

**EAST RIDING OF YORKSHIRE COUNCIL**

Report of the Director of Planning and Economic Regeneration

**Reported to:** Planning Committee**Date:** 30<sup>th</sup> September 2021**Ward:** Mid Holderness**Parish:** Aldbrough Parish Council

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**Application** To construct an extension to the existing West Newton A (WNA) wellsite, test, appraise and produce from the two existing wells and drill, test, appraise and produce from up to six (6) new wells followed by decommissioning and wellsite restoration

**At** Rathlin Energy Ltd, West Newton Exploration Well Site, Fosham Road, High Fosham, East Riding of Yorkshire

**By** Rathlin Energy (UK) Ltd

**Application Number:** 21/02464/STFUL

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## 1. SUMMARY AND RECOMMENDATION

- 1.1 West Newton A (WNA) well site benefitted from planning permission (reference 12/04193/STPLF) in January 2013 for mineral exploration. Since then the applicant has successfully drilled four (4) exploration boreholes making a hydrocarbon discovery at this wellsite within the Permian age Carbonate formation.
- 1.2 This subsequent planning application seeks full planning permission for a temporary 25 year period to construct an extension to the existing WNA wellsite, test, appraise and produce from the two existing wells and drill, test, appraise and produce from up to six (6) new wells followed by decommissioning and wellsite restoration.
- 1.3 Proposed development would utilise conventional methods; not fracking.
- 1.4 All of the proposed wells at the WNA wellsite will target two recognised reservoir formations within the Permian age carbonates. These formations will be encountered between 1,600m and 2,000m true vertical depth below ground level in the proposed wells. It is anticipated that these Permian reservoirs hold petroleum, a combination of oil and gas, with an estimate of 283 million barrels of extractable oil and 265.9 billion cubic feet of extractable gas held within the reservoirs.
- 1.5 Proposed development consists of nine principal phases – 1. Appraisal Testing and Workover of Existing Wells; 2. Wellsite Extension Construction; 3. Drilling; 4. Well Treatment and Clean up; 5. Well Appraisal Testing; 6. Process Facility; 7. Well Workovers, Routine Maintenance and Repairs; 8. Well and Production Facility Decommissioning; and 9. Restoration and Aftercare.
- 1.6 Oil, in its raw form (crude oil), is the largest source of primary energy fuel and the second most consumed energy source (as petrol, diesel, kerosene etc.) of the UK. From a final

energy perspective, 2 in every 5 units of energy consumed in the UK is natural gas, with an equivalent 1.8 units in 5 coming from oil as of 2019. Transport energy demand, including road transport, ships and aeroplanes, represents around 70% of overall oil consumption in the UK, with a further 10% of annual energy demand being consumed as a feedstock (i.e. oil is not combusted but is instead split down into specific components). Hydrocarbon feedstock is used to produce many daily used goods such as cosmetics, medicines and fertilisers as well as many different plastic products.

- 1.7 In terms of a community benefit, the applicant has offered a community fund secured through a Unilateral Undertaking legal agreement consisting of a £20,000 lump sum on commencement of development, a further £20,000 on commencement of drilling an additional well and a subsequent annual financial contribution once the well site is operational based on 0.5% additional property revenue or £25,000 whichever is the highest.. Because a community fund is not a planning policy requirement nor a material consideration it should therefore be disregarded by members when weighing the overall balance and this application can be determined with or without it.
- 1.8 In terms of Environmental Impact Assessment (EIA), the applicant requested a screening opinion from East Riding of Yorkshire Council who responded in January 2021 confirming the proposed development did not form EIA development and an Environmental Statement was not required to be submitted with the application. Following this Ward Cllr Birch requested a Screening Direction from the Secretary of State. The Secretary of State subsequently issued his direction on 9th June 2021 and directed that the development is not EIA development within the meaning of the 2017 Regulations.
- 1.9 This planning application has been referred to Planning Committee for determination by Members because of a strong objection and referral from Aldbrough Parish Council. A strong objection has also been received from Ellerby, Burton Constable and Witherwick Parish Councils. Bilton , as well as Skidby Parish Councils have also objected. Roos Parish Council recommend refusal. In excess of Nine Hundred and Ninety Nine (999) objections from third parties (members of the public) have also been received.
- 1.10 A number of objections have understandably raised the fact that East Riding of Yorkshire Council have declared a Climate Change emergency which is fully acknowledged by Officers. Planning law requires that applications for planning permission are determined in accordance with the development plan, unless material planning decisions indicate otherwise. Furthermore a recent planning inquiry decision from April 2021 at Sittingbourne (appeal reference APP/V2255/W/19/3233606) concluded that the starting point for planning decisions is the development plan and the planning policies it contains. In that case the Local Planning Authority sought to attach conditions, should that appeal be allowed, to tackle climate change on the back of that Council (Swale Borough Council) declaring a Climate Change Emergency. However, the proposed conditions were rejected by the Secretary of State as unnecessary because they were not backed up by planning policy in the Local plan. Therefore, whilst Climate Change is a significant material consideration in general terms, the planning policy implications of the Council declaring a Climate Change Emergency will however be considered through the preparation of new planning policy in the review of the East Riding Local Plan.
- 1.11 The application is recommended for **APPROVAL** with conditions as set out in the report.

## 2. SITE DESCRIPTION

- 2.1 The application site extends to 3.46 hectares consisting of the existing hydrocarbon exploration wellsite (0.9ha) and the extension (2.56ha) to the eastern side of the existing well site into agricultural land in the open countryside on the southern side of Fosham Road approximately 1.13 km north west off West Newton village and 0.8km east of Marton (a small hamlet). Access to the site is gained via Pipers Lane/ Fosham Road.
- 2.2 The existing well site part of the application site currently consists of a stone surface apart from the centre of the site where a drilling cellar has been constructed protected by a metal fence and roof approximately 2-3 metres high. A hardstanding surrounds the drilling cellar. Boundary treatments around this part of the site include a grassed earth bund, green metal fencing and mature established hedgerows. A drain adjoins the sites western boundary. The extension into arable land benefits from a hedgerow to the north and western boundary. Arable land adjoins and encircles the site to the east, south and west as well as beyond Pipers Lane/ Fosham Road to the north.
- 2.3 The nearest residential properties are Blackbush Farm 0.625 km north east; Cayley Cottage 0.67 km east; Wood End Farm 0.64km west and The Old School House 0.64 km south west.
- 2.4 There are no physical site constraints within the application site itself although it does lie on a strategic aviation consultation zone. Within the wider area a Public Rights of Way (PROW) known as Aldbrough Footpath Number 9 lies adjacent to the north eastern corner of the application site on the northern side of Pipers Lane/ Fosham Road; Medium/ High Risk Flood Zones 2/ 3 are situated approximately 0.16km to the north; Lambwath Meadows Site of Special Scientific Interest (SSSI) approximately 1km north east and Lambwath Stream Local Wildlife Site (LWS) approximately 0.4km north.
- 2.5 The local area has been subject to previous onshore oil and gas exploration with existing sites at West Newton A (the Development site) and West Newton B, 2km to the south of the application site.

