

8 October 2013

Minerals Planning Application (County Matter)

Retention of existing Storrington wellsite including plant and equipment and to continue to produce hydrocarbons for a further period of up to 5 years.

Storrington Oilwell Site, Pulborough Road, Cootham, Storrington RH20 4HP

Application No. WSCC/050/13/SR

Report by Strategic Planning Manager

Local Member: Philip Circus

District: Horsham

Executive Summary

This report relates to an application by IGAS for planning permission to allow the continuation of hydrocarbon (oil) production at their site near Storrington for a further five years. No physical works are proposed. The application is retrospective as the company has continued to operate at the site since the expiry of its previous application (SR/68/96) in December 2012.

The site is located on the eastern side of the A283 north of Storrington, in Horsham District, with the road separating the site from South Downs National Park.

The report provides a generalised description of the site and a detailed account of the proposed development, and appraises it against the relevant policy framework from national to local level.

The main policies of relevance to this application are policies 1, 10, 16, 19, 22, 26, 47, 52, 53, 56, 60, 62 and 63 of the West Sussex Minerals Plan (2003); policies CP2 and CP15 of the Horsham District Core Strategy (2007); and policies DC1 and DC9 of the Horsham District General Development Control Policies document (2007).

There have been no objections to the application.

Consideration of Key Issues

The main material planning considerations are whether the proposed development:

- Is acceptable in terms of its impact on residential amenity;
- Is acceptable in terms of its impact on the environment; and
- Is acceptable in terms of the safety and capacity of the highway network.

Impact on Residential Amenity

The use of the site has not, to date, resulted in any concerns being raised by local residents, and no objections to the application were received. It results in few off-site impacts, and is well located on the A283 to manage traffic resulting from the use. A Noise Survey submitted with the application indicates the site operates well

within its permitted limits. Subject to conditions from the 1996 permission being carried over to the new permission it is considered that the use is acceptable in relation to impacts on residential amenity.

Impact on the Environment

The impact of the site on visual amenity and the surrounding landscape, including South Downs National Park is not considered to be significant given the sites enclosure within mature trees, other planting and bunds. There would be no impact on the Site of Special Scientific Interest opposite the site, and the site is contained to ensure the water environment is protected, with the Environment Agency also carrying out its own monitoring. Any impacts would be temporary, with the site being restored to agricultural use upon completion.

Impact on the Highway Network

The use of the site results in up to four tanker movements each week (two tankers coming to/leaving the site each week). This level of vehicles is not considered significant, and highway officers have not raised any concerns in relation to the existing or proposed operations. The proposal is therefore considered to be acceptable in highways terms.

Conclusion

It is not considered that the proposed continuation of the use of the site for oil production for a further five years would result in any significant impacts on people, the environment or the highway network, and no objections to the proposal have been received from either consultees or the public. The site is well screened from view, and results in few off-site impacts in terms of noise or other emissions. The site is located on the A283, allowing good access to the highway network for the limited number of tankers accessing the site.

Recommendation

That planning permission be granted subject to the conditions and informatives set out in **Appendix 1** of this report.

1. Introduction

- 1.1 This report relates to an application by IGAS for planning permission to allow the continuation of hydrocarbon (oil) production at their site near Storrington for a further five years. No physical works are proposed.
- 1.2 The application is retrospective as the company has continued to operate at the site since the expiry of its previous application (SR/68/96) in December 2012. The applicant submitted an application to renew this permission, but it was found to be invalid so the permission expired. Therefore, this application seeks to regularise the existing use of the site.
- 1.3 In considering the application, it should be noted that its retrospective nature is not a material planning consideration.

2. **Site and Description**

- 2.1 The application site is located in Horsham District, in the countryside north of Storrington (see **Appendix 2: Site Location**). It extends to some 2.8 hectares in area, forming a trapezoid shape roughly parallel to the A283. It is separated from the carriageway by a mature hedgerow, with a stone boundary wall to 1.5 metres in height fronting the road. There is also a close-boarded fence to 1.8 metres in height adjacent to the site's bellmouth entrance. The site is screened from views from the road.
- 2.2 The site is on the eastern side of the A283 which separates it from South Downs National Park, the Parham Park Site of Special Scientific Interest (SSSI), and Parham Historic Parkscape/Grade II* Registered Park and Garden (which includes an area of Ancient Woodland).
- 2.3 Parham Airfield and Storrington Gliding Club are located immediately east of the site, beyond which is open countryside.
- 2.4 The site has a short access road shared with Pulborough Rugby Club and Charity Farm which sit beyond it to the east, though the main farm buildings are south-east of the site.
- 2.5 The nearest residential properties are at Charity Farm some 70m south-east, Douglas Lodge some 280m south west, and Bog Common Cottages some 320m to the north.

