

**TABLE OF CONTENTS**

<b>1.</b>	<b>INTRODUCTION</b>	Page 4
1.1	Background	Page 4
1.2	Site Location and Description	Page 4
1.3	The Applicant	Page 5
1.4	Pre-Application Discussions	Page 5
1.5	Need for the Development	Page 5
<b>2.</b>	<b>THE SITE AND SURROUNDING AREA</b>	Page 6
2.1	Site Location and Description	Page 6
2.2	The Structure of the Application	Page 7
2.3	Planning History	Page 7
2.4	Geology and Hydrology	Page 7
<b>3.</b>	<b>THE DEVELOPMENT</b>	Page 9
3.1	Overview	Page 9
3.2	Operational Issues	Page 9
3.3	Period of Time for Development	Page 11
3.4	Site Restoration and Re-Instatement	Page 11
<b>4.</b>	<b>PLANNING POLICY</b>	Page 12
4.1	The Development Framework	Page 12
4.2	National Planning Policy Framework	Page 12
4.3	The West Sussex Joint Minerals Local Plan	Page 13
4.4	The Arun District Local Plan	Page 16
<b>5.</b>	<b>PLANNING POLICY AND ENVIRONMENTAL REVIEW</b>	Page 17
5.1	General	Page 17

5.2	Highway Matters	Page 17
5.3	Noise	Page 18
5.4	Land Contamination	Page 19
5.5	Hydrology	Page 19
5.6	Flood Risk	Page 20
5.7	Habitats and Biodiversity	Page 20
5.8	Air Emissions	Page 20
5.9	Landscape and Visual Amenity	Page 21
5.10	Archaeology	Page 22
5.11	Built Heritage	Page 22
5.12	Public Rights of Way	Page 22
<b>6.</b>	<b>SUMMARY AND CONCLUSIONS</b>	Page 23
6.1	General	Page 23
6.2	Conclusions	Page 24

**ACCOMPANYING PLANS**

<b>Plan 1215/2237/1D</b>	Location Plan	Scale 1:2,500
<b>Plan 1215/2237/21H</b>	Site Layout	Scale 1: 500

**APPENDICES**

<b>Appendix A</b>	Brockham Planning Permission August 2018
-------------------	--

## 1. INTRODUCTION

### 1.1 Background

1.1.1 Lidsey wellsite is an established oil facility originally approved for exploratory boreholes in 1985. Since then, various permissions have been granted, the site currently benefiting from a planning permission for the production of oil to February 2028. It is operated by Angus Energy Weald Basin No.3 Limited Weald Basin No. 3 Limited who has interests in two further sites at Brockham, Surrey and Balcombe, West Sussex.

1.1.2 During the latter part of 2017 the company drilled a new production well which is shown as LX2 on the accompanying site plan ref: 1215/2237/21E. The first borehole is shown as L1 and was drilled in 1997.

1.1.3 The site has established oil reserves capable of being produced by both existing wells and a planning consent was issued on 25<sup>th</sup> April 2018 to retain the site, and production boreholes, for a further period of 10 years.

### 1.2 The Application

1.2.1 The On behalf of Angus Energy Weald Basin No.3 Limited a planning application is being submitted for a variation of Condition 4 of the present operating Permission Ref: WSCC/008/18/BNBN/31/05 to allow the flowing of hydrocarbons on a 24-hour basis 7 days per week. This operation has already been approved at the applicants oil site at Brockham in Surrey and a copy of the permission is attached for reference purposes only at Appendix A.

1.2.2 It should be noted that the application relates to the extraction of hydrocarbons by conventional methods and does not involve the exploitation of shale gas through hydraulic fracturing (fracking)

### **1.3 The Applicant**

1.3.1 The application is being submitted by Angus Energy Weald Basin No.3 Limited Weald Basin No. 3 Limited which is an independent onshore oil and gas company. Angus Energy Weald Basin No.3 Limited Weald Basin No.3 Limited considers that the production from the Lidsey Oil Field enhances the British economy by reducing the need for mineral imports. With North Sea production in considerable decline the UK onshore hydrocarbon developments will become more important.

