



County Hall  
Penrhyn Road  
Kingston upon Thames  
Surrey KT1 2DN

**RE18/02667/CON** amended/amplified by Zetland Group letter dated 3 May 2019 – response to Environment Agency comments; Zetland Group letter dated 3 May 2019 – response to geotechnical comments; Zetland Group letter dated 16 May 2019 – response to County Highway Authority comments; Zetland Group letter dated 3 May 2019 providing proposed Outline Landscape and Restoration Plan dated 3 May 2019 document ref: HH-DL-HH-2018/0152-OLRP (Review); Plan drawing number ZG-HHD-HH-PROD-PA-33 Restoration Site Area dated May 2019; Spectrum Acoustic Consultants Noise Technical Document dated 11 July 2019 responding to noise comments; Zetland Group letter dated 3 July 2019 – providing clarification to geotechnical comments and drawings ZG-HHD-HH-PROD-PA-34 Process and Storage Area HDPE Membrane Layout Plan dated June 2019; ZG-HHD-HH-PROD-PA 35 Process & Storage Area – HDPE Membrane Anchoring Detail (1 of 4) dated June 2019; ZG-HHD-HH-PROD-PA-36 Process & Storage Area – HDPE Membrane Anchoring Detail (2 of 4) dated June 2019; ZG-HHD-HH-PROD-PA-37 Process & Storage Area – HDPE Membrane Anchoring Detail (3 of 4) dated June 2019; and ZG-HHD-HH-PROD-PA-38 Process & Storage Area – HDPE Membrane Anchoring Detail (4 of 4) dated June 2019; and Zetland Group letter dated 5 July 2019 – clarification to landscape, visual and restoration comments.

## **TOWN AND COUNTRY PLANNING ACT 1990**

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY HAVING TAKEN THE ENVIRONMENTAL STATEMENT AND ENVIRONMENTAL INFORMATION AS DEFINED BY THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 INTO CONSIDERATION DO HEREBY **GRANT** PLANNING PERMISSION FOR RETENTION AND EXTENSION OF AN EXISTING WELL SITE, HH1 AND HH2 WELLS, AND VEHICULAR ACCESS TO ALLOW: THE DRILLING OF FOUR NEW HYDROCARBON WELLS AND ONE WATER REINJECTION WELL; THE CONSTRUCTION OF A PROCESS AND STORAGE AREA AND TANKER LOADING FACILITY; NEW BOUNDARY FENCING; WELL MAINTENANCE WORKOVERS AND SIDETRACK DRILLING; AND ANCILLARY DEVELOPMENT ENABLING THE PRODUCTION OF HYDROCARBONS FROM SIX WELLS, FOR A PERIOD OF 25 YEARS.

**AT HORSE HILL WELL SITE, HORSE HILL, HOOKWOOD, HORLEY, SURREY RH6 0HN**

SUBJECT TO THE FOLLOWING CONDITIONS:

**IMPORTANT CONDITION NUMBERS 8, 11, 16, 19, 24 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT**

### **Approved Plans and Drawings**

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

ZG-HHD-HH-PROD-PA-01 Location Plan (Site of Application) dated November 2018  
ZG-HHD-HH-PROD-PA-02 Area of Sub-surface Borehole Deviation & Area of Extraction dated November 2018  
ZG-HHD-HH-PROD-PA-03 Existing Layout Plan Composite dated November 2018  
ZG-HHD-HH-PROD-PA-04 Existing Layout Plan 1 of 3 Existing Well Site dated November 2018

