

SITE VISIT REPORT MINERALS & WASTE

Site:	Feltons Farm Oilfield, off Old School Lane, Brockham
CPA reference:	MIN MO 25
Operator:	Angus Energy Weald Basin No.3 Ltd
Date & time:	20 April 2017 at 13:43pm
Nature of visit:	Routine monitoring
Person(s) present:	Ms Karen Jackson
Nature of operations:	Minerals Production, treatment & export of crude oil
Operational status:	Active
Weather conditions:	Clear, dry
Ground conditions:	Dry
Access conditions:	No obstructions; adequate signage
Approach road(s):	Clean
Photographs:	Yes

CPA OBSERVATIONS

1. Approach road to the site (Old School Lane) was clean in both directions and free from any site derived extraneous mater. Entered Feltons Farm and continues westwards along the potholed access track which leads towards the main operational area of the site.
2. Parked outside main gates where parking area had been created.
3. The main site gates were locked and secured at time of visit.
4. No personnel noted on site at time of visit. Called the site office number as shown on signage but had no response. Due to inability to gain access to site I viewed it from the surrounding perimeter fencing.
5. New green metal palisade fencing has been erected around the main operational area of the site, with gates positioned in both the south-eastern and south-western corners of this area. Several signs have been affixed to this new fencing.
6. Five new lighting posts, complete with lighting pointing into the main operational area of the site, have been installed around the perimeter of this area.
7. Two new grey offices have been installed along the southern boundary with a parking area to the west of these offices. An addition unit was noted along the eastern boundary. These have all been installed on new concrete hardstanding
8. Drainage ditch around the pumping area remains in place and appears well maintained.
9. The surface area of the site has been laid with grey shingle type material.
10. A new banded stockpile of soils was noted along the northwest boundary.
11. The two nodding donkeys that had previously been removed from their usual positions were stored towards the western end of the main operational area.
12. Two small units were noted in the northwest corner one appeared to have a chimney type flue attached.
13. The large green tank in the North West corner remains in situ and the concrete bund appears to have been renewed.
14. The old 3 old green holding tanks have been removed from the northern part of the site.
15. Two well heads were noted centrally where previously nodding donkeys had been in operation. These were now fenced off.
16. The northern boundary bund behind this compound remains in place and continues to appear well maintained.
17. A campervan was noted parked within the site on the eastern boundary adjacent to the new unit

ACTIONS AND INFORMATION FOR THE OPERATOR

'On 26 January 2017 Officers from SCC, EA and HSE attended a site visit, when Angus Energy confirmed to everyone present that they had drilled a new sidetrack well from the existing BRX4 well. In a meeting on 15 February 2017 SCC Officers advised Angus Energy that they need to make a retrospective planning

application for the new sidetrack well. The sidetrack was later referred to as BRX-4Z. '

Additionally

Condition 4 of planning permission ref: MO06/1294 dated 10 May 2007 removed permitted development rights for the site, and therefore any development which it is proposed to retain after the completion of maintenance operations will require the benefit of planning permission. This will include the new perimeter fencing, lighting and CCTV camera; replacement container units and offices; and additional associated hardstanding and the new general site layout.

OUTSTANDING CONDITION REQUIREMENTS

MO06/1294 dated 10 May 2007

Grant planning permission for the continued use of 1.2ha of land for the production, treatment and export of crude oil from an existing well site without compliance with condition 4 of planning permission ref: MO01/1288 dated 11 December 2001 such that the development shall cease and site restoration completed by 31 December 2036.

4. Notwithstanding the provisions of the Town and Country Planning General (Permitted Development) Order 1995 Schedule 2 Part 19 and Part 21, no fixed plant or machinery, buildings structures or private ways shall be erected, extended, installed or replaced at the application site without prior agreement in writing of the County Planning Authority.

OPERATIONAL REQUIREMENTS

MO08/0894 dated 1 September 2008 (Not implemented)

Grant planning permission for the construction of a concrete hardstanding of some 1841 square metres.

1. The development permitted shall be carried out and completed in all respects strictly in accordance with the submitted plans and documents contained within the application and no variations or omissions shall take place without approval in writing from the County Planning Authority.
2. The permitted development shall be begun no later than the expiration of three years beginning with the date of the above permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.
3. The development permitted shall cease on or before 31 December 2036, by which date the concrete hardstanding shall have been broken up and removed from the site and the land restored strictly in accordance with the restoration scheme that is to be submitted and approved under condition 16 of planning permission ref: MO06/1294 dated 10 May 2007, or any subsequent approved schemes.
4. No lights shall be illuminated nor shall any operations or activities authorised or required by this permission, including access by HGVs, take place other than during the hours of 0730 to 1800 hours Monday to Friday and 0800 to 1300 hours on Saturdays. There shall be no working at any time on Sundays, Bank Holidays or National Holidays.
5. All vehicles entering or exiting the site shall follow the route shown on drawing Figure No.1 approved under planning permission Ref: MO92/0969 issued in January 1995 and attached to the superseding legal agreement dated 25 April 2007.
6. Prior to the commencement of operations which involve the movement of materials in bulk to or from the site, measures to clean the wheels of HGVs shall be provided at the site for use at all times and shall be used as frequently as is necessary to ensure that the public highway is kept clean and to prevent the creation of a dangerous surface on the public highway.
7. The operator shall ensure that the public is not impeded from using Betchworth Public Footpath No.86 and that safety is ensured by the placing of warning notices for both pedestrians and drivers at the point where the public right of way crosses the site access route.
8. There shall be no discharge of foul or contaminated drainage from the hardstanding to either groundwater or any surface waters, in particular to Tanners Brook, either direct or via soakaways.
9. Prior to the permitted development commencing a scheme for the provision of surface water drainage works shall have been submitted to the County Planning Authority and approved in writing. Such a scheme shall be implemented in full as approved prior to the construction of any impermeable surface draining to this system unless otherwise agreed in writing by the County Planning Authority.

