

**Application No: WSCC/008/18/BN
COUNTY MATTER**

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

To Angus Energy plc
Building 3, Chiswick Park
566 Chiswick High Street
Chiswick
London
W4 5YA

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: -

Retention of Lidsey oil site including two existing wells and production plant and equipment within the existing site to produce hydrocarbons for a further period of 10 years at Lidsey Oil Site, Lidsey Road, Aldingbourne, West Sussex, PO22 9PH

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 9 February 2018 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:
 - General Location Plan (drawing 1215/2237/1D);
 - Site Layout (drawing 1215/2237/21H);
 - Lidsey PROW Signage Plan; and
 - Lidsey Hydrogeological Risk Assessment (HRA 2),save as varied by the conditions hereafter.

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

TIME LIMITS

2. All operations hereby approved under this permission, including the restoration of the site (but not its aftercare), shall cease by 24 April 2028 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 production activities.

Signed

Date **25 Apr 2018** Head of Planning Services..... **Michael Elkington**

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

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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 24 April 2028 or within six (6) months of the completion of production of oil from the site whichever is the sooner and the site shall be restored in accordance with the scheme to be approved under condition 12. 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 production activities.

WORKING HOURS

4. Except in an emergency situation, work at the site, including HGVs entering and leaving the site, shall only be undertaken between the hours of 07:30 and 18:00 Mondays to Saturdays. No work shall occur on Sundays, Bank Holidays and Public Holidays. Such hours shall also relate to any site restoration works.

Reason: To protect the amenities of occupiers of nearby residential properties.

FIRE FIGHTING

5. Throughout the course of the development hereby approved, the two fire water tanks (as shown on approved drawing 1215/2237/21H) shall remain filled and maintained to a standard adequate for fire-fighting purposes. In addition the aforementioned tanks shall remain covered to minimise the potential death/harm to Barn Owls.

Reason: In the interests of fire safety and to minimise the potential for death/injury to Barn Owls, a species protected by the Wildlife and Countryside Act 1981.

LIGHTING

6. No lighting on the site shall be operated on the site, such that the light source is directly visible from any residential property in the vicinity of the site.

Reason: In the interests of occupiers of nearby residential properties and the amenity of this countryside location.

POLLUTION PROTECTION

7. 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

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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.

VEHICLE ACCESS

8. Access and egress from the site shall only be via the red-line boundary where it connects to the A29. No access or egress shall be obtained over the length of the Southern Water Wastewater Treatment Works access road extending from the A29 road to a point 160 metres eastward of that junction for the purposes of site and access road construction or restoration, or the servicing of the drilling site, other than in an emergency situation. Signs shall be erected to indicate this prohibition and shall be retained in a good and easily legible condition in clearly visible positions throughout the works hereby permitted and removed on the completion of restoration works.

Reason: In the interests of highway safety.

HIGHWAY SAFETY

9. 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 road system in the area.

Reason: In the interests of highways safety.

SITE OBSTRUCTION

10. At no time shall any site construction material or any other obstruction be stacked, stored or placed on any road, footpath, the site access and its lay-bys or on the turning area adjacent to the well-pad site access in such a manner that access by pedestrians or vehicles is impeded.

Reason: In the interests of highway safety.

PROW SIGNAGE

11. The signage hereby approved (Lidsey PROW Signage document) shall be retained and maintained in a good and easily legible condition throughout the works hereby permitted and removed on the completion of restoration works.

Reason: In the interests of highway safety to indicate that walkers exercising a public highway access right have precedence over any private user.

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SITE RESTORATION

12. Within three months of the date of this permission, a scheme of restoration and aftercare shall be submitted for approval in writing by the County Planning Authority. Thereafter, the approved restoration and aftercare scheme shall be completed in full.

Reason: To ensure the site is restored to a satisfactory standard of appearance and use.

INFORMATIVES

- A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the County Council 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.
- As a result, the County Council has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.
- B. The applicant should note the requirement to provide for emergency access arrangements to the site and ensure that current measures provided at the site meet site specific fire safety requirements as well as any other requirements for the general location, which may be sought by the Fire and Rescue Service.
- C. The applicant's attention is drawn to the comments of the Designing Out Crime Officer of the Sussex Police Constabulary concerning the ongoing maintenance of security arrangements to provide for a safe and secure environment for the users of the site.

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 **25 Apr 2018** 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 IS RECOMMENDED THAT YOU CONSULT A 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.