ZG-HHD-HH-PROD-PA-05 Existing Layout Plan 2 of 3 Woodland dated November 2018  
ZG-HHD-HH-PROD-PA-06 Existing Layout Plan 3 of 3 Woodland to Adopted Highway dated November 2018  
ZG-HHD-HH-PROD-PA-07 Existing Sections (Looking North + Looking West) dated November 2018  
ZG-HHD-HH-PROD-PA-08 Proposed Layout Plan Construction Mode 1 of 3 Existing Well Site and Process & Storage Area dated November 2018  
ZG-HHD-HH-PROD-PA-09 Proposed Layout Plan Construction Mode (2 of 3) Woodland dated November 2018  
ZG-HHD-HH-PROD-PA-10 Proposed Layout Plan Construction Mode (3 of 3) Woodland to Adopted Highway dated November 2018  
ZG-HHD-HH-PROD-PA-11 Proposed Sections Construction Mode (Looking North + Looking West) dated November 2018  
ZG-HHD-HH-PROD-PA-12 Proposed Layout Plan Drilling Mode (HH3) (Most Southerly Well) dated November 2018  
ZG-HHD-HH-PROD-PA-13 Proposed Sections Drilling Mode (Looking North + Looking West) dated November 2018  
ZG-HHD-HH-PROD-PA-14 Proposed Layout Plan Drilling Mode (HH-6) (Most Northerly Well) dated November 2018  
ZG-HHD-HH-PROD-PA-15 Proposed Sections Drilling Mode (Looking North + Looking West) dated November 2018  
ZG-HHD-HH-PROD-PA-16 Drilling Rig Section BDF Rig 28 (height 37m) dated November 2018  
ZG-HHD-HH-PROD-PA-17 Drilling Rig Section BDF Rig 51 (height 38m) dated November 2018  
ZG-HHD-HH-PROD-PA-18 Proposed Layout Plan Production Mode (1 of 4) Existing Well Site & Process and Storage dated November 2018  
ZG-HHD-HH-PROD-PA-19 Proposed Layout Plan Production Mode (2 of 4) Process & Storage Area dated November 2018  
ZG-HHD-HH-PROD-PA-20 Proposed Layout Plan Production Mode (3 of 4) Woodland dated November 2018  
ZG-HHD-HH-PROD-PA-21 Proposed Layout Plan: Production Mode (4 of 4) Woodland to Adopted Highway dated November 2018  
ZG-HHD-HH-PROD-PA-22 Proposed Sections Production Mode (Looking North + Looking West) dated November 2018  
ZG-HHD-HH-PROD-PA-23 Proposed Layout Plan Decommissioning Mode dated November 2018  
ZG-HHD-HH-PROD-PA-24 Proposed Sections Decommissioning Mode (Looking North + West) dated November 2018  
ZG-HHD-HH-PROD-PA-25 Proposed Layout Plan Restoration & Aftercare Composite dated November 2018  
ZG-HHD-HH-PROD-PA-26 Proposed Layout Plan Restoration & Aftercare (1 of 3) Existing Well Site & Process and Storage Area dated November 2018  
ZG-HHD-HH-PROD-PA-27 Proposed Layout Plan Restoration & Aftercare (2 of 3) Woodland dated November 2018  
ZG-HHD-HH-PROD-PA-28 Proposed Layout Plan Restoration & Aftercare (3 of 3) Woodland to Adopted Highway dated November 2018  
ZG-HHD-HH-PROD-PA-29 Proposed Sections Restoration & Aftercare Mode (Looking North + West) dated November 2018  
ZG-HHD-HH-PROD-PA-30 Proposed Boundary Enclosure Fencing Sections dated November 2018  
ZG-HHD-HH-PROD-PA-31 Proposed Access Gates Plan & Sections dated November 2018  
ZG-HHD-HH-PROD-PA-32 Existing Planning Permission Boundary Plan (SCC REF: 2016/0189) dated December 2018  
ZG-HHD-HH-PROD-PA-33 Restoration Site Area dated May 2019  
ZG-HHD-HH-PROD-PA-34 Process & Storage Area HDPE Membrane Layout Plan dated June 2019

ZG-HHD-HH-PROD-PA-35 Process & Storage Area HDPE Membrane Anchoring Detail (1 of 4) dated June 2019  
ZG-HHD-HH-PROD-PA-36 Process & Storage Area HDPE Membrane Anchoring Detail (2 of 4) dated June 2019  
ZG-HHD-HH-PROD-PA-37 Process & Storage Area HDPE Membrane Anchoring Detail (3 of 4) dated June 2019  
ZG-HHD-HH-PROD-PA-38 Process & Storage Area HDPE Membrane Anchoring Detail (4 of 4) dated June 2019.

