KM

### LEGEND

-  Tree Canopy
-  Tree Position

NOTES:  
Proposed site layout based on the following detailed drawing:  
- UKOG: 'BB-DR-Q01 Drilling rig layout'



Project  
**Broadford Bridge  
West Sussex**  
Drawing Title  
**Proposed Site Plan  
Drilling Mode**

Date 20.03.2017  
Scale 1:500 @A3  
Drawn by CS  
Checked by KM  
Project No 26059  
Drawing No P01  
Revision A



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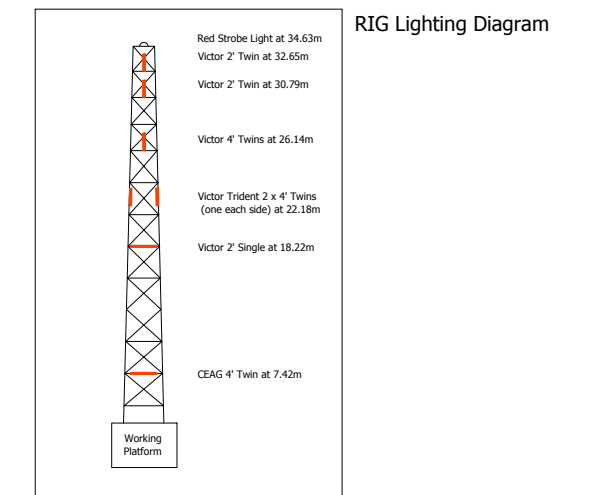
Offices at Bristol Cambridge Cardiff Ebbfleet Edinburgh Leeds  
London Manchester Newcastle Reading Solihull Southampton

The scaling of this drawing cannot be assured

Revision A  
 Removed inner gate and fencing detail  
 Date 30.03.2017  
 Drn CS  
 Ckd KM

