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Planning and Rights of Way Committee

James Neave | 19 March 2024



WSSCC/046/23 and WSSCC/047/23

Woodbarn Farm, Adversane Lane, Broadford Bridge



The siting and development of a temporary borehole, well site compound and access road including all ancillary infrastructure and equipment (**Variation of condition 1 of planning permission WSSCC/002/22 extending the permission by 24 months to enable the completion of phase 4 site retention and restoration**); and

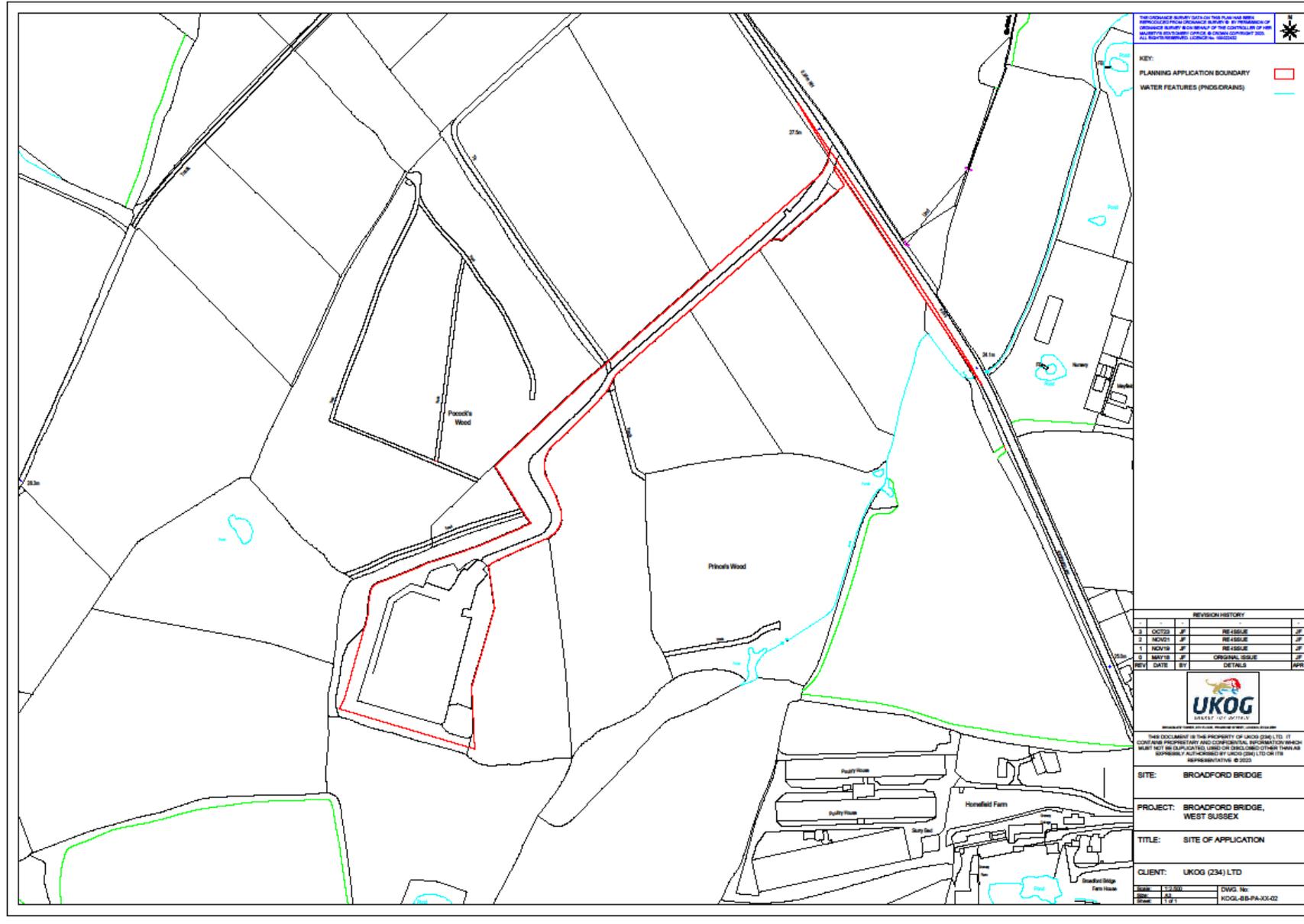
Temporary installation of a security fence, gates, and cabins (**Variation of condition 1 of planning permission WSSCC/001/22 to enable the retention of security fencing, gates & cabins for a further 24 months**)

