

Jane Moseley

From: James Neave
Sent: 04 February 2015 10:51
To: 'Darren Walsh'
Cc: James Court; Kirstie May
Subject: Fees Monitoirng follow-up

Darren,

Thank you for the clarifications.

As you are aware Condition 3 effectively removes permitted development rights and requires the approval in writing of the County Planning Authority for the siting of any plant/equipment or buildings on site.

The submitted details (plan: **Lidsey Update Future Use (dated 04/11/14)** and **attached photographic schedule**) are considered acceptable. **This plan and schedule now replaces PSSL/KEY/L2/PL/002 as the approved site layout for the site during production and should be read in conjunction with condition 3.**

Notwithstanding the above, with regard to the storage area adjacent to the site office (picture 7) this area must only be used for the **storage of equipment directly associated with operations on this site and no equipment stored here shall exceed 6m in height**. In this regard picture 7 is only considered as indicative. A note of this will be made on the photographic schedule and equipment/plant stored therein shall be reviewed at the next site visit made by officers.

With regard to condition 11 the revised plan and pictures 5 & 6 provide sufficient detail.

With regard to conditions 17 & 19, all signage must be erected in accordance with the conditions as a matter of urgency and all vehicles must use the approved access route to the site from the A29. Given the time since my previous letter I would expect **signage to be erected within 14 days**.

I trust this is of assistance,

Regards,

James Neave

James Neave | Planning Consultant, Residents' Services, [West Sussex County Council](#) | Location: Strategic Planning Business Unit, Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
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From: Darren Walsh [<mailto:darren@sentinelhse.co.uk>]
Sent: 03 February 2015 15:43
To: James Neave
Cc: James Court
Subject:

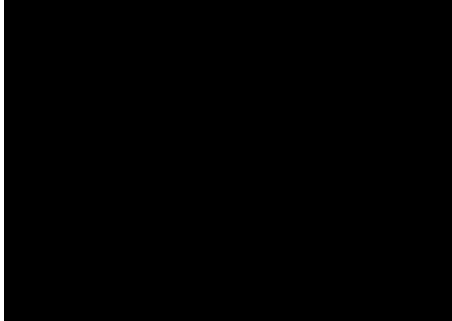
Hi James, Please see attached a copy of our actions and request for planning changes to the Lidsey site.

This is also an introduction, James court has joined Angus as the Operations manager. Please can you copy him on all emails going forward.

All planning and HSE matter will be managed by myself and James for the future .

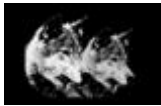
Contacts as below

A J Court
Group Operations Manager



Thanks

Darren Walsh
Director





ANGUS ENERGY LTD

Response to Letter CW/Lidsey Oil/FM/V7/14

DOCUMENT CONTROLLER: HSEQ Adviser

DOCUMENT NUMBER: LID – REP - O0001 REV 2

	Title	Name	Date
Updated by	HSEQ Adviser	Darren Walsh	04/11/14
Approved by	CEO	Jonathan Tidswell	04/11/14
Reviewed by	Operations Manager	Andrew James Court	23/01/15

