

Case Officers Report for Non Material Amendment

Local Council: Horsham District Council

Site Address:

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

Approved Application

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

- **Reduction in height of drilling rig from 41 metres to 30 metres;**
- **Reposition well pad 1.5m north and east (in order to offer greater protection to existing trees on the southern and western boundaries);**
- **Reconfiguration of the well pad at the northern end where car parking was previously proposed;**
- **Re-positioning of cabins and associated facilities/ services within the well pad in line with the requirements of the HH220 drilling rig and crew;**
- **Reduction in car parking spaces from 12 to 6.**

Particulars of amendment

The resultant effects of the amendments will be minimal and are detailed below. It should be noted that because oil and gas operators do not know the exact drilling rig which will be available at the time of commencing the development, the Environmental Statement and application documents submitted use a 'worst case' scenario drilling rig. Therefore, when it comes to assessing the impacts of the drilling rig with regard to, for example noise and visually impact, any contracted rig will have impacts no 'worse' than that assessed during the planning application. Specifically in this case:

- The use of the HH220 drilling rig will reduce the height of the drilling rig from 41 metres to 30 metres.
- The HH220 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 requires a Noise Management Plan to be

submitted prior to the commencement of work. This plan will establish monitoring methods and a scheme to deal with situations should noise limits be exceeded.

- With some staff being bussed into the site, car parking space has been reduced. Fewer vehicles accessing the site will reduce the impact upon the highway network and will also reduce traffic noise.
- Different drilling rigs have different requirements. The layout requirement for the HH220 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.
- 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 use of a different rig and reduction in parking spaces has prompted the slight repositioning of the well-pad area, shifting it 1.5 metres to the north and east. The area is still within the red-line boundary. The repositioning of the well-pad has the additional benefit of offering greater protection to existing tree roots.

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

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 minor, 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 3261/BB/09 Revision E, 3261/BB/10 Revision D, 3261/BB/11 Revision E, 3261/BB/12 Revision D, 3261/BB/13 Revision C and 3261/BB/17 Revision C, 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 for Non-Material Amendment

Section 96A

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

Note: This decision below only relates 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.

Date of Report Submission: 12 th June 2014	Case Officer Name: Chris Bartlett
	Case Officers Signature 

