

Michael Elkington
Strategic Planning Manager

Please respond to Chris Bartlett
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County Planning

County Hall
Chichester
West Sussex
PO19 1RH

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26th October 2017

Nigel Moore
Zetland Group Limited,
Milton Street,
Saltburn by the Sea,
Redcar and Cleveland,
TS12 1DJ

By email only to [REDACTED]

Dear Mr Moore,

Description of Development: Amendment of condition no. 2 of planning permission WSCC/052/12/WC to allow for a further 12 months of continued operations to enable the completion of phase 3 testing and phase 4 restoration or retention

Location of Development: Woodbarn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex, RH14 9ED

Planning Permission Ref: WSCC/029/17/WC

Thank you for your recent application regarding the above and the information submitted on the 19th September 2017, and further information submitted on the 12th October 2017, in respect of condition 16.

The Council has considered your application and I am now able to inform you that:

- (1) The submitted details for condition no. 16 (attached below) are acceptable and the condition is now discharged.

Your application is, therefore, hereby concluded. Please retain a copy of this letter/email with the Decision Notice and approved details for future reference.

Planning application details can be accessed via the Council's website using the application reference number: <http://buildings.westsussex.gov.uk/ePlanningOPS/searchPageLoad.do>

Copies of approved conditional information for the application can be found in the 'post decision' folder.

Yours sincerely

Chris Bartlett
Principal Planner

Chris Bartlett

Subject: FW: Broadford Bridge Condition 16: Lighting
Attachments: WSCC_029_17_WC Condition 16 Lighting.pdf

Hi Chris,

Sorry for the delay in coming back to you but hope the following explanation of additional works serves as justification. Please find attached a further submission for the purpose of condition discharge. It includes:

- revised arrangement that shows lighting at a lower level (down from 9m to 5-6m) and clustered centrally within the site to illuminate only the well and its immediate setting. Height required on health & safety grounds (so as not to introduce shadows) but kept to a minimum to contain light-spill within the boundary (demonstrated at **App D**); in summary - magnitude of the impact = *very low*.
- 2017 ecology assessment of the surrounding habitat value and species sensitivity; both = *low*.

Lighting effects = *negligible* (as per day of original determination and upon implementation). New consideration; the lighting effects of Phase 2 which included deployment of a rig with six levels of illumination (lowest being 7.44m a.g.l and highest being 32.64m – details attached at **App B**). The site acceptably accommodated this level of illumination with no evidence of disturbance to ecology. By contrast, Phase 3 is significantly smaller in number, specification and footprint and now clustered achieving a much greater separation distance to the boundary. As called for by the condition, the revised arrangement:

- provides details of the '*location, height, direction, and design*'; and,
- minimises the '*potential nuisance of light spillage on adjoining land*'.

Summary; lighting effects '*minimised*' as required by the condition & reason. No need for further assessment (not called for within the condition) or mitigation over and above that secured by the condition because likelihood of disturbance to ecology would be less than that experienced during Phase 2 which was found to be acceptable. Please don't hesitate to contact me if you have queries with regard the information submitted.

Kind regards Nigel

Nigel Moore B.A (Hons), B.PI, MRTPI
Environmental Impact Assessment Project Manager

[REDACTED]



ZETLAND
GROUP

[REDACTED]

Registered in England No. 05964499
23a Milton Street, Saltburn-by-the-Sea, TS12 1DJ.



Our Ref: ZG-106

12th October 2017

Mr Bartlett - Principal Planner,
Planning Services Economy, Planning and Place Directorate,
West Sussex County Council,
Ground Floor, Northleigh, County Hall,
Chichester,
West Sussex,
PO19 1RQ.

Dear Mr Bartlett,

TOWN & COUNTRY PLANNING ACT 1990

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION No.16: LIGHTING

WSSC Ref: WSSC/029/17/WC.

Applicant: Kimmeridge Oil & Gas Limited.

Proposal: Amendment of condition no. 2 of planning permission WSSC/052/12/WC to allow for a further 12 months of continued operations to enable the completion of Phase 3: Testing & Phase 4: Restoration or Retention.

Location: Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex.

Further to our recent exchanges regarding the discharge of the above-named condition, please find attached further details of the lighting arrangements for *Phase 3: Testing* (Phase 3), an appraisal of the potential ecological effects and a final assessment of overall acceptability.