2. From the date that any works commence in association with the development until the cessation of the development/completion of the operations to which it refers, a copy of this permission including all documents hereby approved and any documents subsequently approved in accordance with this permission, shall be available to the site manager, and shall be made available to any person(s) given the responsibility for the management or control of operations.

### **Commencement**

3. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. The developer shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.

### **Time Limits**

4. The development hereby permitted shall cease no later than 25 years from the date of the implementation of the planning permission referred to in Condition 3 above or the depletion of the reservoir, whichever is the sooner. All buildings, plant and 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 fully restored to a condition suitable for agriculture and woodland in accordance with the details set out in Condition 29. Notwithstanding this, any plant or equipment required to make the site safe in accordance with the OGA requirements at the time and agreed with the County Planning Authority, may remain in position.
5. Prior written notification of the date of commencement for each phase of development works (Phases 1-5 as described at Section 3 of the Planning Statement and Environmental Report), including workovers and sidetracks, hereby approved shall be sent in writing to the County Planning Authority not less than seven days before such commencement.

### **Hours of Operation**

6. With the exception of drilling, production, workovers, extended well tests (EWTs) and short-term testing, 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:

08:00 to 18:30 hours on Monday to Friday  
09:00 to 13:00 hours on Saturday

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

### **Limitations**

7. Notwithstanding any provision to the contrary under Schedule 2 Part 17 (Class A and B) of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent Order,

- (a) no plant, building or machinery, whether fixed or moveable, other than those permitted by this application, shall be erected pursuant to the said permitted development rights, on the application site;
- (b) no lights or fences other than those permitted by this application shall be installed or erected at the application site.

### **Highways & Access**

8. Prior to the commencement of the development hereby permitted a revised and updated Transport and Traffic Management Plan shall be submitted to and approved in writing by the County Planning Authority, to include details of:
  - (a) evidence to demonstrate that large HGV movements will no longer be required to swing out into the opposite carriageway to access the site and care to be taken in connection to vulnerable road users on Horse Hill, and that this arrangement will be managed and maintained for the duration of works. To include details on how the improved gate management protocol is being introduced, to manage the arrival of HGVs over each phase of development works;
  - (b) programme of works for each phase of development, to include the identified peak HGV vehicle movements;
  - (c) measures for traffic management by phase at the access on Horse Hill and at the Horse Hill/A217 junction, taking into account the number and size of the HGVs (see part a);
  - (d) provision of boundary hoarding behind any visibility zones, subject to any amendments that may be required to the access in preventing swing out movements;
  - (e) HGV deliveries and hours of operation;
  - (f) inclusion of vehicle routing to reflect those previously agreed, this information should also include any layby/waiting locations for vehicles on route to the site;
  - (g) measures to prevent the deposit of materials on the highway;
  - (h) before, during and after construction condition surveys of the highway between the site and the A217 and a commitment to fund the repair of any damage; caused by the development (timings of these surveys can be agreed with SCC, but must reflect the 25 year operation now being sought);
  - (i) in the event that protestors delay HGVs accessing the site, contingency measures to prevent vehicles queuing back from Horse Hill onto the A217 and to maintain access for local residents and businesses.

For avoidance of doubt this should be a standalone and separate document that can be easily referenced and updated as required. Only the approved details shall be implemented during the duration of the development.

9. All HGVs shall enter and exit the site to/from the south east via the Horse Hill/A217 junction.
10. There shall be no more than a total of 20 HGV movements (10 in and 10 out), to or from the, site in any one day for the duration of the works being sought.

The exception to this restriction being during Phase 3 Production where:

- (a) A total of 32 HGV movements (16 in and 16 out) may be permitted to or from the site in any one day for a period of 4 months; and
- (b) A total of 24 HGV movements (12 in and 12 out) may be permitted to or from the site in any one day for a period of 24 months.

The site operator shall maintain accurate records of the number of HGVs accessing and egressing the site daily and shall make these available to the County Highway Authority (CHA) on request.

