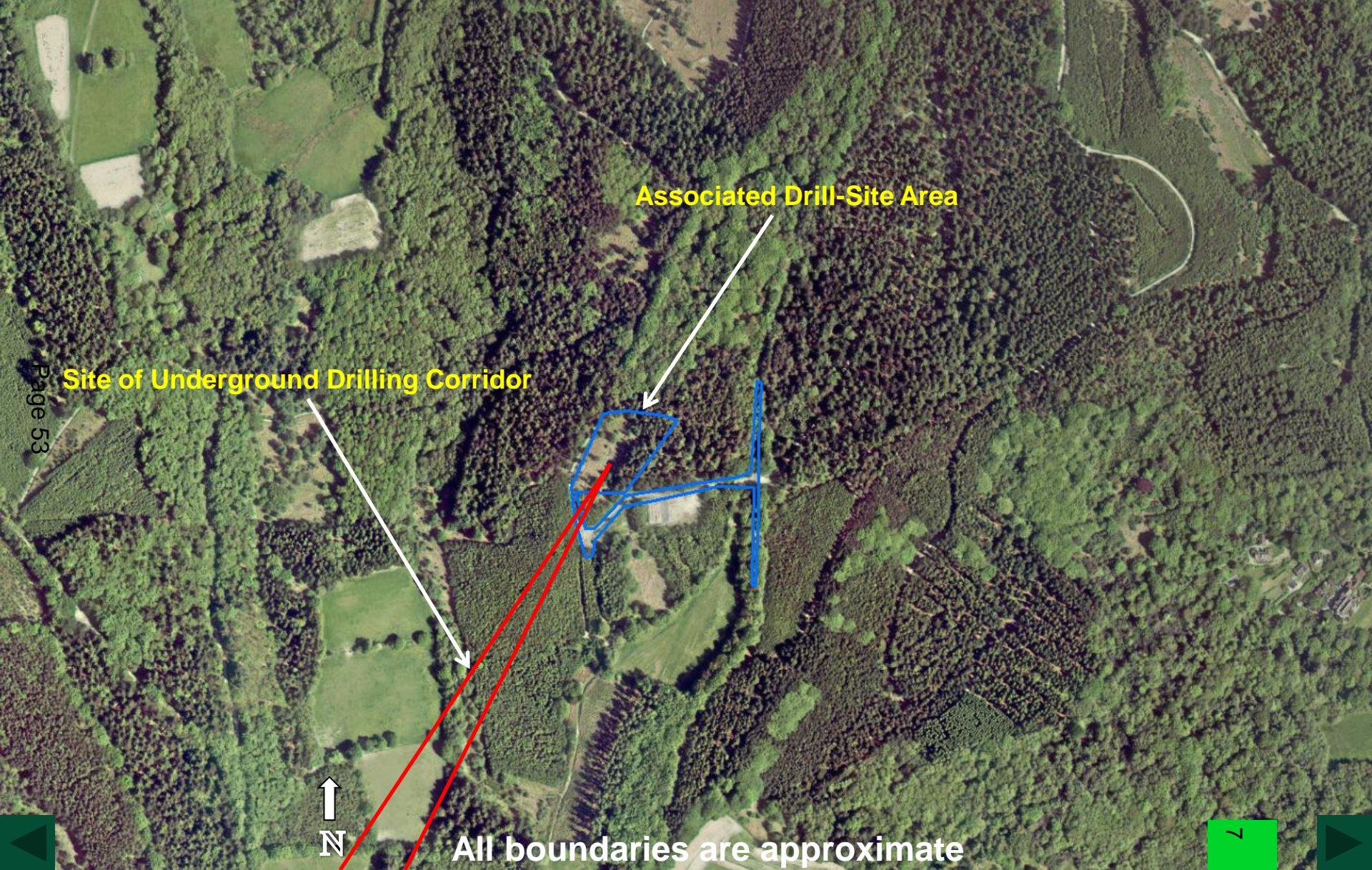




2012-13 Aerial Photos

Aerial 1 : Associated Drill-Site at Bury Hill Wood



Associated Drill-Site Area

Site of Underground Drilling Corridor