### **3. KEY POLICIES AND DOCUMENTS**

#### **East Riding of Yorkshire and Kingston upon Hull Joint Minerals Local Plan (November 2019)**

- EM2 Exploration boreholes
- EM3 Appraisal boreholes
- EM4 Oil and Gas production and distribution
- DM1 Impacts of mineral development
- DM2 Protecting residential amenity and other users
- DM3 Restoration and aftercare
- DM4 Best and most versatile agricultural land
- DM5 Public rights of way
- DM6 Transportation

#### **East Riding Local Plan Strategy Document (April 2016)**

- S1 Presumption in favour of sustainable development
- S2 Addressing climate change
- S3 Focusing development
- S4 Supporting development in Villages and Countryside

- EC1 Supporting the growth and diversification of the East Riding Economy
- EC4 Enhancing sustainable transport
- EC5 Supporting the energy sector
- ENV1 Integrating high quality design
- ENV2 Promoting a high quality landscape
- ENV3 Valuing our heritage
- ENV4 Enhancing biodiversity and geodiversity
- ENV5 Strengthening green infrastructure
- ENV6 Managing environmental hazards
- A5 Holderness and Coastal Sub Area

### **National Planning Policy**

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (PPG)
- Overarching Energy National Policy Statement (EN-1)

### **Other Relevant Documents**

- East Riding of Yorkshire Landscape Character Assessment (November 2018)
- Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

## **4. RELEVANT PLANNING HISTORY**

<b>Application No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
12/03139/EIAS CR	Screening opinion re temporary exploration wellsite	Answered	06.08.2012
12/04193/STPL F	Construction of a temporary drilling site with associated access, to drill a borehole for the purposes of mineral exploration (petroleum)	Approve	17.01.2013
15/02704/EIAS CR	EIA Screening Opinion request - Continued temporary drilling site for the purpose of mineral exploration for an additional 36 months	Answered	26.08.2015
15/03056/STV AR	Variation of Condition 2 (time period) of planning permission 12/04193/STPLF to allow extension of time period for a further 36 months	Approved	21.12.2015
18/01888/EIAS CR	EIA Screening Opinion - Variation of condition 1 of planning permission 15/03056/STVAR	Answered	06.07.2018
19/02519/PHA Z	Hazardous Substance Consent for the storage of Crude Oil falling within Schedule 1, Part 1, Category P5b (Flammable Liquids Category 2) and H225 (highly flammable liquid and vapour) of the Planning (Hazardous Substances) Regulations 2015 . The maximum quantity proposed to be present is 199 tonnes.	Approved	13.09.2019
20/10734/STPR EP	Proposal to extend the operational duration and associated surface footprint of the existing well-sites at West Newton A (WNA) and West Newton B (WNB) to facilitate hydrocarbon production	Answered	06.10.2020
20/04265/EIAS CR	EIA Screening Opinion request - Proposed extension of the existing West Newton A (WNA) wellsite, test, appraise and produce from the two existing wells and drill, test, appraise and produce from up to six (6) new wells over a 25 year period.	Answered	20.01.2021

## **5. SUMMARY OF CONSULTATION RESPONSES**

## **Aldbrough Parish Council**

Objection and refer to Planning Committee.

In using Tanstern Bio Mass and the Withernwick Wind Farm as examples in the application, it highlights the concerns of the residents of the parish. Including the need for careful consideration on the visual impact of an area of natural beauty and of historic significance which is already suffering from a landscape blighted by industry. Therefore, careful consideration for the life of the site and its restoration needs to be given serious consideration.

Additional HGVs to the area, again a rural area not made for such a large amount of traffic. The lanes are too narrow and when considering the size of the lorries, there is no provision for the impact they will have. There must also be consideration put into the life span of this site and the implications on the size an HGV could be in 20+ years, having seen the increase in vehicle size in the last 20 years. Therefore, a restriction MUST be put onto the size and number of lorries' and their loads at this stage. The environmental impact of this traffic on the area must also be considered, the increase in industry in East Yorkshire and Hull for which there are already applications which have a similar use for HGVs on the roads needs to be investigated in much greater detail as an overall picture. The traffic toll on the main routes in the county and its towns and cities is already having a detrimental effect on the everyday life of people living and traveling on these routes.

The parish council would also be strongly against any further road closures, this can increase travel times for residents and increase the stress on other routes. Public protection needs to be put on noise levels to restrict operational times to protect people's well-being and mental health, repetitive noise can be very damaging, therefore the Parish Council would like to see operational times restricted during the week and at weekends. Also, they would like to see provision put in place for the life of the site and any machinery change which may increase noise levels.

The Parish Council fully supports the need for a section 106 for a community fund which would benefit those being affected.

Aldbrough Parish Council wishes that this application goes before planning committee and that the committee consider the application as it is now and its future implications on the area. Consulting the January 2021 Climate Change review following the recommendations in the climate change action plan and the 2015-2029 LTP/NMP 2.2.5 and 2.2.6.

## **Bilton Parish Council**

Objection.

Whilst we appreciate that the development in question is outside of our boundary. The Council are concerned that much of the additional traffic may come through our village, making the quality of life for our residents poorer. We understand that much of the heavy lorries will be diverted away from our Parish, traffic along the A165 will have an impact on some of our Parish area.

The Council further believes that as the Government agenda is to push for more sustainable provision of energy, and to move away from fossil driven energy, we would

have to question what such expansion of the facility at West Newton will do for this government goal.

With many authorities already signed up to raise their concern over the effects of global warming and have indeed issued their own warnings of the "global emergency" created by all countries using fossil fuels, which the science suggest is already causing long term damage to the world and it's resources.

It is for this reason that we as a Parish Council feel we should object to this expanded site operation.

### **Burton Constable Parish Council**

Strong objection.

Burton Constable Parish Council strongly object to the proposed development for the following reasons:-

Both routes to and from the site are totally inadequate and do not clearly fulfil the NPPF criteria of being safe and suitable with an inherent danger to other road users especially cyclists, horse riders and walkers as the carriageways are not wide enough to allow safe passage of road users.

Considerable noise from continuous drilling operations, machinery and heavy vehicle movements with constant flaring to the atmosphere will have a detrimental and adverse impact to the environment in this rural setting and will severely impact the well-being of local residents as will the continuous light pollution.

There will be a negative impact on the local tourism industry particularly with respect to the magnificent Burton Constable Hall which it is anticipated will suffer from loss of visitors with tanker lorries and other service vehicles causing severe traffic issues in and around New Ellerby Road.

The applicant has not considered, purely based on cost, the industry standard method for the safe transportation of flammable crude oil through buried pipelines directly into a processing/refining facility. The Council argue that this option should have been presented as a viable alternative to East Riding of Yorkshire Council for a full and proper transparent evaluation.

The proposed extraction of fossil fuels is wholly inappropriate and contrary to the Government's aim of achieving net zero greenhouse gas emissions by 2050.

Finally, East Riding of Yorkshire Council recently declared a climate emergency and if the application is approved it will be in direct conflict with this mission statement and will be held to account given the overwhelming evidence that fossil fuels are a major contributor to global warming.

The Council trusts that the Planning Committee will do the right thing and refuse this totally controversial application.

## **Ellerby Parish Council**

Strong objection.

There will be numerous tankers passing through Ellerby parish on narrow rural roads, unsuitable for prolonged use by large and heavy vehicles. The impact of these vehicles includes the noise and emissions from the vehicles, the potential damage to the road surface and to grass verges when passing oncoming vehicles. These narrow lanes are also used by cyclists and horse riders. There are no footpaths on these roads beyond the limit of the houses for pedestrians who need to travel by foot between New Ellerby and nearby communities of Marton, Burton Constable and Skirlaugh.

