



Non-Material Amendment Decision

Application Reference: WSCC/052/12/WC/NMA2

Local Council: Horsham District Council

Site Address: Wood Barn Farm, (Broadford Bridge-1 Exploratory Well Site) Adversane Lane, Broadford Bridge, Billingshurst, West Sussex

Approved Development

WSCC/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

- Replacement of the application site plan approved through condition 2, showing a single, linear, lateral borehole, with plan showing a 'zone of deviation'.

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~~

Conclusions

The applicant is seeking to update and replace the approved application site plan with a new plan that would include a 'zone of deviation' for the approved lateral borehole.

Paragraph 115 of Planning Policy Guidance: Minerals (March 2014) differentiates between the areas to be shown on location plans relating to surface works (to be edged in red), and the 'likely extent' of the underground works, including the length and direction of any lateral boreholes (to be edged with a dotted line). The wording use indicates acceptance that the extent of the lateral borehole cannot necessarily be precise.

The approved application preceded this guidance and as was typical of the requirements at the time, did not include information or a plan identifying the likely extent of lateral boreholes.

The approved site boundary included an indicative linear lateral borehole (Plan ref. 3261/BB/02 Revision A: Site of Application). The proposed new plan (ref. 26059 P1 - Site Location Plan) includes this lateral borehole path,

but also a wider area showing the likely extent of the lateral borehole, to clarify the operator's position in relation to lateral drilling.

At the depth at which the lateral borehole would extend, the works would not affect the surface. The operation would be regulated by the Oil and Gas Authority, Health and Safety Executive, and Environment Agency.

The applicant has confirmed that there would be no alteration to the surface works, including their duration and the nature of operations. A review of the Environmental Statement has been undertaken, confirming that the conclusions set out in relation to groundwater risk would not change as the assessment considered a wider area than the 'zone of deviation' now identified. Further, the principles set out in the project description would be unchanged, so the conclusions relating to the impact of those works would remain valid.

On this basis the proposed amendment is not considered to result in any material change, or result in any materially different impacts from the development approved.

Decision

Approve Non-Material Amendment

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

Amended Plans/Information the subject of this decision:

- Site Location Plan - 26059 P1 dated 14/11/16

This decision only relates to the non-material amendment as described in this report. This is not a reissue of the original planning permission (WSCC/052/16/WC), which still stands. The Decision contained in this report and the Decision Notice of the original planning permission (including any approved conditional schemes and non-material amendments thereto) should be read together.

Date of Report Submission: 4 January 2017	Case Officer's Name: Jane Moseley
	Case Officer's Signature: 
Date of Final Report: 5 January 2017	Reviewer's Name: James Neave
	Reviewer's Signature 

