

**SPECIAL DELIVERY**

County Development  
West Sussex County Council  
2<sup>nd</sup> Floor  
County Hall  
Chichester  
West Sussex  
PO19 1RQ

**For the attention of Mr Chris Bartlett**

23042/A3/BM/AO  
30 May 2014

Dear Sir

**BROADFORD BRIDGE-1 EXPLORATORY WELL SITE, LAND AT WOODBARN FARM,  
ADVERSANE LANE, WEST SUSSEX RH14 9ED  
FULL PLANNING PERMISSION FOR TEMPORARY SECURITY FENCE, GATES AND CABINS, IN  
ASSOCIATION WITH PLANNING PERMISSION LPA REF: WSCC/052/12/WC**

We write with regard to the above site and on behalf of Celtique Energie Weald Limited ('the Applicant') in respect of a full planning application for the erection of a security fence and cabins in association with planning permission LPA reference WSCC/052/12/WC (dated 11<sup>th</sup> February 2013) for the development of a temporary borehole, well site compound and access road for the exploration, testing and evaluation of hydrocarbons on land at Woodbarn Farm.

**Background**

The Applicant secured planning permission in February 2013 and has since been discharging conditions and preparing to commence development on site as soon as practicably possible in 2014.

However, the planning application for Broadford Bridge was submitted and determined prior to the recent protester activity in Balcombe, Sussex, and other well sites in the UK, and therefore as is regular practice historically, did not include the more extensive security measures required today. Whilst the protests relate largely to the process of hydraulic fracturing or "fracking", built or proposed well sites have been threatened with or subjected to protester activity, regardless of whether the development involves hydraulic fracturing or not. Following discussions with Sussex Police, the Applicant has been advised that security fencing of 4 metres in height should be installed at the well site to ensure the safety of staff and crew during operations as well as any protesters themselves. Learning from the experience of other operators and Police authorities, it is also clear that security gates are required, particularly at the entrances to the access road and well pad, to ensure security is maintained and unauthorised access is prevented.

As you are aware, Condition 11 of planning permission LPA reference WSCC/052/12/WC requires the details of tree protection fencing and we submitted material to discharge this condition on 9<sup>th</sup> December 2013. Since then, the Applicant has established that a security fence is required, but the alignment of two fences – one for tree protection and one for security, immediately adjacent to each other around the perimeter of the site, would be excessive, proliferating the development with twice as much fencing as is practicably required. It is therefore proposed to combine the purposes of both fences into a single fence.

Since making the discharge of condition submission, and following the Applicant's discussions with Sussex Police, the Council's Tree Officer and the Applicant's arboriculturalist held a meeting on site to discuss the Tree Protection Plan, including replacing the tree protection fence with a 4 metre high fence for security. All parties are in agreement that the higher fencing would fulfil the functions of tree protection. To install the higher fence some light pruning would be required. To minimise these impacts, it is proposed that the fence line is moved away from the trees where possible, with the aim of reducing pruning impacts whilst allowing the security fence to fulfil its purpose.

A security fence was not included in the original planning permission. As such full planning permission is sought for this element.

In terms of combining the tree protection and security fencing into one fence with a dual purpose, the Applicant proposes a 4 metre high fence made up of a 0.8 metre base, a 2.5 metre anti climb mesh panel fence and a 0.7 metre concertina barbed topping. The mesh fence would be as previously proposed under Condition 11 to enable sufficient protection to the trees but the increased height, concrete base and barbed topping would provide security to the well site, crew and any protesters.

Our understanding is that the Council's Tree Officer is in agreement to installing a 4 metre high fence and the Applicant believes it would also offer the following key benefits:

- Protect the tree roots from damage during construction/operations;
- Protect the site from trespass which would otherwise be dangerous for staff, trespassers, protesters and the wider environment;
- Restrict disturbance of the soil bunds from trespassers; and
- Protect the ditch liners from being tampered with which could result in contamination.

A Pedunculate Oak tree adjacent to the highway access has been assessed as Category 'R' (now defined as Category 'U') and is recommended for removal for safety reasons in the Arboricultural Constraints Assessment submitted in support of planning permission LPA reference WSCC/052/12/WC (dated February 2012, prepared by Bernie Harverson). It is therefore proposed to remove this tree and replace it with a new tree at a time to be agreed. This tree would be a higher grade specimen which it is envisaged would mature to Category A. The replacement tree would be an Oak or other such appropriate native species as may be agreed.

## Environmental Impact Assessment

With respect to the approved ES, the additional fence would have no material implications for the assessments. As stated above, the trees would benefit from additional protection, which is positive. The key landscape and visual effects are due to the height of the rig and the conclusions of the assessment do not change as a result of the proposed fence. The submitted ES therefore remains valid.

## Proposals

Full planning permission is sought for the installation of gates to the highway access point along with a cabin to provide shelter for the gate operatives. A security fence is proposed around the well site compound. A double set of security gates are proposed to provide access to the compound along with one security cabin and two cabins to provide accommodation for security staff. The security fence will double as tree protection, the details of which will subsequently be submitted to discharge the requirements of Condition 11 of planning permission LPA reference WSCC/052/12/WC in the event of this application being positively approved. The intention is to clad the inside of the fence with hessian (or similar) so as to further reduce light spill and so the cabins and site setup at ground level is screened.

The fence, gates and security cabins are required on site for the duration of the exploration phase. Condition 2 of planning permission LPA reference WSCC/052/12/WC allows for the approved activities to take place for a period of three years from the date construction of the well commences. The fence, gates and cabins are required for the same temporary period.

This application for full planning permission comprises **THREE** hard copies and **ONE** CD copy of the following:

1. Application forms and notices;
2. Location Plan 3261 BB SF 01 Rev F;
3. Site of Application 3261 BB SF 02 Rev G;
4. Existing drawings:

Drawing No.	Drawing Title
3261 BB SF 03 Rev E	Orientation Plan
3261 BB SF 04 Rev C	Existing Site Layout

5. Proposed drawings:

Drawing No.	Drawing Title
3261 BB SF 05 Rev C	Proposed Fence and Cabins
3261 BB SF 06 Rev C	Proposed Site Layout
3261 BB SF 07 Rev A	Proposed Fencing
3261 BB SF 08 Rev A	Proposed Security Cabins
3261 BB SF 09 Rev A	Proposed Gates and Cabin
3261 BB SF 10 Rev B	Proposed Entrance Layout
3261 BB SF 11 Rev A	Proposed Entrance Gates
3261 BB SF 12	Proposed Entrance Security Cabin

6. Tree Protection Plan dated May 2014, prepared by Mullholland Ecology and Arboriculture.

A cheque for the requisite planning application fee of £385 made payable to West Sussex County Council is also enclosed along with a summary sheet of how this fee has been calculated.

We trust the enclosed are in order and look forward to confirmation of receipt.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Bob McCurry', with a long, sweeping underline.

**BOB MCCURRY**  
Director

cc: Jenny Massingham, Planning Advisor, Celtique Energie (*with CD*)

Enc.