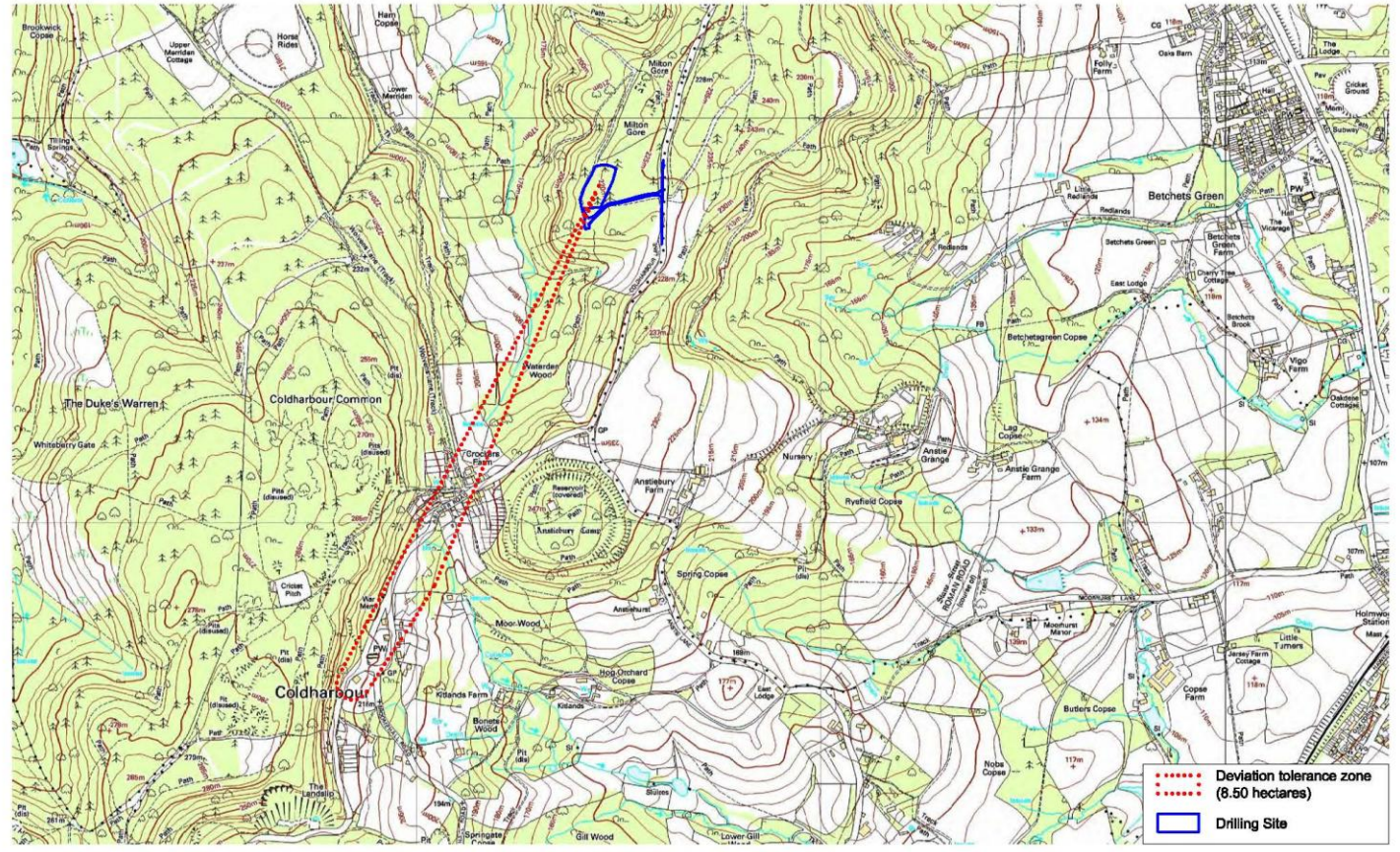
All boundaries are approximate

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Plan 1 : Site of Application