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1.0 INTRODUCTION

1.1 Lidsey site

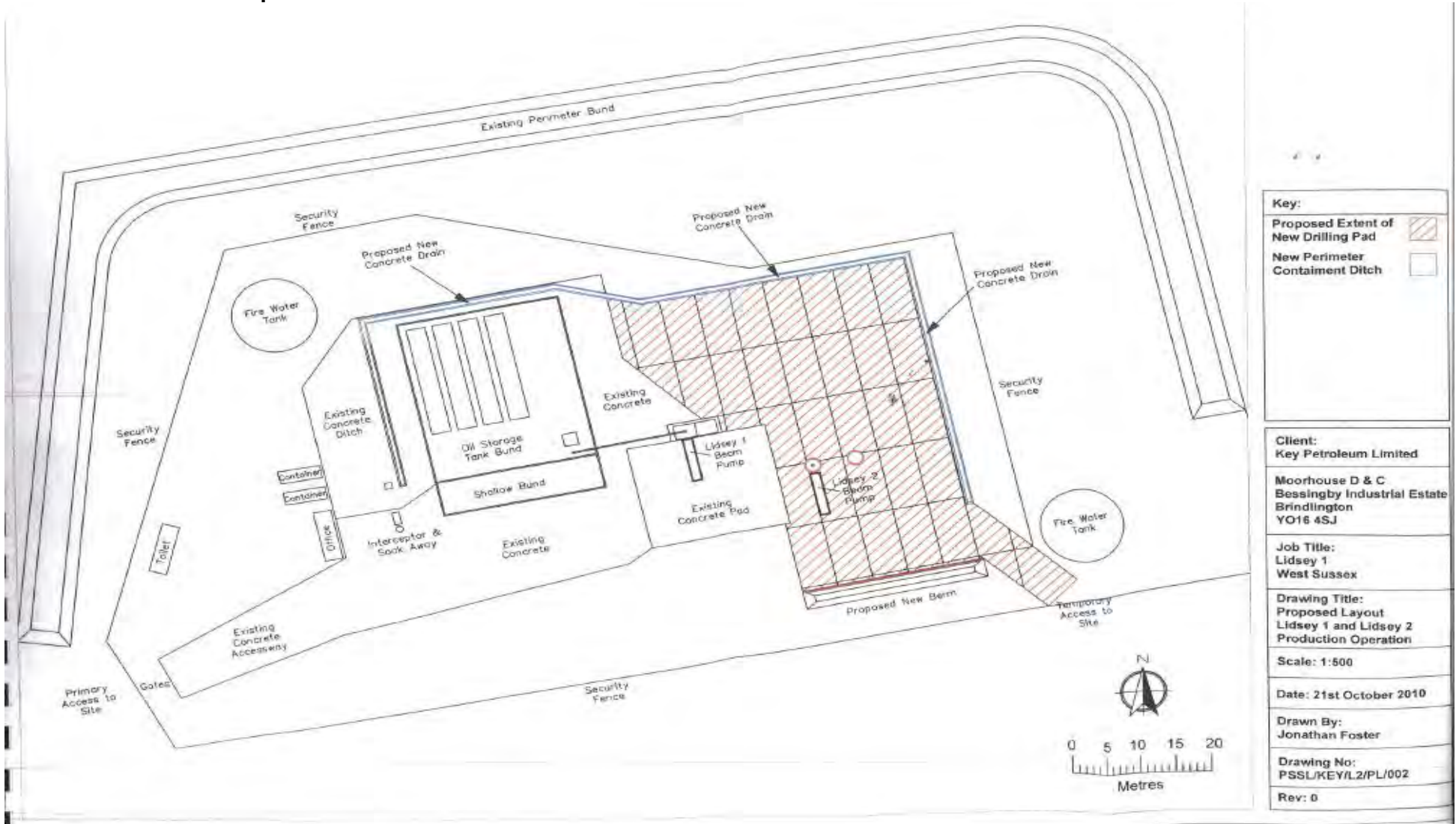
Operations History

- Lidsey 1 was drilled by Carless in 1987.
- The well was completed for long term testing.
- In 2007 Midmar built the production site, installed a beam pump and started production in March 2008.
- Angus Energy presently operates the site under planning Planning Permission BN/31/05

2.0 Inspection

- Mr James Neave inspected the site on the 14th October 2014. A copied letter of his findings can be seen in the Appendices.
- This is a response to the letter and a request for permission to store temporary equipment for future projects under the Angus Energy remit.