1.3.2 There are no adverse effects upon the localised or wider highways network, landscape and visual amenity, general site operations, environmental matters or ecological habitats and species that are present. Detailed evaluation of these matters forms an integral part of this Planning Application.

### **1.4 Pre-Application Discussions**

1.4.1 Discussions have taken place with the mineral planning officer of West Sussex County Council concerning the general nature of the planning submission.

### **1.5 Need for the Development.**

1.5.1 A governmental Annual Energy Strategy 2014 advised and confirmed that the production of oil and gas and oil from the UK's own reserves has been in decline since 1999, and since 2004 the UK has been a net importer of energy. It is thus of some significance that onshore oil and gas development and production continues to play a vital role in supporting the UK energy needs for the future. The importance of the contribution to these energy needs is also highlighted in the Energy Strategy.

## **2. THE SITE AND SURROUNDING AREA**

### **2.1 Site Location and Description**

- 2.1.1 Lidsey Oil Site covers an area of some 1.6 hectares with an additional area beyond the site security fence with a 3-metre high (approximately) screen bund. The screen bund is located to the west of the fenced oil site with dense tree canopy to the north, south and east. The site is located within the Arun District of West Sussex and has been developed as an oil production site together with supporting oil tanks and processing plant, workshops, site generator and administration facilities.
- 2.1.2 The site lies approximately 0.6 km east of Lidsey, 1 km south west of Shripney and 1 km south of Woodgate. Land to the north, east and west is predominantly in agricultural use with an operational sewage treatment works adjacent and to the south of the site.
- 2.1.3 Footpath Number 200\_1 runs in a general east-west direction along the Southern Water access road leading to the site and Footpath Number 296\_1 runs in a southerly direction to Sack Lane from the access road and west of the site compound.
- 2.1.4 The closest residential properties are Lidsey Farm buildings just off Lidsey Road approximately 585 metres to the south-west and Woodgate caravan park approximately 500 metres north of the site.
- 2.1.5 Details of the land ownership and the application boundary are shown on Plan 1215/2237/21E which confirms all the land necessary for the proposed development is in the control of the applicant.
- 2.1.6 The Lidsey Oil Field is not located within an environmentally sensitive area; however, Angus Energy Weald Basin No.3 Limited are fully appreciative that all aspects of the environment must be carefully considered when undertaking such development and that biodiversity of the West Sussex countryside is of great

importance. Environmental matters are considered later in this submission.

## **2.2 The Structure of the Planning Application**

2.2.1 This application is submitted in accordance with the provisions of the Town and Country Planning Act 1990 which, as the development relates to development approved for oil operations, require matters governing the proposals to be determined by the West Sussex County Council.

2.2.2 This Written Statement provides the key data relating to the scope and formulation of the proposals and the planning application is also accompanied by plans which illustrate the site location, layout and the location of the two existing wells.

## **2.3 Planning History**

2.3.1 The site was originally developed in 1985 with the original planning permission for the construction and drilling of the first well granted in 2006 (BN/31/05). The permission approved *“Development and operation of a three wellhead and beam pump oil production facility plus ancillary works at the Lidsey Oil Exploration Site at Lidsey, Near Bognor Regis at Lidsey Well Site, Lidsey Road, Aldingbourne, West Sussex.”*

2.3.2 During the development of the site various schemes have been submitted to cover a variety of conditional matters including perimeter site security fencing, support buildings, oil tanks, fire control, site landscaping, site lighting, archaeology, site drainage and site restoration. The Site Plan included within this application illustrates the site layout and all supporting infrastructure.