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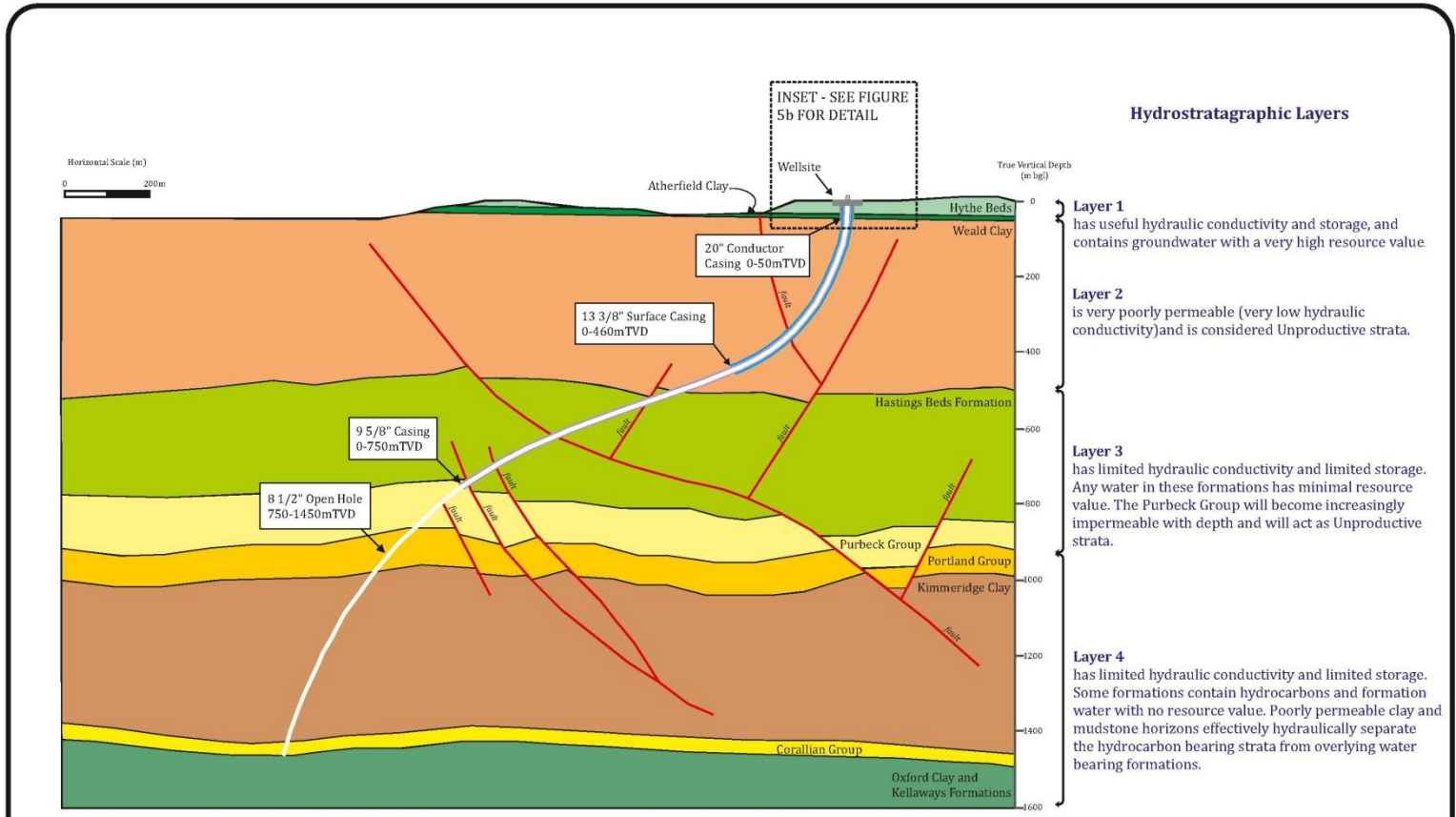
Site of Application
Scale 1:10,000

R ELLIOTT ASSOCIATES LTD CONSULTING STRUCTURAL & CIVIL ENGINEERS t: (01590) 683178 f: (01590) 683533 info@rea-ltd.co.uk www.rea-ltd.co.uk	Dennett House Brighton Road Sway Lymington Hampshire SO41 6EB	Client: Europa Oil & Gas Bury Hill Woods Coldharbour Lane Dorking	Drawn by: AJNE Date: March 2014 Drawing Title: Site of Application (1:10,000)	Sheet Size: A3
		Job Title: PEDL 143 Holmwood Prospect	Drawing Number: EUR HO 10	Revision: D



Plan 2: Hydrostratigraphic Layers

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SECTION VIEW ALONG WELL TRAJECTORY

NOTES: Geology based on seismic data from Europa Oil and Gas Limited



Ref: P:\Europe\Hydrostrat\137971\Figures\Figure 5a - Well Construction Concept.cdr
Date: 27/02/2015