Nearby residents will be affected by noise and light pollution from the site.

The proposal to increase the number of wells for the extraction of oil is a cause for concern regarding damage to the environment from the use of fossil fuels, such as those which it is intended to produce from West Newton site. There will be a direct impact on the environment by the creation of the additional well sites.

East Riding of Yorkshire Council has produced an Environmental Policy which states that it will aim to reduce carbon emissions and build resilience to climate change. This includes appropriate planning and development of management measures to prevent pollution and minimise impact on the environment. East Riding of Yorkshire Council will work in partnership with others to reduce potentially harmful environmental impacts.

Ellerby Parish Council believes that the planning application goes against this Environmental Policy, as well as national Government policy to encourage use of alternative sources of energy, to reduce carbon emissions and to reduce human impact on the natural world.

## **Roos Parish Council**

Recommend refusal.

The Council fully supports the Parish Councils in the vicinity of the proposed development in their objections to the application.

Toxic and flammable crude oil should not be transported from the site on the immediate road network as both routes to and from the site are totally inadequate being merely narrow country lanes and do not clearly fulfill the NPPF criteria of being safe and suitable with an inherent danger to other road users such as cyclists, horse riders and walkers.

The industry standard method for the safe transportation of flammable crude oil through buried pipelines directly into a processing/refining facility has not been considered by the applicant, no doubt purely based on cost.

In line with the Government's aim of achieving net zero greenhouse gas emissions by 2050, East Riding of Yorkshire Council recently declared a climate emergency and should the application be approved such a harmful decision would be in serious direct conflict with this mission statement given the overwhelming evidence that fossil fuels are a major contributor to global warming.

The Planning Committee is respectfully asked to refuse this contentious and controversial application.

### **Skidby Parish Council**

Objection.

On the grounds of increased traffic from significant numbers of HGVs from the site travelling through the parish and the consequential detrimental impact on the local environment and ecology.

### **Withernwick Parish Council**

Strong objection.

Withernwick Parish Council objects most vehemently to the proposed application and strongly recommends that it is not approved by ERYC's Planning Authority.

This Council objects on the following grounds:

#### **Construction Phase**

- Safety has not been properly addressed. In the previous test drillings, there were a number of incidents including an uncontrolled escape of foul smelling gas which badly affected the Lambwath Drain area; the application documents do not appear to provide any guarantee that something similar will not re-occur. Because of these and other reported Health and Safety failings, the community's confidence in the applicant being able to proceed on a larger scale safely, is seriously undermined.

- Public Order and Policing. Concerns at the disruption which will be caused to the community by conflict between the applicant and those who wish to object. This is particularly relevant to the local farming community, who have been seriously inconvenienced by the project.

- Traffic. There are serious concerns regarding local traffic issues, because of the forecast considerable increase in volumes of HGVs using the very narrow roads in this area. The increase in volume of large heavy vehicles will very quickly overwhelm these very narrow local roads. These narrow roads were constructed for light weight vehicles and farm machines and will not survive the constant heavier traffic involved in this project.

- There will be a considerable increase in noise, which together with new very bright lighting during hours of darkness, will inevitably be detrimental to the health and wellbeing of local residents.

#### **Operation Phase**

- There are serious concerns with the forecast increase in volumes of HGV traffic, to and from site, it is suggested that laying a pipe to get the oil out would be a far more environmentally safer method.

- Because of the proposed height of the rigs, there are concerns with the visual impact they will have on the local area, due to the lack of screening proposed in the plan. At night, the large lights will be seen from great distances, potentially interfering with the local wildlife and local inhabitants. Additionally, it is suggested that lighting should be reduced to the absolute minimum, if and when the site becomes operational.



It should be noted that screening had been requested some 8 years ago during the initial stages of this project and although promised by Rathlin, it never materialised. Had that screening been put in place back then, it would have lessened any negative visual impact now.

- There are concerns regarding the inevitable flare stack. Removing excess gas by burning, except in an emergency, should not be permitted as the huge flares created, are detrimental to both human and animal.

#### Decommissioning Phase

There is a real concern regarding the restoration of the site, once operations have finished eventually. It is understood that Rathlin is simply an exploratory company and is currently holding a very large debt. If and when viable amounts of either gas or oil are found, licences to extract these would be sold to new companies and Rathlin would be wound up. In such a case, it is not obvious who would be responsible for the restoration of the site. We request that should approval be granted, the approval must include a bond is put in place, so that we can be reassured that when the site is decommissioned, adequate resources are available to restore the site to its original state.

#### Summary

It is felt that because East Riding Council has declared a Climate Emergency, which is fully in line with the Government's similar declaration, we believe that East Riding cannot and should not approve this application. Doing so would be in direct contravention of these declarations.

A recent International Energy Agency (IEA) report states that "the age of fossil fuels is coming to an abrupt end (in 2050), and could raise fresh fears that investors have ploughed billions of pounds into worthless oil and gas projects." Furthermore, the IEA's report illustrates that allowing the development of sites such as that proposed here would be detrimental to the environment.

We draw your attention to the recent case where Ministers intervened in a Cumbria County Council decision to allow a new coal mine – the case being rejected at appeal.

It was recently reported that "the Government will make it far more difficult for oil companies to obtain drilling licences. Under a wide ranging decarbonisation plan agreed with industry that licensing rounds will not go ahead if doing so would harm the UK's efforts to reach its legally binding target of net zero carbon emissions."

There will be no benefits to local villages, but there will be serious disadvantages and unacceptable risks.

One of these concerns is the negative impact on the local tourism industry. Apart from the obvious draw of Burton Constable Hall, there are a number of Public Rights of Way in this area, which are very well used and which will be directly affected by this project.

#### **Highway Development Management**

No objection.

Three conditions requested for new vehicular access, temporary contractors compound

and traffic management plan.

In line with the pre-application advice, an updated Transport Assessment (TA) has been provided.

The TA has been assessed by Highway Development Management (HDM) and found to be a robust assessment using worst case scenario figures.

Vehicular access to the wellsite is to be provided via the approved WNA access route from the A165 via Langthorpe Road and Piper's Lane, from the existing site access junction located on the northern boundary of the site. An additional southern route is to be provided, via Burton Constable Road and Piper's Lane.

Swept Path Analysis of the proposed access routes have been carried out and found to be acceptable. Passing places along Pipers Lane, constructed as part of the original WNA permission are to be used. The existing passing places are in good condition and forward inter-visibility between the passing places is very good.

It should be noted that Pipers Lane is currently closed to traffic, the order for the closure has been in place since April 2021 for a period of 18 months, and the closure was activated in August 2021.

A new vehicular access will be constructed as part of the extension and the layout plans show space for staff parking, along with parking and manoeuvring facilities for HGVs. There will be no parking on the adjacent public highway.

The traffic impacts of the wellsite relate to the movements associated with years 1-25 of construction and operation. The wellsite is expected to generate a maximum of 132 daily vehicle trips (66 arrivals and 66 departures, occurring across the first four years), that figure is made up of a maximum of 60 two way HGV trips and a maximum of 72 two way staff trips (the staff trips split across two back to-back 12 hour shifts). Lower levels of traffic generation is expected during other years of the well operation, (years 5-25).

