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BARTON WILLMORE	
ANNEX A	
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Planning Group
County Hall
Kingston upon Thames
Surrey KT1 2DY

Barton Willmore Partnership
St Andrews House
St Andrews Road
Cambridge
CB4 1WB

Our ref: SCC Ref 2016/0189

1 November 2017

Dear Mrs Mead

**TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF DECISION**

SITE: Horse Hill 1 Well Site, Horse Hill, Hookwood, Horley, Surrey RH6 0RB

PROPOSAL: The retention of the existing exploratory well site and vehicular access onto Horse Hill; the appraisal and further flow testing of the existing borehole (Horse Hill-1) for hydrocarbons, including the drilling of a (deviated) sidetrack well and flow testing for hydrocarbons; installation of a second well cellar and drilling a second (deviated) borehole (Horse Hill-2) and flow testing for hydrocarbons; erection of security fencing on an extended site area; modifications to the internal access track; installation of plant, cabins and equipment, all on some 2.08ha, for a temporary period of three years, with restoration to agriculture and woodland.

APPLICANT: Horse Hill Developments Ltd

GRID REF: 525316 143598

Please find enclosed the formal notice of decision of the County Planning Authority in respect of the above application.

If you have any queries regarding the content of the notice please contact the Case Officer Duncan Evans on 0208 541 9094.

Yours sincerely

Rosemary Cottrell
Planning Technical Support Team



County Hall
Penrhyn Road
Kingston upon Thames
Surrey KT1 2DN

RE16/02556/CON amended/amplified by Letter from Barton Willmore dated 31 May 2017 and attachments: Restoration Site Area; Drawing No.SK-03 dated 25/05/17; Horse Hill Well Site - Reinstatement Operations to former Usage; Proposed Fencing Layout – Composite Drawing No.P25 dated 29/03/17; V-Mesh Fencing Photos; SCP Transport Statement Addendum dated April 2017; Horse Hill: Recommendations for Mitigation Measures; Landscape Strategy Drawing No.EDP3445/11 dated 11/10/16; Lighting Data Sheets (Philips Lighting dated October 2016; Thorlux Lighting dated July 2016 and Victor Lighting: Making hazardous environments work); Air Quality Consultants Ltd Air Quality Assessment Review Response dated March 2017; Hydrock Consultants Ltd (updated) Groundwater Risk Assessment dated November 2016; Horse Hill Developments Ltd Addendum to the Flood Risk and Groundwater Risk Assessments document HH-PR-Q16 dated 01/02/17 and Horse Hill Developments Ltd response to Environment Agency: Notice of request for more information dated 23/01/17; email from Barton Willmore and attached amending drawings; Proposed Site Plan – Composite Drawing No. P06 rev A (dated 13/10/16); Proposed Site Plan Drilling Mode HH-1 Drawing No.P11 rev A (dated 13/10/16); Proposed Site Plan Drilling Mode HH-2 Drawing No.P12 rev A (dated 13/10/16); Illustrative Site Plan – EWT Mode HH-1 drawing No.P14 rev A (dated 13/10/16); Illustrative Site Plan – EWT Mode HH-2 Drawing No.P15 rev A (dated 13/10/16), Illustrative Sections – Drilling Mode HH-1 Drawing No.P17 rev A (dated 13/10/16); Illustrative Sections – Drilling Mode Parameters Drawing No.P19 rev A (dated 13/10/16); Illustrative Sections – EWT Mode HH-1 Drawing No.P20 rev A (dated 13/10/16); and Illustrative Sections – EWT Mode HH-2 Drawing No.P21 rev A (dated 13/10/16); email from Barton Willmore dated 7 August 2017 and attached amending drawing; Illustrative Site Plan – Drilling Mode Lighting Plan Drawing No.P13 dated 09/02/17; email from Barton Willmore clarifying noise; and email from Barton Willmore Clarifying water usage and stock tanks

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY DO HEREBY **GRANT** PLANNING PERMISSION FOR THE RETENTION OF THE EXISTING EXPLORATORY WELL SITE AND VEHICULAR ACCESS ONTO HORSE HILL; THE APPRAISAL AND FURTHER FLOW TESTING OF THE EXISTING BOREHOLE (HORSE HILL-1) FOR HYDROCARBONS, INCLUDING THE DRILLING OF A (DEVIATED) SIDETRACK WELL AND FLOW TESTING FOR HYDROCARBONS; INSTALLATION OF A SECOND WELL CELLAR AND DRILLING A SECOND (DEVIATED) BOREHOLE (HORSE HILL-2) AND FLOW TESTING FOR HYDROCARBONS; ERECTION OF SECURITY FENCING ON AN EXTENDED SITE AREA; MODIFICATIONS TO THE INTERNAL ACCESS TRACK; INSTALLATION OF PLANT, CABINS AND EQUIPMENT, ALL ON SOME 2.08HA, FOR A TEMPORARY PERIOD OF THREE YEARS, WITH RESTORATION TO AGRICULTURE AND WOODLAND.