MO07/0161 dated 19 June 2007 (Expired)

Grant planning permission for installation and operation of a drilling rig on an existing wellsite for: (a) workover programme of existing well, and (b) the drilling of a new well, for a temporary period until 31 December 2008.

1. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted plans and documents contained within the application and no variations or omissions shall take place without the prior approval in writing from the County Planning Authority.

2. From the commencement of the development to the cessation of operations hereby permitted, a copy of this planning permission including all documents and plans shall be displayed on the site during working hours in a location which is readily accessible to any person undertaking the development and officers of the County Planning Authority.
3. The development hereby permitted shall be begun no later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.
4. The development hereby permitted shall cease on or before 31 December 2008, by which date 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 site shall be returned to its former condition, as permitted under MO06/1294 for the continued production of oil. Notwithstanding the requirements of this scheme, any plant or equipment required to make the site safe to a specification agreed with the Department of Trade and Industry in accordance with the Petroleum (Production) Land Areas Regulations 1994 or any subsequent Regulations may remain in position.
5. Notwithstanding any provision to the contrary under Parts 19 or 22 of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, no plant, building or machinery whether fixed or moveable, shall be erected on the application site without the prior written approval of the County Planning Authority in respect of the siting, detailed design, specifications and appearance of the installation, such details to include the levels of noise emission and tonal characteristics of any plant or machinery.
6. All vehicles entering or leaving the site shall follow the route shown on drawing entitled 'Figure No.1' approved under planning permission MO92/0969 and attached to the superseding legal agreement dated 25 April 2007.
7. Except for the case of emergency, no commercial vehicles shall enter or leave the site except between the hours of 07.00-08.00, 09.00-15.30, or 18.00-19.00, on Monday to Friday, and 08.00-13.00 on Saturday.
8. No watercourses shall be incorporated into or allowed to discharge into any part of the application site nor shall there be any direct connection between the site and any watercourse without the prior permission of the County Planning Authority following consultation with the Environment Agency.
9. All possible steps shall be taken to prevent any suspended material passing into any watercourse from the production operations. There shall be no discharge of sand, oil, grease or any other effluent or injurious matter into the watercourse.
10. The applicant will ensure that appropriate measures are taken to minimise noise disturbance from operations by including appropriate acoustic enclosures on all suitable equipment so as to protect nearby residents and users of the local network of public rights of way.
11. The noise arising from any operation, plant or machinery on the site, when measured or recalculated as at a height of 1.2 metres above ground level and 3.5 metres from the façade of a residential property or other noise sensitive building that faces the site shall not exceed 45 LAeq during any 30 minute period.
12. Notwithstanding the provisions of Condition 11 above, during the hours of 1900 to 0800 hours the level of noise arising from any activity on site including the drilling operations, when recalculated as at a height of 4 metres above ground level and 3.5 metres from the façade of any noise sensitive building that faces the site shall not exceed 40 LAeq, during any 30 minute period and so as to ensure that these levels are not exceeded the following measures shall be undertaken:
 - a) The generators on this site shall be housed and equipped with silencers designed to ensure specified noise levels are not exceeded and thereafter maintained in good condition.
 - b) The mud pumps and driver shall be fitted with acoustic enclosures.
13. Between the hours of 2100 to 0700 inclusive, no tripping shall be undertaken, nor shall casing be cemented except in cases of emergency or with the prior written agreement of the County Planning Authority.
14. All practical efforts shall be taken to minimise any upward waste of light produced by the lights situated on the drilling rig, by the fitting and use of an appropriate baffle to shield light spillage.
15. Betchworth Public Footpath 86 crosses the access to the proposal site. Whilst the oil field is operational, the applicant shall ensure that public is not impeded from using the public right of way and as such safety to the public is ensured by the placing of warning notices at the crossing point. The granting of permission does not authorise the applicant to interfere with the public right of way, as this must be sought by prior permission of the Surrey Highway Authority.

MO06/1294 dated 10 May 2007

Grant planning permission for the continued use of 1.2ha of land for the production, treatment and export of crude oil from an existing well site without compliance with condition 4 of planning permission ref: MO01/1288 dated 11 December 2001 such that the development shall cease and site restoration completed by 31 December 2036.

1. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted plans and documents contained within the application and no variations or omissions shall take place without prior approval in writing from the County Planning Authority.
2. From the commencement of the development to the cessation of operations hereby permitted, a copy of this planning permission including all documents and plans shall be displayed on the site during working hours in a location which is readily accessible to any person undertaking the development and officers of the County Planning Authority.
3. The development permitted shall cease on or before 31 December 2036, by which date all fixed plant or machinery, access and hardstandings subject to this permission together with their foundations and bases shall be removed from the site and the land restored in accordance with a scheme to be submitted and approved by the County Planning Authority. Notwithstanding the requirements of this scheme, any plant or equipment required to make the site safe to a specification agreed with the Department of Trade and Industry in accordance with the Petroleum (Production) Land Areas Regulations 1994 or any subsequent Regulations may remain in position.
4. Notwithstanding the provisions of the Town and Country Planning General (Permitted Development) Order 1995 Schedule 2 Part 19 and Part 21, no fixed plant or machinery, buildings structures or private ways shall be erected, extended, installed or replaced at the application site without prior agreement in writing of the County Planning Authority.
5. No operations or activities authorised or required by the permission shall be carried out, and no light except intermittent security or safety lighting within the site shall be illuminated, except between 0730 and 1800 hours Mondays to Fridays, and 0800 to 1300 hours Saturdays, and there shall be no working on Sundays or National or Bank Holidays.
6. All vehicles entering or leaving the site shall follow the route shown on drawing entitled 'Figure No. 1' approved under planning permission MO92/0969 and attached to the legal agreement dated 9 January 1995.
7. Except for the case of emergency, no commercial vehicles shall enter or leave the site except between the hours of 0700-0800, 0900-1900, on Monday to Friday, and 0800-1300 on Saturday.
8. The existing parking and turning area shall be maintained exclusively for that purpose.
9. The access and sight lines to Bushbury Lane provided in accordance with the terms of Condition 15 of planning permission MO86/1112 dated 20 May 1987 shall be maintained to the reasonable satisfaction of the County Planning Authority.
10. No watercourses shall be incorporated into or allowed to discharge into any part of the application site nor shall there be any direct connection between the site and any watercourse without the prior permission of the County Planning Authority following consultation with the Environment Agency.
11. All possible steps shall be taken to prevent any suspended material passing into any watercourse from the production operations. There shall be no discharge of sand, oil, grease or any other effluent or injurious matter into the watercourse.
12. The applicant will ensure that appropriate measures are taken to minimise noise disturbance from operations by including appropriate acoustic enclosures on all suitable equipment so as to protect nearby residents and users of the local network of public rights of way.
13. The noise arising from the operations of the use of any plant or equipment associated with such operations on the site of the development hereby permitted, may not exceed the $\frac{1}{3}$ octave values (criterion value) in the table, attached at ANNEXE 1, when measured in free field conditions or recalculated as at, any noise sensitive location.
14. Notwithstanding the provisions of Condition 13 (above) during the night time hours between 2200 and 0700 noise arising from the site will not exceed 35dB LAeq (1 hour) and so to ensure these levels are not exceeded the following measures shall be undertaken:
 - a) The generators on this site shall be housed and equipped with silencers designed to ensure specified noise levels are not exceeded and thereafter maintained in good condition.
 - b) Water injections pumps shall be enclosed.
15. Betchworth Public Footpath 86 crosses the access to the proposal site. Whilst the oil field is operational, the applicant shall ensure that public is not impeded from using the public rights of way and as such safety to the public is ensured by the placing of warning notices at the crossing point. The granting of permission does not authorise the applicant to interfere with the public right of way, as this must be sought by prior permission of the County Highway Authority.
16. In accordance with Condition 3 the site shall be returned to a condition suitable for agriculture in accordance with a scheme to be submitted for the approval of the County Planning Authority by 31 December 2031 or 5 years prior to the cessation of mineral working whichever is the sooner, and shall include the following measures to restore the site to agricultural use to the satisfaction of the County Planning Authority:

- a) A person with expertise in site restoration and with powers to require in the interests of restoration that operations be carried out or discontinued shall supervise the restoration, aftercare and the works described in Condition 3.
- b) Following removal of the plant equipment and hardstanding as required by the Condition 3, the area is to be thoroughly ripped or deeply cultivated so that any compacted areas are effectively broken up.
- c) The subsoil is to be spread over the restoration area at an even depth so as to follow the final contours. This soil is to be deeply cultivated so that any compact layers are effectively broken up.
- d) The topsoil is to be spread over the restoration area at an even depth above the subsoil so as to achieve the final levels and configuration above.
- e) Both during and on completion of the restoration provision shall be made for the natural or artificial drainage of the site to the satisfaction of the County Planning Authority and shall include the provision by the applicant or the owner of the land or their successors in title, of the land drainage which the County Planning Authority may consider to bring the land back to use.

MO/2001/1288 dated 11 December 2001 (Expired)

Grant planning permission for retention of an existing 1.2 hectare well site and access road, the erection of production equipment, the production of oil and export by tanker.

1. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted plans and documents contained within the application and no variations or omissions shall take place without prior approval in writing from the County Planning Authority.
2. From the commencement of the development to the cessation of operations hereby permitted, a copy of the planning permission including all documents and plans shall be displayed on the site during working hours in a location which is readily accessible to any person undertaking the development and officers of the County Planning Authority.
3. The development hereby permitted shall be begun not later than the expiration of 12 months of this decision letter; and written notifications of the date of commencement shall be sent to the County Planning Authority within seven days of such commencement.
4. The development hereby permitted shall cease on or before 31 December 2006, by which date all fixed plant or machinery, access and hardstandings subject to this permission together with their foundations and bases shall be removed from the site and the land restored in accordance with a scheme approved by the County Planning Authority pursuant to Condition 18. Notwithstanding the requirements of this condition and the approved restoration scheme, any plant or equipment required to make the site safe to a specification agreed with the Department of Trade and Industry in accordance with the Petroleum (Production) Land Areas Regulations 1994 or any subsequent regulations may remain in position.
5. Notwithstanding the provisions of the Town and Country Planning General (Permitted development) Order 1995 Schedule 2 Part 19 and Part 21, no fixed plant or machinery, buildings structures or private ways shall be erected, extended, installed or replaced at the application site without agreement in writing of the County Planning Authority.
6. No operations or activities authorised or required by the permission shall be carried out, and no light except intermittent security or safety lighting within the site shall be illuminated, except between 0730 and 1800 Mondays to Fridays, and 0800 to 1300 Saturdays, and there shall be no working on Sundays or National and Bank Holidays. (MO06/1294 dated 10 May 2007).
7. All vehicles entering or leaving the site shall follow the route shown on Drawing No.1 of application MO92/09929.
8. Except for the case of emergency, no commercial vehicles shall enter or leave the site except between the hours of 07.00-08.00, 09.00-15.30, or 18.00-19.00 Mondays to Fridays, and 08.00-13.00 Saturdays.
9. The existing parking and turning area shall be maintained exclusively for that purpose.
10. The access and sight lines to Bushbury Lane provided in accordance with the conditions 15 of planning permission MO/86/1112 dated 20 May 1987 shall be maintained exclusively for that purpose.
11. Before any operation hereby approved are commenced, which involve the movement of materials in bulk to or from the site, facilities shall be provided as they may be agreed by the County Planning Authority, after consultation with the County Highways Authority, to prevent the deposition of extraneous matter on the public highway and shall thereafter be maintained and used whenever the said operations are carried out.
12. No watercourses shall be incorporated into or allowed to discharge into any part of the application site nor shall there be any direct connection between the site and any watercourse without the prior permission of the County Planning Authority following consultation with the Environment Agency.
13. All possible steps shall be taken to prevent any suspended material passing into any watercourse from the production operations. There shall be no discharge of sand, oil, grease or any other effluent or injurious matter into the watercourse.

14. The applicant shall ensure that appropriate measures are taken to minimise noise disturbance from operations by including appropriate acoustic enclosures on all suitable equipment so as to protect nearby residents and users of the local network of public rights of way.
15. The noise arising from the operations or the use of any plant or equipment associated with such operations on the site of the development permitted, may not exceed the $\frac{1}{3}$ octave values (criterion value) in the table, attached at annexe 1 of the officers report, when measured in free field conditions or recalculated as at, any noise sensitive location.
16. Notwithstanding the provisions of condition 15 of the permission during the night time hours between 2200 and 0700 noise arising from the site will not exceed 35db LAeq (1 hour) and so to ensure these levels are not exceeded the following measures shall be undertaken:
 - a) The generators on this site shall be housed and equipped with silencers designed to ensure specified noise levels are not exceeded and thereafter maintained in good condition.
 - b) Water injections pumps shall be enclosed.
17. Betchworth Public Footpath 86 crosses the access to the proposed site. Whilst the oil field is operational, the applicant shall ensure that public is not impeded from using the public rights of way and as such safety to the public is ensured by the placing of warning notices at the crossing point. The granting of permission does not authorise the applicant to interfere with the public rights of way, as this must be sought by prior permission of the Surrey Highway Authority.
18. In accordance with Condition 4 the site shall be returned to a condition suitable for agriculture in accordance with a scheme to be submitted for the approval of the County Planning Authority within six months of permission, and shall include the following measures to restore the site to agricultural use to the satisfaction of the County Planning Authority:
 - a) A person with expertise in site restoration, and with powers to require in the interests of restoration that operations be carried out or discontinued shall supervise the restoration, aftercare and the works described in condition 4.
 - b) Following removal of the plant equipment and hardstanding as required by the condition 4, the area is to be thoroughly ripped or deeply cultivated so that any compacted areas are effectively broken up.
 - c) The subsoil is to be spread over the restoration area at an even depth so as to follow the final contours. This soil is to be deeply cultivated so that any compact layers are effectively broken up.
 - d) The topsoil is to be spread over the restoration area at an even depth above the subsoil so as to achieve the final levels and configuration above.
 - e) Both during and on completion of the restoration provision shall be made for the natural or artificial drainage of the site to the satisfaction of the County Planning Authority and shall include the provision by the applicant or the owner of the land or their successors in title, of the land drainage which the County Planning Authority may consider necessary to bring the land back to use.

MO00/1706 dated 22 December 2000 (Expired)

Grant planning permission for the retention of an existing well site and access road for a temporary period of 12 months and the temporary installation of equipment for the carrying out of production testing operations over a period of three months.

1. The permission hereby granted shall be for a limited period expiring on 31 December 2001. 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 by this date or within six months of the completion of production testing operations, whichever is the earlier. All the land where such works stood shall be restored to its former condition in accordance with the terms of the application hereby permitted. Notwithstanding this, any plant or equipment required to make the site safe to a specification agreed with the Department of Energy in accordance with the Petroleum (Production) (Land Areas) Regulations 1984 or any subsequent Regulations may remain in position.
2. The duration of production testing operations shall not exceed 90 days nor involve more than 3 tanker loads per week except with the prior written permission of the County Planning Authority.
3. The appraisal and production of hydrocarbons and subsequent restoration hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plans contained in the application and with such details as are subsequently approved by the County Planning Authority and no variations or omissions shall take place without the prior approval in writing of the County Planning Authority.
4.
 - a) No watercourses shall be incorporated into or allowed to discharge into any part of the application site nor shall there be any direct connection between the site and any watercourse without the prior permission in writing of the County Planning Authority following consultation with the Environment Agency.
 - b) All possible steps shall be taken to prevent any suspended matter or material passing into any watercourse from production testing operations. There shall be no discharge of sand, oil, grease or any other offensive or injurious matter into any watercourse.