It should be noted that a maximum of 38 daily vehicle movements were consented for the WNA wellsite during the exploratory testing phase. As such it would be reasonable to assume that of the maximum of 132 daily vehicle trips associated with the production phase for the wellsite, there would only be 94 additional trips. HGV trips would be spread out across the operating hours of the wellsite, and the majority of staff trips are anticipated to occur outside of typical network peak hours. As such, the impact of the wellsite on local junctions is not considered to be significant and below the threshold for assessment of 30 peak-hour trips.

Communications between the developer and ERYC are positive, the developer is aware of who to contact within the Streetscene Team should the need arise.

### **Yorkshire Water Services Limited**

No objection.

One condition requested to protect the local aquatic environment and Yorkshire Water infrastructure.

## Water Supply

1) A supply can be made available if required. The developer should be made aware that if the proposed development requires a significant non-domestic supply that cannot be met by the existing available network capacity then Yorkshire water reserve the right to carry out required network improvements at the cost of the applicant. Any supply issues can be resolved under the provisions of the WI Act 1991. New supply applications can be made on the YW website:

<https://www.yorkshirewater.com/developers/water/water-connections/>

2) Our mapping records indicate that a 3" diameter cast iron water main along Fosham Road may be affected by the proposed highway alterations to provide vehicular access. The position of apparatus shown on our plans is indicative only and the exact position and depth of the apparatus can only be determined by excavation. Any conflict between construction in the highway and the water mains can be resolved in accordance with the New Roads and Street Works Act and the HAUC Code of Practice "Measures Necessary Where Apparatus is Affected by Major Works (Diversions Works)". Under Section 84 of the New Roads and Street Works Act Yorkshire Water as a statutory undertaker is entitled to take such steps as deemed necessary to protect its interests in its apparatus.

It is the developer's responsibility to ensure that YW apparatus is not affected by the highway alterations. In the event of a conflict between YW apparatus and highway alterations the developer should apply for a mains diversion via the Developer Services section of the YW website:

<https://www.yorkshirewater.com/developers/water/water-main-diversion/>

In addition to the above, adequate protective measures must be utilised during the construction phase of the development in order to protect the main from additional loading i.e. from plant machinery.

## **Environment Agency**

No objection.

*Groundwater Protection – variation of permit* – The site is underlain by the Chalk Principal Aquifer, which is heavily utilised for water abstraction. An Environmental Permit is in place for the site (EPR/BB3001F1) and the proposed developments will require the permit to be varied.

We note that in the supporting document entitled “Hydrogeological and Flood Risk Assessment West Newton A Exploration, Appraisal and Production Development”, Envireau Water June 2021, Table 1 states that:

"An application to the Environment Agency for variations to existing site environmental permits will be required to include the additional proposed activities. The applications will need to be supported by detailed environmental risk assessments."

We ask the applicant to apply to vary their permit in a timely fashion and to include detailed environmental risk assessments.

*Permitting requirements: noise and other emissions* – In addition to the above the permit will be used to regulate noise and other emissions from the mining waste and installation

activities. Regulation of noise produced by activities not covered by the environmental permit, such as the drilling of the exploration boreholes, will remain the responsibility of the local authority.

The planning application supporting document ‘Noise impact assessment for West Newton A exploration, appraisal and production development Report number JAT2106-REPT-03-R5 Rathlin WNA Revision 5 issued 20/04/2021’ includes an assessment of noise to be generated during the production phase of the site operational life . The assessment of the production phase does not include an emissions profile for the generators and associated equipment e.g. coolers/fans/pipework. Low frequency noise and tonal noise outputs and impacts have not been assessed, and mitigation has not been considered in detail. Based on our experience with similar engines elsewhere, it is possible that the generators and associated equipment may produce tonal and/or low frequency noise and it is recommended that the applicant considers the possible impact of this more thoroughly.

### **Lead Local Flood Authority and Land Drainage Teams**

No objection.

One condition requested to ensure a complete and operational drainage system is installed before the site comes into use.

Both teams have viewed the application and drainage proposals within the Hydrogeological and Flood Risk Assessment. Only comment is a request for a condition to ensure a complete and operational drainage system is installed before the site comes into use.

### **Beverley and North Holderness Drainage Board**

No objection.

Nine (9) conditions regarding agreeing surface water drainage from the site, restricting rate of discharge, evidence of existing surface water discharge, existing field drains, drainage routes, 9 metre maintenance strip, 6 metre clear of culvert, 4 metre access strip and no storage of materials adjacent to bank top to watercourse.

The site of the existing Well Site lies outside of the Drainage Board’s area.

There are no Board maintained watercourse directly adjacent to the site.

The Board understands that when the well site is in operation the applicant is proposing that surface water run-off is to be collected into an adjacent interceptor ditch and sump and then collected by tanker for offsite disposal.

The Board notes that this is an application for a proposal to construct an extension to the existing West Newton A (WNA) wellsite, test, appraise and produce from the two existing wells and drill, test, appraise and produce from up to six (6) new wells followed by decommissioning and wellsite restoration. It is considered that this will enlarge the existing impermeable area on site and has the potential to increase the rate of surface water run-off from the site if this is not effectively constrained.

The Board has no objection to the principal of this development but suggests that any approval granted to the proposed development should include the requested conditions.

### **Public Protection**

#### *Environmental Control Specialist Team*

No objection.

One condition requested regarding a Construction Emission Management Plan during construction.

We have reviewed the submitted plans and details provided with the application, including the Hydrogeological Risk Assessment by Envireau Water dated June 2021 and the Air Quality Assessment by Socotec dated 28 May 2021. Based on the information available we are satisfied with the methodology, conclusions and recommendations of the assessments and the proposed mitigation measures put forward. We therefore have no objections to the proposals to extend the existing wellsite and operations.

It is understood that if approved, the development will require a variation to the existing Part A(1) Environmental Permit issued by the Environment Agency (EA), which will regulate emissions to air, land and water from the permitted activities during the operational phases.

The Environmental Permitting regulations may govern various aspects at the installation, including the exploration and exploitation of hydrocarbons, groundwater activities, water discharge activities and mining waste activities.

In order to minimise impacts to local air quality during construction, a Construction emission management plan condition (not covered by the EA permit) has been requested.

#### *Environmental Control District Team*

No objection.

No conditions requested.

I am aware that this proposed development will be regulated by a permit issued by Environment Agency under Environmental Permitting (England and Wales) Regulations 2016.

I have also considered the proposal in terms of the Planning, Design & Access Statement in particular, lighting and the noise impact assessment (NIA) reference JAT2106-REPT-03-R5-RATHLIN-WNA-17/06/2021. I note that section 11 of the (NIA) details potential in design mitigation, essentially best available technology to reduce noise levels to as low as reasonably practicable and would expect such techniques to be used as appropriate.

I note with interest that the appropriate noise standard for such development is PPG - M a higher limit than British Standard BS4142:2014 but that table 8.2 predicts the likely rating levels against background noise in accordance with BS4142:2014. On this basis I would not expect any loss of residential amenity due to noise from this proposed development.

In addition to the predictions against BS4142:2014 paragraph 11.22 states that noise monitoring will be undertaken at the nearest residential property to the wellsite for comparison against PPG – M.

On the basis of the information submitted and the regulation of the site through a permit I can confirm that I do not have any objections and do not wish to recommend any conditions.

### **Historic England**

No comments.

### **Conservation Officer**

No objection.

No conditions requested.