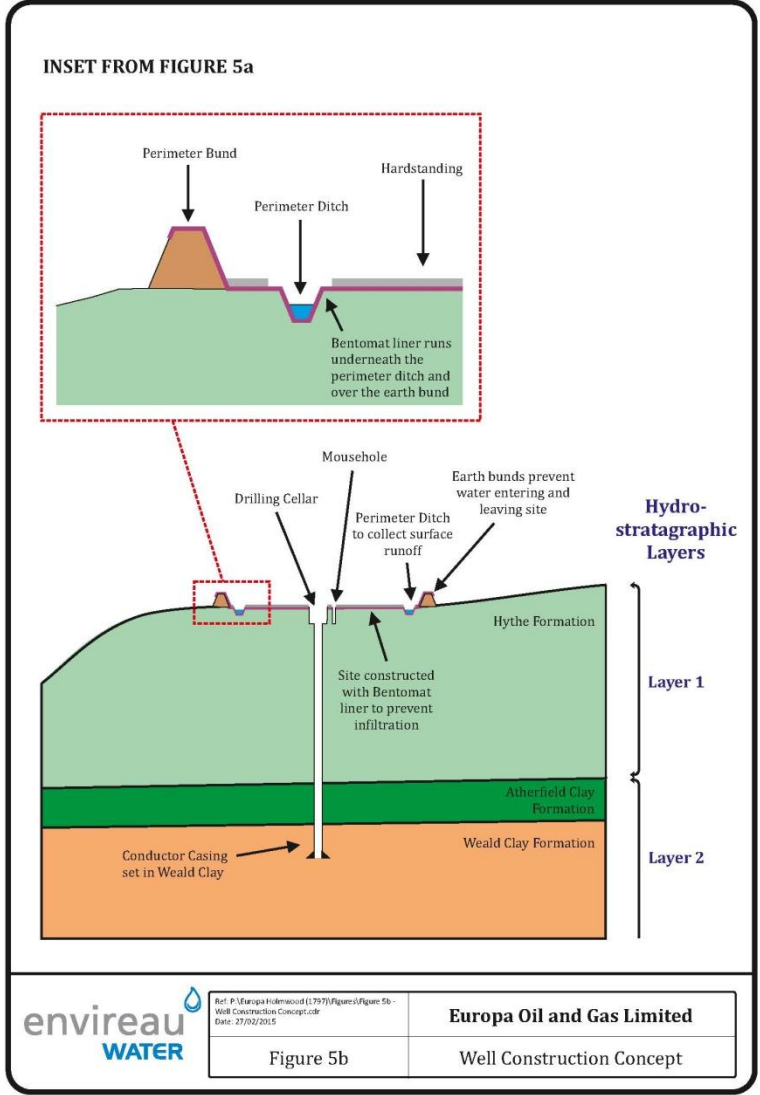
Figure 5a

Europa Oil and Gas Limited

Well Construction Concept

Plan 3 : Inset figure from Plan 2

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SCHEDULE OF CONDITIONS

Approved documents

1. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the terms of this permission. The following approved plans are contained in the application:
 - Site Application Area – Drawing No. 2.9 (January 2007)
 - Rig Access Route to Site - Drawing No. 5.9 Rev A (July 2009)
 - Proposed Site Entrance & Vehicle Swept Paths - Drawing No. 4.1 (July 2007)
 - Site Layout Drilling Mode - Drawing No. 1.7 (April 2008)
 - Cross Section of Site & Flare Compound - Drawing No. 4.3 (August 2006)
 - Typical Section Through Cellar - Drawing No. 5.4 REV A (April 2015)
 - Flare Bund Containment Details – Drawing No. 4.5 (March 2015)
 - Site Layout Drill Stem Testing - Drawing No. 4.6 REV B (July 2007)
 - Plans & Elevations proposed Site Cabins - Drawing No. 4.7 (May 2007)
 - Rig 28 Lights – Drawing No. 02061_TCP_01 REV A (14 May 2014)
2. 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 shall be made known to supervising staff on the site.

Temporary permission and commencement

3. This planning permission shall be limited to a period of three years from the date of this decision. The developer shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.
4. Within 18 weeks from the commencement of the development (save insofar that, for the purposes of this condition, anything done pursuant to Condition 15 (Ground and surface water monitoring) shall be deemed not to constitute commencement of development), all buildings, plant, machinery (both fixed and otherwise) and any engineering works connected therewith, on or related to the application site (including any hard surface constructed for any purpose), shall be removed from the application site and the drill-site shall be reinstated to a condition suitable for forestry save that this condition shall not operate to require the removal or cessation of anything done or to be done pursuant to Condition 15 (Ground and surface water monitoring). The site shall be fully restored in accordance with the detailed restoration scheme required under Condition 14.

