

Planning & Regulatory Committee 26 October 2022 Item No

UPDATE SHEET

MINERALS/WASTE TA/2021/1655

DISTRICT(S) TANDRIDGE DISTRICT COUNCIL

Land at Kings Farm, Tilburstow Hill Road, South Godstone, Surrey RH9 8LB

Installation of two steam methane reformation (SMR) units for the production of hydrogen from methane extracted from Bletchingley Wellsite and layout alterations including: a compressor package, surge tank, nitrogen supply tank, the laying of pipelines adjacent to the access track, two pre-reformer units, a Distribution Network Operator switch room, one 2MW generator, a tanker loading area for three transportation trailers, and a pressure reducing separation package on some 1.78 hectares and use of the access track for export of hydrogen for a temporary period with restoration to agriculture.

Amending Documents (Since report published)

CONSULTATIONS AND PUBLICITY

Consultees (Statutory and Non-Statutory)

Natural England – confirmed that having taken a look at the proposals and checked with colleagues regarding Blindley Heath SSSI, can confirm that we would have no objection to the proposals at this point in time. The distance between the site and the SSSI – being around 3.2km, Natural England cannot see a pathway for impacts upon the site across this distance and any impact is unlikely to be sufficient to be considered “significant”. With regard to the restoration to agriculture suggests that given the adjacent Ancient Semi Natural Woodland (ASNW) would recommend the site be restored woodland in order to help buffer that existing ASNW site. Are satisfied with the County Ecologist’s findings if the issue around nitrogen deposition in the adjacent woodland has been resolved following the further information from the developer.

Officer comment- the matter regarding nitrogen deposition has been resolved with the County Ecologist.

Other Information

Two planning applications seeking to discharge conditions 7 (surface water drainage), 9 (long term containment) and 33 (tree planting) that were imposed on TA19/1608 have been submitted to the County Planning Authority for approval. Whilst both of these applications are valid they are both at the beginning of that process.

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