Amended Well Test Lighting Plan

Please find attached an amended plan, **Appendix A: Repositioning of Lighting for Well Tested** ref: UKOG-BB-PA-WT-02 Rev 2 - dated October 2017. The design principle is one of containment. Four free-standing mobile light units *clustered* centrally within the site around the well. They are between 5-6m above ground level (reduced from 9m as previously required during Phase 3 mobilisation) and comprise four 1000W standard-cowl down-lamps designed to prevent sky-glow and glare.

Ecological Impact

Following the extension of time granted for the Phase 3 works issued by West Sussex County Council (WSSC) on 13th September 2017¹, a period of plant and machinery mobilisation allowed testing to commence later in September. Phase 3 is due to complete in mid-December 2017 which means that any impact of the lighting arrangement would be *temporary*.

Testing does not require a rig which means the potential for off-site light-spill would be significantly reduced when compared to that of *Phase 2: Mobilisation & Drilling* (Phase 2) (extracts from the original Committee Report depicting the lighting effects of Phase 2 which were found to be acceptable are attached at **Appendix B**). Put, simply, with no rig engaged there would be no elevated illumination

¹ WSSC/029/17/WC - Amendment of condition no. 2 of planning permission WSSC/052/12/WC to allow for a further 12 months of continued operations to enable the completion of phase 3 testing and phase 4 restoration or retention at Wood Barn Farm, Broadford Bridge, Billingshurst. Consent dated 13th September 2017.

and the impact of the lower-level lighting arrangement of Phase 3 would be significantly less than that acceptability accommodated by the host environment during Phase 2.

Please find attached at **Appendix C: Lighting Arrangement by Day** which aids understanding of the revised layout and **Appendix D: Lighting Arrangement by Night** which shows usable light contained to within the site boundary. The potential for any unacceptable impacts derived from light-spill is mitigated as a result of:

- **Separation Distance:** now achieved between the lighting units and the site boundary;
- **Screening Effect:** of the surrounding mature woodland; and the,
- **Blocking Effect:** of the 2m high earth bund which forms the eastern boundary of the site.

Taking account of the containment derived from clustering and the above-named mitigation the residual impact introduced by the lighting arrangement would be *low*. When account is taken of the temporary duration of the activity, the impact further reduces to *very low*.

Ecological Effect

An appraisal of the potential '*disturbance to ecology*'² has been informed by the ecological impact assessment that previously supported the consent for hydrocarbon exploration and appraisal activity³. It established that the heavily improved grassland that surrounds the site was of '*low ecological value*'⁴, a finding that remains valid. Protected species surveys (dormouse, great crested newt, badger) failed to identify any significance presence. The effects of exploration and appraisal activity could be adequately mitigated through the adoption of precautionary methods of working. Lighting from night-time activities had the potential to result in some localised disturbance to foraging and commuting bats but effects of lighting were found to be '*negligible*'⁵ as a result of:

- **Bat Survey Data:** identifying one tree with a '*low/moderate*' potential for roosting bats circa. 200m north of the site⁶ (i.e. beyond the threshold of relevance for the purposes of impact assessment). All other trees adjacent to the site had '*negligible*' potential to support roosting bats;
- **Bat Activity Season:** ends mid-October/early-November giving rise to a mismatch between site and species activity that was relied upon as material mitigation for the original proposal and is applicable again at 2017; and,
- **Unhindered Access to Habitat:** when the site is considered within its wider habitat and landscape context, characterised by networks of woodland and hedgerows, the effect of displacement would not deny access to alternative suitable habitat adjacent to the site.

The lighting effects of Phase 3 upon ecology as a whole (inclusive of the effects upon protected species) were originally assessed to be '*negligible*'⁷. WSCC found the effects, inclusive of lighting, to

² WSCC/029/17/WC: Condition No.16 reason, '*To minimise the disturbance to ecology and the surrounding area*'.

³ WSCC/052/12/WC - The siting and development of a temporary borehole, well site compound and access road including all ancillary infrastructure and equipment for the exploration, testing and evaluation of hydrocarbons at Wood Barn Farm, Broadford Bridge, Billingshurst. Consent dated 11th February 2013.

⁴ Broadford Bridge-1 Exploratory Well Site Environmental Statement, Main Statement (July 2012) - para 7.135.

⁵ Broadford Bridge-1 Exploratory Well Site Environmental Statement, Main Statement (July 2012) - Table 7.8: Table of Significance – Ecology, Phase 3b: Short Term Testing & Evaluation – Oil.

⁶ Broadford Bridge-1 Exploratory Well Site Environmental Statement, Main Statement (July 2012) - para 7.71.

