

**Application No: WSCC/052/12/WC
COUNTY MATTER**

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

To Celtique Energie Weald Ltd
c/o Barton Willmore LLP
Elizabeth House
1 High Street
Cambridge
CB4 1WB

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:-

The siting and development of a temporary borehole, well site compound and access road including all ancillary infrastructure and equipment, on land at Wood Barn Farm, Broadford Bridge, for the exploration, testing and evaluation of hydrocarbons in the willow prospect. At Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex

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 23 July 2012 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

TIME LIMITS

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. This permission shall be for a limited period only expiring 3 years from the date of commencement of site construction, by which date the operations hereby permitted shall have ceased, all buildings, plant and machinery, including foundations, hard standings shall have been removed from the site, and the site shall be restored in accordance with the approved restoration scheme.

Reason: To secure the proper restoration of the site following the approved period for this temporary development.

Date 11/02/13 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.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Continuation Sheet

APPROVED OPERATIONS PROGRAMME

3. The development hereby approved shall be carried out in accordance with the particulars of the development contained in the application and plans and attached to planning application WSCC/052/12/12 (Environmental Statement dated July 2012, drawing numbers 3261/BB/02 Revision A, 3261/BB/03, 3261/BB/07 Revision B, 3261/BB/08 Revision B, 3261/BB/09 Revision A, 3261/BB/10 Revision A, 3261/BB/11 Revision A, 3261/BB/12 Revision A, 3261/BB/13, 3261/BB/15 Revision A, 3261/BB/17, 3261/BB/18 and the Grassland Management Plan (date stamped 15 Jan 2013), except as modified by condition hereafter.

Reason: To ensure the development is carried out as proposed

4. Prior written notification of the date of commencement for each phase of development works (Phase 1 - Construction, Phase 2 - Mobilisation and Drilling, Phase 3 - Testing and Phase 4 - Restoration/retention) hereby approved shall be sent to the County Planning Authority not less than seven days before commencement of each Phase.

Reason: To inform the County Planning Authority of potential disruptive periods in the interests of amenity.

5. A copy of this decision notice together with the approved plans and any schemes and/or details subsequently approved pursuant to this permission shall be kept at the site office at all times and the terms and contents thereof shall be made known to supervising staff on the site.

Reason: To ensure the site operatives are conversant with the terms of the planning permission.

HOURS OF WORKING

6. Notwithstanding the 24 hour drilling associated with Phase 2 of the development, work at the site shall only be undertaken between the hours of 0700 and 1900 Mondays to Fridays and 0800 to 1300 on Saturdays. Notwithstanding the 24 hour drilling associated with Phase 2 of the development, no work shall occur on Sundays, Bank Holidays and Public Holidays.

Reason: To protect the amenities of occupiers of nearby residential properties

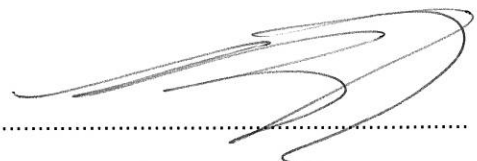
NOISE

7. 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

Date11/02/13.....

Signed
Strategic Planning Manager



Continuation Sheet

8. Prior to the commencement of development, a Noise Management Plan shall be submitted to the County Planning Authority for approval in writing. The plan shall detail the monitoring of the site throughout the phases of development, including night-time working and shall be implemented upon approval for the duration of the permission. Should subsequent noise surveys establish the limits (which are specified within Chapter 9 of the Environmental Statement) are being exceeded; details for further mitigation and a timetable for implementation will be submitted to the County Planning Authority for approval. Upon approval from the County Planning Authority, the mitigation will be installed and retained for the duration of the permission.

Reason: In the interests of the amenities of the residents of the locality; to ensure that noise from the site does not exceed the noise limits set out in the Environmental Statement.

9. The operator shall use its best endeavours not to withdraw and replace during well drilling operations of Phase 2 the drilling string or set casing or place cement in the borehole, nor accept deliveries of drilling materials, water, casing, cement and other consumables and equipment between the hours of 22.00 and 07.00 other than in the case of an emergency. The operator shall notify the County Planning Authority in writing within 24 hours of any instance of failing to comply with the above operating hours.

