

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

Our ref: HA/2013/114771/01-L01
Your ref: WSCC/083/13/KD
Date: 09 October 2013

Dear Sir/Madam

**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 your consultation on this proposal.

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 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 – Hydrogeological Risk Assessment

No development shall take place until a Hydrogeological 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 qualitative Environmental Risk Assessment (ERA) is produced that includes a detailed Conceptual Site Model;
- Drilling operations including Well drilling, Well casing and testing;
- Storage of substances including fuel and chemicals;
- Drilling Mud Management Plan;
- Drilling Additives;
- Pollution Prevention measure;
- Pollution Incident Plan;
- Environmental Monitoring and Management Plan including maintenance aspects;
- Surface Water Drainage scheme

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

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 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 and the Groundwater Risk Assessment report which have been submitted for the above proposed development. The content of the reports are 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.

Flood Risk

A 'Flood Risk and Surface Water Drainage Assessment' has been submitted which concludes that flood risk to site is very low given the local topography. The surface water drainage details will address both flood risk and pollution control aspects.

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:

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)
- A Flood Risk Consent if the proposed site is near a watercourse or main river.
- 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).

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