⁷ Broadford Bridge-1 Exploratory Well Site Environmental Statement, Main Statement (July 2012) - Table 7.8: Table of Significance – Ecology, Phase 3b: Short Term Testing & Evaluation – Oil.

be '*minimal*'⁸. These findings remain valid which means that Phase 3 can progress without the need for further species survey, lighting impact assessment or mitigation over and above the measures committed as part of the implemented consent (i.e. method working statements and bunding) and the measures now embedded within the design, placement and specification of the proposed lighting arrangement.

Summary

The amended plan improves upon the submitted plans by further clustering the light source around the centrally placed well. Given the separation distances now achieved, the mitigation derived from screening and the temporary duration of activity the impacts are *very low*.

The ecological value of the surrounding habitat is *very low* and the species surveys establish the site to be within an area of little activity. From mid-October onwards, the changing seasonality of species activity reduces the potential for adverse effects further. The predicted lighting effects of Phase 3 would be '*negligible*' consistent with the findings of the original proposal.

Accordingly, the scope for ecological disturbance has been minimised consistent with Condition No.16. The effects would be significantly below those experienced during Phase 2 which were found to be acceptable at the point of determination and once implemented on site. On this basis, the Applicant respectfully requests that the condition be discharged.

I trust this information is sufficient but please do not hesitate to contact me if you have any further concerns or queries.

Yours sincerely,



Nigel Moore B.A (Hons) B.PI MRTPI
EIA Project Manager - for Kimmeridge Oil & Gas Limited

⁸ WSCC Committee Report, Application No: WSCC/052/12/WC dated 5th Feb 2013. Exploration, testing and evaluation of hydrocarbons at Wood Barn Farm, Broadford Bridge, Billingshurst - para 9.2.

**TOWN & COUNTRY PLANNING ATC 1990
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION**



WSCC Ref:	WSCC/029/17/WC.
Applicant:	Kimmeridge Oil & Gas Limited.
Proposal:	Amendment of condition no. 2 of planning permission WSCC/052/12/WC to allow for a further 12 months of continued operations to enable the completion of Phase 3: Testing & Phase 4: Restoration or Retention.
Location:	Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex.
Appendix A	CONDITION NO.16 LIGHTING PLAN - REVISED LIGHTING PLAN UKOG-BB-PA-WT-02 REV 2 – (ISSUED OCTOBER 2017).



Equipment			
Item	Qty	Description	Dims (x W)
1	1	Tower / Injec or Head	4 0 x 4138
2	1	C il Tub ng Reel	4 7 x 2894
3	1	C il Tub ng Cont ol Cabin	4 7 x 2438
4	3	00 BL CL Tank	6 6 x 2440
5	1	60 Engine nd P mp Unit	7 0 x 2438
6	1	T in 25 BL Blender	5 0 x 2250
7	1	C il Tub ng Po er Pack	5 3 x 2438
8	1	Hydraulic Po er Pack	2 5 x 1200
9	6	Nitro en Tank	3 6 x 2380
10	1	Nitro en Converter	4 7 x 2438
11	1	Pipew rk Containe	2 9 x 2421
12	1	CT Works op Container	2 9 x 2421
13	1	P mp Store	
14	1	Works op nd Laboratory	
15	1	Saf ty Valve	1 0 x 715
16	1	Ch ke Manifold	2 5 x 1970
17	1	Heater	6 5 x 2442
18	1	T st Separator	5 5 x 2290
19	5	St ck Tanks	5 8 x 2430
20	2	T nk Manifold	
21	1	Trans er Pump	
22	1	Kn ck ut Pot	
23	1	Flare	
24	1	V nt Stack	2 3 x 2438

KEY:

- AL US EQUIPMENT —
- P WT EQUIPMENT —
- K GL EQUIPMENT —
- BUN ED EQUIPMENT —

LIGHT NG SPECIFICAT ON DETAIL:

PORTA LE LIGHT NG TOWE
(X 10 0W ME AL HALI E) ELEVATE
T A MAXI UM OF 9M

NOTES:

REVISION HISTORY					
REV	DATE	BY	DETAILS		APR
2	OCT17	JF	REPOSIT ON OF LIGHT NG FOR W LL TESTING		JF
1	SEPT17	JF	REPOSIT ON OF LIGHTING		JF
0	AUG17	JF	ORIGI AL ISSUE		JF