AT HORSE HILL 1 WELL SITE, HORSE HILL, HOOKWOOD, HORLEY, SURREY RH6 0RB

This decision notice does not grant listed building consent or convey any approval under building regulations

Attention is drawn to the attached notes

SUBJECT TO THE FOLLOWING CONDITIONS:

Pre-commencement

1. Prior to the commencement of the development hereby permitted a Transport Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Transport Management Plan to include details of:
 - (a) programme of works for each phase;
 - (b) measures for traffic management by phase at the access on Horse Hill and at the Horse Hill/A217 junction, taking into account the number and size of the HGVs;
 - (c) provision of boundary hoarding behind any visibility zones;
 - (d) HGV deliveries and hours of operation;
 - (e) vehicle routing;
 - (f) measures to prevent the deposit of materials on the highway;
 - (g) before and after construction condition surveys of the highway between the site and the A217 and a commitment to fund the repair of any damage caused by the development;
 - (h) in the event that protestors delay HGVs accessing the site, contingency measures to prevent vehicles queuing back from Horse Hill onto the A217 and to maintain access for local residents and businesses;

Only the approved details shall be implemented during the duration of the development.

2. Prior to the commencement of the development hereby permitted, a scheme of noise mitigation shall be submitted to and approved in writing by the County Planning Authority. The mitigation measures will ensure that the noise levels set out in Conditions 21 and 22 are met. Mitigation shall be put in place prior to any operations taking place and shall be retained and maintained for the duration of the works.
3. Prior to the commencement of the development hereby permitted, a Noise Monitoring Plan shall be submitted to and approved in writing by the County Planning Authority. Noise monitoring shall only be undertaken by those competent to do so (ie Member or Associate grade of the Institute of Acoustics).
4. Prior to the commencement of the development hereby permitted, a detailed Lighting Scheme for all lighting proposed for the development shown on 'Illustrative Site Plan Drilling Mode Lighting Plan', Drawing No.P13 rev A, 'Revised Location of Lights' dated 09/02/17, shall be submitted to the County Planning Authority and be approved in writing. The lighting scheme shall include:
 - Details of the height and location of all lights including details of all lamps sources confirming lumen output for each lamp type.
 - Assessment of the spread and direction for both spill and confirmation of %sky glow of all lighting proposed and methods of any shielding that is deemed necessary to reduce light Spill outside of the site boundary.
 - Confirmation of the illumination levels of the work areas including all access ways and general circulation spaces, specified in lux. This shall take the form of a detailed isolux contour plan drawing.

- Vertical illumination levels shall be confirmed where applicable to residential properties that are adjacent to the site. We would suggest this is modelled using software such as Dialux, Relux or Lighting Reality.
- The times when the proposed lighting will be illuminated.
- Confirmation that none of the installed flood lighting luminaires are tilted from horizontal any greater than 15 degrees.
- Confirmation that all rig linear luminaires are installed inward and downward facing.

The lighting shall be installed and operated in accordance with the approved Lighting Scheme. The applicant shall confirm that all lighting required for operations and maintenance will be locally switched and manually operated, on an 'as required' basis, and that the luminaires over the cabins/stores doors will be controlled by presence detection with a manual override.

5. Prior to the commencement of the development hereby permitted a detailed design of the Surface Water Drainage Scheme shall be submitted to and approved in writing by the County Planning Authority. Those details shall include:
 - a) A design that satisfies the Sustainable Urban Drainage Systems (SuDS) Hierarchy and follows the principles set out in the approved drainage strategy 'R/161481/002 Flood Risk Assessment' including 'HH-PR-Q16 Addendum to the Flood Risk and Ground Water Risk Assessments'
 - b) Detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels.
 - c) Appropriate calculations to the elements above showing how the national SuDS standards have been met (if different from approved strategy).
 - d) Details of who will maintain the drainage elements and their associated maintenance regimes.
6. Prior to the first use of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the County Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed in accordance with the agreed scheme.
7. Prior to commencement of the development hereby permitted, an Ecological Mitigation Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall provide specifications for any habitat management and/or translocation necessary to address potential impacts on reptiles and other protected species, including exclusion fencing, as outlined in the 'Horse Hill: Recommendations for Mitigation Measures' document and 'Landscape Strategy' drawing EDP3445/11 dated 11/10/16, and confirmation whether a Natural England development licence is required to cover any translocation of Great Crested Newts. The final approved Ecological Mitigation Scheme shall be implemented in full and those protection measures that are required to be retained shall be maintained in a functional condition for the duration of the development and any agreed aftercare period.
8. Prior to the commencement of the development hereby permitted a Dust Management Plan for construction and restoration operations shall be submitted to and approved in writing by the County Planning Authority. Such a plan shall include measures necessary to minimise any impact upon local road users, residential properties located near the site, or any other sensitive interests of importance from the emission of dust from the application site. The approved plan shall be implemented and retained in place for the duration of the development in a condition that ensures the aims of the approved plan are met.