## **2.4 Geology and Hydrology**

2.4.1 The British Geological Survey (BGS) mapping confirms the Lidsey site to be underlain by thin Quaternary superficial raised beach deposits, overlying the main bedrock geology of the London Clay Formation. The Paleogene London Clay is composed of slightly calcareous, silty to very silty, clay and some silt, with

some layers of sandy clay. Borehole records from the site confirm an approximate thickness of some 40m of London Clay Formation underlying the well locations.

- 2.4.2 Owing to their limited permeability both the superficial deposits and the London Clay Formation are classified as unproductive strata by the Environment Agency, and accordingly the site does not lie within any groundwater Source Protection Zones. It should be noted that the deeper formations of interest to Angus Energy Weald Basin No.3 Limited are not drinking water aquifers.
- 2.4.3 The nearest notable surface water feature is an approximately 112m x 124m body of water 134m to the north of the site. 171m to the west of the site is a small river tributary, which runs around the southern boundary, at approximately 190m.
- 2.4.4 No licensed groundwater abstractions are recorded within 1.85km of the site, and the nearest surface abstractions are approximately 160m to the west-south-west from the bordering tributary around the site.



### **3. THE DEVELOPMENT**

#### **3.1 Overview**

3.1.1 The proposed development involves flowing oil from the existing two wellheads and boreholes being the Lidsey 1 well and the recently drilled Lidsey X2 production borehole both as indicated on the accompanying site plan and within the confines of the site. All proposed surface operations will continue to be undertaken within the confines of the existing fully enclosed and fenced well site.

3.1.2 The site is provided with site administration facilities, storage containers for site equipment, electrical generator container, mess and washrooms, toilet facilities and site security facilities. Permanent lighting units are already provided for essential safety purposes. The oil production facilities include four oil tanks for hydrocarbon storage. A connection of the site to the local electricity network took place early in 2018 and the two oil wells are now served by electricity not diesel power. These pumps are virtually silent and cannot be heard beyond the site or its immediate surrounds.

3.1.3 The production process involves crude oil, water and gas flowed from the wellheads to a separator, which directs fluids into the on-site storage tanks. Produced water if any, is exported to an off-site treatment facility by licensed waste carrier. Treated crude oil is loaded onto road tankers and exported to approved oil storage facilities.

#### **3.2 Operational Issues**

##### **Site Security**

3.2.1 The site is secured by way of a 2.4-metre approximately steel palisade fence with two sets of site entrance gates at the front and rear of the site. These gates are securely locked when the site is not in use.

3.2.2 Site lighting is provided by four lighting units approximately 6 metres in height. The lights are angled to ensure that the light is directed into the site and incorporate CCTV cameras for site monitoring within the site and access points.

3.2.3 During normal site operations the site is managed by up to two staff to monitor day-to-day site operations.

#### **Working Hours**

3.2.4 The present planning permission contains a condition, which regulates working hours at the site. This advises that for normal site operations no work shall take place (except in an emergency) other than between the hours of 07.30 and 18.00 on weekdays and Saturdays. No working is permitted on Sundays or public holidays. The proposal is to amend this condition to allow the flowing of hydrocarbons, or essential site monitoring or maintenance, over a 24-hour period for 7 days per week. Apart from the running of the electric pumps, all site management and general maintenance operations will be undertaken within the same hours as above.

#### **Traffic Movements**

3.2.5 The proposed development will not involve increased HGV movements from the site to deliver oil products, and receive fuel and essential site equipment as the oil storage tanks have sufficient capacity to store the oil pending removal during normal working hours. The retention application advised of 8 return journeys per week by road tankers carrying crude oil and 2 return journeys delivering diesel and chemicals. However, the number of vehicles delivering diesel and chemicals may only be 1 per week. There will also be occasional vehicles removing waste from the site as outlined below. All movements will be controlled and monitored during the ongoing production period.

3.2.6 During normal operations 2 staff will be on site, and with occasional visitors, it is anticipated that no more than 8 car/light vehicle movements (4 in and 4 out) per day.