*Heritage Assets* - The following designated heritage assets are identified within the wider area of the development site:

1. c.0.44 miles to west is the Farmhouse, 100 metre north of entrance to Pipers Lane (1366247)
2. c. 0.33 miles to south-west is the Grade II Church of the Most Holy Sacrement and Grade II - The Old School House (1161640)
3. c.0.87 miles to the south-east 0.87 miles is the Grade II Low Fosham Farmhouse and Flanking Wings - 1161405
4. c.0.89 miles to the south is the Grade II Mount Pleasant Farmhouse, Newton Road (1346625).
5. c. 2.3 miles to the east is the Grade II Bewick Hall.
6. c.0.76 miles to the north is the Withernwick Conservation Area and Grade II Church of St Alban.
7. The Burton Constable estate, includes the Grade II\* listed Hall and Gardens and Grade II buildings located approximately 1 mile to the south-west.

*Impact Assessment* – The development site is a flat arable landscape. The field boundaries are split up by hedges and dispersed throughout the landscape are tree belts and copses. The flat landscape does not contribute towards the significance of the Burton Constable Hall Estate, and there is no identified impact upon this grouping of heritage assets.

When within the area of the development site a long distance view is obtainable of the listed Farm House on Pipers Lane. Again, when at Pipers Lane there is a view of the Farm House with the back drop of an agricultural landscape. These views are however restricted by the hedges and tree belts of the area. The overall agricultural landscape of the listed farm would be preserved and there is no identified harm to this listed building.

The listed Church and its school house are located within a mature tree belt. Views of the Church within the surrounding landscape are limited. Views of the Church along Marton Lane are not obtainable and therefore the development site would not be seen within the context of the listed buildings in this area. There are no identified views of the Church from near the development site.

When travelling along Fosham Road long distanced views are obtainable of the Church of

St Alban. The introduction of the development site would not remove these views, and it is not considered that the development would introduce harm to the setting of these listed buildings.

Overall, there is no identified harm to the setting of designated heritage assets and therefore no impact on the significance of such assets resulting from the proposed development site.

### **Humber Historic Environmental Record**

No objection.

No conditions requested.

A detailed Heritage Impact Assessment has been prepared by Allen Archaeology Limited and submitted with the application. This document provides a detailed background to the known archaeological remains recorded in the landscape and uses this information to assess the potential for unknown remains to exist within the proposal site. The assessment concludes by stating that the evidence suggests a negligible archaeological potential for the site. Humber Historic Environmental Record agrees with the assessment and conclusion put forward in the document. Therefore no further archaeological work will be required in relation to the current proposals at West Newton A.

### **Natural England**

No comments.

### **Nature Conservation and Ecology Officer**

No objection.

Two conditions requested regarding a Construction Environmental Management Plan (CEMP) and Wildlife Enhancement Plan (WEP).

In summary, we are satisfied that the evidence available is adequate to properly assess the effects of the proposal in accordance with relevant statutory and policy requirements. The proposal meets the requirements of the Conservation of Habitats and Species Regulations 2017 and accords with relevant development plan policies for the protection and enhancement of nature conservation interests. On this basis we conclude that, subject to the imposition of appropriate conditions, the proposal would be acceptable insofar as ecological interests are concerned.

### **Sustainable Development Team (Biodiversity Officer – Local Wildlife Sites (LWS))**

No objection.

No conditions requested.

The sustainable development team agree with the comments made in the submitted Ecological Impact Assessment that the proposals are unlikely to have a significant impact on The Moors and Wycliffe, North Plantation designated Local Wildlife Sites.

Therefore, in relation to non-statutory designated sites, the sustainable development team has no objection to the proposed development.

### **Trees Team**

No objection.

No conditions requested.

### **Humberside Fire and Rescue Service**

Comments.

Advice provided regarding access for fire service and water supplies for fire-fighting.

### **National Air Traffic Service (NATS Safeguarding)**

No objection.

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

### **SPECTRUM (Ofcom)**

No comments to make.

### **Public Rights of Way and Countryside Access**

No response received.

### **Humberside Police**

No response received.

### **National Grid Plant Protection**

No response received.

### **Civil Aviation Authority (CAA) - Safeguarding**

No response received.

### **Garton Airfield**

No response received.

### **Humberside Airport**

No response received.

### **Ministry of Defence (MOD)**



No response received.

## 6. PUBLICITY

6.1 An objection from Ward Cllr Birch has been received, summarised as follows:

- Application in its current form will not extract hydrocarbons in a reasonable way and therefore results in unacceptable impacts on the community.
- Transporting oil off-site via tankers should not be approved.
- It is unsafe for the local and wider community, as well as being irresponsible.
- Oil should be transported from site via a pipeline because it is toxic and highly flammable.
- Transportation by road tanker represents a major accident over a 20 year period along the proposed transport route.
- Industry standard method for the safe transportation of flammable crude oil is via a buried pipeline to a processing /refining facility.
- Transportation of oil by pipeline is a viable alternative.
- Lack of any consideration for a pipeline by the applicant shows the greed, total disregard for the safety of the environment and community.
- Local community have worked with the applicant for around the past 10 years, on the basis oil would be piped out.
- How can the number of lorries suddenly be reduced from 20-25 down to 10 per day, one way traffic.
- Global climate crisis is something that will face us for many years to come.
- Undoubtedly one of the largest contributing factors is the use of fossil fuels.
- Citizens should do as much as we can to reduce fossil fuel use and consumption.
- By allowing further fossil to be drilled, pumped and transported via road contributes and encourages their continued use.
- Investment in the renewable energy sector such as electric cars will undoubtedly bring down the cost of renewable energy sources.
- Significant more investments should be made into the renewable sector and not fossil fuels.
- East Riding of Yorkshire Council has recently declared a climate emergency and followed the outcomes and recommendations of the review panel.
- The 12 recommendations of the review have been adopted by full council.
- The recommendations of the report set out various areas the Council will work on and partners the council will work with to tackle climate change.
- One identified opportunity for climate change mitigation is to reject applications such as this which will have a significant impact on the environment, communities, and the climate, whether directly or indirectly.
- Direction of travel of this authority is to reduce its impacts on the environment and climate change.
- Approving this application would be against that.
- This application should be REJECTED based on the decisions of full Council and the future aspiration of this local authority.
- This Council has committed to a mandate to put a stop to the climate emergency in any way they can no matter how big or small.
- This includes planning applications of any type that seek to destroy, harm or otherwise ruin the environment and climate, which it is obvious this application will do.
- There will undoubtedly be a hugely detrimental impact on tourism at Burton Constable

Hall, in Holderness and the wider East Riding.

- The increase in tankers using New Ellerby Road daily around the historical, highly respected and visited Burton Constable estate will put off returning and new visitors.
- Tourism forms a hugely significant part of the economic income in Holderness and East Coast.
- Proposal would deplete the income from tourism for the local economy.