5. Site preparation work and installation of equipment for the carrying out of production testing operations and subsequent reinstatement shall not be undertaken except between the hours of 0700-1900 on Monday to Friday; 0700-1300 on Saturday and no such work shall take place at any time on Sunday or a public holiday, without the prior written permission of the County Planning Authority.
6. Except in the case of emergency, no commercial vehicles shall enter or leave the site except between the hours of 0700-0800, 0900-1530 or 1800-1900, on Monday to Friday or 0700-1300 on Saturday.
7. All vehicles entering or leaving the site shall follow the route shown on Drawing No Figure 1 of application MO92/0969.
8. Without the prior written approval of the County Planning Authority, no diesel mechanical drilling rig shall be used on the site. During the hours of 2200-0700 inclusive no tripping shall be undertaken nor shall casing be cemented except in cases of emergency or with the prior written permission of the County Planning Authority.
9. The noise arising from the testing operations or the use of any plant or equipment associated with such operations on the site of the development hereby permitted, when measured at or recalculated as at a height of 1.2m above ground level and 3.6m from the façades of residential properties facing the sites shall not exceed 45dBA Leq (1 hour).
10. Notwithstanding the provisions of Condition 10 during the hours of 2200 to 0700 the noise arising from any activity on the site of the development hereby permitted, when measured at or recalculated as at a height of 4m above ground level and 3.6m from the façades of residential properties facing the site shall not exceed 35dBA Leq (1 hour) and so as to ensure that these levels are not exceeded the following measures shall be undertaken:
 - a) The generators shall be housed and equipped with silencers designed to ensure that the specified noise levels are not exceeded and thereafter maintained in good condition.
 - b) Water injection pumps shall be enclosed.
11. In accordance with the provisions of Condition 1 the site shall be returned to a condition suitable for agriculture at previously existing ground levels in accordance with a scheme to be submitted for the approval of the County Planning Authority within six months of the date of this permission, so as to facilitate natural drainage and to permit the carrying out of normal agricultural operations. When approved such restoration shall be carried out to the satisfaction of the County Planning Authority in accordance with the following provisions:
 - a) A person or persons with knowledge or an expertise in site restoration and having powers to require in the interests of restoration that operations be carried out or discontinued shall supervise restoration, aftercare and the works described in Condition 1.
 - b) Following removal of plant equipment and hardstanding as required by Condition 1, the area is to be thoroughly ripped or deeply cultivated so that any compact layers are effectively broken up.
 - c) The subsoil is to be spread over the restoration area at an even depth so as to follow the final contours. The soil is to be deeply cultivated so that any compact layers are effectively broken up.
 - d) The topsoil is to be spread over the restoration area at an even depth above the respread subsoil so as to achieve the final levels and configuration described above.
 - e) Both during and on completion of the restoration provision shall be made for the natural or artificial drainage of the site to the satisfaction of the County Planning Authority and shall include the provision by the applicant or the owner of the land or their successors in title, of any land drainage which the County Planning Authority may consider necessary to bring the land back to agricultural use.
12. The land shall be brought to the required standard for use for agriculture in accordance with the provisions of the aftercare scheme which, under the terms of this condition, shall be submitted to the County Planning Authority within 12 months of the date of this permission. The scheme shall include details of the planting or seeding, cultivation, fertilisation, watering, drainage, the provision of hedges, fences, shelter belts and other treatment of the land than it is proposed should be carried out. The applicant shall notify the 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 applicants, the owners or their successors in title and the County Planning Authority, to monitor the success of the scheme. Should it prove necessary further meetings will be held within the period of five years from the commencement of aftercare.
13. The access and sight lines to Bushbury Lane provided in accordance with the terms of Condition 15 of planning permission MO86/1112 dated 20 May 1987 shall be maintained to the reasonable satisfaction of the County Planning Authority and the area in advance of the sight lines shall be kept permanently clear of obstructions.
14. The existing parking and turning area at the premises shall be maintained exclusively for that purpose.
15. Before any of the operations hereby approved are commenced, which involve the movement of materials in bulk to or from the site, facilities shall be provided as may be agreed with the County Planning Authority, after consultation with the County Highway Authority, to prevent the deposition of extraneous matter on the public highway and shall thereafter be maintained and used whenever the said operations are carried out.

MO92/0969 dated 13 January 1995

Grant planning permission to retain the existing 1.2ha well site, further test the existing oil bore, drill up to 5 additional wells and install production and road tanker loading facilities.

1. The development for which permission is granted shall be begun not later than the expiration of five years beginning with the date of this permission.
2.
 - a) All buildings, plant, machinery and engineering works shall be removed from the application site within whichever is the earliest of the following time periods:
 - i. 12 months of completion of flow testing of the first bore to be drilled under the terms of this permission unless the County Planning Authority have previously approved a scheme required by Condition 3.
 - ii. 6 months of the completion of the extraction of oil; or
 - iii. 15 years from the commencement of drilling operations under the terms of this permission.

