

**Application No: WSCC/050/13/SR  
COUNTY MATTER**

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

To IGas Ltd  
23 Buckham House  
Lenten Street  
Alton  
Hampshire GU34 1HH

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 existing Storrington wellsite including plant and equipment and to continue to produce hydrocarbons for a further period of up to 5 years at Storrington Oilwell Site, Pulborough Road, Cootham, Storrington, West Sussex, RH20 4HP**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 3 June 2013 (and in accordance with the relevant correspondence a copy of which is attached \*) and subject to the conditions specified hereunder:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: To comply with Section 91 of the Town and Country Planning Act, 1990.*

2. The proposed development shall not take place other than in accordance with the approved plans:

- Storrington Well Site: Location Plan (ref. STO-02);
- Storrington Well Site: Site Plan (ref. STO-01C);
- Storrington Well Site: Lighting Plan (ref. STO-03A);
- Dimension and Photographic Schedule of Storrington Wellsite - Plant and Equipment (Appendix 3 to Planning Statement);

along with submitted documents including the Planning Statement (prepared by Island Gas Limited, dated May 2013), save as varied by the conditions hereafter.

*Reason: To secure a satisfactory development.*

Date 09/10/13 Signed   
Strategic Planning Manager .....

**\*N.B.** The reasons for imposing the above conditions are as specified after the conditions.  
The words in brackets do not apply unless a copy of the relevant correspondence is attached.  
Your copy of the application, determined as above, is returned herewith for your records.

**Continuation Sheet**

---

3. All operations hereby approved under this permission, including the restoration of the site (but not its aftercare), shall cease by 31 December 2017 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 and gas production activities.*

4. 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 31 December 2017 or within six (6) months of the completion of production of oil and gas from the site whichever is the sooner and the site shall be restored in accordance with the scheme approved under condition 5. 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 and gas production activities.*

5. Within three months of the date of this permission a scheme of restoration and aftercare to return the whole site to its former levels (prior to oil-related operations) and to a condition suitable for the re-establishment of agriculture, shall be submitted for approval in writing by the County Planning Authority. The scheme of aftercare shall provide for a five year period following the initial restoration of the site. The approved scheme of restoration and aftercare shall be carried out in full in accordance with the timescales set out in condition 4.

*Reason: To ensure satisfactory restoration of the site.*

6. Noise monitoring shall be undertaken in accordance with the Noise Monitoring Scheme previously submitted to and approved by the County Planning Authority (ATL Consulting report AT4118/S1/BCP dated 19 August 1997), with assessment to be undertaken in accordance with British Standard 7445: 2003 (or any subsequent amendment to that Standard).

*Reason: In the interests of the amenities of local residents*

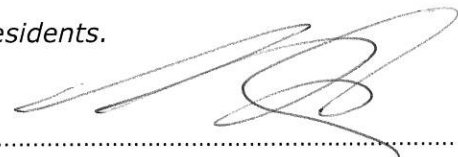
7. Operations on the site shall at all times be undertaken such that the maximum noise levels from the on-site operations measured at the facades of the nearest residential properties do not exceed 35dB(A) Laeq/1hr. If so required by the County Planning Authority tests shall be carried out by the operator in order to demonstrate that their operations conform to this requirement.

*Reason: In the interests of the amenities of local residents.*

Date 09/10/13

Signed

Strategic Planning Manager



**Continuation Sheet**

---

8. No plant or equipment shall be used on the site unless fitted and operated at all times with silencing measures to a standard not less than the manufacturer's UK standard specification for that equipment.

*Reason: In the interests of the amenities of occupiers of nearby residential properties.*

9. Site restoration works shall be carried out only between the hours of 0700 and 1800 between Monday and Friday, and between 1700 and 1300 on Saturdays, and not at all on Sundays, bank holidays or public holidays.

*Reason: in the interests of the amenities of local residents.*

10. No gas flaring or venting shall be carried out at the site other than through the equipment described in the application.

*Reason: In the interests of the amenities of local residents, and protection of the environment.*

11. Throughout the period of operations hereby approved, fire precautions and fire fighting equipment shall be provided and maintained at the site in accordance with the requirements of the County Fire Officer. Fire water tanks shall remain on site filled and maintained to a standard adequate for fire fighting purposes.

*Reason: In the interests of fire safety*

12. Except in the case of emergency, no heavy goods vehicles shall enter or leave the site except between the hours of 0700 to 1800.