### **3.3 Period of Time for Development**

- 3.3.1 The period requested for the flowing of hydrocarbons and ongoing oil extraction and production operations will be 10 years as per the present operating planning consent. This will enable recovery of the remaining oil reserves in Borehole L1 and the more recently drilled LX2.

### **3.4 Site Restoration and Re-instatement**

- 3.4.1 Once the remaining oil reserves have been extracted from the site and should no further applications be made for additional production wells, all plant and equipment will be removed from the site together with the site buildings, containers, fire tank, oil tanks and other site infrastructure. Thereafter the site fencing will be dismantled and removed, all hardstanding and drainage channels removed, vegetation removed, and the stored soils replaced. The site will then be cultivated initially with a pioneer grass species and thereafter subject to a detailed 5-year aftercare scheme. This will ensure a return of the land to its original agricultural status.

## 4. PLANNING POLICY

### 4.1 The Development Framework

4.1.1 Under present planning legislation the West Sussex County Council has a duty to determine mineral planning applications in accordance with the Development Plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

4.1.2 The Development Plan consists of The National Planning Policy Framework (NPPF), the West Sussex Minerals Local Plan (saved policies) and the Arun District Local Plan.

### 4.2 The National Planning Policy Framework

4.2.1 The National Planning Policy Framework (NPPF) was originally published on the 27<sup>th</sup> March 2012 and came into force immediately with respect to development plans and decision-making. The NPPF confirms that the Government seeks to encourage sustainable development. It has recently been updated with a revised version dated July 2018. This supports the principles embodied with the 2012 NPPF.

4.2.2 The revised NPPF provides a presumption given in favour of sustainable development. Paragraph 11 of the NPPF states: “ for plan-making this means that (a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change; (b) strategic policies should, as a minimum provide for objectively assessed needs for housing and as well as any needs that cannot be met with in neighbouring areas”. For decision-taking this means (c) approving development proposals that accord with an up-to-date development plan without delay or (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: (i) the application of policies in this Framework that protect areas or

*assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

4.2.3 The NPPF states at paragraph 203: *“It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.”*

4.2.4 Paragraph 205 of the Framework comments upon the determination of planning applications and advises local planning authorities that *“great weight should be given to the benefits of mineral extraction, including the economy.”* Paragraph 209 advises *“mineral planning authorities should: (a) recognise the benefits of on shore oil and gas development, including unconventional hydrocarbons, or the security of energy supplies and supporting transition to a low carbon economy ; and put in place policies to facilitate their exploration and extraction; and (b) when planning for onshore oil and gas development, clearly distinguish between, and plan for, the three phases of development (exploration, appraisal and production), whilst ensuring appropriate monitoring and site restoration is provided for:”*

4.2.5 The continued use of the facilities and flowing of hydrocarbons, as described within this application, are in support of an established oil production facility, which has the benefit of a valid site planning consent for oil production, treatment and transportation to April 2028.

### **4.3 The West Sussex Joint Minerals Local Plan**

4.3.1 The West Sussex Minerals Local Plan was adopted in 2003 and sets out the strategy for mineral development within the County of West Sussex. In September 2007 confirmation was made that 55 of the original 64 policies

would be saved until a new Minerals Local Plan had been confirmed and adopted. Policy's 26 and 27 which previously related to oil and gas have been saved. Additional policies relate to the environmental control of mineral workings and these are considered in Section 5.