Within 12 months of that date all the land shall be returned to its former condition in accordance with Condition 14 and the terms of the permitted application. This condition shall not require removal of any plant or equipment needed to make the site safe.
 - b) The duration of the flow testing period of the first borehole to be drilled under the terms of this permission shall not exceed 6 months nor involve more than 6 tanker loads per day except with the prior written permission of the County Planning Authority.
3. Within 12 months of the drilling of the first borehole under the terms of this permission and before further wells are drilled for commercial production, a scheme for the transportation of oil shall be submitted for approval by the County Planning Authority. This scheme shall:
 - a) Specify the volume of recoverable oil.
 - b) State the predicted life of the field.
 - c) Provide for the movement of oil by rail and/or pipeline to a point which minimises heavy goods vehicle traffic on roads which are not principal roads.
 - d) Specify the volume, frequency and duration of heavy goods vehicle traffic and assess the impact of such traffic on local highways and the environment generally in the light of experience gained from the period of flow testing.
4. The appraisal and production of hydrocarbons and subsequent restoration hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plans contained in the application and with such details as are subsequently approved by the County Planning Authority and no variations or omissions shall take place without the prior approval in writing of the County Planning Authority.
5. All topsoil, subsoil and overburden shall be separately stored for subsequent respreading in accordance with Condition 2.
6.
 - a) No watercourses shall be incorporated into or allowed to discharge into any part of the application site nor shall there be any direct connection between the site and any watercourse without the prior permission in writing of the County Planning Authority following consultation with the National Rivers Authority.
 - b) All possible steps shall be taken to prevent any suspended matter or material passing into any watercourse from the drilling and subsequent operations. There shall be no discharge of sand, oil, grease or any other offensive or injurious matter into any watercourse.
7. Site preparation work, installation and erection of the drilling rig and other equipment and subsequent reinstatement shall not be undertaken except between the hours of 0700-1900 on Monday to Friday; 0700-1300 on Saturday and no such work shall take place at any time on Sunday or a public holiday, without the prior written permission of the County Planning Authority.
8. Except in the case of emergency, no commercial vehicle shall enter or leave the site except between the hours of 0700-0800, 0900-1530 or 1800-2000, on Monday to Friday or 0700-1300 on Saturday.
9. All vehicles entering or leaving the site shall follow the route shown on application Drawing No Figure 1 hereby approved.
10. Before the development commences, details shall have been submitted to and approved by the County Planning Authority of arrangements to be made for the disposal of drilling mud at a disposal point licensed under the Control of Pollution Act 1974.
11. Without the prior written approval of the County Planning Authority, no diesel mechanical drilling rig, shall be used on the site. During the hours of 2200-0700 inclusive no tripping shall be undertaken nor shall casing be cemented except in cases of emergency or with the prior written permission of the County Planning Authority.
12. The noise arising from any drilling or testing operations or the use of any plant or equipment associated with such operations on the site of the development hereby permitted, when measured at or recalculated as at a height of 4.2m above ground level and 3.6m from the façades of residential properties facing the site shall not

exceed 45dBA Leq (1 hour).

13. Notwithstanding the provisions of Condition 12 during the hours of 2200 to 0700 the noise arising from any activity on the site of the development hereby permitted, when measured at or recalculated as at a height of 2.2m above ground level and 3.6m from the façades of residential properties facing the site shall not exceed 35dBA Leq (1 hour) and so as to ensure that these levels are not exceeded the following measures shall be undertaken:
 - a) The generators shall be housed and equipped with silencers designed to ensure that the specified noise levels are not exceeded and thereafter maintained in good condition.
 - b) Water injection pumps shall be enclosed.
14. In accordance with the provisions of Condition 2 the site shall be returned to a condition suitable for agriculture at previously existing ground levels in accordance with a scheme to be submitted for the approval of the County Planning Authority within six months of the date of this permission, so as to facilitate natural drainage and to permit the carrying out of normal agricultural operations. When approved such restoration shall be carried out to the satisfaction of the County Planning Authority in accordance with the following provisions:
 - a) A person or persons with knowledge or an expertise in site restoration and having powers to require in the interests of restoration that operations be carried out or discontinued shall supervise restoration, aftercare and the works described in Condition 2.
 - b) Following removal of plant equipment and hardstanding as required by Condition 2, the area is to be thoroughly ripped or deeply cultivated so that any compact layers are effectively broken up.
 - c) The subsoil is to be spread over the restoration area at an even depth so as to follow the final contours. This soil is to be deeply cultivated so that any compact layers are effectively broken up.
 - d) The topsoil is to be spread over the restoration area at an even depth above the respread subsoil so as to achieve the final levels and configuration described above.
 - e) Both during and on completion of the restoration provision shall be made for the natural or artificial drainage of the site to the satisfaction of the County Planning Authority and shall include the provision by the applicant or the owner of the land or their successors in title, of and land drainage which the County Planning Authority may consider necessary to bring the land back to agricultural use.
15. The land shall be brought to the required standard for use for agriculture in accordance with the provisions of an aftercare scheme which, under the terms of this condition, shall be submitted to the County Planning Authority for approval within 12 months of commencement of operations. The scheme shall include details of the planting or seeding, cultivation, fertilisation, watering, drainage, the provision of hedges, fences, shelter belts and other treatment of the land that it is proposed should be carried out, the applicant shall notify the 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 applicants, the owners or their successors in title and the County Planning Authority, to monitor the success of the scheme. Should it prove necessary further meetings will be held within the period of five years from the commencement of aftercare.
16. The access and sight lines to Bushbury Lane provided in accordance with the terms of Condition 15 of planning permission MO86/1112 dated 20 May 1987 shall be maintained to the reasonable satisfaction of the County Planning Authority and the area in advance of the sight lines shall be kept permanently clear of obstructions.
17. The premises, the subject of the application, shall not be occupied until space has been provided and properly laid out and paved, in accordance with the scheme indicated on the application drawings, to accommodate:
 - a) Parking
 - b) Loading
 - c) Unloading
 - d) Turning

