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If Calling Please ask for: Rowena Maslen
Date: 3rd October 2017

Dear Sir/Madam,

Amendment of conditions 3 and 4 of planning permission WSCC/050/13/SR to allow retention of wellsite, including plant and equipment, to 2032

Storrington Oil Well Site Pulborough Road Storrington Pulborough

I refer to the consultation received in this office on 14th September 2017 concerning the above site.

This Authority has the following comments to make:

- 1 The current operations at the site are of a temporary nature and existing planning conditions require the cessation of preparations and restoration of the site by 31st December 2017 or within 6 months of the completion of extraction, whichever is the sooner. As there is a remaining mineral reserve in the reservoir, this application seeks to extend the temporary period of permission for operations at the site for a further 15 years. Current operations and those proposed as part of this application seek to continue with conventional extraction methods, as previously approved.

Policy 26 of the HDPF requires the protection of countryside areas against inappropriate development. As such, any development in the countryside must be essential to its countryside location and in addition meet one of four criteria. This development relates to criteria 2 which allows for the extraction of minerals. Policy 26 also requires development to be of an appropriate scale to its countryside character and location. It states that development will be considered acceptable where it does not lead individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and / or conserves, and / or enhances the key features and characteristics of the landscape character area in which it is located.

The oil well is already in situ and as a result, the principle of temporary development on the site is established. The proposal does not include any extension or intensification of activity at the site and any potential environmental impacts will continue to be mitigated as they are at present. In terms of the impact on the countryside, the site is well screened from the surrounding area by bunds and mature trees. It is not considered that by retaining the equipment for a further period of 15 years that the proposal would impact adversely on the countryside. Conditions were put on the original permission to ensure that the land is restored back to agricultural land once oil production has ceased and it is considered that this should remain to ensure the long term protection of the countryside.

In terms of amenity, Policy 33 of the HDPF requires development to be designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land. The site is within a rural location with the nearest dwellings approximately over 200 metres away. Adjacent to the site is Pulborough Rugby Club. The site has been operating for a period of time and conditions relating to noise were attached to the original permission. HDC's Environmental Health team have considered the proposal and do not raise any objections.

Overall, it is considered that the extension of time to allow the existing oil well site to operate for a further 15 years is considered acceptable provided that the relevant conditions attached to the previous permission are attached to the current application, and that after 15 years the land is restored to agricultural land as previously agreed.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Lyons', with a horizontal line extending to the right.

Dr Chris Lyons
Director of Planning, Economic Development & Property