### **Noise**

- 11. Prior to the commencement of the development hereby permitted a noise monitoring plan (NMP) shall be submitted to and approved in writing by the County Planning Authority (CPA), taking into account the noise limits set in Conditions 12 and 13. The NMP shall include a methodology for undertaking noise surveys, with the results of the monitoring reported to the CPA within 14 days of monitoring. Should the site fail to comply with the noise limits, within 14 days of notification of any breach of the noise limits, the applicant shall submit a scheme for the approval in writing by the CPA to attenuate noise levels to the required level which shall be implemented within 7 days of the CPA issuing approval for the scheme, or the source of noise shall cease until such a scheme is in place.
- 12. For temporary operations, such as site preparation, enabling and construction, between 08:00 hours and 18:30 hours Monday to Friday, and between 09:00 hours and 13:00 hours Saturdays, the noise levels shall not exceed 65 dB LAeq,1h (façade).
- 13. For operations other than temporary, including production, workover, drilling, flaring and testing, the daytime (08:00 hours to 23:00 hours) noise levels shall not exceed 48 dB LAeq,1hr (freefield). At all other times (night-time 23:00 to 08:00), the noise levels shall not exceed 42 dB LAeq,1hr (freefield).
- 14. Between the hours of 18:30 to 08:00 inclusive, no tripping shall be undertaken, nor shall casing be cemented except in cases of emergency.
- 15. All plant and machinery shall be adequately maintained and silenced in accordance with the manufacturer's recommendations at all times.

### **Lighting**

- 16. Prior to the commencement of the development hereby permitted, a detailed Lighting Scheme for the development hereby permitted, shall be submitted to and approved in writing by the County Planning Authority.

The lighting scheme shall include:

- (a) Details of the height and location of all lights including details of all lamps sources confirming lumen output for each lamp type.
- (b) 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.
- (c) 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.

- (d) 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.
- (e) The times when the proposed lighting will be illuminated.
- (f) Confirmation that none of the installed flood lighting luminaires are tilted from horizontal any greater than 15 degrees.
- (g) Confirmation that all rig 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 luminaires over the cabins/ stores doors will be controlled by presence detection with a manual override.

- 17. Obstacle lights shall be placed as close as possible to the top of the drill rig. These obstacle lights must be steady red lights with a minimum intensity of 200 candelas. Lights must be visible from all directions and illuminated at all times. Unserviceable lamps must be replaced as soon as possible after failure and in any event within 24 hours.
- 18. No part of the development hereby permitted shall exceed 104.35m AOD.

#### **Contamination**

- 19. Prior to the commencement of the development hereby permitted a Construction Environment Management Plan (CEMP) for the construction works of the process, storage and tanker area shall be submitted to and approved in writing by the County Planning Authority. The CEMP shall apply to the construction of such works that include (but not limited to):
  - Quality Assurance Plan (CQA Plan) for the: perimeter bunding; the earthworks engineering; retaining structures; containment membrane design and its sealing; pavements and floor slabs (including foundation layers); structure foundations; including geotechnical assessment and design methodology;
  - Monitoring systems, including testing, inspection and maintenance protocol, including the groundwater monitoring wells.
- 20. On completion of the construction works of the process, storage and tanker area, and prior to its use, a verification report shall be submitted to and approved in writing by the County Planning Authority. The verification report should include:
  - Details that demonstrate compliance with the CEMP;
  - Justification for any changes or deviations from the agreed plan;
  - The results and location plans of all field and laboratory testing, including certificates of compliance, and inspection records;
  - 'As-built' plans and sections of the works;
  - Any other site-specific information considered relevant to proving the integrity of the construction works.
- 21. Prior to the construction of the process and storage area, and tanker loading facility a Pre-Development Baseline Geochemical Testing Report shall be submitted to and approved in writing by the County Planning Authority.

The pre-development baseline geochemical testing methodology shall comprise as a minimum the following:

- The collection of soil samples on the exposed soil formation after the process and storage area and tanker loading facility compound has been excavated to the final formation level, in a grid pattern (not greater than 20 m spacing). This shall be carried out prior to the laying of the membrane and placement of the compound crushed rock hardstanding, slabs or foundations at the commencement of construction;
  - The locations and elevations of the sampling locations shall be recorded accurately;
  - The methodology shall set out the range of potential contaminants to be tested for, relevant to the proposed works, test methods, and limits of detection.
  - Details of the testing laboratory to be used and the accreditation status for each test.
22. Prior to the commencement of restoration earthworks, post development geochemical inspection and testing shall be carried out across the whole development site and access road areas including the drilling / wellsite compound, and the resultant report on the suitability of soils shall be submitted to and approved in writing by the County Planning Authority. The report shall present details of:
- The results of geochemical analysis of soil samples collected from the exposed soil formation adjacent to the same sampling point locations as adopted for the Pre-development baseline geochemical testing approved pursuant to Condition 21 after removal of the infrastructure and before the replacement of any restoration soils.
  - Comparison of the laboratory results for the pre and post development phases.
  - If contamination is identified, a contaminated land risk assessment and if necessary full particulars of a strategy for the design and implementation of any remediation required shall be included in resultant report.
23. Prior to the commencement of restoration earthworks post development, upon completion of any remediation, a verification report shall be submitted to and approved in writing by the County Planning Authority.

### **Surface water management**

24. Prior to the commencement of the development hereby permitted details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+10% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 4.2 l/s.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features including the proposed HDPE membrane to be incorporated into the construction of the well site (silt traps, inspection chambers etc.).
  - c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
  - e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
25. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

### **Soils**

26. All topsoil and subsoil shall be permanently 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, unless required by an approved site remediation scheme.

### **Ecology & Biodiversity**

27. An ecological survey shall be carried out in the survey season immediately prior to restoration and the results used to amend, if necessary, the final restoration. The survey shall be conducted following the best practice guidance at that time.
28. The five bat and five bird Schwegler type woodcrete boxes provided under planning permission ref. RE10/2089 dated 16 January 2012 shall be retained on site and maintained.

### **Restoration**

29. Twelve months prior to the decommissioning and restoration of the application site a detailed Landscape and Restoration Plan shall be submitted to the County Planning Authority for approval in writing. The Landscape and Restoration Plan shall include details of:
- (a) the excavation, storage and reinstatement of soils to ensure the survival of the existing seed bank;
  - (b) planting specification including details of species, planting sizes and proposed numbers/quantities/seed mix and application as appropriate;
  - (c) the reinstatement of the access track.

The plan as approved shall be carried out in full.

30. Twelve months prior to the decommissioning and restoration of the application site, a detailed Landscape and Ecology Management Plan (LEMP) shall be submitted for the approval in writing of the County Planning Authority, which shall take into account the survey mentioned undertaken in accordance with Condition 27 above and that in the survey season prior to restoration, the species surveys, i.e. badgers, reptiles and great crested newts are repeated to ensure the restoration takes account of the requirements of these species. In addition a programme for the implementation of the restoration, monitoring and aftercare provision for the enhancement of biodiversity (biodiversity net gain) focusing on native species and the results of the pre-commencement ecological surveys, whilst taking into account the use of the land for agricultural grassland and woodland. The LEMP shall be implemented as approved.



**Aftercare**

31. Twelve months prior to the decommissioning and restoration of the application site, an aftercare scheme requiring such steps as may be necessary to bring the land to the required standard for the use of agriculture and woodland shall be submitted to the County Planning Authority for approval in writing. The Aftercare Scheme shall include:
- (a) the Strategic Aims and Objectives for the Site and the identified land use within it for the five year Aftercare period;
  - (b) detailed requirements and proposals for both hard and soft landscape elements;
  - (c) details of field drainage;
  - (d) details for the provision of an annual meeting between the applicant and the County Planning Authority;
  - (e) details of an annual programme to be provided no later than two months prior to the annual Aftercare meeting.

The submitted scheme shall specify the steps to be taken and the period during which they are to be taken. The scheme shall be implemented and maintained for a period of five years from the completion of restoration, strictly in accordance with the approved details.