- 4.3.2 The proposed submission draft of the new West Sussex Joint Minerals Local Plan was submitted to the Secretary of State for Communities and Local Government in June 2017. A public examination of the Plan took place in September 2017 and adoption took place on 20<sup>th</sup> July 2018.
- 4.3.3 The introductory commentary in section 6.7 advises that oil and gas are hydrocarbon energy minerals which supply energy to the power industry and heat homes, provide fuel for transport to carry goods and people, and raw materials to produce everyday items. Onshore oil and gas supplies contribute to domestic supplies of oil and gas and reduce reliance on imports, which contributes to the country's energy security. The relevant strategic objective for oil and gas is to protect the environment and local communities in West Sussex from unacceptable impacts of any proposal for oil and gas development, whilst recognising the national commitment to maintain and enhance energy security in the UK.
- 4.3.4 National policy relating to oil and gas exploration identifies the importance of onshore reserves especially in view of the decline being experienced in North Sea production. It seeks to encourage the full exploration and appraisal of hydrocarbons and to ensure the maximum economic exploitation of oil and gas reserves over time.
- 4.3.5 Policy M7a advises that *“proposals for exploration and appraisal for oil or gas, not involving hydraulic fracturing, including extensions to existing sites will be permitted provided that: (i) with regard to development proposals seem to be made, the site is located outside the South downs national Park, highly Weald 80N be Chichester Harbour any of the unless it has been demonstrated that there*

*are exceptional circumstances and that it is in the public interest, and in accordance with policy and 13 ; (ii) the site selected presents an acceptable environmental option in comparison to other deliverable alternative sites from which the target reservoir can be accessed, taking into account impacts from on-site activities and off-site activities including HGV movements; (iii) any unacceptable impacts including (but not limited to) noise, dust, visual intrusion, transport, and lighting, on both the natural, historic and built environment and local community, including air quality and the water environment, can be minimised, and all mitigated, to an acceptable level; (iv) restoration and after care of the site to a high quality standards to take place in accordance with policy M 24 whether or not oil or gas is found ; (v) no unacceptable impacts would arise from the on-site storage or treatment of hazardous substances and all contaminated fluids above or below ground ..”*

- 4.3.6 It is considered that the development will take place within an existing site, including a range of established proven mitigation measures, and following the completion of development the site will be restored to agriculture. Accordingly, the development is in accordance with the provisions of Policy 26.
- 4.3.7 The emerging West Sussex Joint Minerals Local Plan (Submission Draft) deals with hydrocarbon exploration, appraisal and production in Policy M7a. This policy states for production “*proposals for oil and gas production, not involve the hydraulic fracturing, including extensions to existing sites, will be permitted provided that: (i) they accord with provisions for exploration approval (outside South Downs National Park and High Weald AONB; (ii) site selected is the least sensitive, deliverable location, taking into account impact from on-site activities and off-site activities including HGV movements; (iii) any unacceptable impacts including (but not limited to) noise, dust, visual intrusion, transport, and lighting, on both the natural and built environment and the community, including air quality and water environment, can be minimised, and/or mitigated, to an acceptable level; (iv) restoration and aftercare of the site to high-quality standard would take place in accordance with Policy M24 whether or not oil or*

*gas is found; (v) no unacceptable impacts will arise from the on site storage or treatment of hazardous substances and/or contaminated fluids above or below ground). For oil production (b) proposals for oil and gas production, not involving hydraulic fracturing, including extensions to existing sites, will be permitted provided that (i) they accord with (a) (i-iv) above; (ii) no unacceptable impacts would arise from the transport, by vehicle or other means, oil and gas, water, consumables and waste to or from the site;”*

4.3.8 It is considered that the development will take place within an existing site, including a range of established proven mitigation measures, and following the completion of development the site will be restored to agriculture. Accordingly, the development is in accordance with the provisions of Policy M7a.

4.3.9 The proposed development is also subject to a range of development management policies designed to ensure that oil and gas exploration, appraisal and production activities are undertaken in an approved manner and with due regard to the localised site environment. These are set out in Chapter 8 of the recently adopted West Sussex Joint Minerals Local Plan. It is considered that the proposed development can be undertaken in full compliance with the relevant policy provisions.