James Neave
Principal Planner
19 March 2024

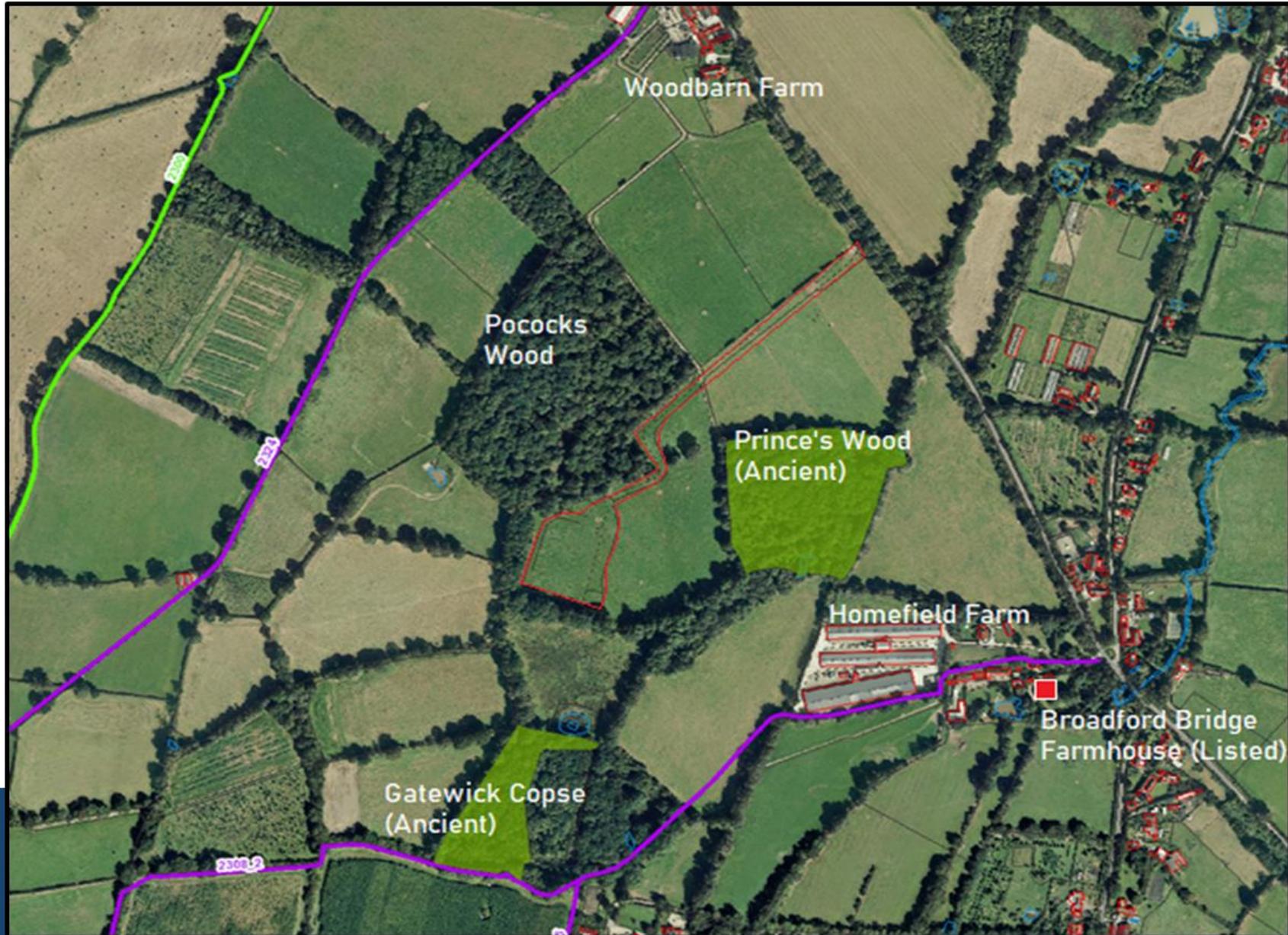
Site Location



Application Site



Site Surroundings



Aerial Image