Approved Documents

9. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing No. P01 rev A dated 13/10/16
 Existing Site Plan Composite Drawing No. P02 rev A dated 13/10/16
 Existing Site Plan 1 of 3 Drawing No. P03 rev A dated 13/10/16
 Existing Site Plan 2 of 3 Drawing No. P04 rev A dated 13/10/16
 Existing Site Plan 3 of 3 Drawing No. P05 rev A dated 13/10/16
 Proposed Site Plan Composite Drawing No. P06 rev A dated 13/10/16 (amended - received 17/07/17)
 Proposed Access Track 1 of 3 Drawing No. P07 rev A dated 13/10/16
 Proposed Access Track 2 of 3 Drawing No. P08 rev A dated 13/10/16
 Proposed Access Track 3 of 3 Drawing No. P09 rev A dated 13/10/16
 Proposed Siteline Details Drawing No. P10 rev A dated 13/10/16
 Proposed Site Plan Drilling Mode HH-1 Drawing No. P11 rev A dated 13/10/16 (amended - received 17/07/17)
 Proposed Site Plan Drilling Mode HH-2 Drawing No. P12 rev A dated 13/10/16 (amended - received 17/07/17)
 Illustrative Site Plan Drilling Mode Lighting Plan Drawing No. P13 rev A Revised Location of Lights dated 09 /02 /17 (received 08/08/17)
 Illustrative Site Plan EWT Mode HH-1 Drawing No. P14 rev A dated 13/10/16 (amended - received 17/07/17)
 Retention Site Selection EWT Mode HH-2 Drawing No. P15 rev A dated 13/10/16 (amended - received 17/07/17)
 Proposed Site Retention Mode Drawing No. P16 rev A dated 13/10/16
 Illustrative Sections Drilling Mode HH-1 Drawing No. P17 rev A dated 13/10/16 (amended - received 17/07/17)
 Proposed Site Plan - Drilling Mode Parameters HH-1 and HH-2 Drawing No. P18 rev A dated 13/10/16
 Illustrative Sections Drilling Mode Parameters Drawing No. P19 rev A dated 13/10/16 (amended - received 17/07/17)
 Illustrative Sections EWT Mode HH-1 Drawing No. P20 rev A dated 13/10/16 (amended - received 17/07/17)
 Illustrative Sections EWT Mode HH-2 Drawing No. P21 rev A dated 13/10/16 (amended - received 17/07/17)
 Illustrative Sections Retention Mode Drawing No. P22 rev A dated 13/10/16
 Proposed Rig Section 1 of 2 Drawing No. P23 rev A dated 13/10/16
 Proposed Rig Section 2 of 2 Drawing No. P24 dated 13/10/16
 Proposed Fencing Layout - Composite Drawing No. P25 dated 29/03/17
 Permitted Site Boundary for planning permission ref RE10/2089 Drawing No. SK-01 dated 24/10/16
 Restoration Site Area Drawing No. SK-03 dated 25/05/17
 Landscape Strategy Drawing No. EDP3445/11 dated 11/10/16
 Plan EDP 2: Tree Impact Assessment Plan dated 05/10/16.

10. 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 therefore shall be made known to supervising staff on the site.

Commencement

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

Time Limits

12. This planning permission shall be limited to a period of three years from the date of this permission. The developer shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.
13. Prior written notification of the date of commencement for each phase of development works (site preparation and construction, drilling, testing and restoration) hereby approved shall be sent in writing to the County Planning Authority not less than seven days before such commencement.
14. Within the 3 year period referred to in Condition 12, the site shall be operational in accordance with the phasing timescales set out in Table 4.1 of the Planning Statement and Table 3.1 of the Transport Statement Addendum, copied below:

Phase 1 - 210 days
 Phase 2 - 100 days
 Phase 3 - 110 days
 Phase 4 - 46 days

The applicant shall keep daily records of the time periods for each operational phase which should be made available at all times for inspection by the County Planning Authority. Restoration of the site shall take place within the three year time period referred to in Condition 12 and shall be completed no later than the end of the planting season following immediately upon the removal of all buildings, plant, machinery (both fixed and otherwise) and any engineering works connected therewith, on or related to this application from the site.