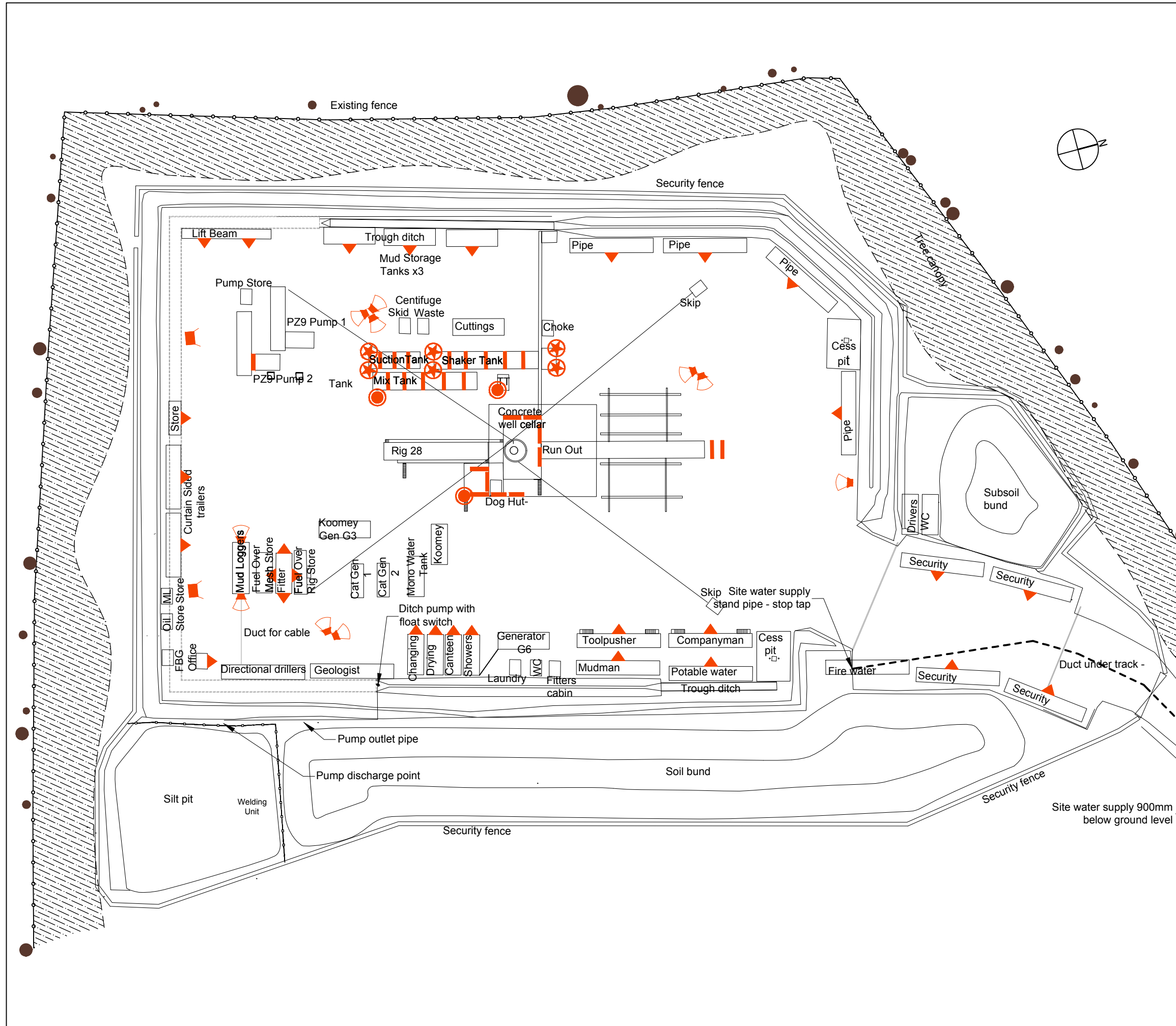
### LEGEND

- C** Bulkhead Luminaire Mounted on Side of Containers at 2.4M (AFGL) (AFGL). (Thorlux RL 17579 Lamp 18W LED)
- 36W CEAG & Victor Trident Strip Lights
- 150W SafeSite Highbay LEDs
- B** Flood Light Luminaire Mounted on 3m Column (AFGL). (Phillips BVP506 BVP506 GC T15 S GRN59/- No Lamp GRN59-3S/740)
- 400W SONR Sodium Lights
- A** Flood Light Luminaire Mounted on 3m Column (AFGL). (Phillips BVP506 GCA T15 S GRN135/- No Lamp GRN 135-3S/757)