3. **Relevant Planning History**

- 3.1 Planning permission was originally granted in 1985 for the establishment of an exploratory borehole at the site. Permission was then granted in 1986 to appraise the hydrocarbons found, and to drill a further borehole.
- 3.2 Subsequent planning permissions were granted to develop the site for the production of hydrocarbons, as follows:
 - SR/1/94: Retention and further development of oilfield for production purposes. Granted 15 December 1994, with an expiry date of 31 December 2010.
 - SR/68/96: Variation of condition 3 of SR/1/94 to authorise the development of the site to an amended design and the production of oil and gas to an amended phasing of operation. Granted by Committee on 8 April 1997, with an expiry date of 31 December 2012.
 - SR/88/98: Installation of additional ground flare of similar design and construction as existing flare. Granted by Committee on 26 March 1999, with an expiry date of 31 December 2012. The flare to which this permission relates has now been removed.
 - SR/57/00: Two gas turbine generators, switch room, transformer and associated equipment. Granted by Committee on 8 November 2000, with an expiry date of 31 December 2012. The generators to which this permission relates were not installed.

4. **The Proposal**

- 4.1 As already noted, planning permission is sought to extend the use of the site for a further five years. No physical development or alterations to the previously-approved alterations are proposed.
- 4.2 The operations involve the pumping of oil from wells into stock tanks using electrical pumps. At present, 80 barrels of oil per day is produced at the site. This results in up to two tankers of oil being taken from the site each week.
- 4.3 Gas and water is also drawn up and separated in the tank before the oil is loaded and taken off site. The water is re-injected into the well, and the gas is flared.
- 4.4 The site contains a sealed, impermeable platform containing three wells with 'nodding donkeys' and one well for the re-injection of water (see **Appendix 3: Site Plan**). The pad also contains various equipment including a fire water tank, water injection pump, processing plant (for gas separation and treatment), seven horizontal storage tanks (for oil and water), substations and switch rooms, and a five metre high flare. There is a site office alongside the entrance, and a workshop beyond this.
- 4.5 The site is enclosed with a security fence to two metres in height within which are grassed earth bunds formed from the topsoil and subsoil stripped from the site. There is some planting within the site, and a tall hedgerow along the A283.
- 4.6 Once operations have been completed, it is proposed that the land would be restored in accordance with the previously-approved scheme. This involves restoration to agriculture by sealing and abandoning the wells, removing plant, equipment and sealed areas, and replacing stored sub-soil and top-soil. The abandonment of the wells would be regulated by the Health and Safety Executive and the Environment Agency.

5 **Environmental Impact Assessment**

- 5.1 The need for EIA was considered in relation to this application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ('the EIA Regulations).
- 5.2 The proposal does not fall within Schedule 1 of the EIA Regulations for which EIA is always required. In this case, EIA would be required under Part 14 for development involving the extraction of more than 500 tonnes per day of petroleum. Up to 80 barrels of oil per day is extracted at Storrington, which amounts to around 11 tonnes.
- 5.3 Part 2(e) of Schedule 2 to the EIA Regulations requires EIA for development exceeding 0.5 hectares in area which is likely to have significant effects on the environment. The application site measures 2.81 hectares in area so the potential for the development to result in significant environmental effects needs to be considered.
- 5.4 Planning Circular 02/99 (paragraph A12) notes *"In addition to the scale of the development, significant effects are likely to depend on discharges to water,*

emissions to air and risk of accidents [and] where it is proposed to store more than 100,000 tonnes of fuel". The use of the application site would not involve the storage of more than 100,000 tonnes of fuel as only around 4,015 tonnes is produced each year. Further, based on the site's operations to date it is not considered that the potential for emissions to air and water, and risk of accidents is significant.

- 5.5 Taking into account the EIA Regulations 2011, as expanded upon by the above considerations, it was considered that the proposals would not have the potential for significant effects on the environment within the meaning of the EIA Regulations. Therefore, EIA was not considered necessary.