Hours of Operation

15. With the exception of drilling, extended well tests (EWTs) and short-term testing, no lights shall be illuminated nor shall any operations or activities authorised or required by this permission, take place other than during the hours of:-

0800 to 1830 hours on Monday to Friday
 0900 to 1300 hours on Saturday

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

Limitations

16. Notwithstanding any provision to the contrary under Part 17 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent Order,
 - (a) no plant, building or machinery, whether fixed or moveable, other than those permitted by this application, shall be erected pursuant to the said permitted development rights, on the application site;
 - (b) no lights or fences other than those permitted by this application shall be installed or erected at the application site.

Highways & Access

17. No development hereby permitted shall take place until the access road including its junction with Horse Hill has been provided with visibility splays of 2.4m x 160m in both

directions and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high whilst the access is in use.

18. All HGVs shall enter and exit the site to/from the south east via the Horse Hill/A217 junction.
19. There shall be no more than a total of 20 HGV movements (10 in and 10 out) to or from the site in any one day. The site operator shall maintain accurate records of the number of HGVs accessing and egressing the site daily and shall make these available to the County Planning Authority on request.
20. Within 3 months of the completion of site restoration works, the access from the site to Horse Hill shall be permanently closed and any kerbs and verge fully reinstated by the applicant.

Noise

21. For temporary operations, such as site preparation, enabling and construction, the noise limit is 65 dB LAeq,30min between 08:00 hours and 18:30 hours Monday to Friday, and between 09:00 hours and 13:00 hours Saturday, with no audible noise being permitted at any other time. The noise limit applies 3.5 m from the façade of any affected property.
22. For operations other than temporary, including workover, drilling and flaring, the noise limit is 48 dB LAeq,30min between 08:00 hours and 18:30 hours Monday to Friday, and between 09:00 hours and 13:00 hours Saturday. At all other times the noise limit is 42 dB LAeq,30min, which is applicable to drilling and associated activities. The noise limit applies 3.5 m from the façade of any affected property.
23. Between the hours of 1830 to 0800 inclusive, no tripping shall be undertaken, nor shall casing be cemented except in cases of emergency.
24. All plant and machinery shall be adequately maintained and silenced in accordance with the manufacturer's recommendations at all times.

Ecology & Biodiversity

25. No removal or cutting of vegetation including trees and shrubs shall be carried out between 1 March and 31 August inclusive in any year.
26. A licensed bat worker shall be in attendance to supervise any felling or lopping of mature trees in connection with any works hereby permitted. If any further trees are to be removed or lopped, they will have to be checked for evidence of bats and emergent surveys conducted, if necessary. If bats are found, the works will either need to be timed to avoid harm to the bats or a license obtained from Natural England.
27. The five bat and five bird Schwegler type woodcrete boxes provided under planning permission ref. RE10/2089 dated 16/10/12 shall be retained on site and maintained.

Lighting

28. Obstacle lights shall be placed as close as possible to the top of the drill rig. These obstacle lights must be steady red lights with a minimum intensity of 200 candelas. Lights must be visible from all directions and illuminated at all times. Unserviceable lamps must be replaced as soon as possible after failure and in any event within 24 hours.

Contamination

29. A post development Soil Sampling Report shall be submitted after decommissioning of the wellsite but prior to the commencement of restoration, and shall set out details of:
- 1) The soil samples collected from adjacent to the same sampling points after removal of the hardstanding and membrane. Any areas of soil showing discolouration or other signs of contamination below the membrane shall be sampled and tested as well.
 - 2) Comparison of the laboratory results for the pre and post phases.

The County Planning Authority shall be informed when the post decommissioning soil sampling is due to take place and shall be afforded the opportunity to inspect the ground surface before the site is restored.

Where the post decommissioning Soil Sampling Report shows some contamination impact, a scheme for the design and implementation of any remediation shall be submitted to the County Planning Authority for approval within one month of the submission of the report.

The final restoration of the site shall take place in accordance with the approved scheme.

Drainage

30. All areas where waste is to be stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

Air Quality

31. The diesel generator and diesel water heater (and any other diesel plant) utilised on site shall be of low NOx/low emission specification in accordance with para. 6.3 of the submitted 'Air Quality Assessment' dated September 2016.