Of vehicles clear of the highway and the space shall be maintained thereafter free of any impediment to its designated use.
18. Following compliance with the Condition numbered 16 above relating to access, but otherwise before any building or engineering operations commence, space shall be provided within the site to accommodate:
 - a) Parking of vehicles of site personnel, operatives and visitors.
 - b) Loading and unloading of plant and materials.
 - c) Storage of plant and materials used in constructing the development.

Clear of the highway and the access required in Condition numbered 16 above, as may be agreed with the County Planning Authority after consultation with the County Highway Authority. Each of the facilities shall be maintained throughout the course of construction of the development free from any impediment to its designated use and served by the access last referred to.
19. Before any of the operations hereby approved are commenced, which involve the movement of materials in bulk to or from the site, facilities shall be provided as may be agreed with the County Planning Authority, after consultation with the County Highway Authority, to prevent the deposition of extraneous matter on the public

highway and shall thereafter be maintained and used whenever the said operations are carried out.

20. Within 12 months of the drilling of the first borehole hereby permitted, a scheme of planting of trees and shrubs around the margins of the site shall be submitted for the approval of the County Planning Authority. All landscaping and planting in accordance with the scheme when approved shall be carried out within a period of 12 months from the date of the approval or such other period as may be approved by the County Planning Authority and shall be maintained to the satisfaction of that Authority for the duration of the development such maintenance to include the replacement of any trees and shrubs that may die.

MO90/1288 dated 18 December 1990 (Expired)

Grant planning permission to retain, in its existing state, the drill site and access road permitted under ref MO86/1112 dated 20 May 1987 for a further period of one year, expiring on 30 November 1991, pending evaluation of the results of seismic and geological investigations.

MO89/1409 dated 20 December 1989 (Expired)

Grant planning permission for retention of the Brockham well site and access road permitted under reference MO86/1112 dated 20 May 1987 in its existing state for a further period of one year, expiring on 30 November 1990, pending evaluation of the results of seismic and geological investigations.

MO88/1688 dated 1 February 1989 (Expired)

Grant planning permission for retention in its existing state for a further period expiring on 30 November 1989, pending evaluation of the results of seismic and geological investigations, the drill site and access road permitted under reference MO86/1112 dated 20 May 1987.

MO86/1112 dated 8 March 1988

Approve the details submitted pursuant to condition 12 of planning permission MO86/1112 dated 20 May 1987 for improvements to the existing northern entrance to Felton's Farm to Old School Lane and extension and alteration to the existing access road to the proposed drilling location, formation of a drilling site, the drilling of an exploratory well and subsequent testing in the event of hydrocarbons being present on a site of about 1 ha (2.47 acres).

MO86/1112 dated 20 May 1987 (Expired)

Grant planning permission for improvements to the existing northern entrance to Felton's Farm to Old School Lane and extension and alteration to the existing access road to the proposed drilling location, formation of a drilling site, the drilling of an exploratory well and subsequent testing in the event of hydrocarbons being present on a site of about 1ha/2.47 acres for a temporary period.

1. The development for which permission is granted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. Subject as hereinafter provided, 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 within a period of one year (or such other period as may be agreed in writing by the County Planning Authority) from commencement of drilling operations, or within six months of the completion of flow testing, whichever is the earlier. All the land where such works stood shall be restored to its former condition in accordance with the terms of the application hereby permitted. Notwithstanding this, any plant or equipment required to make the site safe to a specification agreed with the Department of Energy in accordance with the Petroleum (Production) Regulations 1982 may remain in position.
3. The exploration for and testing of hydrocarbons and subsequent restoration hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plans contained in the application and with such details as are subsequently approved by the County Planning Authority and no variations or omissions shall take place without the prior approval in writing of the County Planning Authority.
4. All topsoil, subsoil and overburden shall be separately stripped and stored for subsequent respreading in accordance with Condition 2.
5.
 - a) No watercourses shall be incorporated into or allowed to discharge into any part of the application site nor shall there be any direct connection between the site and any watercourse without the prior permission in writing of the County Planning Authority following consultation with the Water Authority.
 - b) All possible steps shall be taken to prevent any suspended matter or material passing into any watercourse from the drilling and subsequent operations. There shall be no discharge of sand, oil, grease or any other offensive or injurious matter into any watercourse.
6. Site preparation work, installation and erection of the drilling rig and its associated equipment and subsequent reinstatement shall not be undertaken except between the hours of 0700-1900 on Monday to Friday; 0700-1300 on Saturday and no such works shall take place at any time on Sunday or a public holiday, without the prior written permission of the County Planning Authority.