**NOTES:**  
 Proposed site layout based on the following detailed drawing:  
 - UKOG: 'BB-DR-Q01 Drilling rig layout'

Project  
**Broadford Bridge**  
**West Sussex**  
 Drawing Title  
**Proposed Site Plan**  
**Drilling Mode Lighting Plan**  
 Date 20.03.2017 Scale 1:500 @A3 Drawn by CS Check by KM  
 Project No 26059 Drawing No P02 Revision A



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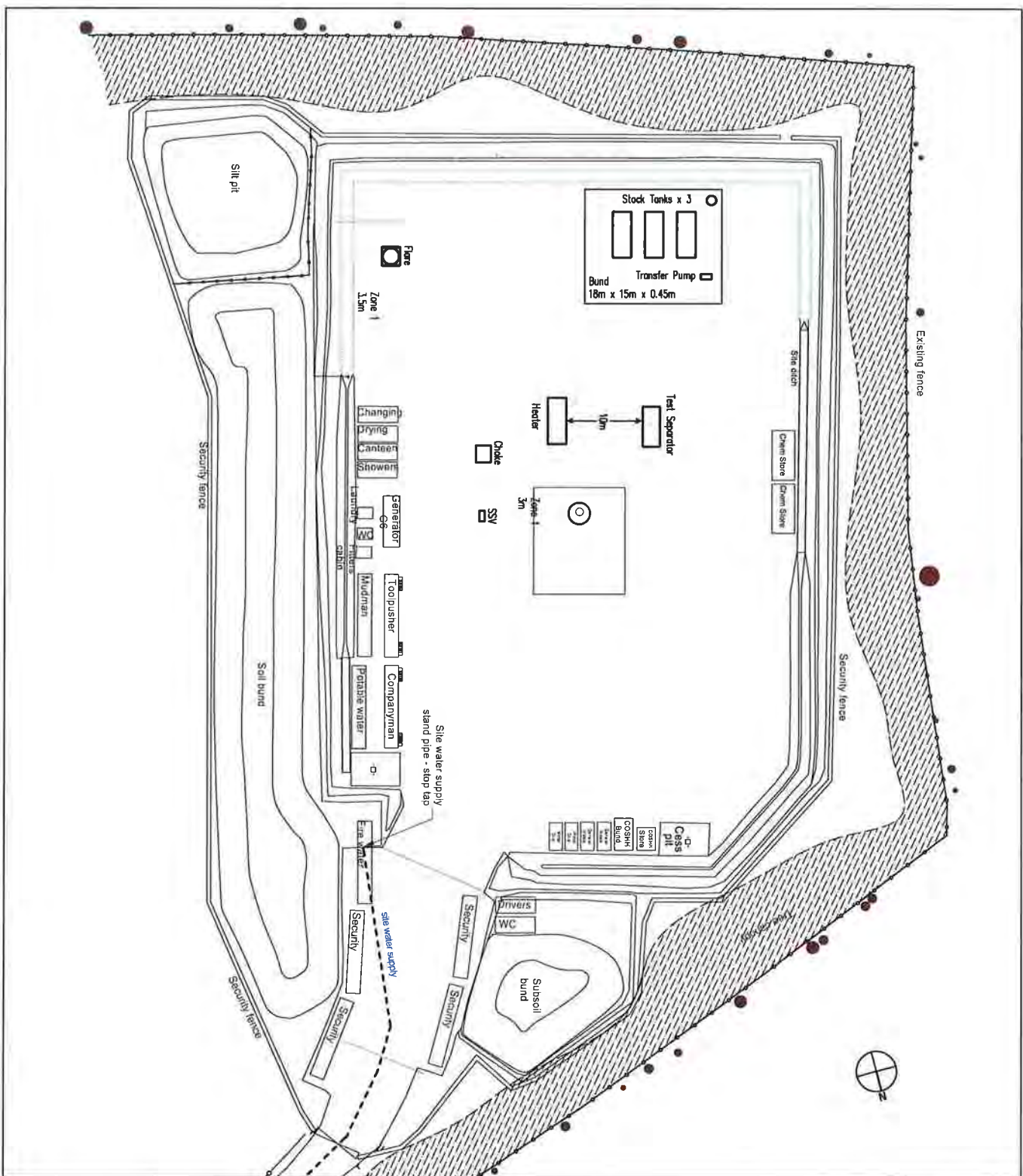