6.2 In excess of Nine Hundred and Ninety Nine (999) objections have been received and the grounds raised are summarised as follows:

- Where does any of this fit with East Riding & Hull Councils' recently declared state of Climate Emergency?
- Only electrical cars will be allowed from 2030.
- UK is transition to green energy– proposal is not required and outdated.
- Proposal undermines UK legal responsibility to achieve its net zero target.
- Government are reducing UK's reliance on fossil fuels.
- The International Energy Agency (of which the UK is a member) is calling for "no investment in new fossil fuel supply projects.
- Intergovernmental panel report on Climate change 2021 (IPCC) has demonstrated the unequivocal link between human activity and climate impact and warming - direct link to heatwaves, droughts, flooding and fires. Recent examples this year in Australia, Canada, Germany and USA.
- Climate change and global warming are real and the world is at a tipping point of no return.
- Significant change of direction in government policy in relation to climate change since publication of the NPPF and the ERYC Development Plan, including recent documentation published by the Climate Change Committee.
- Very little weight should be attributed to any perceived government support for new oil developments as a benefit of the proposals in the planning balance when determining the application.
- Insufficiencies and inadequacies in the technical appendices to the Planning Design and Access Statement.
- Application fails to confirm the size of hydrocarbons to be development and lease agreements to 2071.
- Application fails to reference data from the site to facilitate National Strategy for Deep Geological Disposal of radioactive and toxic waste.
- Planning Statement refers to Climate Change Committee letter of 31 March 2021 to Secretary of State. It claims the letter states petroleum that is not correct, it states fossil gas.
- This Government in October will host the Cop 26 in Glasgow where world leaders will commit to further reductions in CO2 emissions, committing to renewable energy and investing in the type of technology.
- This application goes against the Governments climate commitments to cut carbon emissions by 78% by 2035.
- There are new wells in the North Sea that will produce vast amounts of oil and gas.
- Other well sites such as Kirby Misperton in North Yorkshire are looking at green energy projects.
- Gas terminal at West Knapton are also removing fossil fuel equipment to make way for green energy projects.

- Undesirable and problematic amount of traffic - up to 200,000 HGV trips.
- 30 HGVs would visit the site each day during 12 weeks of site construction – equivalent to 1 journey leg every 12 minutes for 12 hours.
- 10 tankers would visit the site every day during 20 years of production.
- Traffic associated with the proposal will result in harmful diesel pollution on route.
- Road Safety along rural route, used by cyclists, horse riders and walkers.
- Local country roads are narrow and bendy – not suitable or safe to serve the proposal.
- Proposed transport routes (blue and orange) are neither safe nor suitable for the significant levels of large vehicular movements over the lifetime of the operation.
- There is a significant lack of information and investigation presented via the applicant’s transport assessment to meet the requirement of the NPPF.
- Roads and underground structures (culverts water mains gas pipes electric cables telephone cables etc) where never constructed to accommodate such a large amount of heavy transport.
- Vibration from traffic and activities at the site will lead to structural damage of properties.
- Additional traffic from the proposal will increase risk of accidents.
- Traffic associated with the existing well sites does not stick to agreed routes.
- Roads are used as bus route for local school children.
- Roads are not gritted in winter and grass verges contain numerous grips.
- Local roads would need to be widened and upgraded at the developer’s expense.
- Gas and oil should be piped away, not transported via road tanker.
- During previous works Public Rights of Way and public roads were closed disrupting the lives of local residents.
- Local residents subjected to excessive noise, vibration, light, odour and fume pollution generated by the proposal day and night detrimental to residential amenity and putting lives at risk.
- Gas venting & flaring, resulting in light pollution.
- External lighting of the site affects local resident’s sleep.
- Proposal will creating noxious gases & smells (as documented at the existing well site in 2014, for several months).
- Production of climate change-gases: methane & CO<sub>2</sub> (development alone would create 200,000 tonnes CO<sub>2</sub> equivalent).
- Proposal will disrupt /destroy wildlife food chains (insects, bats, birds & larger raptors).
- Detrimental impact to the designated Lambwath Meadows SSSI and protected species (Barn Owls and Bats).
- Major expansion of West Newton A wellsite trebling the size.
- Overbearing nature.
- Wells would be treated with acid before production.
- Up to 330,000,000 standard cubic feet of waste gas could be burned.
- 490 tonnes of crude oil will be stored on site.
- Loss of arable land.
- Proposal will contaminate water supplies through spills and leaks, flow back.
- Proposal will damage the aquifer underneath the site used to produce drinking water.
- Soil contamination from overflows.

- Proposal will use fracking methods even though they are band.
- Increase flood risk and sea level rise.
- Visually proposal will appear like BP Saltend and further industrialisation of quiet, picturesque unspoilt rural countryside.
- Detrimental impact to the landscape on its own and cumulatively with other major developments.
- Proposal is an eyesore and more screening is needed.
- Burton Constable Hall is a tourist attraction that the proposal would deter future visitors. Safety concerns with over 20 recorded environmental incidents recorded at the existing well site.
- Applicant has not consulted with local residents prior to submission of the application.
- Concerns the applicant has financial capabilities to rectify breaches.
- Bond is necessary to ensure the site is suitable restored.
- Additional strain on stretched police resources.
- Reduction in value of resident's properties.
- Proposal is motivated by greed and profit at the expense of local residents.

6.3 Five (5) letters of support have also been received and the grounds raised are summarised as follows:

- Essential that we can produce oil and gas in this country.
- Transporting imports from around the world results in additional cost to the environment.
- Oil and gas will be used for some considerable time as yet as we transition to net zero carbon.
- We have a responsibility to produce Oil and Gas in the most environmentally friendly way as possible.
- Everyone has infrastructure near their homes - pylons, busy roads, wind farms, railway lines, industrial estates.
- In comparison this proposed site looks negligible.
- Britain's energy security is extremely important and can be affected by geopolitical tension as well as ongoing economic effects from the pandemic around the globe.
- This proposal seems to provide a vital opportunity for the country.
- If the reserves are as big as suggested, it could contribute significantly to the Humber Net Zero Industrial Cluster.
- Work scope is routine for the area and there have been many improvements in the industry since Aldbrough and Atwick gas plants were completed.
- Noise emissions among other things are not an issue with the right equipment package.
- Proposal is good for everyone in the area that the proposed works should take place.
- More jobs for future generations.

## **7. PLANNING ASSESSMENT**

### **Principle of Development**

7.1 Policy S1 of the East Riding Local Plan Strategy Document (ERLP-SD) confirms the

Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy S2 of the ERLP-SD addresses climate change and how this will be achieved through reduction of greenhouse gas emissions and adaptation to the expected impacts of climate change. This is delivered through a suite of policies in the Strategy Document and those relevant to this application are policies S4, A5, EC1, EC4, EC5, ENV1, ENV4, ENV5, ENV6. Policy S4 of the ERLP-SD is clear that land outside a development limit will be regarded as the countryside where forms of development, including C7 employment uses in accordance with policy EC1, are supported where development respects the intrinsic character of their surroundings. Policy EC1 Part A encourages employment development that develops and diversify the local economy and strengthens key employment sectors including manufacturing and engineering. Outside of development limits policy EC1 part D confirms employment development will be supported where it is of an appropriate scale to its location and respects the character of the surrounding landscape. Proposals should, amongst other things, (Part D4 of policy EC1) have a functional need to be in a particular location that cannot be met elsewhere.