Reason: In the interests of the amenities of the residents of the locality.

ECOLOGY

10. No removal of hedgerows or trees shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the County Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. Any vegetation containing occupied nests will be retained until the young have fledged. The location details of the compensatory nesting provision are to be supplied to the County Planning Authority for approval prior to their erection.

Reason: To avoid unacceptable adverse impacts on the natural in accordance National Planning Policy Framework paragraph 144

LANDSCAPING

11. Prior to commencement of the development a Tree Protection Plan shall be submitted to the County Planning Authority for approval in writing. The Plan shall be implemented in full following approval. No development shall commence until such approval has been given and the approved fencing is erected in full on site to the satisfaction of the WSCC Trees and Woodlands Officer. The protective fence line shall follow the edge of the root protection area in accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction 2012 : Recommendations' unless by agreement with the County Planning Authority and be maintained throughout the development.

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

Date11/02/12.....

Signed
Strategic Planning Manager

Continuation Sheet

12. Prior to the commencement of the development, a scheme showing details of construction materials, depth of construction, edge restraints and the construction methodology of any no dig construction required in accordance with BS5837:2012 shall be submitted to the County Planning Authority for approval in writing. No development shall take place until such approval has been given by the County Planning Authority. Once approved the scheme shall be adhered to in full.

Reason: In the interests of the environment of the development.

13. Prior to the commencement of the development, a landscape scheme detailing all planting and grassing proposals shall be submitted to the County Planning Authority for approval in writing. The scheme shall include details of species, planting sizes, soil amelioration and planting spacing. The approved scheme shall be implemented in full in the first planting season (Nov-Feb) following the commencement of the development. Once approved the scheme shall be implemented in full.

Reason: In the interests of the environment of the development.

14. Prior to the commencement of development a scheme of removal and reinstatement of the landscape features shall be submitted to the County Planning Authority for approval in writing. The scheme shall include the methodology for removal of the no dig surfacing. No development shall take place until such approval has been given. Once approved the scheme shall be carried out in full.

Reason: In the interests of the environment of the development.

ARCHAEOLOGY

15. The developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the excavations and record archaeological evidence that may be uncovered as a result of the development in accordance with a specification and timetable which shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of development,

Reason: In order to ensure that archaeological features and artefacts revealed during development works will be adequately recorded in accordance with paragraphs 132, 135, and 141 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

ACCESS TRACK RESTORATION

16. Within one month from the commencement of development, a scheme of restoration for the access track shall be submitted for approval in writing by the County Planning Authority. Thereafter access track restoration shall form part of the overall restoration of the site as detailed in the Environmental Statement and which shall be completed in full.

Reason: To ensure the landscape and ecology of the area is protected after the development has been completed.

Date11/02/13..... Signed
Strategic Planning Manager

Continuation Sheet

17. A scheme of aftercare specifying the steps to be taken to manage restored land shall be submitted for the written approval of the County planning Authority prior to the commencement of restoration. Thereafter the approved strategy shall be implemented in full.

Reason: To ensure effective restoration and afteruse of the land to protect the landscape and ecology of the area.

ACCESS / HIGHWAYS

18. No development shall commence until the vehicular access and visibility splays, shown on drawing 3261/BB/15 Revision A, has been constructed. The access shall be maintained throughout the period of development.

Reason: In the interests of highway safety

19. Until the road(s), footways, and parking and turning areas serving the development have been constructed, surfaced and drained in accordance with the approved plans, Phases 2, 3 and 4 will not commence. Once provided, these elements shall thereafter be maintained throughout the development.

Reason: To secure satisfactory standards of access for the proposed development.

20. No development shall take place, including any works of demolition, until a Construction/Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the method of routing of vehicles during development,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding/fencing,
- the provision of wheel washing facilities

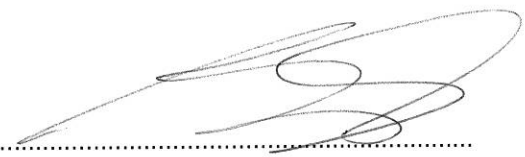
Reason: In the interests of highway safety and the amenities of the area.