BROADG TETOW R, TH FLO R, PRIMR SE STRE T, LOND N.E. 2A 3DW

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SITE: BROADF RD BRIDGE

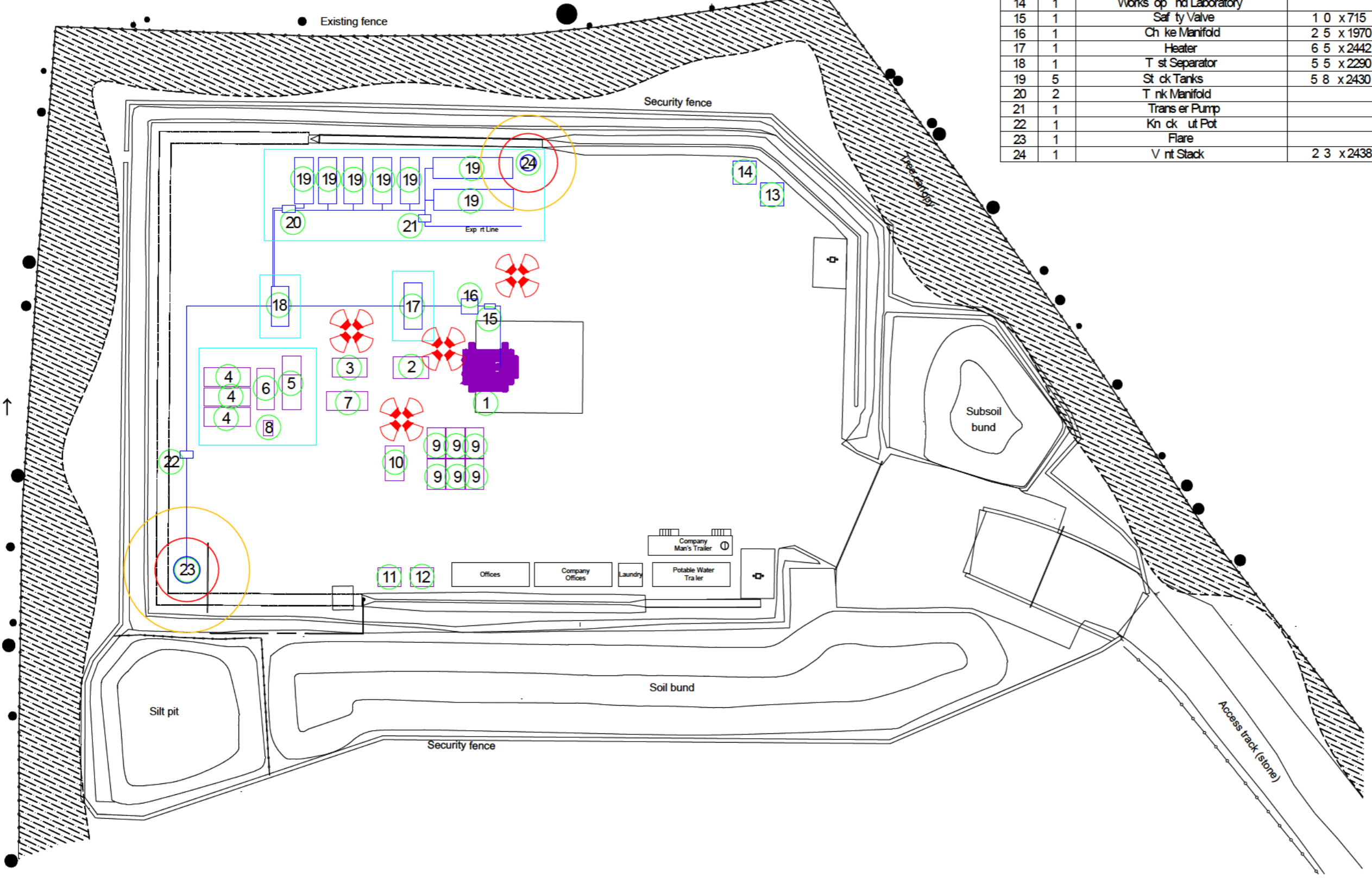
PROJECT: BROADF RD BRIDGE,
W ST SUSSEX

TITLE: W LL T ST LIGHT NG PLAN

CLIENT: KIMMERI GE I & A LIMITED

Scale: 1:500
Size: A3
Shee: 1 of 1

D G. No:
UKOG-BB-PA-WT-02



**TOWN & COUNTRY PLANNING ATC 1990
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION**



WSCC Ref:	WSCC/029/17/WC.
Applicant:	Kimmeridge Oil & Gas Limited.
Proposal:	Amendment of condition no. 2 of planning permission WSCC/052/12/WC to allow for a further 12 months of continued operations to enable the completion of Phase 3: Testing & Phase 4: Restoration or Retention.
Location:	Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex.
Appendix B	EXTRACTS FROM THE COMMITTEE REPORT WSCC COMMITTEE REPORT FOR APPLICATION NO: WSCC/052/12/WC DATED 5TH FEB 2013. EXPLORATION, TESTING AND EVALUATION OF HYDROCARBONS AT WOOD BARN FARM, BROADFORD BRIDGE, BILLINGSHURST.

