



County Hall
Penrhyn Road
Kingston upon Thames
Surrey KT1 2DN

MO/2018/0444 amended/amplified by Email from planning agent entitled, Planning Application MO/2018/0444 (SCC Ref: 2017/0215): Brockham Well site dated 13 June 2018 and attachments: Report No. LSO180439 entitled, H1 air quality impact assessment of release from an emergency flare, SOCOTEC UK Limited for Angus Energy Plc, Issue 2, dated 29 May 2018; Drawing No. AEP-04-BRO-022: Well Schematic Diagram for BR X4Z, Revision 2, 24 March 2017; Report No. LSO180132 entitled, H1 air quality impact assessment of a well site gas engine and ancillary plant, SOCOTEC UK Limited for Angus Energy Plc, Issue 3, dated 28 June 2018

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY DO HEREBY **GRANT** PLANNING PERMISSION FOR THE RETENTION OF THE BRX4 WELL, THE REGULARISATION OF THE BRX4Z SIDETRACK, AND THE APPRAISAL OF BRX4Z USING PRODUCTION PLANT AND EQUIPMENT WITHIN THE EXISTING SITE, FOR A TEMPORARY PERIOD OF THREE YEARS (PART RETROSPECTIVE).

AT BROCKHAM WELLSITE, FELTON'S FARM, OLD SCHOOL LANE, BROCKHAM, SURREY RH3 7AU

SUBJECT TO THE FOLLOWING CONDITIONS:

Approved Documents

1. The development hereby approved shall be carried out in accordance with the following plans / drawings:
 - Drawing No. 0745-1-1 Site Location and Sub-Surface Extent dated 4 December 2017
 - Drawing No. 0745-1-2 Site Location Plan dated 4 December 2017
 - Drawing No. 0745-1-3 Site Boundary Plan dated 4 December 2017
 - Drawing No. 0745-1-4 rev B Indicative Site Layout Plan dated 19 February 2018
 - Drawing No. 0745-1-5 rev A Indicative Section dated 19 February 2018
 - Drawing No. PW-FLARE-GA-01 rev 2 Flare Stack 2.5MMscf/d dated 18 March 2016
 - Drawing No. AEP-04-BRO-22 rev 2 Well Specific - Well Schematic Diagram for BRX4Z dated 24 March 2017
 - IDECO BIR H35 (illustrative drawing of 95 foot workover rig) Planning Statement dated February 2018 Appendix 3
 - TEREX DEMAG (illustrative drawing of a 50 metre crane) Planning Statement dated February 2018 Appendix 3.

For the avoidance of doubt, hydraulic fracturing shall not be undertaken as part of this development as stated in paragraph 1.2 in the Planning Statement dated February 2018.

Commencement

2. The appraisal of the BRX4Z side-track hereby permitted shall be begun before the expiration of three years from the date of this permission.

Time Limits

3. The development hereby permitted shall be for a period of three years from the date of this permission, at which date the use shall be discontinued and all plant, machinery and associated equipment shall be removed from the application site and the BRX4Z side-track shall be plugged and made safe.
4. Prior written notification of: (i) the date of commencement of the appraisal of the BRX4Z side-track hereby approved and, (ii) the removal of all appraisal plant and machinery and the plugging of the BRX4Z side-track, shall be sent in writing to the County Planning Authority not less than seven days before such commencement.

Displaying Application Documents

5. From the commencement of the appraisal of the BRX4Z side-track to the cessation of operations hereby permitted, a copy of this planning permission including all approved documents and plans and any documents subsequently approved in accordance with this permission shall be displayed on the site during working hours in a location which is readily accessible to any person undertaking the development and officers of the County Planning Authority.

Hours of Operation

6. With the exception of flowing of hydrocarbons, the use of gas in on-site processes and essential site monitoring or maintenance, no lights shall be illuminated, except that essential for security or health and safety, and no operations or activities authorised or required by this permission shall take place except between the hours of :

0730 and 1800 hours on Mondays to Fridays; and
0800 and 1300 hours on Saturdays.

Apart from the exceptions referred to above, there shall be no working at any time on Sundays, Bank Holidays, Public or National Holidays.

General Permitted Development Order

7. Notwithstanding any provision to the contrary under Part 17 (Class A,B, C) of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent Order:
 - (a) no plant, building or machinery whether fixed or moveable, other than those permitted by this application, shall be erected on the application site without the prior written approval of the County Planning Authority in respect of the location, design, specification and appearance of the installation, such details to include predicted levels of air quality and noise emissions and their tonal characteristics;
 - (b) no lights or fences other than those already permitted shall be installed or erected at the application site.

