

**County Planning Manager
West Sussex County Council
County Hall
Chichester
West Sussex
PO19 1RH**

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4 April 2018

Our Ref : **BN/4/18/WS**
Your Ref:

Please ask for :
Mr S Davis

Dear Sir/Madam,

Retention of Lidsey oil site incl two existing wells & production plant & equipment within the existing site to produce hydrocarbons for a further period of 10 years - This application is a County Matter Mineral Application & will be determined by West Sussex County Council. This is a Dual Parish with Aldingbourne
Lidsey Oil Site, Lidsey Road, Aldingbourne,

Thank you for your recent application as above. I am able to inform you that this Authority **has no objection**.

The officers report and internal consultee responses can viewed on our web site following the link below.

http://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=BN%2F4%2F18%2FWS&KeyS

Yours sincerely



Neil Crowther
Group Head of Planning

Recommendation Report for County Matter Consultation

REF NO: BN/4/18/WS

LOCATION: Lidsey Oil Site
Lidsey Road
Aldingbourne

PROPOSAL: Retention of Lidsey oil site incl two existing wells & production plant & equipment within the existing site to produce hydrocarbons for a further period of 10 years - This application is a County Matter Mineral Application & will be determined by West Sussex County Council. This is a Dual Parish with Aldingbourne

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. West Sussex County Council has specifically requested the comments of the Council in respect of Environmental Health.
SITE AREA	Total of 1.6 hectares, 0.9 hectares of which is a fenced oil site.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Wire fencing around the perimeter.
SITE CHARACTERISTICS	Open area (previously farmland) along a country track in an isolated spot. The site contains a structure of breeze blocks approximately 1m high.
CHARACTER OF LOCALITY	Rural location. Opposite Southern Water's Lidsey Waste Water Treatment Works.

RELEVANT SITE HISTORY

BN/31/05/	Development and operation of a three wellhead and beam pump oil production facility, plus ancillary works. (Dual parish with AL/118/05/) This application will be determined by West Sussex County Council	ApprvdCond-WSCC 17-02-06
AL/118/05/	Development and operation of a three wellhead and beam pump oil production facility, plus ancillary works. (Dual Parish with BN/31/05/) This application will be determined by West Sussex County Council.	No Objection 02-12-05
BN/41/03/	Variation of Condition 1 on planning permission AL/84/01 & BN/31/01 to allow extension of time to commencement development. (Dual Parish with	No Objection 14-11-03

AL/91/03) . (This application will be determined by West Sussex County Council.)

AL/91/03/	Variation of Condition 1 on planning permission AL/84/01 & BN/31/01 for extension of time to commencement development. (Dual parish with BN/41/03). (This application will be determined by West Sussex County Council.)	ApprvdCond-WSCC 26-11-03
AL/84/01/	Variation of condition 2 of planning permission AL/48/99 and BN/25/99 to allow extension of time for commencement of the operations for a further 2 years (Dual parish with BN/31/01) (This application will be determined by W.S.C.C)	ApprvdCond-WSCC 31-01-02
BN/31/01/	Variation of condition 2 of planning permission AL/48/99 and BN/25/99 to allow extension of time for commencement of the operations of a further 2 years (Dual Parish with AL/84/01/) (This application will be determined by W.S.C.C.)	ApprvdCond-WSCC 31-01-02
AL/48/99/	Variation of condition 2 of planning permission BN/9/97 and AL/38/97 to extend the period of development for a further two years. This application will be determined by WSCC (Dual Parish with BN/25/99)	ApprvdCond-WSCC 01-09-99
BN/25/99/	Variation of condition 2 of planning permission BN/9/97 and AL/38/97 to extend the period of development for a further two years. This application will be determined by WSCC. (Dual Parish with AL/48/99)	ApprvdCond-WSCC 29-10-99
BN/9/97	The erection of a drilling rig, the re-entry of an existing oil well, the drilling of a horizontal sidetrack and the subsequent test production of the altered well until 30.6.99. This application appears on this list for information only as it will be determined by WSCC. (Dual Parish with AL/38/97).	ApprvdCond-WSCC 29-08-97
AL/38/97	The erection of a drilling rig, the re-entry of an existing oil well, the drilling of a horizontal sidetrack and the subsequent test production of the altered well until	ApprvdCond-WSCC 29-08-97

30.6.99. This application appears on this list for information only as it will be determined by WSCC. (Dual Parish with BN/9/97).