3.0 Site DIAGRAM
 3.1 Submitted plan



Key:	
Proposed Extent of New Drilling Pad	
New Perimeter Containment Ditch	

Client:
 Key Petroleum Limited

Moorhouse D & C
 Bessingby Industrial Estate
 Brindlington
 YO16 4SJ

Job Title:
 Lidsey 1
 West Sussex

Drawing Title:
 Proposed Layout
 Lidsey 1 and Lidsey 2
 Production Operation

Scale: 1:500

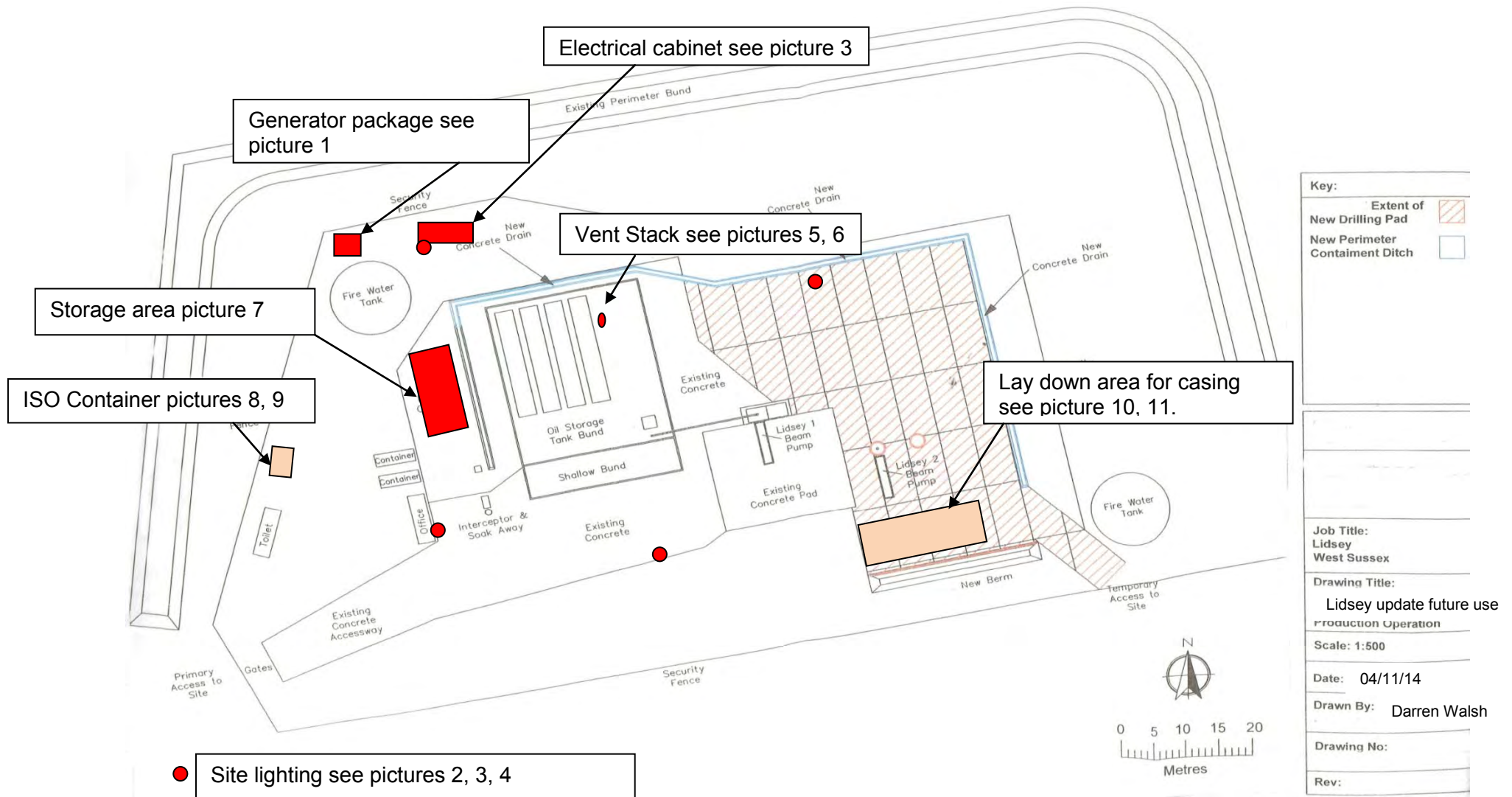
Date: 21st October 2010

Drawn By:
 Jonathan Foster

Drawing No:
 PSS/KEY/L2/PL/002

Rev: 0

3.2 Existing plan with updates.



4.0 Explanation of the plan

The above plan shows the existing and future applications that are not presently covered in the planning application.

All existing applications are shown in red and the temporary future applications are shown in peach.