Mast Lighting BDF 28

- Red strobe light at top for aircraft warning, 35m above ground level.
- Inwards facing internal mast lighting, located along the length of the rig at the following locations (**Figure 5.1**);
 - 32.64m – CEAG ELLK 18w luminaire;
 - 30.78m – CEAG ELLK 18w luminaire;
 - 26.18m – CEAG ELLK 36w luminaire;
 - 22.22m – CEAG ELLK 36w luminaire (1 no. either side);
 - 18.25m – Victor Viscount VL51A 18w luminaire;
 - 13.32m – Victor Viscount VL51A 36w luminaire;
 - 7.44m – CEAG ELLK 36w luminaire.

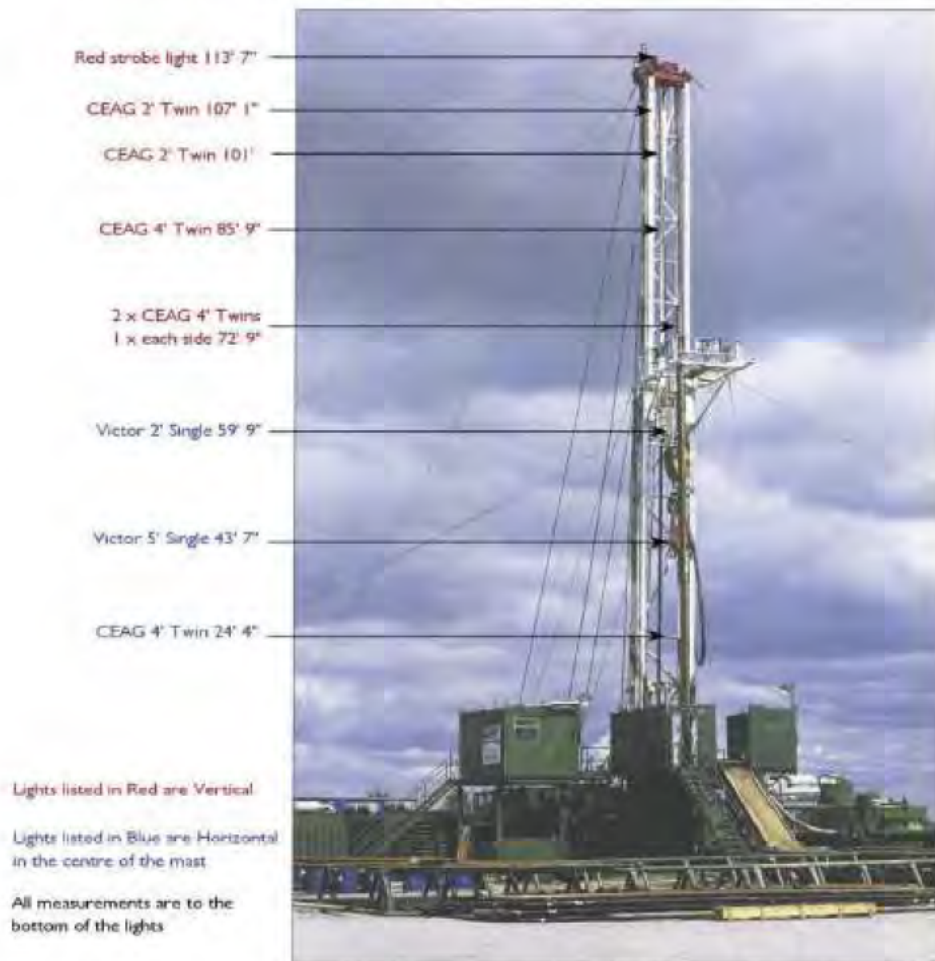


Figure 5.1: Drilling rig BDF28 and lighting positions

Gas Wellsite, Kirkleatham, Redcar

↓ Read more

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01/02



TOWN & COUNTRY PLANNING ATC 1990
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Appendix C	LIGHTING ARRANGEMENT BY DAY



TOWN & COUNTRY PLANNING ATC 1990
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Appendix D	AND APPENDIX D: LIGHTING ARRANGEMENT BY NIGHT

