

West Sussex County Council
Development Control
County Hall Tower Street
Chichester
West Sussex
PO19 1RH

Our ref: HA/2013/114771/02-L01
Your ref: WSCC/083/13/KD
Date: 04 June 2014

Dear Sir/Madam

**REGULATION 22 (EIA) FURTHER DETAILS SUBMITTED 15/5/2014.
THE INSTALLATION OF A WELL AND ASSOCIATED INFRASTRUCTURE,
INCLUDING ACCESS ROAD AND SOIL BUNDS, FOR THE DRILLING OF A
VERTICAL BOREHOLE AND CONTINGENT HORIZONTAL BOREHOLE FROM THE
SAME WELL FOR THE EXPLORATION, TESTING AND EVALUATION OF
HYDROCARBONS FOR A TEMPORARY PERIOD OF THREE YEARS. LAND
SOUTH OF BOXAL BRIDGE, NORTHUP FIELD, WISBOROUGH GREEN, WEST
SUSSEX, RH14 0DD**

Thank you for consulting us on the submitted information. Please quote our reference number in any correspondence.

We have reviewed the additional information submitted under Regulation 22 of EIA Regulations 2011.

Within Chapter 6 section 6.25 it states that wheel washing will be undertaken. This needs to be undertaken within the site compound area where there is proposed to be an impermeable base and dedicated surface water collection system.

Within section 6.46 of the Construction Programme and Management, it states that a septic tank will be installed to collect wastewater. Septic tanks are designed to discharge liquids into the environment. A sealed system with effluent removed off site will be preferable.

Our formal planning response and advice is below.

Environment Agency Position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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unacceptable risk to the environment and we would wish to object to the application.

Condition 1 – Site Drainage

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To protect water quality and ensure compliance with the NPPF.

Condition 2 – Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the storage of plant and materials used in constructing the development;
- the storage of fuels, oils and chemicals;
- a scheme for recycling/disposing of waste resulting from construction works, Including storage;
- details of the construction of the engineered site to prevent pollution;
- details of the drilling fluids, how they are used and stored on site.

All of the above must include detailed pollution prevention assessments and mitigation methods to prevent pollution of the water environment.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To protect water quality and ensure compliance with the NPPF

Condition 3 – Risk Assessment of the water environment

No development shall take place until a Qualitative Risk Assessment has been submitted to and approved in writing by the local planning authority. The Assessment shall include (but not be limited to):

- A detailed Conceptual Site Model of the risks to the water environment;
- Drilling operations including Well drilling, Well casing and testing;
- Detailed information on the proposed integrity of the borehole;
- Drilling Mud Management Plan;
- An overall assessment of the impacts to groundwater from the drilling operation and use of drilling additives

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To protect water quality and ensure compliance with the NPPF

We request to be consulted on the details submitted to discharge these planning conditions.

Supporting Notes

Planning Policy

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Environmental Setting

The site lies on Weald Clay, a Un-Productive Strata. There are a number of surface water courses and pond close to the site and we need to be satisfied that the measures put in place will prevent pollution of the water environment.

Submitted Information

We have reviewed Chapter 11 - Ground and Groundwater Protection report which has been submitted for the above proposed development. The content of the report is satisfactory and we agree with the conclusions and recommendations. As stated in the reports, the site lies on a non-productive aquifer and the risk to water resources is low. However due to the nature of the proposal, pollution prevention mitigation measures are required to protect groundwater and surface water receptors during this exploratory phase. We have therefore recommended the planning conditions above.

Drilling Methodology and non planning consents

The following consents and regulatory requirements may potentially be required in conjunction with any of the above recommended planning conditions if applicable to the proposals. Please see our website for guidance on development requiring planning permission and environmental permit(s). <http://www.environment-agency.gov.uk/business/regulation/139378.aspx>

1. A notice to be served by the Environment Agency under Section 199 of the Water Resources Act to “construct a boring for the purposes of searching for or extracting minerals”
2. Environment Permits for:
 - Groundwater Activity
 - Mining Waste Operations
 - Radioactive Substances Activity
 - Water Discharge Activity
 - A Groundwater Investigation Consent (to cover drilling and test pumping where there is the potential to abstract more than 20m³/day in the production process)
 - A Water Abstraction Licence (if the operator plans to abstract more than 20m³/day for their own use)
 - For extraction, storage, transfer of product, discharges to the water environment and Directly Associated Activities (DAA) i.e. reinjection, flaring, storage or raw materials etc will require an Environmental Permit (2010).
 - A Flood Defence Consent if the proposed site is near a watercourse or main river.

We will be happy to advise on consent requirements and planning considerations as the proposal develops.

Yours sincerely

Planning Advisor
Environment Agency

e-mail enquiries@environment-agency.gov.uk