6. **Policy**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise (as confirmed in paragraph 2 of the National Planning Policy Framework ('the NPPF')). For the purposes of the application, the statutory development plan is considered to comprise the West Sussex Minerals Local Plan (2003), the Horsham District Core Strategy (2007), and the Horsham District General Development Control Policies (2007).
- 6.2 The key policies in the development plan, which are material to the determination of the application, are summarised below.
- 6.3 In addition, the relevant policies of the NPPF are considered.

Statutory Development Plan

West Sussex Minerals Local Plan (2003)

- 6.4 The West Sussex Minerals Local Plan (2003) contains a number of policies that are relevant to these applications including Policy 1 which supports working practices which cause the least environmental harm, the incorporation of opportunities to conserve and enhance the environment, and appropriate afteruse.
- 6.5 Policy 12 notes some mineral working may be permitted in the AONB providing they would not *"irreversibly damage the intrinsic qualities of these areas"*, with assessments of need, alternatives and effects on the landscape/environment required, and mitigation measures to be of a high standard and rapid reclamation promoted.
- 6.6 Policies 16 and 56 seek to safeguard the water environment, Policy 19 seeks to protect residential amenity, and Policy 22 seeks appropriate restoration.
- 6.7 Policy 26 relates specifically to oil and gas development, noting it will be permitted where it is demonstrated to the satisfaction of the Planning Authority that it demonstrates the best option. Particular attention will be given to the impact on countryside, site access and vehicle routing, residential amenity, Public Rights of Way, and the water environment.

- 6.8 Policy 60 notes that conditions will be imposed requiring that acceptable maximum levels of noise are not exceeded while policy 63 requires conditions controlling hours of work.

Horsham District Core Strategy (2007)

- 6.9 The application site is identified on the Proposals Map as being within the countryside.
- 6.10 Policy CP2 of the Core Strategy requires high quality management of the environment, while policy CP15 requires the protection of the rural character of areas in the countryside.

Horsham District General Development Control Policies (2007)

- 6.11 Policy DC1 requires the preservation and enhancement of the countryside, while Policy DC9 requires development not to result in unacceptable impacts on amenity.

Other Policies

National Planning Policy Framework (2012)

- 6.12 The NPPF sets out the government's planning policies for England and outlines how these are expected to be applied. The Framework does not form part of the development plan but is a material consideration in determining planning applications. One of its stated intentions is to guide decision-makers as to what matters are material to the decision-making process.
- 6.13 Paragraph 144 sets out matters to consider in determining applications for minerals development including (in summary): giving great weight to the benefits of mineral extraction, including to the economy; ensuring that there are no unacceptable adverse impacts on the natural and historic environment, human health, or aviation safety, and taking into account cumulative impacts; ensure that unavoidable noise, dust and vibrations are mitigated; and providing for restoration at the earliest opportunity to the highest standard.
- 6.14 The other paragraphs in the NPPF of relevance to the application are:

paragraph 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 (ensuring new development appropriate for location taking into account impact of pollution on health and the environment); 123 (impact of noise 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); and 203-206 (use of planning conditions).

7. Consultations

- 7.1 ***Horsham District Council:*** No objections, provided that the relevant conditions from the original permission are attached to the new permission, and

that *"after 5 years the land is restored to agricultural land to safeguard the rural character of the area in the long term"*.

- 7.2 **Environment Agency:** No objection.
- 7.3 **WSSC Landscape:** No objection subject to condition requiring landscape management/maintenance plan.
- 7.4 **WSSC Ecology:** No objection.
- 7.5 **WSSC Highways:** No objection. No evidence to suggest that extension of time would give rise to any highway issues.
- 7.6 **Southern Water:** No objection.
- 7.7 **Sussex Police:** No objections but ask that due weight is accorded to commitment to work in partnership and comply with spirit of the Crime and Disorder Act.
- 7.8 **South Downs National Park Authority (as neighbouring authority):** no objection subject to inclusion of adequate restoration conditions to protect setting of South Downs National Park.
- 7.9 **Storrington & Sullington Parish Council:** No objection.
- 7.10 **Natural England:** No objection.
- 7.11 **Parham Parish Council:** No response received.

8. Representations

- 8.1 The application was publicised in accordance with Schedule 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. In response to the erection of three site notices located around the application site, a newspaper advertisement and the notification of neighbours, no representations were received.