Soils

32. All topsoil and subsoil shall be permanently retained on the site for subsequent use in restoration. No soils or soil making material for use in the restoration shall be brought onto the site, unless required by an approved site remediation scheme.

Restoration

33. Within 6 months of the date of this permission a Landscape and Restoration Plan shall be submitted to the County Planning Authority for approval in writing. The Landscape and Restoration Plan shall include details of:
- i. the excavation, storage and reinstatement of soils to ensure the survival of the of the existing seed bank;
 - ii. programme for the implementation of the restoration, monitoring and aftercare;
 - iii. provision for the enhancement of biodiversity focusing on native species and the results of the pre-commencement ecological surveys, whilst taking into account the use of the land for agricultural grassland and woodland;
 - iv. planting specification including details of species, planting sizes and proposed numbers/quantities/seed mix & application as appropriate;
 - v. the reinstatement of the access track.

The plan as approved shall be carried out in full.

All planting implemented pursuant to this permission shall be maintained in good, healthy condition and be protected from damage for five years from the completion of site restoration. During that period any trees or shrubs which die, or are severely damaged or diseased shall be replaced in the next available planting season with others of a similar size and species.

Aftercare

34. The restored land shall be brought to the required standard for agricultural and woodland use. The applicant shall notify the County Planning Authority when the planting or seeding has been completed and not more than one year after that date there shall be a meeting at the site which shall be attended by representatives of the applicant, the owners or their successors in title and the County Planning Authority, to monitor the success of the aftercare. Should it prove necessary, further meetings will be held within the period of five years from the commencement of aftercare.

REASONS FOR IMPOSING CONDITIONS:

1. A precommencement condition is necessary to ensure that the development should not prejudice highway safety nor cause inconvenience to other road users in accordance with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC15 and Reigate & Banstead Borough Local Plan 2001 Policy Mo 5.
2. A precommencement condition is necessary in order to protect local amenity. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
3. A precommencement condition is necessary in order to protect local amenity. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
4. A precommencement condition is necessary in order to protect local amenity. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
5. A precommencement condition is necessary to ensure the design meets the technical stands for SuDS, does not increase flood risk on or off site and is suitable maintained throughout its lifetime in accordance with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
6. A precommencement condition is necessary to ensure the Sustainable Drainage System is designed to the technical standards in accordance with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
7. A precommencement condition is necessary to safeguard and protect species and habitats to accord with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14 and the Habitats Regulations 2010.
8. A precommencement condition is necessary in the interests of local amenity and to comply with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
9. For the avoidance of doubt and in the interests of proper planning.
10. To ensure that site operatives are conversant with the terms of the planning permission in the interests of the local environment and amenity to accord with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.

11. To comply with Section 91 of the Town and Country Planning Act 1990.
12. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and to ensure the prompt and effective restoration to comply with Schedule 5 paragraph 1 of the Town and Country Planning Act 1990 and Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC17.
13. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity to accord with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
14. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity to accord with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policies MC3 and MC14.
15. To enable the County Planning Authority to exercise planning control over the development so as to safeguard the environment and protect the amenities of local residents in accordance with the terms of the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
16. To safeguard the environment and protect the amenities of the locality in accordance with the terms of the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policies MC3, MC12 and MC14: Reigate & Banstead Borough Local Plan 2001 Policy Co 1.
17. In order that the development should not prejudice highway safety nor cause inconvenience to other road users in accordance with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC15 and Reigate & Banstead Borough Local Plan 2001 Policy Mo 5.
18. In order that the development should not prejudice highway safety nor cause inconvenience to other road users in accordance with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC15 and Reigate & Banstead Borough Local Plan 2001 Policy Mo 6.
19. In order that the development should not prejudice highway safety nor cause inconvenience to other road users in accordance with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC15 and Reigate & Banstead Borough Local Plan 2001 Policy Mo 5.
20. To secure the restoration of the site and assist in absorbing the site back into the local landscape in accordance with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policies MC3, MC15 and MC17 and Reigate & Banstead Borough Local Plan 2001 Policy Co 1.
21. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
22. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
23. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
24. To ensure the minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.