**REASONS FOR IMPOSING CONDITIONS:**

1. For the avoidance of doubt and in the interests of proper planning.
2. To ensure that site operatives are conversant with the terms of the planning permission in the interests of the local environment and amenity to accord with Surrey Minerals Plan 2011 Core Strategy Policy MC14.
3. To comply with Section 91(1)(b) of the Town and Country Planning Act 1990 as amended by Section 5(1) of the Planning and Compulsory Purchase Act 2004.
4. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and to ensure the prompt and effective restoration to comply with Schedule 5 paragraph 1 of the Town and Country Planning Act 1990 and Surrey Minerals Plan 2011 Core Strategy Policy MC17.
5. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity to comply with Surrey Minerals Plan 2011 Core Strategy Policy MC14.
6. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity to comply with Surrey Minerals Plan 2011 Core Strategy Policy MC14.
7. To safeguard the environment and protect the amenities of the locality in accordance with the terms of the Surrey Minerals Plan 2011 Core Strategy Policies MC3, MC12 and MC14; and Reigate and Banstead Local Plan Core Strategy 2014 (RBLPCS 2014) Policy CS10.
8. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy MC15 of the Surrey Minerals Plan 2011 Core Strategy; and the Reigate and Banstead Local Plan Core Strategy 2014 Policy CS17 and saved Policy Mo5 and Policy Mo6 of the Reigate and Banstead Local Plan 2005. *The imposition of a pre-commencement condition is*

*recommended by the County Highways Authority to secure the submission of a revised and updated Transport and Traffic Management Plan to safeguard the environment and local amenity in terms of traffic and highways, in accordance with the development plan policies.*

9. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy MC15 of the Surrey Minerals Plan 2011 Core Strategy; and the Reigate and Banstead Local Plan Core Strategy 2014 Policy CS17 and saved Policy Mo5 and Policy Mo6 of the Reigate and Banstead Local Plan 2005.
10. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy MC15 of the Surrey Minerals Plan 2011 Core Strategy; and the Reigate and Banstead Local Plan Core Strategy 2014 Policy CS17 and saved Policy Mo5 and Policy Mo6 of the Reigate and Banstead Local Plan 2005.
11. To ensure minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan 2011 Core Strategy Policy MC14. *The imposition of a pre-commencement condition is recommended by the County Noise Consultant to secure the submission of a Noise Monitoring Plan in order to provide appropriate noise control to ensure there would be no significant adverse impact from noise nuisance on nearby receptors, in accordance with the development plan policies.*
12. To ensure minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
13. To ensure minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
14. To ensure minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
15. To ensure minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
16. To ensure minimum disturbance and avoid nuisance to the locality to comply with the Surrey Minerals Plan 2011 Core Strategy Policy MC14. *The imposition of a pre-commencement condition is recommended by Planning Officers in order to secure a lighting scheme so that final detailed site lighting has been fully assessed to ensure that there would be no significant adverse impact from light pollution on nearby receptors from the development, in accordance with the development plan policies.*
17. To avoid endangering the safe movement of aircraft and operation at Gatwick Airport, and in the interest of residential amenity and the local environment and to comply with Surrey Minerals Plan 2011 Core Strategy Policy MC14.
18. To avoid endangering the safe movement of aircraft and operation at Gatwick Airport, and in the interest of residential amenity and the local environment and to comply with Surrey Minerals Plan 2011 Core Strategy Policy MC14.
19. To ensure that the works maintain the required level of environmental protection and land stability. *The imposition of a pre-commencement condition is recommended by the County Geotechnical Consultant to secure the submission of a Construction Environmental Management Plan to ensure there would be no significant adverse impact from pollution on groundwater, land and the environment, and for land stability in accordance with the Surrey Minerals Plan 2011 Core Strategy Policies MC12 and MC14.*