During the time the site has been used by Angus energy there have been a few alteration to tidy up the site, hence the move of the storage area, there were also a couple of variations to the existing planning application done by previous owners and the plan was not altered accordingly. This includes the Vent stack, the electrical cabinet and the generator package. All these can be seen on the plan above.

5.0 Permission

Angus energy is looking for permission to continue with the existing site and also utilise some of the space to store equipment that will be used on site in the near future. The casing will be utilised on the future well, Lidsey 2 and the ISO Container will hold tools for this project.

The existing changes and those for the future should not be detrimental to any visual impact due to the surrounding tree line which has now grown to give the site a protective boundary.

All lay down areas have been and will be utilised to ensure they do not affect vehicle movements on the site, or access and egress of emergency vehicles.

The existing lighting was put in place to be used on a temporary basis during well work overs and was part of the expansion of the concrete area making the site as a whole much safer.

Pictures of the existing equipment along with the proposed ISO container and casings to be stored on site can be seen below.

6.0 Response to letter actions

Condition 3:

Position of equipment and future use of site explained above

Condition 15

Splays will be managed in accordance with the planning document

Condition 17, 19

New signage will be erected or existing signage made visible, controlling the access and egress of traffic, suppliers will be notified accordingly and the route discussed with the local farmer to ensure compliance with this condition.

6.0 Appendices

6.1 Site pictures



1. Site Generator package



2. Site lighting



3 Site Lighting and electrical cabinet



4. Site lighting



5, 6 Vent stack





INDICATIVE
6M MAX HEIGHT,
ONLY ~~SITE~~ FOR
PLANT/EQUIPMENT TO
BE USED ON SITE.
(JN EMAIL 04/02/15)

7. Existing storage area



8, 9 ISO Container to be stored temporarily between jobs which holds tools for the drill of Lidsey 2.

SPECIFICATION DECAL			
ITEM	DIMENSION		
	Metre	English	
External			
Length	6,058 mm	19 ft 10 1/2 in	(238 1/2")
Width	2,438 mm	8 ft 0 in	(96")
Height	2,591 mm	8 ft 6 in	(102")
Internal(minimum)			
Length	5,898 mm	19 ft 4 - 13/64 in	
Width	2,350 mm	7 ft 8 - 33/64 in	
Height	2,390 mm	7 ft 10 - 3/32 in	
Door Opening(minimum)			
Width	2,338 mm	7 ft 8 - 3/64 in	
Height	2,280 mm	7 ft 5 - 49/64 in	
Cubic Capacity	33.1 Cu.m	1,170 Cu.ft	
Tare Wt	2,155 kg	4,755 lb	
Max.Payld	28,325 kg	62,445 lb	
Max.Gr.Wt	30,480 kg	67,200 lb	



10, 11 Site lay down area to hold casing, seen below, temporarily awaiting drill of Lidsey 2.



6.2 Copy of letter

Michael Elkington
Strategic Planning Manager

Please respond to Kirstie May
Tel: 033022 26952

Kirstie.may@westsussex.gov.uk
www.westsussex.gov.uk

Residents Services
The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
Contact Centre: 01243 642118



Mr J. Tidswell,
33 St James's Square,
London,
SW1 Y4JS

16 October 2014

Our reference: CW/Lidsey Oil/FM/V7/14

Dear Mr Tidswell

**Re: Lidsey Oil site, Lidsey, West Sussex.
Planning Permission BN/31/05**

I refer to the monitoring visit conducted 14 October 2014 under the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2012, at the above site. The audit of conditions attached to the above permission was undertaken including an accompanied tour of the site with Mr A. Parfoot.

On the day of the visit, I can report on the compliance of the operation with respect to the planning conditions as follows:

Condition 1: Time limit on Implementation of Development. Compliant

Condition 2: Cessation Date. Compliant

Condition 3: Location and Use of Plant and Equipment. **Not Compliant**

The approved plans for the general layout of the site (excluding drilling operation layouts) consist of;

Proposed Layout Lidsey 1 and Lidsey 2 Production Operations
PSSL/KEY/L2/PL/002 – Rev0, dated 21/10/10

Proposed Elevation Layout Lidsey 1 and Lidsey 2 Production Operation
PSSL/KEY/L2/PL/003 – Rev0, dated 21/10/10

Proposed Elevation Layout Lidsey 1 and Lidsey 2 Production Operation
PSSL/KEY/L2/PL/004 – Rev0, dated 21/10/10

During the recent site visit, there were a number of pieces of equipment which do not appear on the approved plans (including a control room and generator units adjacent to the northern fence line, a number of floodlighting columns, and a number of spare/redundant beam pump units/parts around the site).