AL/51/92	Continued use of land as an exploration wellsite and access road and the retention of the existing oilwell, wellhead gear beam pump, tank safety equipment and security fence for a further period of three years - Existing Lidsey Exploration Wellsite, North of Lidsey Sewage Works & East of the A29 at Lidsey Farm, Near Bognor Regis (Dual Parish see BN/33/92)	ApprvdCond-WSCC 26-11-92
BN/33/92	Continued use of land as an exploration wellsite and access road and the retention of the existing oilwell, wellhead gear beam pump, tank safety equipment and security fence for a further period of three years - Existing Lidsey Exploration Wellsite, North of Lidsey Sewage Works & East of the A29 at Lidsey Farm, Near Bognor Regis (Dual Parish see AL/51/92)	ApprvdCond-WSCC 26-11-92
AL/62/90	Continued use of land as an exploration well-site and access road and the retention of the well-head valve gear and safety equipment for a further period of 2 years. (Dual Parish-See Main File (BN/14/90))	ApprvdCond-WSCC 11-09-90
BN/14/90	Continued use of land as an exploration well-site and access road and the retention of the well-head valve gear and safety equipment for a further period of 2 years. (Dual Parish-see (AL/62/90)).	ApprvdCond-WSCC 11-09-90
AL/12/87	Modification of Condition 2 of permission BN/10/85 (AL/65/85) to extend the time allowed for the drilling of an exploratory borehole, carrying out a testing programme in the event hydrocarbons are discovered and the restoration of the site	No Objection 29-04-87
BN/4/87	Modification of Condition 2 of permission BN/10/85 (AL/65/85) to extend the time allowed for the drilling of an exploratory borehole, carrying out a testing programme in the event hydrocarbons are discovered and the restoration of the site (Dual Parish AL/12/87)	No Objection 29-04-87

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A.

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

ADC ENVIRONMENTAL HEALTH - "We have no concerns with the continued use of the site for hydro-carbon production. As there are no significant changes to the use of the site from a noise perspective i.e. the working hours remain the same 7.30-18.00 mon-sat, there is no increase in lorry movements."

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary;
Special Control of Adverts;
Overhead Electrical Line;
SWA Interest;
PD Restriction;
No Public Sewer; and
Lidsey Catchment Area.

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN3	Protection of the Countryside
GEN7	The Form of New Development
GEN32	Noise Pollution
GEN34	Air Pollution

[Publication Version of the Local Plan \(October 2014\):](#)

C SP1	Countryside
D DM1	Aspects of Form and Design Quality
LAN DM1	Protection of Landscape Character

QE DM1 Noise Pollution
 QE DM3 Air Pollution
 QE DM4 Contaminated Land
 QE SP1 Quality of the Environment

[Barnham & Eastergate Neighbourhood Plan 2014](#) Protection of open views
[POLICY ES4](#)

Aldingbourne Neighbourhood Plan 2016 POLICY Resist development outside
 EH1

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and then subject to public consultation. The hearing sessions into the examination of the Arun Local Plan ended on Thursday 28 September 2017 and the Inspector then wrote to the Council to set out his 'Interim Views following the Hearings'. The plan was then modified further in January 2018 (Modified - Arun Local Plan - January 2018 Consultation) and these were subject to public consultation between 12 January 2018 and 23 February 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

The relevant policies within the Aldingboure and Barnham & Eastergate Neighbourhood Development Plans are considered within this determination.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the retention of the site and related plant/equipment will not result in any adverse impacts on the character or appearance of the countryside as the site is well screened along a secluded country track.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal is to retain an existing oil production site including two existing oil wells as well as production plant & equipment in order to produce hydrocarbons for a further period of 10 years. It is not considered that the existing site results in any detrimental impacts on the countryside as it is well screened from nearby public viewpoints and is located at end of a country track. Arun District Council Environmental Health officers have raised no objections and as such there is no grounds for an objection on pollution grounds (whether noise, air or water supply).

The relevant policies of the Aldingbourne Neighbourhood Development Plan and the Barnham & Eastergate Neighbourhood Development Plan have been considered as these policies were not in play at the time of the previous application. However, it is not considered that these would alter the recommendation given that the site presents minimal impacts and that the site has benefits in respect of oil production.

The application is a County Matter and as the proposal does not cause any adverse visual harm or result in any pollution issues, it is recommended that no objection is raised to the application.

RECOMMENDATION

NO OBJECTION

Rebecca Payne

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 February 2018 09:05
To: Planning Scanning
Subject: FW: Planning Consultation on BN/4/18/WS

From: Matthew Kennett
Sent: 21 February 2018 10:54
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on BN/4/18/WS

Environmental Health advise;

We have no concerns with the continued use of the site for hydro-carbon production. As there are no significant changes to the use of the site from a noise perspective i.e the working hours remain the same 7.30-18.00 mon-sat, there is no increase in lorry movements.

Kind Regards

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department

██████████ ██████████
Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
<http://www.arun.gov.uk/eh>