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**LEGEND**

-  Tree Canopy
-  Tree Position

NOTES:  
 Proposed site layout based on the following detailed drawing:  
 UKOG: 'BB-DR-Q02 Test Package'



Project  
**Broadford Bridge**  
**West Sussex**  
 Drawing Title  
**Proposed Site Plan**  
**Testing Mode**  
 Date 20.03.2017 Scale 1:500 @A3 Drawn by CS Check by KM  
 Project No 26059 Drawing No P03 Revision



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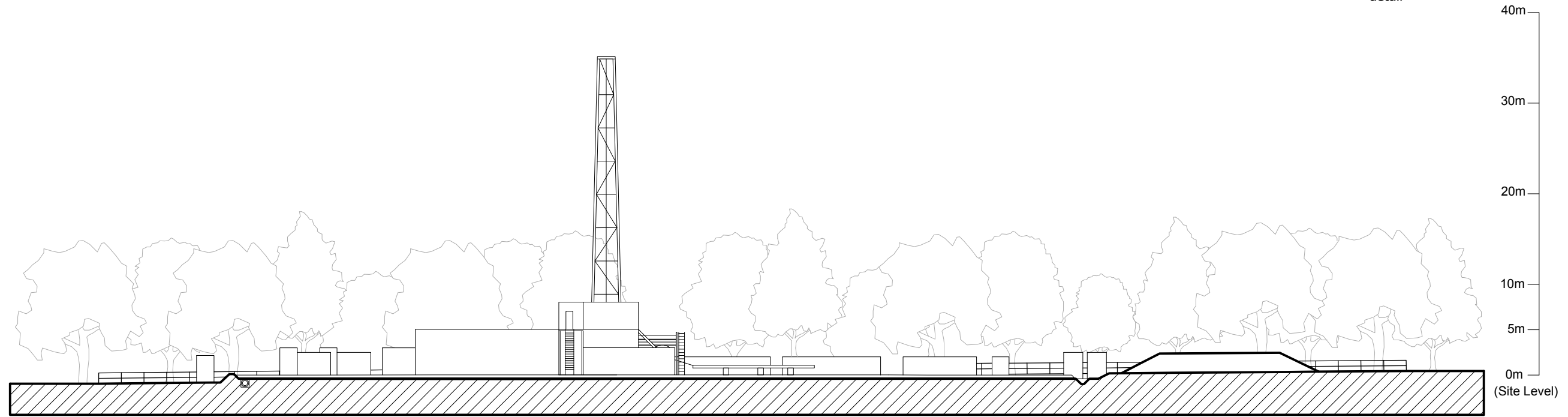
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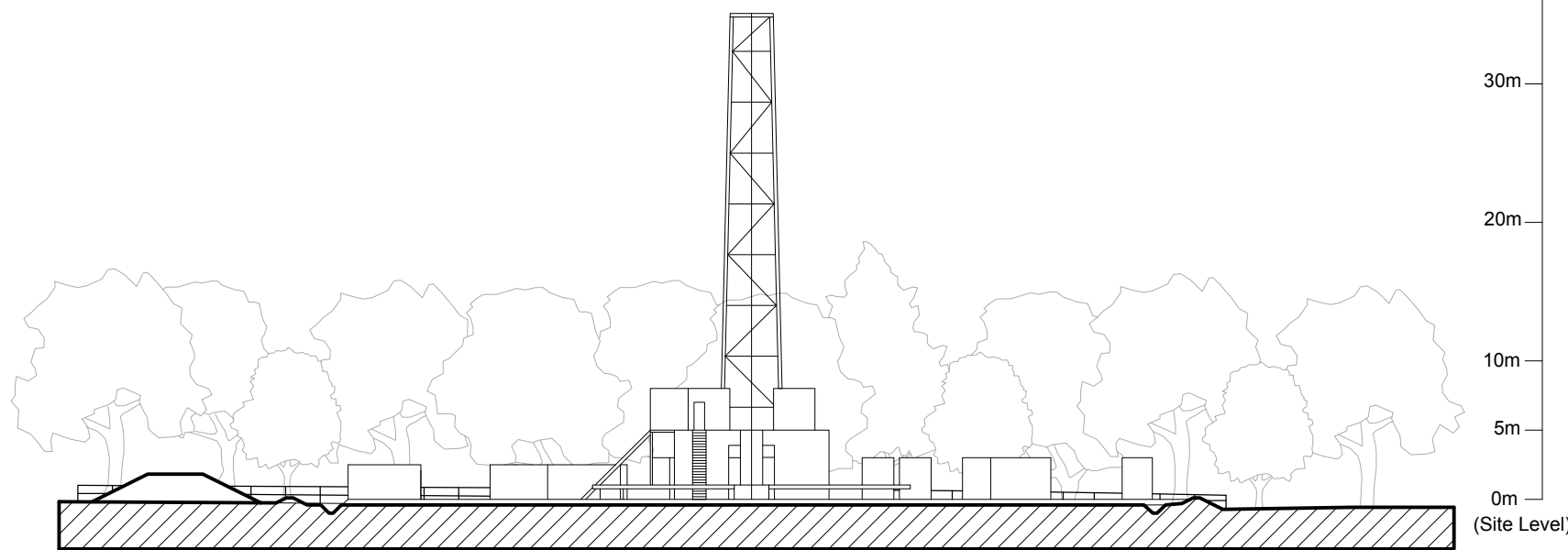


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Revision	Date	Drn	Ckd
A	30.03.2017	CS	KM



Section A-A



Section B-B

**NOTES:**

Proposed site sections based on the following detailed drawings:

- UKOG: 'BB-DR-Q01 Drilling rig layout'
- R Elliott Associates: '3261/BB/13' and '3334(2) P09'

Proposed tree positions and heights are shown indicatively.

Project

**Broadford Bridge  
West Sussex**

Drawing Title

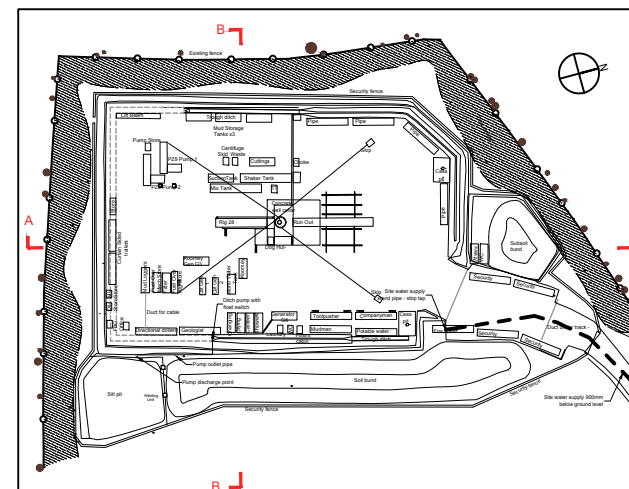
**Proposed Site Sections  
Drilling Mode**

Date: 20.03.2017      Scale: 1:500 @A3      Drawn by: CS      Check by: KM

Project No: 26059      Drawing No: P04      Revision: A



**KEY:**



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