#### **4.4 The Arun District Local Plan**

4.4.1 The adopted Arun District Local Plan 2003 is the primary document that relates to planning and development within the district. The overall development plan, in association with the Arun District Local Plan, includes the adopted West Sussex Joint Minerals Local Plan (July 2018) and the West Sussex Waste Local Plan (April 2014).

4.4.2 Oil and gas development within the district is covered by the recently adopted West Sussex Joint Minerals Local Plan and consideration of the relevant policy provisions has been given earlier in this section. General policies relating to environmental controls are considered in Section 5.



## 5. ENVIRONMENTAL CONSIDERATION AND POLICY REVIEW

### 5.1 General

- 5.1.1 The site will continue to be regulated by the provisions of the site planning consent and additional environmental controls imposed by way of the Environment Agency site Environmental Permits. In general terms the key environmental considerations are as follows, and where policy provisions are relevant due consideration is given:

### 5.2 Highways Matters

- 5.2.1 Part eight of the adopted minerals local plan advises on traffic generation in Policy M20 which states *“proposals for mineral development will be permitted provided that: (a) where practicable and viable, the proposal makes use of rail or water for the transportation of materials to and from the site ; (b) m transport links are adequate to serve the development or can be improved to an appropriate standard without an unacceptable impact on amenity, character, or the environment : and (c) where the need for road transport is demonstrated: (i) materials are capable of being transported using the lorry route network with minimal use of local roads, unless special justification can be shown ; (ii) vehicle movements associated with the development will not have an unacceptable impact on the capacity of the highway network (iii) there is safe and adequate means of access to the highway network and vehicle movements associated with the development will not an unacceptable impact on the safety of road users: (iv) satisfactory provision is made for vehicle turning and parking, manoeuvring, loading, and where appropriate, wheel cleaning facilities: and (v) vehicle movements are minimised by the optimal use of the vehicle fleet.”* The site is accessed via the private road which serves the site, adjacent sewage treatment works and agricultural lands lying beyond the site. Under the provisions of the existing planning consent all traffic moving to and from the site must not use the last section of the road (approximately 160 metres) leading from the sewage works and Lidsey Oil Site to the nearby A29. It is considered that the provisions of Policy M20 have been met regarding the existing development and

establishment of the Lidsey oil site. At this time the County Council are considering a by-pass for the A29 which would involve Eastergate, Westergate and Woodgate villages, a new junction on the A29 Lidsey Road north of Shripney and a junction with the existing A29 Fontwell Avenue north of Eastergate. As part of the development proposals a new site access to the Lidsey Oil Site and the adjacent sewage works of Southern Water would be provided.

- 5.2.2 The proposed development will involve HGV movements from the site to deliver oil products and receive fuel and essential site equipment however, the number of vehicle journeys will be no more than that originally suggested in the retention planning application determined in April this year. That application advised of 8 return journeys per week by road tankers carrying crude oil and 2 return journeys delivering diesel and chemicals. However, the number of vehicles delivering diesel and chemicals may only be 1 per week. There will also be occasional vehicles removing waste from the site as outlined below. All movements will be controlled and monitored during the ongoing production period. Given that the HGV's will adopt the approved HGV route to and from the site it is considered that the continued site use is unlikely to have any significant impact on local traffic conditions or road safety. During normal operations 2 staff will be on site, and with occasional visitors, it is anticipated that no more than 8 car/light vehicle movements (4 in and 4 out) per day.

### **5.3 Noise**

- 5.3.1 Part eight of the adopted Joint Minerals Local Plan advises on noise in Policy M18 which states "proposals in development permitted provided that: (a) lighting, noise, dust, odours, vibration and other emissions, including those arising from traffic, are controlled to the extent that will not be an unacceptable impact on public health and amenity:." It is considered that the noise levels approved under the provisions of consent ref: WSCC/008/18/BN can be met regarding the continued and proposed flowing of hydrocarbons and all general site operations. The proposals involve the use of virtually silent equipment,

which will not give rise to excess noise or ground vibration, and as such, no environmental impacts will arise from the operations proposed.