Workover Rig

8. No workover rig shall be brought onto the site without prior written approval by the County Planning Authority of a 'scheme of work' detailing the operations involved. Such a scheme shall make provision for notifying the County Planning Authority and neighbouring residents seven (7) days in advance of the operations, which shall include:

- (a) details of all lighting to be used both on the workover rig and at the wellsite and mitigation measures to ensure no light spill or sky glow;
- (b) details of the number of Heavy Goods Vehicle (HGV) movements per day over the workover programme;
- (c) a programme of noise monitoring including details of noise measurement locations, the method of noise measurement and the levels of noise at each location alongside mitigation measures.

The scheme of work shall be implemented as approved.

Highways & Access

- 9. All Heavy Goods Vehicles (HGVs) entering or leaving the site shall follow the route described in Appendix 6 of the submitted Planning Statement dated February 2018. For the avoidance of doubt, all HGVs travelling to and from the site shall only turn left-in and right-out of the site.
- 10. Except for the case of emergency, no HGV movements to or from the site shall take place except between the hours of 0700 - 0800, 0900 - 1530, and 1800 - 1900 on Monday to Friday and 0800 - 1300 on Saturday, nor shall the contractor permit any HGVs associated with the development or associated operations at the site to be laid up, waiting, in Old School Lane or Bushbury Lane during these times.
- 11. In the event of any damage to the public highway, including to the carriageway and verges, between the site and Red Lane caused by HGV movements to or from the site, the applicant or operator shall repair any damage to the satisfaction of the County Highway Authority having secured the necessary permission to undertake such repair works.

Noise

- 12. The applicant will ensure that appropriate measures are taken to minimise noise disturbance from operations by including appropriate acoustic enclosures on all suitable equipment so as to protect nearby residents and users of the local network of public rights of way.
- 13. During daytime hours (Mondays to Fridays 0730 to 1800 hours and Saturdays 0800 to 1300 hours), noise levels at specified noise sensitive receptors (NSRs) shall not exceed the existing/pre-works representative background sound level (LA90,1h, free field) by more than 10 dB(A), or as near this level as practicable, up to a maximum noise limit of 55 dB LAeq,1h (free field).

14. The noise arising from the operations or the use of any plant or equipment associated with such operations on the site of the development hereby permitted, may not exceed the 1/3 octave values (criterion value) in the table below, when measured in free field conditions or recalculated as at, any noise sensitive location.

	lowest 25% of night values	criterion value, dB
16Hz	36.6	34
20Hz	35.3	32
25Hz	35.3	32
31.5Hz	33.9	31
40Hz	34.8	32
50Hz	34.0	31
63Hz	34.8	32
80Hz	33.1	30
100Hz	30.8	28
125Hz	27.4	24
160Hz	25.7	23
200Hz	24.9	22
250Hz	24.7	22
315Hz	25.5	22
400Hz	24.0	21
500Hz	24.1	21
630Hz	24.2	21
800Hz	23.2	20
1kHz	22.6	20
1.25kHz	23.7	21
1.6kHz	23.7	21
2kHz	24.7	22
2.5kHz	23.0	20
3.15kHz	24.2	21
4kHz	25.5	22
5kHz	24.3	21
6.3kHz	25.0	22
8kHz	25.3	22
10kHz	24.2	21
12.5kHz	24.1	21

Table of night time criterion noise limit for Brockham Wellsite production

15. Notwithstanding the provisions of Condition 14 (above) during the night time hours between 2200 and 0700 noise arising from the site will not exceed 35dBA Leq (1 hour) and so to ensure these levels are not exceeded the following measures shall be undertaken:
- the generators on this site shall be housed and equipped with silencers designed to ensure specified noise levels are not exceeded and thereafter maintained in good condition;
 - water injection pumps shall be enclosed.

Dust

16. The development hereby approved shall be undertaken in accordance with the good operator practices and measures for mitigating the impact of dust outlined in Section 5.7 of the submitted Planning Statement dated February 2018.

Odour

17. The development hereby approved shall be undertaken in accordance with the odour abatement proposals contained in Section 5.7 of the Planning Statement and the Waste Management Plan referred to in Section 3.3 Regulations and Wastes of the Planning Statement dated February 2018.