Hours of operation

5. With the exception of emergencies, drilling, gas flaring and ingress and egress by relevant HGVs as specified in Condition 17, 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:

0700 to 1800 hours on Monday to Friday

0700 to 1300 hours on Saturday

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

Limitations

6. Notwithstanding any provision to the contrary under Part 17 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent Order (but subject to the proviso set out below):
- i. no plant, building or machinery, whether fixed or moveable, shall be erected pursuant to the said permitted development rights, on the application site.
 - ii. no lights or fences other than those permitted by this application shall be installed or erected at the application site.

Proviso: This condition, however, does not prohibit the exercise of and reliance on any permitted development right under which the ground and surface water monitoring scheme under Condition 15 could be carried out.

Dust

7. None of the development hereby permitted (save for anything done pursuant to Condition 15 (Ground and surface water monitoring)) shall commence until a scheme for appropriate on-site dust suppression has been submitted to the County Planning Authority and approved in writing. Such a scheme 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 scheme shall be implemented and retained in place for the duration of the development in a condition that ensures the aims of the approved scheme are met.

Noise

8. The level of noise arising from any operation, plant or machinery on site, at a height of 1.2m above ground level and at least 3.5m from the façade of any residential property or other noise-sensitive building most exposed to noise from the site shall not exceed the limits in the table below. Such noise levels may be measured directly at the relevant location(s) or may be calculated according to a method previously agreed in writing with the County Planning Authority.

Activities	Times of day	Noise limit L _{Aeq,30min} dB	Explanatory notes
Temporary operations such as site preparation and reinstatement	07:00h – 18:00h weekdays 07:00h – 13:00h Saturdays	55	These hours are limited by Condition 5
All activities save gas flaring (covered separately below)	07:00h – 18:00h daily	45	
Any activity save gas flaring (covered separately below)	18:00h – 07:00h daily	42	
Gas flaring	07:00h – 19:30h (except in emergencies)	53	Gas flaring shall only be undertaken in between the hours here specified.

Ecology and Bio-diversity

9. No development hereby permitted (including removal of vegetation, lopping of trees and other site clearance) but excluding anything done pursuant to Condition 15 (Ground and surface water monitoring) shall commence until an Ecological Monitoring and Management Plan has been submitted to and approved in writing by the County Planning Authority.

The plan will include details of the following:

- i. Methods, survey area(s) and programme for pre-commencement surveys for vegetation, badger, roosting and foraging bats, nesting birds (including nightjar and firecrest), reptiles, other protected species and invasive plant species;
- ii. Ecological protection and mitigation objectives and measures for site clearance, construction, operation and decommissioning phases of the consented development. These will include:

- a. Measures to address potential disturbance or harm to badger, roosting and foraging bats, nesting birds (including nightjar and firecrest), reptiles and other protected species,
- b. Details of mitigation for potential lighting, noise and dust impacts on flora and fauna, and
- c. Other protection measures for retained and adjacent vegetation and habitats;
- iii. Specifications for any habitat management and/or translocation necessary to address potential impacts on reptiles and other protected species, including exclusion fencing;
- iv. Methods and programme for on-going ecological monitoring and aftercare of the development, including provision of an Ecological Clerk of Works to implement the Ecological Monitoring and Mitigation Plan and oversee mitigation works at the site; and
- v. Measures for the control of Japanese knotweed and any other invasive plant species recorded by the ecological monitoring surveys.

The results of the pre-commencement ecological surveys shall be reported to the County Planning Authority in writing. Should the results of the pre-commencement ecological surveys require new or amended mitigation measures, the Ecological Monitoring and Management Plan will be amended and resubmitted to the County Planning Authority for further approval within one month of the surveys taking place.

The results of the monitoring surveys during site clearance, operational and decommissioning phases shall be reported to the County Planning Authority in writing.

The final approved Ecological Monitoring and Mitigation Plan 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.