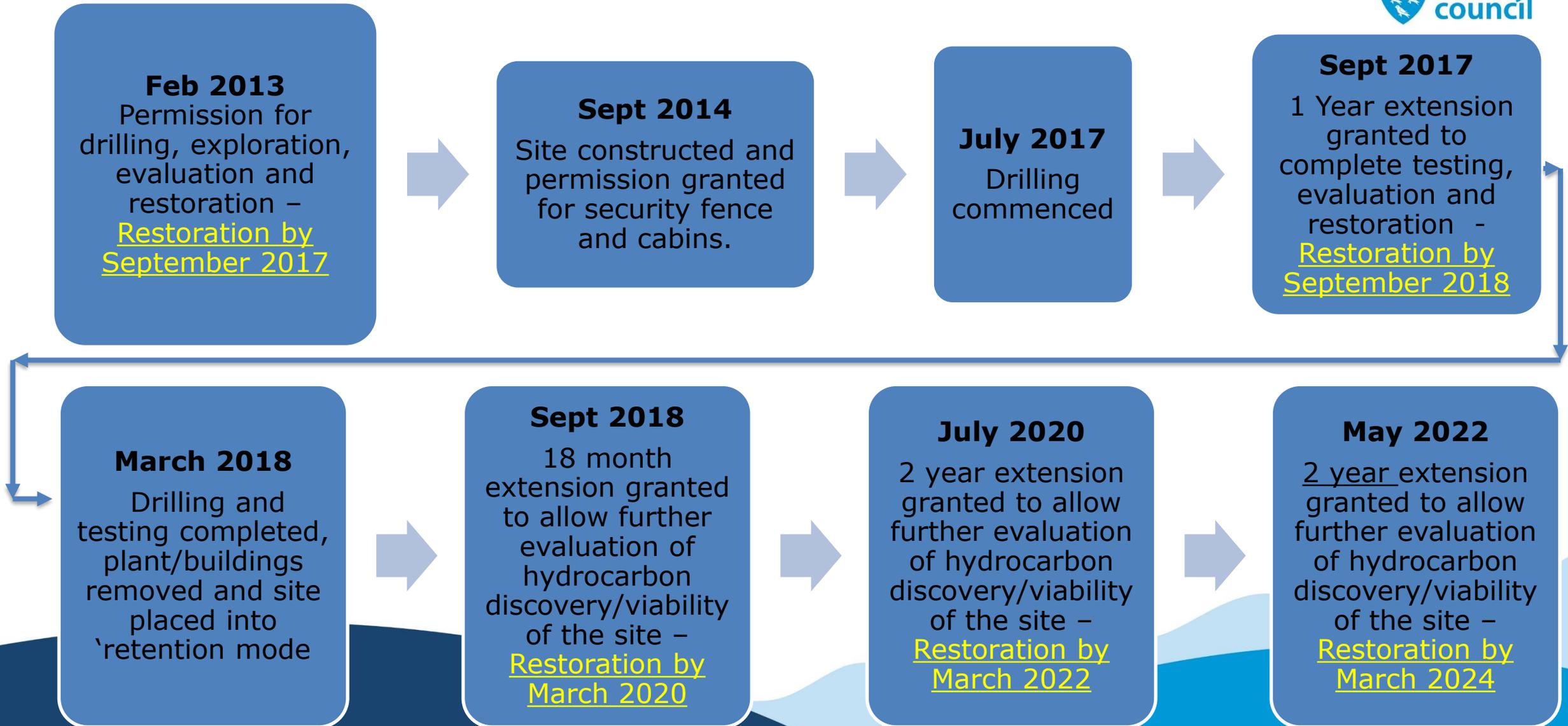
Original Permission: WSCC/052/12/WC



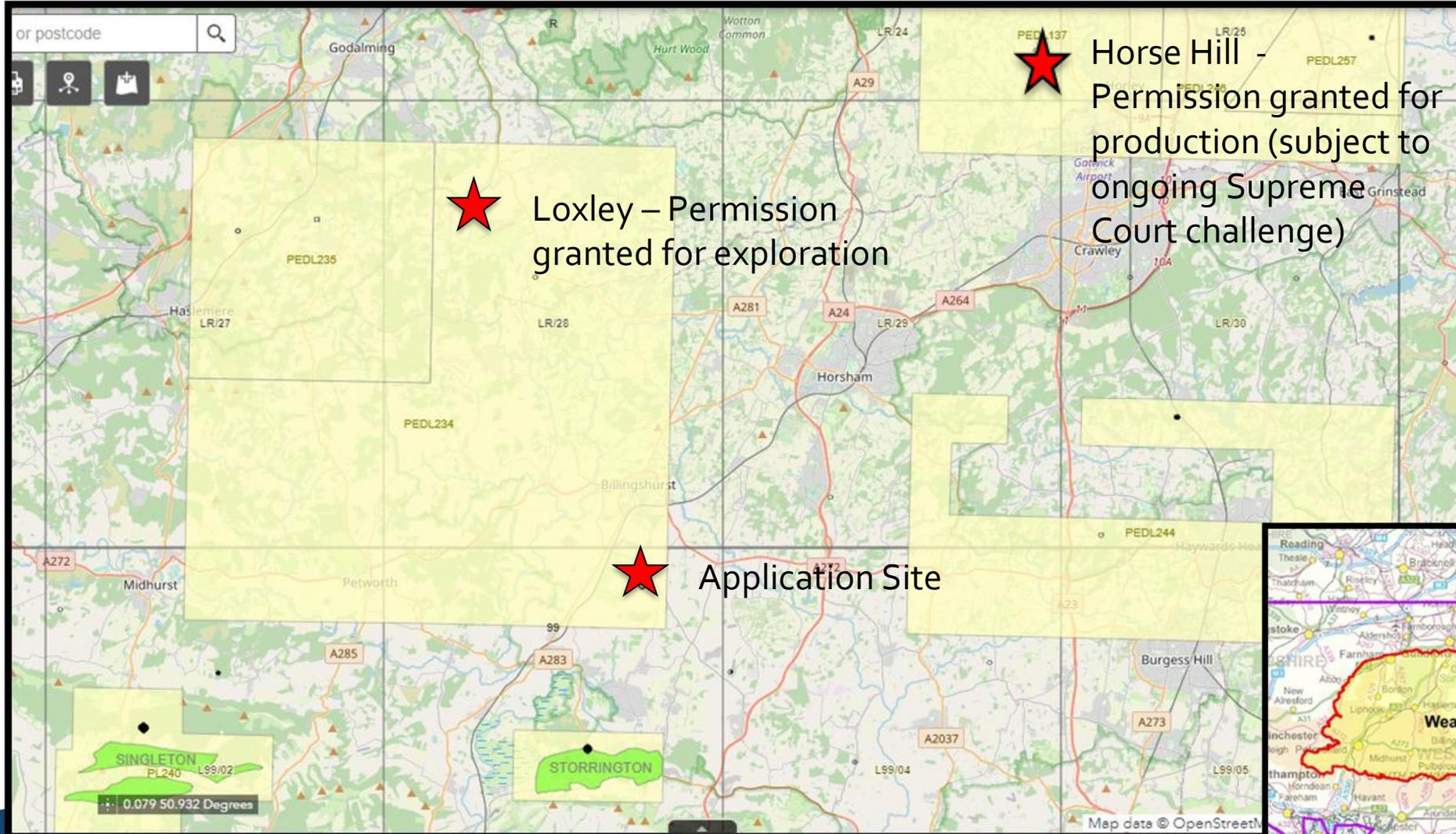
- Planning permission first granted in February 2013 for the exploration, testing and evaluation of hydrocarbons.
- To be undertaken in four main phases, with projected timeframes as follows:

Phase	Best Case Scenario	Worst Case Scenario
Phase 1 Construction	6 weeks	6 weeks
Phase 2 Mobilisation and Drilling	6 weeks	10 weeks (includes a 4 week contingency)
Phase 3a Testing (gas)	1 week (includes mobilisation, 1 wk test with rig and flaring)	2 weeks (includes mobilisation, 2 weeks test with rig and flaring)
Phase 3b Testing (oil)	2 weeks – (1 week mobilisation, 1 week testing with rig and flaring)	14 weeks (2 weeks mobilisation, 12 weeks testing, but rig would not be at site during an extended test such as this)
Phase 4a Restoration	6 weeks	6 weeks
Phase 4b Retention	1 month	30 months

Timeline



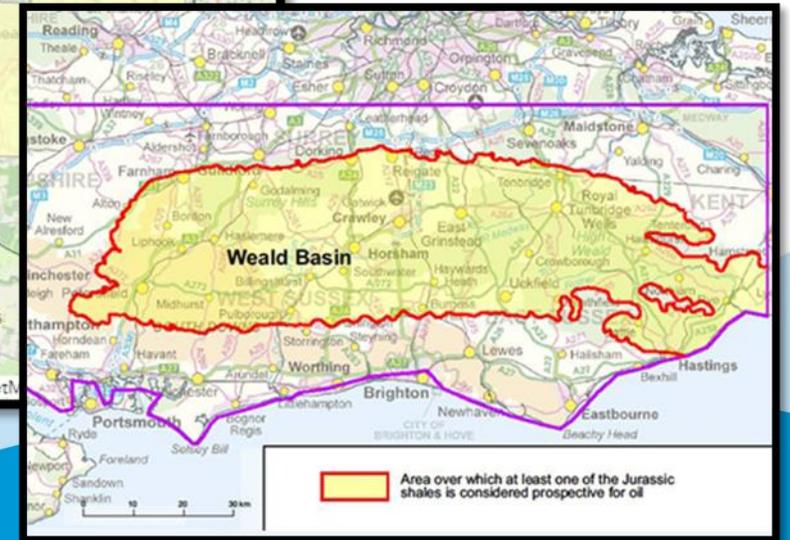
Weald Basin



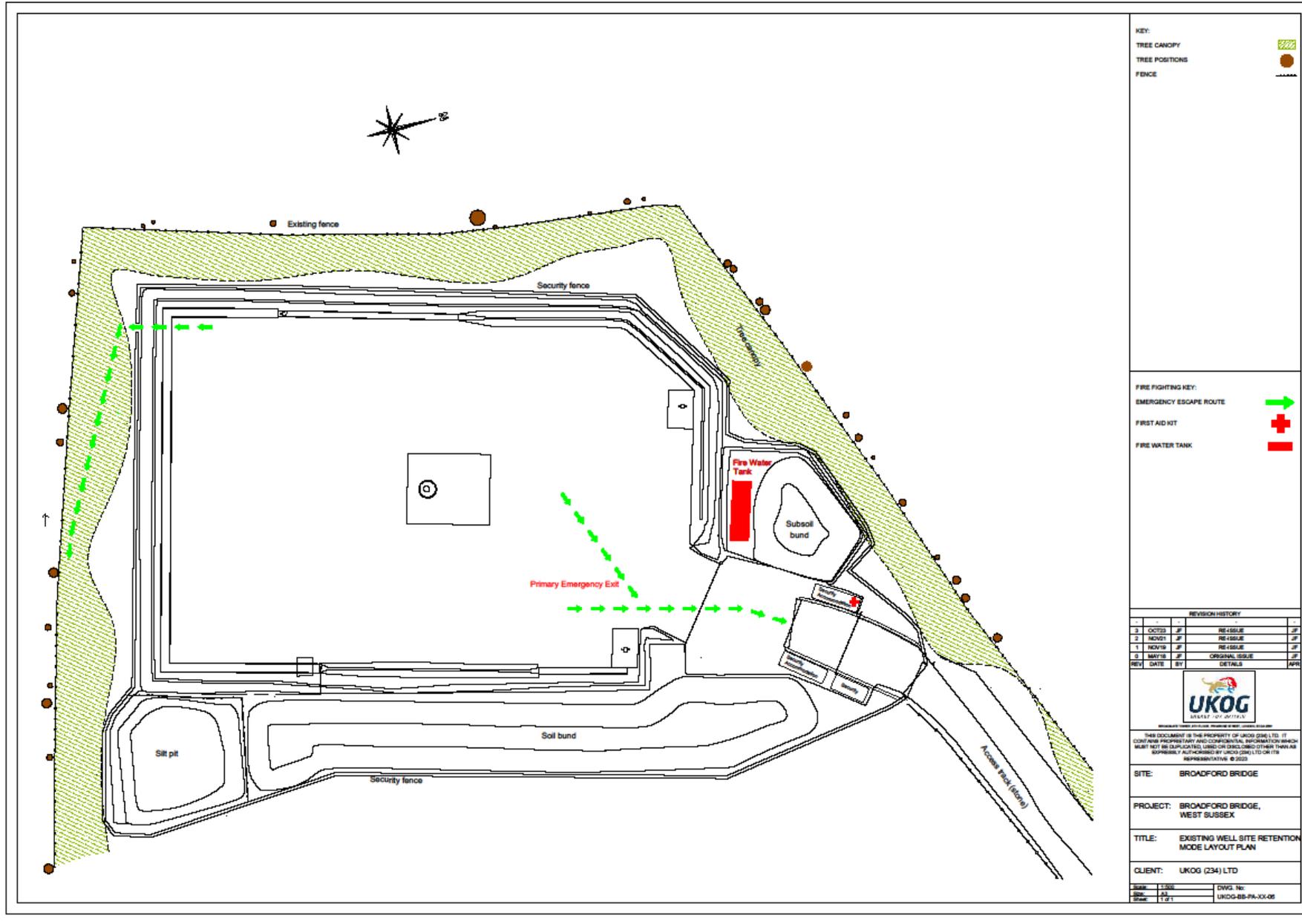
★ Horse Hill -
Permission granted for production (subject to ongoing Supreme Court challenge)