9. Consideration of Key Issues

- 9.1 Key issues to be considered in relation to this application are contained in Policy 26 of the West Sussex Minerals Local Plan (2003) which sets out the County's approach to applications for oil and gas exploration, appraisal and/or commercial development. Policy 26 notes that (in summary) they will be permitted where it is demonstrated that they present the best option in comparison with other alternative sites, and is acceptable in relation to the surrounding area. As this is an existing site these considerations are no longer relevant.
- 9.2 However, the policy continues that *"particular attention will be given to:*
 - a) *"The impact on other countryside resources;*
 - b) *The site access and the routing of heavy vehicles;*

- c) *The means of protecting nearby residents and amenities from the effects of the operations;*
- d) *The safeguarding of public rights of way; and*
- e) *The safeguarding of water supplies and the water environment."*

9.3 Taking into account this policy and other guidance, it is considered that the main issues to be considered are whether the proposal:

- Would result in any unacceptable impacts on amenity;
- Would result in any significant impacts on the environment; and
- Would adversely impact the safety and capacity of the highway network.

Impact on Residential Amenity

9.4 The use of the site for oil production has not resulted in any concerns being raised by local residents, complaints being received by WSCC, and no representations were received in response to this application. Further, no objection was raised by Horsham District Council's Environmental Health Officers.

9.5 The use of the application site for oil production results in few off-site impacts, and is barely noticeable in the local area. It is well-screened from view, and does not result in any emissions that would affect local amenity.

9.6 The wellsite results in little noise, and is distant from 'sensitive receptors' including residential properties which are, at closest, 280 metres away. The site is enclosed with bunds which help to minimise any noise impacts. Condition 8 attached to the 1996 permission (SR/68/96) set a maximum noise level of 35dB(A) LAeq to be achieved at residential properties, which would be carried over to the new permission. A Noise Survey submitted with this application has demonstrated that this has been achieved, with maximum noise levels of 26dB LAeq. Condition 6 of the same permission required approval of a Noise Monitoring Scheme, which committed to the provision of a Noise Survey at least annually to demonstrate compliance. Therefore, it is considered that noise impacts can be managed in a way which ensures that impacts on residential amenity are limited to an acceptable level.

9.7 As the site is located on the A283, tankers and other HGVs which will be required for the site decommissioning, do not need to use any minor local roads with potential detriment to residential amenity.

9.8 Taking into account the above, and the request from Horsham District Council's Environmental Health Officers that conditions from the previous permission are carried over, it is proposed that the site is subject to the same conditions attached to the 1996 permission. These include the noise restrictions already mentioned; restrictions on hours of site preparation and restoration works to between 0700 and 1800 Monday to Friday (and between 0700 and 1300 on Saturdays, and for HGVs between 0700 and 1800 any day; ensuring lighting was not visible from residential properties, and requiring the restoration of the site to agriculture following completion.

- 9.9 To date, these measures have proved sufficient to ensure that the site operates without harm to residential amenity.
- 9.10 Therefore, it is therefore that the development is acceptable in terms of its impact on residential amenity, subject to the imposition of appropriate conditions.
- 9.11 *The use of the site has not, to date, resulted in any concerns being raised by local residents, and no objections to the application were received. It results in few off-site impacts, and is well located on the A283 to manage traffic resulting from the use. A Noise Survey submitted with the application indicates the site operates well within its permitted limits. Subject to conditions from the 1996 permission being carried over to the new permission it is considered that the use is acceptable in relation to impacts on residential amenity.*

Impact on the Environment

- 9.12 The existing use results in some visual impact due to the height of equipment. However, this is screened by the mature line of trees along the western site boundary so that the site is largely unnoticeable when viewed from the road and the South Downs National Park beyond this. Planting and bunding within the site has helped to minimise impacts on the surrounding area. Additional planting along the eastern boundary has been sought by the WSCC Tree Officer. An updated landscaping scheme would be required by proposed condition 18 to address these concerns.
- 9.13 Lighting is minimal, directed downwards and is task-specific. Therefore, it is not considered to result in adverse visual or landscape impacts.
- 9.14 The site is on the opposite side of Pulborough Road from Parham Park Site of Special Scientific Interest (SSSI). However, taking into account the results of the ecological assessments submitted with the original application, the low level of activity at the site, and the road which separates the application site from the SSSI, it is not considered that allowing the operations to continue for a further five years would result in significant adverse impacts on the SSSI, or any other ecological features.
- 9.15 The potential impact of the operations on ground and surface water were considered when the site was established, and appropriate measures put in place. The site's water management system is contained, with the wellsite covered with an impermeable membrane which drains to a lined drainage ditch around the perimeter. The site contains groundwater monitoring boreholes which are checked by the Environment Agency. Through these measures, the impact on the water environment is minimised and any impacts over the course of the site's operations would have been and will continue to be identified.
- 9.16 The site is not considered to result in adverse impacts on air quality. Although the site produces oil, some gas is drawn from the well which is flared using a ground flare. Emissions from the flare are monitored, with the results submitted to the Environment Agency as part of the Environmental Permitting process. These demonstrate that there are no significant risks to people and the environment. The Environment Agency has not raised any concerns in relation to this application.