Within 6 weeks of the date of this letter a revised versions of the approved plans detailing all plant and buildings (supported by a photographic record) must be submitted.

It is noted the second cellar has not been drilled to date, however, there is no requirement for any update to the approved plans in this regard as this could still be implemented under the current permission.

Condition 4: Operating Hours. Compliant

Condition 5: Foul and Surface Water Drainage. Compliant

Condition 6: Silencing of Plant and Equipment. Compliant

Condition 7: Control of Pollutants. Compliant

Condition 8: Details of Rig and Equipment. Compliant

Condition 9: Noise Limits. Compliant

Condition 10: Operating Hours Limitations. Compliant

Condition 11: Gas Flaring and Venting on Site. Compliant

Although it is understood that any gas venting on site continues to operate in accordance with Environment Agency Permit requirements, there is limited details on record of the position and appearance of the existing vent stack.

Please provide a plan (or photograph) of the vent stack illustrating its appearance and location.

Condition 12: Controls over Artificial Illumination. Compliant

Condition 13: Details of Additional Planting. Compliant

Condition 14: Restoration and Aftercare. Compliant

Condition 15: Visibility Splays. **WSCC Checking compliance**

No specific measurements were undertaken on the day of the visit. Please ensure that the required splays are maintained free of vegetation as required by the condition. However, the operator should be aware of protection afforded to nesting birds, advice upon which can be sought from the County Ecologist.

Condition 16: Maintenance of Access Routes. Compliant

Condition 17: Restrictions on Access to the Site. **Not Compliant**

No vehicles were seen entering or exiting the site on the date of the visit. However, the County Planning Authority is aware that there may have been obstructions in the past along the approved vehicular route to the A29 which could have prevented access. Please be aware that all vehicular access and egress to the site must be obtained via the approved route. In addition, no signs indicating drivers of the prohibited use of final extent of the track to the A29 were present.

Within 6 weeks of the date of this letter, signs should be erected and maintained in accordance with this conditional requirement.

Condition 18: Wheel Washing Facility. Compliant

Condition 19: Controls over Signage. **Not compliant**

The approved scheme of signage requires signs to be erected in two locations as set out on the attached plan. On site the sign at the site entrance had become obscured and the sign nearest the A29 was not present.

Within 6 weeks of the date of this letter, signs should be erected and maintained in accordance with the approved scheme.

Condition 20: Scheme of Archaeology. Compliant

Condition 21: Filling and Maintenance of Fire Fighting Tanks. Compliant

Condition 22: Covering Material for Fire Fighting Tanks. Compliant

Condition 23: Turning Circle for Fire Fighting Vehicles. Compliant

Condition 24: Provision of Security Fencing. Compliant

It is noted that security fences consist of chain-link fencing (approx. 2.4m in height) topped with razor wire. Given there is no record of approved fencing under this condition and the fact that this has been present on site for a number of years, it can be considered that the current fencing is the approved fencing for the site. Any future changes to the existing site fencing may require planning permission and should be discussed with the County Planning Authority prior to erection.

Condition 25: Use of Materials under Removed G.P.D.O. rights. Compliant

Condition 26: Decision Notice. Compliant

Condition 27: Written Notification of Commencement of Works. Compliant

Condition 28: Maintenance of Access Track. Compliant

Condition 29: Copy of Documents. Compliant

106 Routing Agreement: Compliant

The Operator is reminded that all HGV traffic must only enter and exit the site to/from a northerly direction on the A29.

I look forward to receiving the above information in the near future.

An invoice for the visit will follow under separate cover. This invoice is payable within 28 days.

Yours sincerely,

James Neave (on behalf of Kirstie May Compliance & Monitoring Officer)