*Reason: in the interests of the amenities of local residents.*

13. There shall be no more than twenty-two heavy goods vehicles movements (eleven vehicles coming to, and leaving the site) in any day.

*Reason: in the interests of highway safety and residential amenity.*

14. No lighting on the site shall be directly visible from any residential property or from the A283 public highway.

*Reason: in the interests of the amenity of the countryside and highway safety.*

Date .....09/10/13.....

Signed  
Strategic Planning Manager .....



**Continuation Sheet**

---

15. 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 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*

16. No liquid waste or trade effluent shall be discharged from the site.

*Reason: to minimise the risk of pollution of the water environment.*

17. 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 highway and actions to be taken in the event of mud or debris arising from the development being present on the highway.

*Reason: in the interests of highway safety.*

18. Within six months of the date of this permission a scheme for additional landscaping shall be submitted to and approved in writing by the County Planning Authority. Such a scheme shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. Thereafter the approved landscaping scheme shall be implemented in full. Any trees, shrubs or plants which within a period of 5 years from planting are removed or become seriously damaged, diseased or die shall be replaced in the next planting season with others of such size and species as may be agreed in writing with the County Planning Authority.

*Reason: In the interests of the amenity and of the environment of the development.*

**INFORMATIVES**

**A. Reason for the granting of planning permission:**

The proposed development meets the main material considerations in that it:

- Is acceptable in terms of its impact on residential amenity;
- Is acceptable in terms of its impact on the environment;
- Is acceptable in terms of the safety and capacity of the highway network;
- Complies with Development Plan and NPPF Policies that are listed below.

Date .....09/10/13.....

Signed  
Strategic Planning Manager .....

## Continuation Sheet

---

### **West Sussex Minerals Local Plan July 2003 (Saved Policies 2007)**

Policy 1 - supports working practices of least environmental harm, and opportunities to conserve and enhance the environment and appropriate after use is incorporated.

Policy 10 - Proposals for mineral workings that may damage statutorily designated sites of natural or scientific interest will only be permitted where damage can be prevented or the need for the mineral outweighs environmental impact.

Policy 16 - Seeks to ensure safeguarding of the water environment

Policy 19 - Seeks to protect residential amenity

Policy 22 - Seeks to ensure appropriate restoration

Policy 26 - Supports oil and gas development where it is the best option with particular attention given to impact on countryside, site access and vehicle routeing, residential amenity, Public Rights of Way, and the water environment.

Policy 47 - Impact on highway network.

Policy 52 - Siting and appearance of buildings, machinery and plant; removal after cessation of works.

Policy 53 - Incorporation of measures for the provision, retention and protection of landscaping.

Policy 56 - The quality of surface and ground water supplies will be protected.

Policy 60 - Seeks to ensure noise levels are acceptable.

Policy 62 - Seeks to control lighting in the interests of amenity

Policy 63 - Where appropriate hours of work will be controlled.

### **Horsham District Core Strategy (2007)**

Policy CP2 - high quality management of the environment;

Policy CP15 - protection of rural character.

### **Horsham District General Development Control Policies (2007)**

Policy DC1 - preservation and enhancement of countryside;

Policy DC9 - no unacceptable impacts on amenity.

### **National Planning Policy Framework Paragraphs (2012):**

14 presumption in favour of sustainable development, and approving development that accords with the development plan;

17 core planning principles;

109 protection and enhancement of the natural and local environment;

110 minimising pollution and other adverse effects;

120 impact of pollution on health and the environment;

123 planning decisions should avoid impacts on health and quality of life;

186 positive decision making;

196 determining applications in accordance with the development plan;

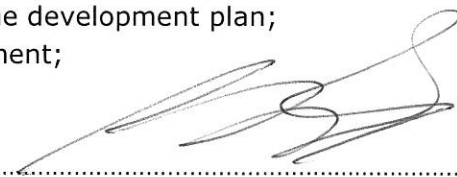
197 presumption in favour of sustainable development;

203 - 206 use of planning conditions.

Date .....09/10/13.....

Signed

Strategic Planning Manager .....



**Continuation Sheet**

---

- B. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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 <http://www.westsussex.gov.uk/ePlanning>

Date .....09/10/13.....

Signed  
Strategic Planning Manager .....



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 WOULD BE WELL FOR YOU TO CONSULT YOUR 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](http://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 he 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 to him 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 him.

**2**

- (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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**3**

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and County Planning Act 1990.

**4**

Further correspondence about this application should quote the reference number at the top right hand corner of the form.