- 9.17 The site would be restored to agricultural use once oil extraction at the site has ceased, as required by condition 19 of planning permission SR/68/96 and proposed condition 5. Therefore, the environmental impacts of the site's current operations would cease after five years, upon expiration of this permission. The works required to restore the site in this manner would not result in significant environmental impacts, particularly given the site's location on the A283 ensuring that additional HGV movements could be managed without detrimental impact.
- 9.18 Therefore, it is therefore that subject to the continued imposition of appropriate conditions, the operation of the site for a further five years, and its subsequent restoration, would not result in significant impact on the environment.
- 9.19 *The impact of the site on visual amenity and the surrounding landscape, including South Downs National Park is not considered to be significant given the sites enclosure within mature trees, other planting and bunds. There would be no impact on the Site of Special Scientific Interest opposite the site, and the site is contained to ensure the water environment is protected, with the Environment Agency also carrying out its own monitoring. Any impacts would be temporary, with the site being restored to agricultural use upon completion.*

Impact on the Highway Network

- 9.20 The use of the site results in up to four tanker movements each week (up to two tankers coming to, and leaving the site each week). This level of vehicles, along with those of staff travelling to/from the site, is not considered significant, particularly as the site is located on an A-road (the A283).
- 9.21 WSCC's Highways Officers have not raised any concerns in relation to the use of the site, noting that they are not aware of any highway safety issues that have arisen as a result of the existing operation. The restoration of the site would result in more intensive movements. However, due to the site's location on the A283, it is not considered this would compromise highway safety or capacity.
- 9.22 Therefore, it is considered that the site use is acceptable in terms of impact on the highway network.
- 9.23 *The use of the site results in up to four tanker movements each week (two tankers coming to/leaving the site each week). This level of vehicles is not considered significant, and highway officers have not raised any concerns in relation to the existing or proposed operations. Therefore, the proposal is considered to be acceptable in highways terms.*

10. Overall Conclusion and Recommendation

- 10.1 It is not considered that the proposed continuation of the use of the site for oil production for a further five years would result in any significant impacts on people, the environment or the highway network, and no objections to the proposal have been received from either consultees or the public. The site is well-screened from view, and results in few off-site impacts in terms of noise or other emissions. The site is located on the A283, allowing good access to the highway network for the limited number of tankers accessing the site.

10.2 Therefore, it is **recommended** that planning permission is granted, subject to conditions and informatives set out at Appendix 1.

11. **Crime and Disorder Act Implications**

11.1 There are no implications.

12. **Equality Act Implications**

12.1 As part of the decision-making process, under the Equality Act, public bodies must have due regard to the need to eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act; advance equality of opportunity between people who share a protected characteristic and people who do not share it; and foster good relations between people who share a protected characteristic and people who do not share it.

12.2 A Customer Focus Appraisal (CFA) is required in relation to this development to show how consideration of equality issues has influenced the decision-making process (**see Appendix 4**). This concluded that the development would not adversely affect those with 'protected characteristics'.

13. **Human Rights Act Implications**

13.1 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic well being of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

13.2 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

13.3 The Committee should also be aware of Article 6, the focus of which (for the purpose of this committee) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

Michael Elkington
Strategic Planning Manager

Background Papers: As set out in Section 6.

List of Appendices

Appendix 1 – Conditions

[Appendix 2 – Site Location](#)

[Appendix 3 – Site Plan](#)

[Appendix 4 – Customer Focus Appraisal](#)

Contact: Jane Moseley, Principal Planner, 01243 756867.

Appendix 1: Conditions and Informatives

CONDITIONS

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 following 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.

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 30 June 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.

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.

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. 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.

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;

144 matters to consider in determining minerals applications;

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.

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.