- 7.2 In this case the proposal includes an existing exploratory well site and its extension in adjoining arable land for exploration, test, appraise and produce hydrocarbons. It has a functional need to be sited in this location because of its relationship with the existing permitted hydrocarbon exploration infrastructure. It would also generate additional employment during construction and operation (up to 12 full time construction and between 2 and 7 full time operational staff for each of the 9 phases) of a scale appropriate to its location.
- 7.3 Policy EC5 of the ERLP-SD is clear proposals for the development in the energy sector that includes oil and gas exploration, appraisal and extraction highlighted in table 7 (page 110 of the ERLP-SD) will be supported where any significant adverse impacts are satisfactorily addressed and residual harm outweighed by the wider benefits of the proposal.
- 7.4 Policies EM2 and EM3 of the Joint Minerals Local Plan (JMLP) refer to applications for Exploration Boreholes and Appraisal Boreholes. Both policies are clear that proposals for such developments will only be supported where they are located in the least environmentally sensitive part of the geological prospect (an area of exploration in which hydrocarbons have been predicted to exist in economic quantity) as practically possible minimising impacts to designated heritage, geological and biodiversity assets; mitigation for occupiers of residential properties and users nearby; measures to avoid pollution of ground water, aquifers and potable water supplies; site selection takes account of the impacts over the proposed lifetime of the borehole and potential for it to be retained long term; and full assessment and mitigation of any adverse environmental impacts. In addition, Appraisal Boreholes will only be supported where they are required to determine the quality, extent and characteristics of the deposit.
- 7.5 Petroleum is a national resource identified by the Government as being vital to maintaining security of the country's energy supply, notwithstanding Government's aspiration to move the economy to a low carbon base. Exploring and producing indigenous petroleum resources helps to contribute to the key aims of the government in relation to sustainable development. This application is a temporary proposal for 25 years enabling further investigation and production of petroleum (for approximately 15-20 years) at an existing temporary drilling site that has already benefited from planning permission for mineral exploration. The applicant has already drilled four exploration

boreholes making a hydrocarbon discovery at this wellsite within the Permian age Carbonate formation. The continued development of the WNA wellsite sees the site move to the next phase of onshore hydrocarbon extraction, this being appraisal and production. In principal this proposal complies with both the NPPF and policies EM2 and EM3 of the JMLP subject to consideration below.

- 7.6 Policy EM4 of the JMLP supports proposals for oil and gas production provided surface development and any pipelines are located on the least environmentally sensitive part of the geological prospect taking into account environmental, geological and technical factors to minimise impacts on identified assets; mitigation to ensure flaring or other arrangements for unwanted gas do not cause unacceptable disturbance to residents or other land uses; measures included to avoid pollution of ground water, aquifers and potable water supplies; and arrangements made to control all traffic generated by the development and non-road transport fully explored.
- 7.7 This proposal is located in the least environmentally sensitive location for the geological prospect and involves the extension of an existing wellsite. No pipeline is proposed as part of this application. Measures (such as a surface water management system) based on land permeability and stability investigations performed as part of a geotechnical design process and managed by suitably qualified engineers are proposed through well design and regulatory control. The key regulators include the Oil and Gas Authority (OGA) and the Environment Agency (Environmental Permits and WR11 Notification) and their regulatory regime seeks to avoid pollution of groundwater, aquifers, and potable water supplies and ensure that gas flaring and disposal of unwanted gas are managed in such a way as to minimise environmental impact. The proposal is supported by assessments for air quality, noise, lighting and traffic (discussed later in this Committee report), that all conclude that with the proposed mitigation in place there will be no significant impacts on residential and environmental amenity and a Transport Assessment submitted with the application concludes that the development will not give rise to unacceptable traffic impact. A Traffic Management Plan will also be agreed with East Riding of Yorkshire Council to manage the traffic associated with the development and minimise impact. In terms of non-road transport there are no existing pipelines in the area that the development could utilise. However following testing of all the proposed wells at this site if a pipeline is viable then it would be subject to a separate planning application. The grant of this permission would not however predetermine such a future application. In principle this proposal complies with both the NPPF and policy EM4 of the JMLP subject to detailed consideration below.
- 7.8 Policy DM1 seeks to ensure that the overall impacts of minerals development are sustainable. The proposals represent continued use and an extension to an existing well site for a temporary 25 year period. Impacts on local amenity, the natural and built environment, traffic safety and access arrangements, and dust and noise, can be controlled by necessary conditions should planning permission be granted for this application.
- 7.9 The overarching National Policy Statement for Energy (EN-1) was published by the Government in July 2011. It sets out national policy for energy infrastructure and confirms energy generation is vital to economic prosperity and social well-being and so it is important to ensure that the UK has secure and affordable energy, especially during the transition to a low carbon economy. Producing the energy the UK requires and getting it to where it is needed necessitates a significant amount of infrastructure, both large and small scale. It is critical that the UK continues to have secure and reliable supplies of electricity as we make the transition to a low carbon economy. To manage the risks to

achieving security of supply the UK needs reliable associated supply chains (for example fuel for power stations) to meet demand as it arises.

7.10 The UK faces two main security of supply challenges during the transition to a low carbon economy:

1) increasing reliance on imports of oil and gas as North Sea reserves decline in a world where energy demand is rising and oil and gas production and supply is increasingly politicised; and

2) the requirement for substantial and timely private sector investment over the next two decades in power stations, electricity networks and gas infrastructure.

Production of hydrocarbons from the West Newton A wellsite will contribute towards meeting the UK's objective of secure and affordable energy needs during that period of transition, and for those reasons helps to meet the economic aspect of sustainable development. The development therefore accords with EN-1.

7.11 The NPPF highlights at paragraph 8 that the planning system must perform a number of roles to lead to sustainable development, that is:

*An economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

7.12 The Development accords with the economic objective of NPPF paragraph 8, as it will support employment by providing an indigenous oil and gas supply thereby assisting economic growth. The economy will also benefit by increased revenue through the payment of business rates and taxes.

7.13 In meeting the social role objective of NPPF paragraph 8, the Development will contribute towards meeting the UK's energy needs from UK sources helping to safeguard future energy supply for the UK. Hydrocarbons are a national resource, which is identified by the Government as being vital to maintaining security of supply. Numerous Government documents (such as gas security of supply: a strategic assessment) regarding on and offshore oil and gas, affirm the UK Government wishes to maintain security of supply by exploring for indigenous oil and gas reserves both onshore and offshore, where they can be exploited in a safe and sensitive manner with regards to the environment. By exploring for and producing indigenous petroleum resources, it can help to contribute to the key aims of the Government in relation to sustainable development.

7.14 The proposed development, in meeting the environmental objectives of NPPF paragraph 8, seeks a temporary 25-year loss of agricultural land that will be restored (secured by a

necessary planning condition) to agricultural use by the end of this period. Once drilled the site itself is low level and can be screened from the wider area protecting the natural, built, and historic environment. The scale of the site is relatively small in mineral terms (3.46ha), based on the mineral being extracted and located above the mineral deposit making an effective use of land for a temporary basis as well as a prudent use of natural resource. Waste and pollution from the site can be managed and minimised during construction and restoration through necessary planning conditions as well as during operation through other regimes such as Environment Agency permits. As previously highlighted this development will assist the country's move towards a low carbon economy and addressing climate change by assisting to meet the UK's oil and gas demand until other sources come online.

- 7.15 Paragraph 10 of NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development, which is reinforced by Paragraph 11, which states:

*“Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

- 7.16 Paragraph 12 of NPPF states:

*“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

- 7.17 The Development accords with the principle of sustainable development, as set out in Paragraphs 10 – 12 of the NPPF.

- 7.18 Chapter 6 of the NPPF stresses the importance of building a strong, competitive economy, stating that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity. It goes on to highlight that planning policies and decisions should enable the sustainable growth of all types of businesses in rural areas and the development and diversification of agricultural and other land-based rural businesses.