25. To ensure that breeding birds are not disturbed by the removal of habitat, to comply with Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
26. To comply with the requirements of the Habitat Regulations 2010 and to protect species of conservation concern in accordance with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
27. To comply with the requirements of the Habitat Regulations 2010 and to protect species of conservation concern in accordance with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
28. Permanently illuminated obstacle lighting are required on the development to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport.
29. To demonstrate that there has been no long term contamination of the near surface natural soils at the site as a result of the development and to ensure the site can be suitably restored in accordance with the terms of Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policies MC12 and MC14.
30. To prevent pollution of the water environment to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
31. To ensure the minimum disturbance and to avoid nuisance to the locality to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC14.
32. To prevent loss or damage of soil and to ensure that the land is restored to a condition capable of beneficial afteruse to comply with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policies MC14 and MC17.
33. To secure restoration and assist in absorbing the site back into the local landscape as soon as practical to accord with the Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policies MC3, MC14 and MC17; and Reigate & Banstead Borough Local Plan 2001 Policy Co 1.
34. To secure restoration to the required standard and assist in absorbing the site back into the local landscape in compliance with Schedule 5 paragraph 2 of the Town and County Planning Act 1990 and Surrey Minerals Plan Core Strategy Development Plan Document 2011 Policy MC17.

INFORMATIVES:

1. The applicant's attention is drawn to the Environment Agency's letter dated 26 Jan 2011 (attached) which provides advice relating to impacts on groundwater quality, pollution prevention, waste handling and hazardous waste, water quality advice, consents and permits and site waste management plans.
2. The applicant's attention is drawn to Gatwick Airport Limited's letter dated 13 January 2011 (attached) in relation to the requirements set out within the British Standard Code of Practice for the Safe Use of Cranes.
3. All alterations, piping or culverting, whether temporary or permanent, of any Land Drainage Ditch/Ordinary Watercourse will require prior written consent, under the Land Drainage Act 1991, from the Local Land Drainage Authority. Land Drainage Application Forms can be obtained from Reigate and Banstead's Land Drainage Engineer on 01737 276606. Land Drainage Applications are separate from any requirements under the Town and Country Planning Act, and could be refused.

4. Where it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
5. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Transportation Service.
7. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles or in any other way. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. The proposed works are in close proximity to a high-pressure petroleum pipeline. The applicant's attention is drawn to the comments and requirements of the British Pipeline Agency (BPA) within their email dated 22 December 2016 and attachments, copies of which have been provided to the applicant or can be obtained from the County Planning Authority.
10. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
11. The applicant's attention is drawn to the comments and requirements of Surrey Fire and Rescue Service within their email dated 22 June 2017, copies of which have been provided to the applicant or can be obtained from the County Planning Authority.
12. The site operator is advised to collaborate with the local Reigate and Banstead Borough Environmental Health for compliance with local air quality monitoring, in addition to any statutory requirements from the Environment Agency.
13. The Site operator should endeavour to point out to HGV drivers travelling to the site via the southbound carriageway of the A217 that the Hookwood roundabout should be considered as a means to gain access to Horse Hill as an alternative route to crossing the northbound carriageway at the A217/Horse Hill junction.
14. Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 5810: 1979) or any prescribed document replacing that code.

15. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its accompanying technical guidance and European Regulations providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues; and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on noise/traffic/air quality/lighting/flooding/landscape/ecology/visual impact/Green Belt and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework 2012.

DATE 1 November 2017



PLANNING & DEVELOPMENT GROUP MANAGER

Horse Hill Developments Ltd
per Barton Willmore Partnership
St Andrews House
St Andrews Road
Cambridge
CB4 1WB

Third Party Rights

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

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for 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 (as amended).

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 from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, the form can be downloaded from the Planning Inspectorate's website at www.planning-inspectorate.gov.uk.

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.

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 it imposed, having regard to the statutory requirements, to provisions of the development order and to any directions given under that order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) 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 (as amended).

Attention is drawn to Section 20 of the Surrey County Council Act 1985, which required that when a building is erected or extended, provision shall be made for the fire brigade to have adequate means of access to the building and any neighbouring building (copy of Section attached where appropriate).

Ms Pauline Sparrow
Surrey County Council
County Planning Department
County Hall Penrhyn Road
Kingston upon Thames
Surrey
KT1 2DY

Our ref: FM/2010/106613/01-L01
Your ref: SCC Ref 2010/0197/PS
Date: 26 January 2011

Dear Ms Sparrow

CONSTRUCTION OF AN EXPLORATORY WELLSITE TO INCLUDE PLANT, BUILDINGS AND EQUIPMENT; THE USE OF THE WELLSITE FOR THE DRILLING OF ONE EXPLORATORY BOREHOLE AND THE SUBSEQUENT SHORT TERM TESTING FOR HYDROCARBONS; THE ERECTION OF SECURITY FENCING; CONSTRUCTION OF A NEW ACCESS ONTO HORSE HILL AND AN ASSOCIATED ACCESS TRACK WITH PASSING BAYS, ALL ON SOME 1.16HA, FOR A TEMPORARY PERIOD OF UP TO 3 YEARS, WITH RESTORATION TO AGRICULTURE AND WOODLAND. LAND OFF HORSE HILL, HOOKWOOD, HORLEY, SURREY.