FIRE FIGHTING

21. Prior to the commencement of development, a fire fighting plan shall be submitted to the County Planning Authority for approval showing the on site fire water tanks relocated near the main entrance to the well site compound. Once approved in writing by the County Planning Authority, the fire water tanks shall remain on site, in-situ throughout the development.

Reason: In the interests of fire safety

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Signed
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Continuation Sheet

GROUNDWATER PROTECTION/DRAINAGE

22. The development hereby permitted shall not be commenced until a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the County Planning Authority. The scheme for surface water shall include details preventing surface water draining onto public highway. The schemes shall be implemented as approved.

Reason: To protect water quality and ensure compliance with the NPPF

23. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the County Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- the storage of plant and materials used in constructing the development;
- the storage of fuels, oils and chemicals;
- a scheme for recycling/disposing of waste resulting from construction works, including storage;
- details of the construction of the engineered site to prevent pollution;
- details of the drilling fluids, how they are used and stored on site.

All of the above must include detailed pollution prevention assessments and mitigation methods to prevent pollution of the water environment. Any changes to these components require the express written consent of the County Planning Authority. The scheme shall be implemented as approved.

Reason: To protect water quality and ensure compliance with the NPPF

INFORMATIVES

- A. The reasons for granting planning permission are that the proposal accords with National Policy Guidance and complies with Development Plan Policies requiring that the proposed development is acceptable in terms of:

- The need for the development;
- Impact on highway safety;
- Impact on local residents; and
- Impact on the environment.

In determining the application and in applying the planning conditions, the following planning policies have been considered:

South East Plan (2009)

Date 11/02/13

Signed
Strategic Planning Manager 

Continuation Sheet

West Sussex Minerals Local Plan (2003)

- Policy 1 - Principles of sustainable development
- Policy 14 - Restoration of land
- Policy 26 - Impacts of oil development
- Policy 27 - Hydrocarbon duration
- Policy 53 - Landscaping
- Policy 58 - Soil for restoration
- Policy 60 - Noise monitoring

Horsham District Council Core Strategy (2007)

- Policy CP2 - Environmental Quality
- Policy CP15 - Rural Strategy

Horsham District Council General Development Control Policies (2007)

- Policy DC1 - Countryside protection and Enhancement
- Policy DC6 - Woodland and Trees

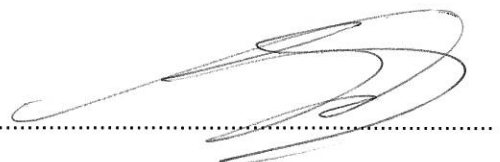
National Policy

National Planning Policy Framework (2012)

- B. In order to ensure that neighbouring properties are forewarned, prior to the commencement of drilling operations it is advisable that the applicant contacts neighbouring properties within 1km of the site, detailing the duration and nature of drilling operations.
- C. The applicant is advised that should protected species be present work must stop and Natural England informed. A license may be required from Natural England before works can re-commence, Natural England will advise.
- D. **Section 278 Agreement of the 1980 Highways Act - Works within the Highway.**
The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works, including details of highways signage. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- E. The applicant's attention is drawn to the contents of the attached letter from Sussex Police's letter dated 10th September 2012 regarding guidance on site security.

Date 11/02/13

Signed
Strategic Planning Manager



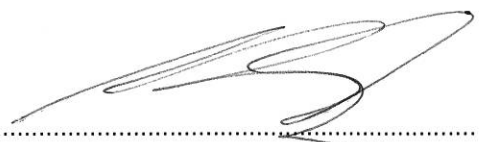
Continuation Sheet

- F. The applicant's attention is drawn to the requirement to provide for emergency access arrangements to the site and should ensure for themselves that the current and proposed measures at the site meet site specific fire safety requirements for this particular site and location that are normally sought by the County Fire Officer.
- G. The applicant's attention is drawn to the contents of the attached letter from the Environment Agency dated 27 September 2012 regarding other environmental consents and guidelines that may be necessary.
- H. The County Council 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 11/02/13

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 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.

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- (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.

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