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Planning & Regulatory Committee 18 October 2017

Item No 9

UPDATE SHEET

MINERALS/WASTE RE16/02556/CON

DISTRICT(S) REIGATE & BANSTEAD BOROUGH COUNCIL

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

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.

The title to the officer report should be amended and now read:

MINERALS/WASTE RE16/02556/CON

CONSULTATIONS AND PUBLICITY

Summary of publicity undertaken and key issues raised by public

For paragraph 86 of the officer report, two additional letters of representation have been received and one member of the public has written again. The total figure of representations should now read 650.

Officer Comment

No new relevant planning issues to the development proposal have been raised.

RECOMMENDATION

The following conditions should replace those in the Officer report:

Condition 2 (Noise) currently reads with errors:

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 ~~18 and 19~~ 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.

Condition 2 (Noise) should read:

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.

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Reason: 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.

Condition 4 (Lighting) currently reads with errors:

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.13, '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 grid 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 ~~install~~ luminaires over the cabins/stores doors (**assumed**) will be controlled by presence detection with a manual override.

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Reason: 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.

Condition 22 (Noise) currently reads with errors:

For operations other than temporary, including workover, drilling, ~~side 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.

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Reason: 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.

Condition 26 (Ecology) currently reads with errors:

A licensed bat worker shall be in attendance to supervise any felling ~~of~~ 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.

Condition 26 (Ecology) should read:

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.

Reason: 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.

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