

**Application No: WSCC/035/17/SR
COUNTY MATTER**

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

To IGAS Energy Plc
c/o WYG
100 St John Street
London
EC1M 4EH

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say: -

**Amendment of conditions 3 and 4 of planning permission
WSCC/050/13/SR to allow retention of wellsite, including plant
and equipment, to 2032 at Storrington Oilwell Site, Pulborough
Road, Cootham, Storrington, West Sussex, RH20 4HP**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 12 September 2017 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder: -

PLANS

1. The proposed development shall not take place other than in accordance with the following approved plans and documents:

- Storrington Well Site: Location Plan (ref. STO-02);
- Storrington Well Site: Site Plan (ref. STO-01C);
- Storrington Well Site: Lighting Plan (ref. STO-03A);
- Dimension and Photographic Schedule (of Storrington Wellsite - Plant and Equipment);
- Landscape Restoration Plan (drawing number NPA 10705 801 Revision P02);
- Supplementary Landscape Proposals Plan (drawing number NPA 10705 501 Revision P02); and,
- Noise Monitoring Scheme (AT4118/S1/BCP 29th August 1997)

along with submitted documents including the Planning Statement (prepared by Island Gas Limited, dated September 2017), save as varied by the conditions hereafter.

Reason: To ensure the development is carried out as proposed.

Signed

Date **8 Nov 2017** Head of Planning Services..... **Michael Elkington**

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Continuation Sheet

TIME LIMITS

2. All operations hereby approved under this permission, including the restoration of the site (but not its aftercare), shall cease by 31 December 2032 or within six (6) months of the completion of production of oil and gas from the site, whichever is the sooner.

Reason: The development is of a temporary nature, so the site should be restored as soon as possible after completion of the oil and gas production activities.

3. All structures, plant and machinery, both fixed or otherwise and any other engineering works approved by this application (including any hard surface constructed for any purpose) shall be removed from the application site by 31 December 2032 or within six (6) months of the completion of production of oil and gas from the site whichever is the sooner and the site shall be restored in accordance with the scheme approved under condition 4. Notwithstanding this condition, any plant or equipment required to make the site safe to a specification as may be required by Borehole Sites and Operations Regulations 1995 and Offshore Installations and Wells (Design and Construction) Regulations 1996 (as amended) may remain in position for that purpose only.

Reason: The development is of a temporary nature; accordingly the site should be restored as soon as possible after completion of the oil and gas production activities.

RESTORATION

4. The approved 'Landscape Restoration Plan' (drawing number NPA 10705 801 Revision P02) shall be adhered to and implemented in full in accordance with the timescales set out in condition 3.

Reason: To ensure satisfactory restoration of the site.

NOISE MONITORING

5. Noise monitoring shall be undertaken in accordance with the Noise Monitoring Scheme previously submitted to and approved by the County Planning Authority (ATL Consulting report AT4118/S1/BCP dated 29 August 1997), with assessment to be undertaken in accordance with British Standard 7445-1: 2003 (or any subsequent amendment to that Standard).

Reason: In the interests of the amenities of local residents.

NOISE LIMITS

6. Operations on the site shall at all times be undertaken such that the maximum noise levels from the on-site operations measured at the facades of the nearest residential properties do not exceed 35dB(A) Laeq/1hr. If so required by the County Planning Authority tests shall be carried out by the operator in order to demonstrate that their operations conform to this requirement.

Reason: In the interests of the amenities of local residents.

Date **8 Nov 2017** Signed
Head of Planning Services..... **Michael Elkington**

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SILENCING MEASURES

7. No plant or equipment shall be used on the site unless fitted and operated at all times with silencing measures to a standard not less than the manufacturer's UK standard specification for that equipment.

Reason: In the interests of the amenities of occupiers of nearby residential properties.

RESTORATION WORKING HOURS

8. Site restoration works shall be carried out only between the hours of 0700 and 1800 between Monday and Friday, and between 0700 and 1300 on Saturdays, and not at all on Sundays, bank holidays or public holidays.

Reason: In the interests of the amenities of local residents.

FLARING

9. No gas flaring or venting shall be carried out at the site other than through the flaring equipment described in the application.

Reason: In the interests of the amenities of local residents, and protection of the environment.

FIRE FIGHTING

10. Throughout the period of operations hereby approved, fire precautions and fire-fighting equipment shall be provided and maintained at the site in accordance with the requirements of the County Fire Officer. Fire water tanks shall remain on site filled and maintained to a standard adequate for fire-fighting purposes.

Reason: In the interests of fire safety.

HGV ACCESS

11. Except in the case of emergency, no heavy goods vehicles shall enter or leave the site except between the hours of 0700 to 1800.

Reason: in the interests of the amenities of local residents.

HGV NUMBERS

12. There shall be no more than twenty-two heavy goods vehicles movements (eleven vehicles coming to, and leaving the site) in any day.

Reason: in the interests of highway safety and residential amenity.

LIGHTING

13. No lighting on the site shall be directly visible from any residential property or from the A283 public highway.

Reason: in the interests of the amenity of the countryside and highway safety.

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POLLUTION PROTECTION (i)

14. Any proposals for the storage of fuel or oil must be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001. Any facilities, above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with plans approved in writing by the County Planning Authority.

Reason: To minimise the risk of pollution of watercourses.

POLLUTION PROTECTION (ii)

15. No liquid waste or trade effluent shall be discharged from the site.

Reason: To minimise the risk of pollution of the water environment.

HIGHWAY SAFETY

16. No vehicle shall leave the site in such a condition that earth and mud adhere to the wheels in a quantity which may introduce hazard or nuisance on the highway and actions to be taken in the event of mud and debris arising from the development being present on the highway.

Reason: In the interests of highways safety.

LANDSCAPE PROTECTION

17. The approved Supplementary Landscape Proposals Plan (drawing number NPA 10705 501 Revision P02) shall be adhered to and the landscaping detailed on the plan shall be maintained throughout the lifetime of the development hereby permitted. Any trees, shrubs or plants which are removed or become seriously damaged, diseased or die throughout the lifetime of the development hereby permitted shall be replaced in the next planting season with others of such size and species as may be agreed in writing with the County Planning Authority.

Reason: In the interests of the amenity and of the environment of the development.

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INFORMATIVES

- A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by discussing issues of concern as early as possible and giving them the opportunity to provide further information/changes to overcome material impacts.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning

Date **8 Nov 2017** Signed
Head of Planning Services..... **Michael Elkington**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

- (a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

- 3** Further correspondence about this application should quote the reference number at the top right hand corner of the form.