Restoration

18. Should the results of the appraisal process reveal that future commercial production of hydrocarbons from the BRX4Z side-track is not commercially viable, within 6 months of the expiry of this permission, the BRX4 well shall be reinstated to an operational area of the wider site, pending the restoration of the entire site back to agriculture in accordance with Condition 16 of planning permission ref: MO06/1294 dated 10 May 2007.

REASONS FOR IMPOSING CONDITIONS:

1. For the avoidance of doubt and in the interests of proper planning and to ensure the permission is implemented in accordance with the terms of the application and to enable the County Planning Authority to exercise planning control over the development pursuant to Surrey Minerals Plan 2011 Policy MC14.
2. To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory purchase Act 2004 and to enable the County Planning Authority to exercise planning control over the development pursuant to Surrey Minerals Plan 2011 Policy MC14.
3. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and ensure re-instatement of the land at the end of the temporary period and to ensure the prompt and effective restoration to comply with Schedule 5 paragraph 1 of the Town and Country Planning Act 1990 and Policy MC17 of the Surrey Minerals Plan 2011.
4. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and to ensure the prompt and effective restoration to comply with Schedule 5 paragraph 1 of the Town and Country Planning Act 1990 and Policy MC17 of the Surrey Minerals Plan 2011.
5. To ensure that site operatives are conversant with the terms of the planning permission in the interests of the local environment and amenity to accord with Policy MC14 of the Surrey Minerals Plan 2011.
6. To safeguard the environment and protect the amenities of the locality in accordance with the terms of Policy MC14 of the Surrey Minerals Plan 2011.
7. To safeguard the environment and protect the amenities of the locality in accordance with the terms of Policy MC14 of the Surrey Minerals Plan 2011.
8. To safeguard the environment and protect the amenities of the locality in accordance with the terms of Policy MC14 of the Surrey Minerals Plan 2011.

9. In order to ensure that the development should not prejudice the free flow and condition of safety on the highway, nor cause inconvenience to other highway users and to comply with the terms of Policy MC15 of the Surrey Minerals Plan 2011.
10. In order to ensure that the development should not prejudice the free flow and condition of safety on the highway, nor cause inconvenience to other highway users and to comply with the terms of Policy MC15 of the Surrey Minerals Plan 2011.
11. In order to ensure that the development should not prejudice the free flow and condition of safety on the highway, nor cause inconvenience to other highway users and to comply with the terms of Policy MC15 of the Surrey Minerals Plan 2011.
12. To ensure minimum disturbance from operations and avoidance of nuisance to the local community and local environment from noise in accordance with Policy MC14 of the Surrey Minerals Plan 2011.
13. To ensure minimum disturbance from operations and avoidance of nuisance to the local community and local environment from noise in accordance with Policy MC14 of the Surrey Minerals Plan 2011.
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15. To ensure minimum disturbance from operations and avoidance of nuisance to the local community and local environment from noise in accordance with Policy MC14 of the Surrey Minerals Plan 2011.
16. To ensure minimum disturbance from operations and avoidance of nuisance to the local community and local environment from dust in accordance with Policy MC14 of the Surrey Minerals Plan 2011.
17. To ensure minimum disturbance from operations and avoidance of nuisance to the local community and local environment from odour in accordance with Policy MC14 of the Surrey Minerals Plan 2011.
18. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and ensure re-instatement of the land at the end of the temporary period and to ensure the prompt and effective restoration to comply with Schedule 5 paragraph 1 of the Town and Country Planning Act 1990 and Policy MC17 of the Surrey Minerals Plan 2011.

INFORMATIVES:

1. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
3. The developer is advised that Public Footpath Number 86 crosses the access route to the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation. The applicant

shall ensure that the safety of the public is ensured by placing warning notices at the crossing point.

4. In determining this application the Minerals Planning Authority has worked positively and proactively with the applicant by: assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework 2018 including its accompanying technical guidance and European Regulations providing feedback to the applicant where appropriate. Further, the Mineral Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues. Issues of concern have been raised with the applicant including impacts of air quality and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2018.
5. Planning permission ref: MO06/1294 dated 10 May 2007 was subject to to a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 which affects this site.

DATE 15 August 2018

Dominic Forbes

PLANNING & DEVELOPMENT GROUP MANAGER

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Third Party Rights

Anyone seeking to challenge the lawfulness of this decision may make an application to the High Court for permission to bring a claim for judicial review. You should seek legal advice promptly if you wish to challenge this decision.