Thank you for your letter dated 13 December 2010 regarding the above proposal. The Environment Agency requests that the following conditions are imposed on any planning permission granted:

Condition: Construction of the drainage system, surfacing of the compound, paths, roads, or any other impermeable surfaces shall not begin until a full surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and to protect water quality.

Condition: All areas where waste is stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment.

We set out below further advice in respect of potential impacts of the proposal on groundwater quality, flood risk and pollution prevention; and this explains why we request the imposition of the conditions set out above.

Flood Risk

Environment Agency
450 (The Quadrangle) Frimley Business Park, Frimley, Camberley, GU16 7SQ.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

From the information provided, we are satisfied in principle that it will be possible to mitigate against any increase in the volume or rate of surface water runoff leaving the site. However, we will require the following matters to be resolved at the detailed design stage:

- Full detailed design drawings and associated calculations shall be provided to demonstrate there will be no increase in either the volume or rate of surface water runoff leaving the site.
- We would wish to see an alternative to a simple open ditch within the bunded compound area – for example, such as an grassed/vegetated swale or filter drain (impermeably lined). The CIRIA *SUDS Manual* (CIRIA C697, 2007) recommends multiple treatment stages where there is a risk of contamination. Amending the bank slope and vegetating the ditch to make it a swale can make an effective system for helping to remove hydrocarbons from runoff. Alternatively if space is limited a filter drain may be a useful alternative for removing hydrocarbons. A petrol interceptor would therefore be a backup failsafe rather than the only treatment prior to leaving the compound, therefore reducing the risk of whole system failure.
- We would wish to see more details on the proposed access track. The flood risk assessment states that access will be via existing tracks, with surface improvements where necessary. Whilst the local geology suggests this may not have an impact on flood risk, it is not clear whether the partial resurfacing of these existing tracks would detrimentally alter the runoff coming from them. Further details should be provided on the permeable nature of the existing tracks and the proposed resurface material.
- An emergency cut off should be provided on the surface water system prior to its exit from the bunded area. In the event of spillage the cut off can be closed containing the contaminants within the bunded area for treatment.
- Details should be provided on the construction planning of the drainage system in relation to the site construction. This should ensure that any necessary temporary drainage measures are in place during the construction phase and suitably protected from the risks associated with this temporary period (for example high sediment loads). Further guidance can be found within the document C698 *Site handbook for the construction of SUDS* (CIRIA, 2007) and chapter 21 of the CIRIA *SUDS Manual*.

Impacts on Groundwater Quality

The following reports have been reviewed:

Appendix M: Hydrock Groundwater Risk Assessment dated August 2010 ref: R/10121/002

Appendix N: Hydrock Flood Risk and Surface Water Drainage Assessment dated June 2010 ref: R/C10121/001

Appendix P: Envirochem Analysis of Soil Samples dated 7 July 2009 ref: 9003494

The proposed location of the exploration borehole is not in a high risk area for groundwater protection. The site is underlain by the Weald Clay mudstone. There are lenses of limestone and sandstone in the Weald Clay in the vicinity of the site which are designated secondary aquifers however these are not used for abstraction. These lenses of more permeable ground will provide baseflow to nearby rivers and streams and springs may form at the boundaries between the more permeable sandstone / limestone and the mudstone of the Weald Clay.

The site is not in a source protection zone and the borehole will not pass through any Principal aquifers therefore the location of the borehole is not of concern in relation to groundwater protection. The pollution prevention measures at the site are sufficient to prevent contamination of these secondary aquifers and surface water features in the area.

The site is in an area of poor drainage due to the clay soils and the fields become waterlogged in the Winter and Spring. There are ponds to the north and east in the wooded area and land drains around the field which connect up to the local surface water system. The site drainage will discharge via an interceptor to a French drain. It is unlikely that there will be sufficient infiltration to ground and therefore runoff will either move overland or horizontally in the soils and enter the land drainage system. The impact on groundwater will be minimal however there is a potential impact on the local surface water system.

10 soil samples have been taken from the shallow soils pre development of the site. These results show no significant contamination. The site is in a low risk area for groundwater protection and therefore the risks to groundwater post development are also likely to be low. The site may have a potential impact on surface water due to the land drainage network and this should be considered.

Therefore based on the above, the Environment Agency is content that the risks to groundwater from the exploratory borehole have been adequately addressed.