Lighting

10. Obstacle lighting consisting of the 200 candela LL330 series shall be placed on the top of the drill-rig for the duration that the drill-rig is on site. The periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP 168 Licensing of Aerodromes'.
11. No development hereby permitted (save for anything done pursuant to Condition 15 (Ground and surface water monitoring) shall commence until a Light Management Plan has been submitted to the County Planning Authority and approved in writing. The Light Management Plan shall be in accordance with drawing no. 0277-1300-001 Rev A and shall include details of:
 - i. the siting of temporary security lighting for all phases of the development, taking into account the location of sensitive receptors;
 - ii. the hours lights would be illuminated and good practice measures to minimise the use of lights;

- iii. measures to control and minimise light spill;
- iv. measures for reviewing any unforeseen impacts;
- v. Practical measures to minimise upward waste of light from site luminaries and to minimise light spill into the surrounding woodland.

The approved Light Management Plan shall be implemented for the duration of the development.

Soil Contamination

12. No development hereby permitted (save for anything done pursuant to Condition 15 (Ground and surface water monitoring) shall commence until a Method Statement for the geochemical baseline soil testing and how the developer will identify any soil contamination at the decommissioning stage and how this will be remediated has been submitted to and approved in writing by the County Planning Authority.

The Method Statement will include:-

- i. details of the proposed design;
- ii. details of minimum sample spacing and depths below existing ground level;
- iii. the method of testing samples using a mobile testing laboratory;
- iv. a programme for the geochemical baseline soil testing for the site and submission of results to the County Planning Authority;
- ii. the methods proposed to prevent soil contamination;
- iii. remediation methods for soil contamination should it occur during the contract period. The remediation methods shall deal with a sliding scale of contamination with protocols to cover each level of potential contamination identified; and
- v. a programme for identifying any soil contamination at the decommissioning stage and how it will be dealt with, should it be encountered, again on a sliding scale of contamination with protocols to cover each level of potential contamination identified. This programme should allow time within the 18-week contract period for the County Planning Authority to approve the test results in writing and for any necessary remediation to take place.

NB It should also be remembered that the test results at both pre construction and decommissioning stage will be of interest to the Environment Agency and its contamination thresholds may differ from those of the County Planning Authority.

Soils

13. All topsoil and subsoil shall be 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. Stored soil bunds shall not exceed 4m in height.

The restoration soils shall be spread over the site at an even depth and shall not exceed the final levels shown on The Restoration Profile Drawing No 4.10 dated July 2007.

Landscape and restoration

14. No development hereby permitted (save for anything done pursuant to Condition 15 (Ground and surface water monitoring) shall commence until a Landscape and Restoration Plan to be implemented on the cessation of phase 3 of the development (testing and evaluation) shall be submitted to and approved in writing by the County Planning Authority.

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 commercial forestry;
- 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; and
- vi. details of any elements of the ground and surface water monitoring scheme approved under Condition 15 to be retained or continued on the site.

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.

Groundwater monitoring

15. No development shall commence until a scheme for the evaluation of groundwater and surface-water baseline quality and monitoring has been submitted to and approved in writing by the County Planning Authority. The scheme of works shall include full details of any proposed borehole design, installation details and monitoring (and include an action plan in the case of any identification of pollutants found beneath the appeal site prior to commencement of development). The development shall thereafter be carried out in accordance with the approved details.

Highways

Routing

16. No relevant vehicle (i.e. any HGV connected with the development hereby permitted and including any vehicle carrying parts of the drill-rig, but excluding

any vehicle used for the purposes of the ground and surface water monitoring) shall enter or leave the application site unless accompanied by an escort vehicle to ensure correct routing in accordance with the approved Traffic Management Scheme (agreed in accordance with Condition 19 below).

Delivery hours

17. With the exception of the 2No. three day road closures, no relevant vehicle shall enter or leave the application site other than between the hours of 0930 to 1500 hours Monday to Friday and 0930 to 1300 hours on Saturdays; no relevant vehicles (as defined in Condition 16) shall enter or leave the site at any time on Sundays, Bank or National Holidays.

The developer shall notify the County Planning Authority in writing of the dates of any road closures at least seven working days prior to the road closure.

Traffic survey and safety audit

18. Prior to the submission of the Traffic Management Scheme a traffic survey shall be undertaken of all vehicles and pedestrians using Knoll Road and Coldharbour Lane on Saturdays between the hours of 0800 and 1400. This survey should cover all recreational activities, including cycling, which currently take place in Knoll Road and Coldharbour Lane. The results of this survey, combined with those of the traffic survey conducted in late 2014, supplemented by any pedestrian counts to fill in gaps, shall be used to produce a safety audit for the junction of Knoll Road and Coldharbour Lane and for the length of Coldharbour Lane between Knoll Road and the site access. The results of this audit shall be used to inform the Traffic Management Scheme required by Condition 19 below.