★ Loxley – Permission granted for exploration

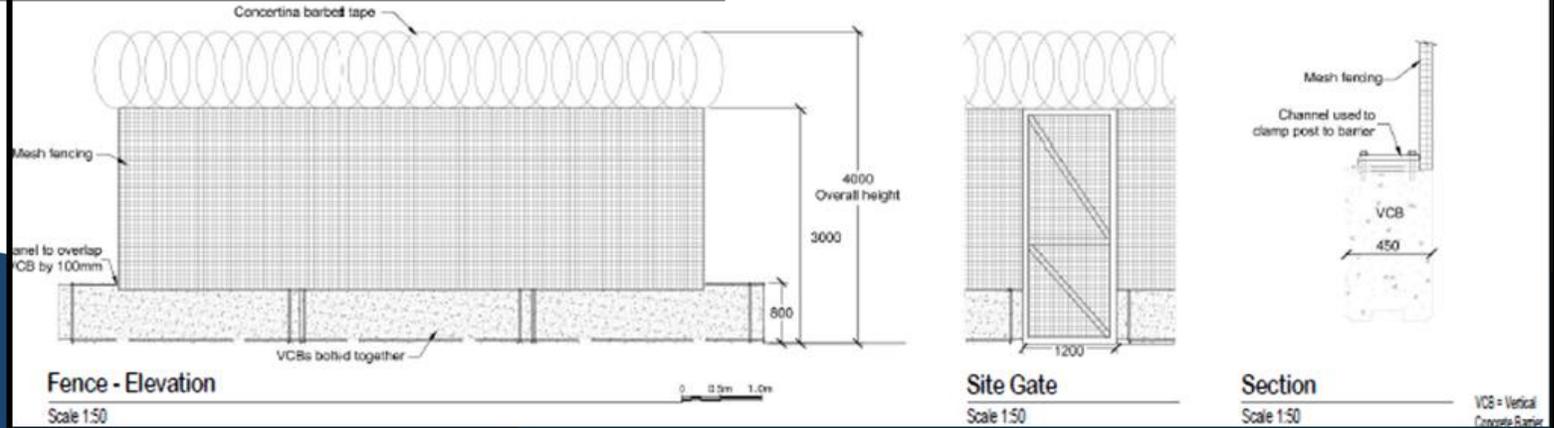