Pollution Prevention

The Environment Agency must be notified immediately of any incident likely to cause pollution.

Waste Handling & Hazardous Waste

Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with Environmental Protection Act 1990 and in particular the Duty of Care.

In accordance with Section 34 of the Environmental Protection Act and the Duty of Care in respect of waste, any waste generated on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Details should be made available of where waste is going to be taken as soon as an agreement is made with disposal sites, especially exempt sites.

Discharge into Watercourses: No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

There is the potential for demolition waste to be contaminated and hazardous; therefore works site should register as a hazardous waste producer. Identifying a quarantine area is good practice for stockpiling of hazardous or suspected hazardous demolition wastes.

Under the Environmental Protection Act 1990 or the Environmental Permitting (England and Wales) Regulations 2010 an environmental permit or registered exemption will be required from the Environment Agency to store, treat and re-use demolition waste.

Pollution Prevention

The developer should prepare an Incident Management Plan which should cover amongst other things, measures for the prevention of pollution, access to pollution control equipment, Oil and Chemical spills, dust, transfer of demolition wastes, avoidance of cross contamination of hazardous and non-hazardous/inert material, with particular reference to ensure the proposed operations on the site

- does not disrupt existing sewerage facilities
- does not disrupt and pollute existing drainage systems
- does not impact and pollute surrounding water bodies

The plan should also cover Oil Storage, a map of all drainage (surface & foul) on the site and a Pollution Response Plan to deal with any pollution incidents. The plan should be made known to members of staff on the site and include emergency contact details for who is responsible for Pollution Incident Management.

In reference to the plan consideration should be made to Pollution Prevention Guidance (PPG) documents: PPG 6 - "Working at Construction and Demolition Sites", PPG 7 - "Refuelling facilities" and PPG 13 - "Vehicle Washing and Cleaning facilities which are to be set up on site.

Water Quality Advice

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into water bodies, and may be required for any discharge of surface water to such water bodies or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into ground waters. Such consent may be withheld. (Waters bodies include rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging water from any excavation or development to a surface watercourse.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Consents and Permits

Under the Environmental Protection Act 1990 or the Environmental Permitting (England and Wales) Regulations 2010 an environmental permit or registered exemption may be required from the Environment Agency to store, treat and re-use demolition waste.

The operator should ensure that any application for an environmental permit or exemption is registered before the work takes place.

Site Waste Management Plan

Since 6 April 2008, it is a requirement for all new construction projects worth more than £300,000 to have a Site Waste Management Plan (SWMP). Each project should have one SWMP.

A SWMP is a live document. It must be updated through the course of the project. It is designed to assist developers to consider ways that waste can be reduced and site-gained materials can be reused or recycled as part of the project

Ideally, a SWMP should contain

- types of waste removed from the site
- identity of the person who removed the waste and their waste carrier registration number
- a description of the waste
- site that the waste is taken to
- environmental permit or exemption held by the site where the material is taken.

For advice and further details please contact the Environment Agency on 08708 506 506 or refer to www.environment-agency.gov.uk.

In addition to the proposed pollution prevention measures in the scheme which are adequate, consideration should be given to the issues outlined in this consultation.

It is good practice for projects of this nature to develop and have in place a Site Waste Management Plan as outlined in this consultation.

Please send us a copy of any decision issued in respect of this application.

Yours sincerely

Judith Johnson
Planning Liaison Team

Direct dial 01276 454326

Direct fax 01276 454339

Direct e-mail judith.johnson@environment-agency.gov.uk

YOUR LONDON AIRPORT

Gatwick

13 JANUARY 2011

Pauline Sparrow
Planning & Development Group
Surrey County Council
County Hall
Kingston Upon Thames
Surrey
KT1 2DY

Dear Pauline

Re: Planning Application No. 2010/0197/PS – Construction of an exploratory wellsite to include a 35.05m high drilling rig, plant, buildings and equipment with associated works on Land off Horse Hill, Hookwood, Horley

Our Ref: LGW1974

Thank you for your letter dated 13 December 2010, received in this office on 17 December 2010.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

If the height of the drilling rig is to be increased at any stage it is important that we are re-consulted.

We would, however, make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

YOUR LONDON AIRPORT
Gatwick

This is explained further in Advice Note 4, 'Cranes and Other Construction Issues'
(available at www.aoa.org.uk/publications/safeguarding.asp).

Yours sincerely

Amanda Purdye, Aerodrome Safeguarding
For and on behalf of Gatwick Airport Limited

Tel: 01293 503168 Email: gal.safeguarding@gatwickairport.com