#### **5.4 Land Contamination**

5.4.1 The site is currently provided with substantial environmental barriers by way of sub-surface containment membranes, hard standing and peripheral site drainage channels. The proposed continued use of the site for oil production operations will not lead to any issues in respect of land contamination due to the level of environmental containment provided. The site has two well cellars, which retain any oil spillages from ongoing production and maintenance operations. The oil tank area is fully bunded which accommodates all required tanks. The site will continue to operate in accordance with the present planning permission, and other environmental authorisations, specifically Environmental Permits as issued by the Environment Agency. No additional drainage is necessary to allow the development to take place and all pipework and storage tanks will continue to be inspected daily. Any spills will be cleaned up and recorded with details of all spills/accidents notified to the Environment Agency in accordance with permit requirements. Accordingly, it is considered that no impact will arise in terms of land contamination because of the development proposed.

#### **5.5 Hydrology**

5.5.1 Part eight of the adopted Joint Minerals Local Plan advises on protection of the water environment and water supplies. Policy M16 states *“proposals for mineral development would be permitted provided that they would (a) not cause is its quality and quantity resources) are proposed changes to rant and service levels: (i) m adjoining land: (ii) groundwater resources potential and (iii) the potential news and resources, river flows of habitats and peace and (c) protect and where possible in France, the quality rivers and water courses and is (including within built-up areas).* The design of the site has been implemented to Environment Agency licencing/permitting standards, encompassing comprehensive site

drainage facilities, which will ensure that no impact arises in terms of hydrogeology because of the development proposed.

## **5.6 Flood Risk**

5.6.1 The use of the site for the flowing of hydrocarbons and continued production purposes has a very limited overall footprint (approximately 1.6 hectares). It does not lie within a designated flood risk zone and no impact in terms of flood risk will occur because of the continued oil production operations proposed. The earlier site retention application was accompanied by a Flood Risk Assessment which confirmed that there were no concerns relating to flooding.

## **5.7 Habitats and Biodiversity**

5.7.1 The site compound, entrance and associated HGV and car parking areas are remote from any areas of statutorily designated sites and already established. The flowing of hydrocarbons by means of virtually silent electrically driven pumps will have no impact upon local wildlife species. Accordingly, it is considered that there will be no impact on ecology and protected species.

## **5.8 Air Emissions**

5.8.1 Part eight of the adopted Minerals Local Plan advises on arrangements to control dust emissions in Policy M15 which states *“Proposals for mineral development will be permitted provided that: (a) there are no unacceptable impacts on the intrinsic quality, and where appropriate the quality of, air and soil; (b) there are no unacceptable impacts on the management and protection of such resources, including any unacceptable impacts on Air Quality Management Areas; and (c) they are not located in areas subject to land instability, unless problems which can be satisfactorily solved, or are undertaken in a manner which could give rise to instability in future.* The ongoing site operations do not have the potential to generate significant quantities of fugitive dust, with the potential source arising from vehicle movements along the site access road. In order to mitigate this an appropriate speed limit is enforced and all site operations are undertaken with due regard to the

minimisation of fugitive dust emissions. The proposed development involves continued production activities, with an associated approved flare as per the present planning approvals, and no impacts to climate or air quality will arise. Accordingly, it is considered that there will be no impact on climate or on air quality subject to continued and appropriate environmental controls.