20. To ensure that the works are constructed as designed and maintain the required level of environmental protection and land stability. To safeguard the environment and protect the amenities of the locality in accordance with the terms of the Surrey Minerals Plan 2011 Core Strategy Policies MC12 and MC14.
21. To safeguard the environment and protect the amenities of the locality in accordance with the terms of the Surrey Minerals Plan 2011 Core Strategy Policies MC12 and MC14.
22. To demonstrate that there has been no long term contamination of the near surface natural soils at the site as a result of the development and to ensure the site can be suitably restored in accordance with the terms of the Surrey Minerals Plan 2011 Core Strategy Policies MC12 and MC14.
23. To safeguard the environment and protect the amenities of the locality in accordance with the terms of the Surrey Minerals Plan 2011 Core Strategy Policies MC12 and MC14.
24. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and to ensure protection of groundwater and surface water from activities at the site. *The imposition of a pre-commencement condition for a surface water drainage scheme is recommended by 1) the Environment Agency to ensure protection of groundwater and surface water from the activities at the site; and 2) the Lead Local Flood Authority to ensure that the development is compliant with SuDS as required the NPPF, its technical standards and governmental ministerial statement for SuDS, and in accordance with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.*
25. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and to ensure protection of groundwater and surface water from activities at the site, in accordance with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
26. To prevent loss or damage of soils and to ensure that the land is restored to a condition capable of beneficial afteruse to comply with the Surrey Minerals Plan 2011 Core Strategy Policies MC14 and MC17.
27. To comply with the requirements of The Conservation Habitat and Species Regulations 2017 and to protect species of conservation concern in accordance with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
28. To comply with the requirements of The Conservation Habitat and Species Regulations 2017 and to protect species of conservation concern in accordance with the Surrey Minerals Plan 2011 Core Strategy Policy MC14.
29. To secure restoration to the required standard and assist in absorbing the site back into the local landscape in compliance with Schedule 5 paragraph 2 of the Town and Country Planning Act 1990 and Surrey Minerals Plan 2011 Core Strategy Policies MC3, MC14 and MC17.
30. To secure restoration to the required standard and for protecting and enhancing biodiversity and assist in absorbing the site back into the local landscape in compliance with Schedule 5 paragraph 2 of the Town and Country Planning Act 1990 and Surrey Minerals Plan 2011 Core Strategy Policy MC17, and in accordance with NPPF (February 2019) Paragraph 174 (b).
31. To secure restoration to the required standard and assist in absorbing the site back into the local landscape in compliance with Schedule 5 paragraph 2 of the Town and Country Planning Act 1990 and Surrey Minerals Plan 2011 Core Strategy Policies MC3, MC14 and MC17.

## INFORMATIVES:

1. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council. (email: [tdpreigateandbanstead@surreycc.gov.uk](mailto:tdpreigateandbanstead@surreycc.gov.uk))
2. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
5. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on the Surrey County Council website. ([www.surreycc.gov.uk](http://www.surreycc.gov.uk))
6. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. ([www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency))
7. The Borehole Sites and Operations Regulations 1995 (BSOR) apply to all onshore oil and gas wells. These Regulations require notifications to be sent to the HSE about the design, construction and operation of wells, and the development of a health and safety plan which sets out how risks are managed on site.
8. The Offshore Installations and Wells (Design and Construction etc.) Regulations 1996 (DCR) include specific requirements for all wells, whether onshore or offshore, and include well integrity provisions which apply throughout the life of gas or oil wells. They also require the well operator to send a weekly report to the HSE during the construction of the well so that inspectors can check that work is progressing as described in the notification.
9. Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please email [gal.safeguarding@gatwickairport.com](mailto:gal.safeguarding@gatwickairport.com). The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)
10. The proposed works are in close proximity to a high-pressure petroleum pipeline system and British Pipelines Agency (BPA) wish to ensure that any works in the vicinity of the pipeline are carried out in accordance with our safety requirements ([www.linewatch.co.uk](http://www.linewatch.co.uk)).

11. That the applicant is advised that regular community engagement in respect of this site be undertaken (recommended by the Planning and Regulatory Committee), and may include the setting up of a local liaison group, which would provide a forum for discussing operational issues between the operator, the County Council (as Planning Authority), interested parties and representatives of the local community.
12. That the Planning and Regulatory Committee has advised that the applicant liaises with the British Geological Survey to ensure that earthquake monitoring continues, by providing funding if necessary. The operator is advised that they share this monitoring data with all the regulatory authorities involved with this site.
13. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: (delete as appropriate) entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues have been raised with the applicant including impacts of and on noise/traffic/surface water and geotechnical/landscape/ecology/visual impact and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions and the County Planning Authority has also engaged positively in the preparation of draft legal agreements. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019.

DATE 27 September 2019

Caroline Smith

INTERIM PLANNING GROUP MANAGER

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### **Third Party Rights**

Anyone seeking to challenge the lawfulness of this decision may make an application to the High Court for permission to bring a claim for judicial review. You should seek legal advice promptly if you wish to challenge this decision.