Traffic Management Scheme

19. No development (save for anything done pursuant to Condition 15 (Ground and surface water monitoring) shall take place until a Traffic Management Scheme has been submitted to and approved in writing by the County Planning Authority.

The Traffic Management Scheme shall include:

- i. the provision, implementation and monitoring of traffic management measures (including details of the HGV holding area) to regulate the passage of relevant vehicles (as defined in Condition 16) travelling to and from the site and these measures shall take account of the road safety audit. Any mitigation measures should be subject to the road safety audit process;
- ii. details of the temporary road closures, the management of traffic, including emergency vehicles, during the road closures;
- iii. details of temporary warning signs for rights of way users at the point at which the rights of way meet Coldharbour Lane;
- iv. details of temporary signs and any appropriate road marking prohibiting all relevant vehicles from parking or waiting in Knoll Road other than in three temporary marked parking places;

- v. details of the publicity and prior notification signs to be provided to Capel, Holmwood and Wotton Parish Councils and to residents in Coldharbour Lane, Knoll Road, Abinger Road, Leith Hill Road, Lake Road, Broome Hall Road and Hen Hurst Cross Road in advance of and during the works;
- vi. banksmen and escort details, including management of the progress of HGVs along Coldharbour Lane to protect trees and banks.

The Traffic Management Scheme shall be implemented as approved and continue for the duration of the contract.

Pre and Post development Condition Survey and subsequent repairs

20. No works shall commence unless and until:

- i. A pre-development condition survey of Knoll Road and the section of Coldharbour Lane from the application site to Knoll Road (the route for HGVs agreed in the Traffic Management Scheme) has been carried out and submitted to the County Planning Authority and approved in writing.
- ii. A method statement has been submitted to the County Planning Authority and approved in writing identifying how any damage to the carriageway or highway verge, which may be inadvertently caused as a result of the development, will be made safe and remediated by the developer.

In the event of damage to the banks (as opposed to verges) of Coldharbour Lane (which it is agreed cannot be repaired), the method statement shall include steps to be taken to minimise the impact of the damage.

A post development condition survey of Knoll Road and the section of Coldharbour Lane from the application site to Knoll Road (the route for HGVs agreed in the Traffic Management Scheme) shall be undertaken by the developer and submitted to the County Planning Authority within three months of the completion of the development hereby approved. As part of this survey, a scheme, including the method of payment at the developer's expense, for the remediation of any damage to the public highway and its verges resulting from the passage of relevant vehicles (as defined in Condition 16) shall be submitted to and approved in writing by the County Planning Authority.

Method of construction/reinstatement

21. No development hereby permitted (save for anything done pursuant to Condition 15 (Ground and surface water monitoring) shall commence until a Method of Construction/Reinstatement Statement has been submitted to the County Planning Authority and approved in writing. Such a Method Statement shall include details of:

- i. parking (both on and off site) and manoeuvring of vehicles for site personnel, operatives and visitors;
- ii. loading and unloading of plant and materials;

- iii. storage of plant and materials;
- iv. the protection of trees to remain on the appeal site and immediately adjacent to it; and
- v. programme of works.

Only the approved details shall be implemented during the site construction and reinstatement periods.

Wheel cleaning

22. No development hereby permitted (save for anything done pursuant to Condition 15 (Ground and surface water monitoring) shall commence until a scheme for the prevention of contamination of the public highway has been submitted to and approved by the County Planning Authority in writing. Such a scheme shall specify all measures necessary to keep the public highway clean and prevent the creation of a dangerous surface on the highway. The scheme shall be implemented in full and the measures as approved shall be thereafter retained and used for the duration of the development.

In-cab cameras/CCTV

23. All relevant vehicles (as defined in Condition 16) shall be fitted with a camera or CCTV within the cab. This feature shall be fitted to give a forward view from the cab and capable of covering the width of the carriageway and immediate highway verges/banks. The cameras shall be running at all times the relevant vehicles are traversing the route of Knoll Road and Coldharbour Lane in either direction. The film/tapes shall be retained without deletion of content and made available to the County Planning Authority for a period to be agreed in writing with County Planning Authority, before commencement of the development hereby permitted.

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