## **5.9 Landscape and Visual Amenity**

- 5.9.1 Part eight of the adopted Joint Minerals Local Plan advises on arrangements to protect residential amenity and the built environment in Policy M12 which states *“proposals for mineral development will be permitted provided that : (b) they would not have an unacceptable impact on the separate identity of settlements and distinctive character of towns and villages (including specific areas or neighbourhoods) and development would not lead to their actual or perceived coalescence:”* The site lies within a relatively rural environment and there is a general absence of buildings or conservation areas within the proximity of the site. The closest residential properties lie approximately 500 metres from the site and due to the existing site landscaping bund, and associated vegetation, do not have direct views of the compound. The site has been present as a feature in the local landscape since the early 1980’s and is surrounded by agricultural lands on 3 side with the sewage treatment works forming the other site boundary.
- 5.9.2 The proposed ongoing site operations, and flowing of hydrocarbons, will take place solely within the existing developed site. From time to time a crane or small workover rig may be required for general site maintenance, this will only be present for short period of time. Although the upper elevations of the crane or workover rig may be visible from outside of the site, owing to the temporary nature this will not lead to any significant visual impact. Accordingly, it is considered that no adverse visual impacts will arise because of the development proposed.

## **5.10 Archaeology**

5.10.1 Part eight of the adopted Joint Minerals Local Plan advises on arrangements to protect or preserve archaeological features of importance. Policy M14 which states *“Proposals for mineral development will be permitted provided that: where appropriate, the further investigation and recording of any heritage assets to be lost (in whole or in part) is undertaken and the results made publicly available.”* The development and use of the oil production site, and associated access road, has been a presence in the local landscape for some years. Further, a scheme of archaeological investigation was approved under the provision of the original site planning consent when development first took place. No additional areas will be disturbed by the continuation of the oil production operations proposed. Accordingly, it is considered that the continued use of the site will have no impact in terms of localised archaeology.

## **5.11 Built Heritage**

5.11.1 The site does not lie within a conservation area and there are no listed buildings on or within the proximity of the site. Accordingly, it is considered that the continued use of the oil production site, flowing of hydrocarbons and use of the existing site access, will have no adverse impact in terms of built heritage.

## **5.12 Public Rights of Way**

5.12.1 The proposed development would have no impact on public rights of way as no changes to the localised footpath network is proposed. There is signage to alert users of footpaths adjacent to the site of the presence of HGV traffic. Further that pedestrians have rights of way over traffic travelling to and from the site.

## 6. SUMMARY AND CONCLUSIONS

### 6.1 General

- 6.1.1 The site at the Lidsey has been operational for many years and it has been successfully managed as a production facility without impact on the local community or environment. Indeed, at the determination of the last planning application it was confirmed at committee, by a local member, that the site had not been adversely commented upon by local residents. The site's relatively remote location enables it to continue production operations from the existing two wells and will not result in any unacceptable environmental or amenity impacts. The application does not seek any amendment other than the flowing of hydrocarbons within the recently approved period of 10 years to produce oil from the existing boreholes on site. Further, the proposed retention of the Lidsey Oil Site will make a significant contribution towards meeting the government's desire to maximise indigenous oil and gas production and serving energy needs through the production and sale of hydrocarbons products at the site.
- 6.1.2 The applicant recognises that the development must be undertaken in accordance with current environmental and planning controls. All site operations at the site will be regulated by standard environmental controls and monitored, as required by the provisions of the planning consent, by specialist consultants or company personnel to ensure the effective implementation of the scheme.
- 6.1.3 The applicants confirm that the development will be undertaken in full accordance with the approved, or emerging, planning policies of the County Council and the terms of the existing planning permission, and any variation which may be issued regulating activities at the site.

## 6.2 Conclusions

6.2.1 The proposed development can be carried out with no adverse effects on the localised environment and has no impact upon nearby communities.

6.2.2 As described in this submission there are no adverse impacts resulting from the development proposals on:

- Highways;
- Noise;
- Ecology;
- Air emissions;
- Hydrology and flood risk;
- Historic buildings or archaeology;
- Landscape and visual impact;
- Public rights of way and
- Agriculture.

The details contained within this application confirm that there are no environmental impacts associated with the proposal to flow hydrocarbons from the oil production wells during extended working hours. Accordingly, it is respectfully requested that West Sussex County Council grant planning permission for the amendment of working hours and operation of the existing, and well established, Lidsey Oil Site.