7. Except in the case of emergency, no commercial vehicle shall enter or leave the site except between the hours of 0700-1900 on Monday to Friday or 0700-1300 on Saturday.
8. All vehicles entering or leaving the site shall follow the route shown on application Drawing No Figure 1 hereby approved.
9. Before the development commences, details shall have been submitted to and approved by the County Planning Authority of arrangements to be made for the disposal of drilling mud at a disposal point licensed under the Control of Pollution Act 1974.
10. Without the prior written approval of the County Planning Authority, no diesel mechanical drilling rig, other than the Bolden 41 hereby approved, shall be used on the site. During the hours of 2200-0700 inclusive no tripping shall be undertaken nor shall casing be cemented except in cases of emergency or with the prior written permission of the County Planning Authority.
11. Except during any period of flaring in accordance with Condition 12 below the level of noise arising from any operations or the use of any plant or equipment on the application site when measured over any 30 minute period at any point 200m from the proposed well cellar shall not exceed 43dBA(L90) nor 48dBA(Leq).
12. In the event of a discovery of hydrocarbons, testing shall not take place except in accordance with a scheme which shall be submitted to and approved beforehand in writing by the County Planning Authority. The scheme shall specify the nature of the work, details of any equipment and structures required, their siting, means of noise control and proof of their ability to achieve specific levels of noise and heat emission. The duration of any programme of flaring of gas other than associated gas, approved under this scheme shall be limited to daylight hours on not more than two successive days and the total duration of any other form of testing shall not exceed six months unless otherwise agreed in writing by the County Planning Authority. Noise arising from such flaring shall not exceed 66dBA (L90) at 200m from the flare stack. (MO86/1112 dated 8 March 1988).
13. In accordance with the provisions of Condition 2 the site shall be returned to a condition suitable for agriculture at existing ground levels in accordance with a scheme to be submitted for the approval of the County Planning Authority within 6 months of the date of this permission, so as to facilitate natural drainage and to permit the carrying out of normal agricultural operations. When approved such restoration shall be carried out to the satisfaction of the County Planning Authority in accordance with the following provisions.
 - a) A person or persons with knowledge of and expertise in site restoration and having powers to require in the interests of restoration that operations be carried out or discontinued shall supervise restoration, aftercare and the works described in Condition 2.
 - b) Following removal of plant equipment and hardstanding as required by Condition 2, the area is to be thoroughly ripped or deeply cultivated so that any compact layers are effectively broken up.
 - c) The subsoil is to be spread over the restoration area at an even depth so as to follow the final contours. This soil is to be deeply cultivated so that any compact layers are effectively broken up.
 - d) The topsoil is to be spread over the restoration area at an even depth above the respread subsoil so as to achieve the final levels and configuration described above.
 - e) Both during and on completion of the restoration provision shall be made for the natural or artificial drainage of the site to the satisfaction of the County Planning Authority and shall include the provision by the applicant or the owner of the land or their successors in title, of any land drainage which the County Planning Authority may consider necessary to bring the land back to agricultural use.
14. The land shall be brought to the required standard for use for agriculture in accordance with the provisions of any after-care scheme which, under the terms of this condition, shall be submitted to the County Planning Authority for approval not less than six months following commencement of operations. The scheme shall include details of the planting or seeding, cultivation, fertilisation, watering, drainage, the provision of hedges, fences, shelter belts and other treatment of the land that it is proposed should be carried out, the applicant shall notify the 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 applicants, the owners or their successors in title and the County Planning Authority, to monitor the success of the scheme. Should it prove necessary further meetings will be held within the period of five years from the commencement of aftercare.
15. Before any other operations are commenced the proposed amendments to the access and sight lines to Bushbury Lane to serve the site shall be laid out as shown on the application drawings and thereafter maintained all to the reasonable satisfaction of the County Planning Authority, and the area in advance of the sight lines shall be kept permanently clear of obstructions.
16. The premises, the subject of the application, shall not be occupied until space has been provided and properly laid out and paved, in accordance with the scheme indicated on the application drawings, to accommodate,
 - a) Parking
 - b) Loading
 - c) Unloading
 - d) Turning

Of vehicles clear of the highway and the space shall be maintained thereafter free of any impediment to its designated use.

17. Following compliance with the condition/s numbered 15 above relating to access, but otherwise before any building or engineering operations are commenced, space shall be provided within the site to accommodate,
- a) Parking of vehicles or site personnel, operatives and visitors.
 - b) Loading and unloading of plant and materials.
 - c) Storage of plant and materials used in constructing the development.

Clear of the highway and the access(es) required in condition numbered 15 above, as may be agreed with the County Planning Authority. Each of the facilities shall be maintained throughout the course of construction of the development free from any impediment to its designated use and served by the access(es) last referred to.

18. Before any of the operations hereby approved are commenced, which involve the movement of materials in bulk to or from the site, facilities shall be provided as may be agreed with the Local Planning Authority, after consultation with the County Highway Authority, to prevent the deposition of extraneous matter on the public highway and shall thereafter be maintained and used whenever the said operations are carried out.
19. All landscaping and planting in accordance with the scheme hereby approved shall be carried out within a period of 12 months from the commencement of development of the site or such other period as may be approved by the County Planning Authority and shall be maintained to the satisfaction of that Authority for the duration of the development or a period of 10 years whichever is the shorter such maintenance to include the replacement of any trees and shrubs that may die.

This report refers to all operations that were seen to be taking place on site at the time of the visit. Any development identified that does not have the benefit of planning permission has been listed with relevant actions identified.

Planning Enforcement; Minerals, Waste and County Development Division
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