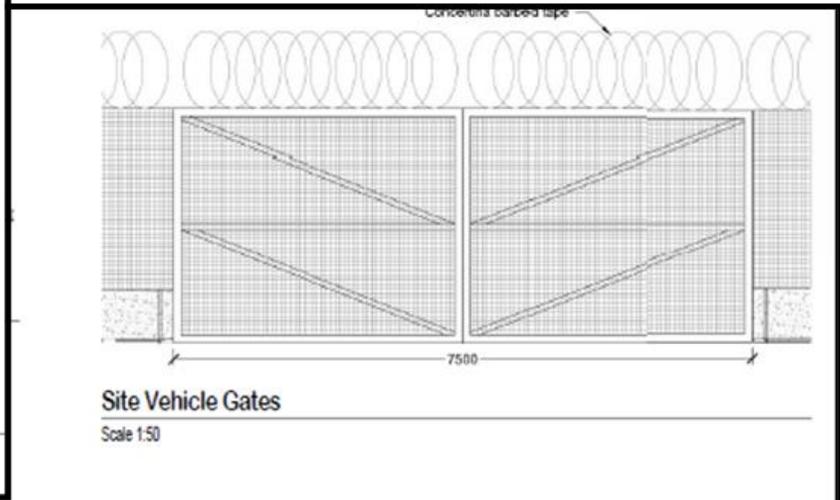
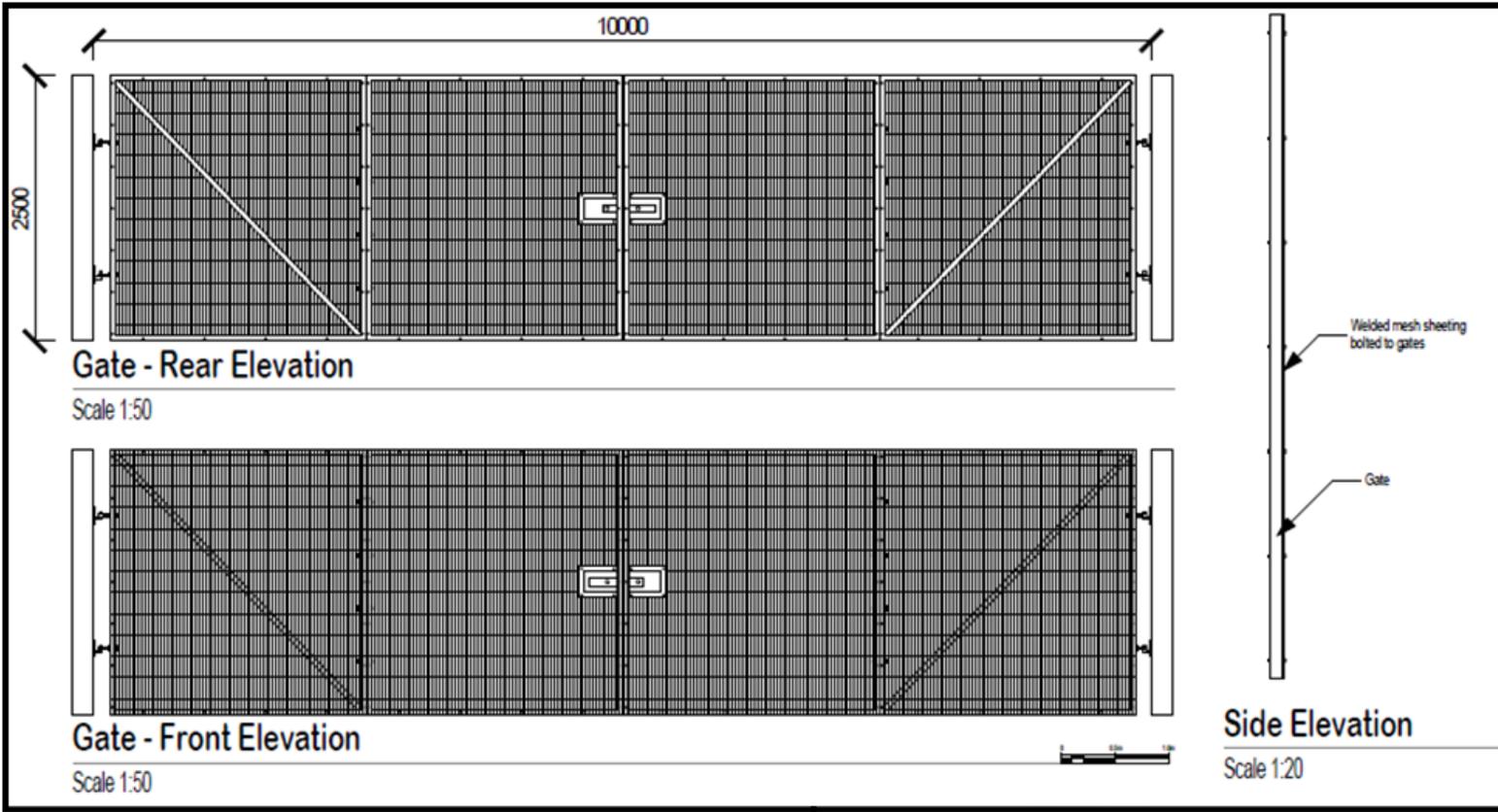
★ Application Site



'Retention Mode' Layout



Fencing/Gates



Site Photos 19/12/23



Site Photos 19/12/23



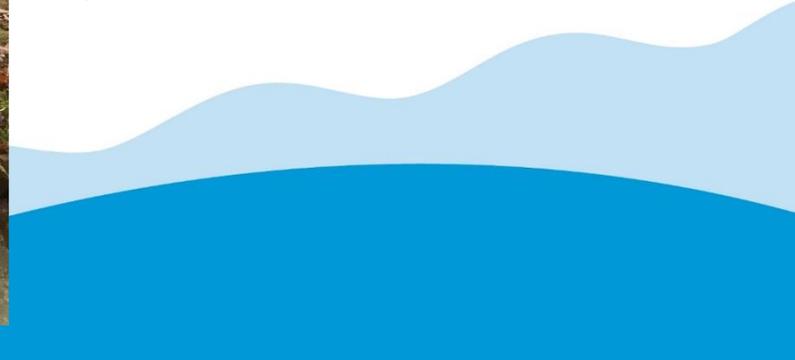
Site Photos 19/12/23



Site Photos 19/12/23



Site Photos 19/12/23



Consultees and Representations



WSSC/046/23 (Well-Site)

No objection:

- Horsham District Council
- Environment Agency
- Health and Safety Executive (HSE)
- WSSC Highway Authority
- WSSC Arboriculture
- WSSC Ecology
- WSSC Flooding and Drainage (LLFA)

Objection:

- West Chiltington Parish Council

Third Parties

- 103 Objections
- 1 Support

WSSC/047/23 (Security fencing and cabins)

No objection:

- Horsham District Council
- Health and Safety Executive (HSE)
- WSSC Highway Authority
- WSSC Arboriculture
- WSSC Ecology
- WSSC Flooding and Drainage (LLFA)

Third Parties

- 1 Objection

Comments/Concerns:

- County Councillor Charlotte Kenyon

Key Issues and Conclusions



- **Need for the development**
 - attracts great positive weight in the planning balance.
- **Impact on Landscape Character**
 - attracts little negative weight in the planning balance
- **Restoration of the site**
 - a delay to the restoration of the site for a further two years attracts little negative weight in the planning balance

Overall Conclusion



- The proposed developments accord with the statutory development plan when read as a whole
- No material considerations suggest determination other than in accordance with the statutory development plan
- On balance, the benefits of the proposals outweigh any disbenefits and, as such, the proposed developments constitute 'sustainable development' as defined in the National Planning Policy Framework (NPPF).

Recommendation



It is **recommended** that:

- Planning permission be granted for planning application ref. WSCC/046/23 (Well-site) subject to the conditions and informatives set out at Appendix 1; and
- Planning permission be granted for planning application ref. WSCC/047/23 (Security fencing and cabins) subject to the conditions and informatives set out at Appendix 2.