- 7.19 Chapter 14 of the NPPF, planning for climate change, directs new development should be planned in ways that avoid increased vulnerability to a range of impacts arising from climate change and designed to minimise energy consumption.



- 7.20 The development is sited in an area that is not especially vulnerable to the range of potential impacts arising from climate change i.e. it is located within low risk flood zone one; it has climate change resilience built in (i.e. sufficient surface water storage for a 1 in 100 year storm event): and it will use gas extracted on site to power plant such as generators. Supporting documentation, such as the lighting assessment, ensure only essential light for health and safety purposes will be used and work will be undertaken in day light hours where possible (and therefore minimise energy consumption).
- 7.21 Paragraph 209 of the NPPF is clear that minerals are essential to support sustainable growth and our quality of life with a sufficient supply required to provide infrastructure, buildings, energy and goods that the country needs. Due to the fact minerals are a finite natural resource, and can only be worked where they are found, it is important that they are exploited in a sustainable manner that balances demand with environmental protection.
- 7.22 Paragraph 211 of the NPPF is also clear that when determining applications local authorities should give great weight to the benefits of mineral extraction, including the economy; ensure there are no unacceptable adverse impacts on natural and historic environment, human health or aviation, and taking into account the cumulative effect of multiple impacts; ensure that any unavoidable noise, dust and particle emissions and any blast vibrations are controlled, mitigated or removed at source, establish appropriate noise limits for extraction in proximity to noise sensitive properties and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.
- 7.23 The development also supports the rural economy, as it is a temporary agricultural diversification providing additional income streams for local supply chain, business rates and through land rents.
- 7.24 The UK has a globally recognised reputation in the regulation of oil and gas activities both onshore and offshore, over a significant time period. The proposed development would increase security of supply and help to ensure that the UK is not overly dependent on the import of oil and gas from countries with less stringent regulatory regimes.
- 7.25 The principle of the proposal is therefore supported by planning policy subject to the detailed consideration set out below.

### **Regulatory Control**

- 7.26 Ownership of petroleum resources is vested in the Crown and the right to explore for and produce petroleum is controlled by the Oil and Gas Authority (OGA) under a licensing agreement. Rathlin Energy was awarded such a licence by the OGA initially in 2008 as part of the 13<sup>th</sup> licensing round prior to works being undertaken at the site by 2013. In 2016 the OGA agreement moved to model clauses in the 14<sup>th</sup> licensing round, which gave exclusive rights to licensees, for much of the East Riding, including around Beverley and Holderness.
- 7.27 The oil and gas industry is heavily regulated, with a number of review processes and permissions required before operations can commence. Obtaining planning permission is only one requirement and other organisations including:- the Coal Authority, the Health and Safety Executive; Environment Agency (permits regarding mining waste activities, protection of groundwater and any emissions to air as a result of the development); the OGA and an independent well examiner all have a responsibility to review the proposed operations. The applicant Rathlin Energy has to seek further approvals from these

organisations before any operations can commence at the site.

- 7.28 The drilling proposed is of a ‘conventional’ nature in that it involves drilling down to potential reservoir(s) of petroleum. ‘Fracking’, which involves the use of hydraulic fracturing of rock in order to obtain the mineral, is not involved and would not be consented by this permission, if granted.
- 7.29 Planning Practice Guidance regarding minerals (paragraph 12 reference ID: 27-012-20140306) confirms planning and other regulatory regimes are separate but complementary. The planning system controls the development and use of land in the public interest and this includes ensuring that new development is appropriate for its location – taking account of the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution.
- 7.30 In doing so the focus of the planning system should be on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to approval under other regimes. Mineral planning authorities (in this case East Riding of Yorkshire Council) should assume that all of the other non-planning regulatory regimes will operate properly.

### **Explanation of Proposed Operations**

- 7.31 – The development will consist of the following nine (9) principal phases:
1. Appraisal Testing and Workover of Existing Wells;
  2. Wellsite Extension Construction split into 2a Wellsite Extension and Cellar Construction and 2b Conductor Installation;
  3. Drilling;
  4. Well Treatment and Clean up;
  5. Well Testing;
  6. Process Facility;
  7. Well Workovers, Routine Maintenance and Repairs;
  8. Well and Production Facility Decommissioning; and
  9. Restoration and Aftercare.
- 7.32 *Phase 1: Appraisal Testing and Workover of Existing Wells* – The existing hydrocarbon exploration wells (WNA-1 and WNA-2) will be appraised to gather additional information about the extent of the hydrocarbon reservoir, building upon the information previously acquired during the drilling and short-term testing. Both wells will also be subject to a workover operation that will include a workover rig and/or coiled tubing unit, wireline trucks, nitrogen conversion equipment, well test equipment, incinerator unit(s), necessary metering equipment and tankage. To facilitate the flowing of hydrocarbons to surface, the applicant will initially install the following temporary equipment: 3 phase separator with metering; surge tanks, knock out drums; incinerator unit(s); crude oil and produced water

storage tanks; and if not free flowing, an artificial lift/pumping system, such as a beam pump (nodding donkey) and/or linear rod pump and associated gas lift equipment. Other than siting temporary equipment on the existing well site no other physical changes above ground are proposed in this phase. Stage duration includes mobilisation/demobilisation that will take approximately 1 week and appraisal testing and existing wells up to 12 months.

- 7.33 Any associated natural gas produced during this phase will be flared and, where possible the natural gas will be utilised to power generators and site equipment. Flared natural gas will be subject to an Environmental Permit, authorised by Environment Agency. The Development will limit the volume of flared natural gas with a budget (maximum release) of 330 million standard cubic feet (mmscf).
- 7.34 *Phase 2: Wellsite Extension Construction* – Positive well appraisal results will initiate the next phase of the Development, the expansion of the existing well pad. The timing of a decision by the Applicant to extend the existing wellsite is dependent upon the Phase 1 appraisal test results and/or the need to drill new wells.
- 7.35 *Phase 2a: Wellsite Extension and Cellar Construction* – The well site will be extended and the pad designed in accordance with land permeability and stability investigations performed as part of a geotechnical design process, managed by suitably qualified engineers. Historical geotechnical investigations will be relied upon for the existing well site and a series of new geotechnical investigations covering the extension area of the wellsite will be relied upon for the extension area. Earthworking machinery will remove the topsoil and create a storage bund whilst relocating the current topsoil storage bunds for future reinstatement. A cut and fill exercise will be carried out to create a level area for the extension works. A surface water management system will also be installed to appropriately manage any rainwater gathered to prevent the wellsite and surrounding land from flooding. The wellsite will be enclosed (boundary treatment) with security fencing and access gates. Stage duration includes mobilisation/demobilisation that will take approximately 2 weeks and wellsite extension construction up to 12 weeks.
- 7.36 *Phase 2b: Conductor Installation* – Before the start of drilling (Phase 3), an initial large-diameter hole will be drilled for each well as part of the construction phase using a smaller drilling rig (conductor setting rig with a mast height of up to 15m). A conductor casing (i.e. the outer casing) will likely be installed and cemented back to surface to provide a stable and watertight structural foundation for the subsequent drilling and setting of smaller diameter and deeper casing strings. The setting of a conductor section will involve a smaller drilling rig (conductor setting rig with a mast height of up to 15m) or other construction plant / equipment. Stage duration includes mobilisation/demobilisation that will take approximately 4 days per mobilisation/demobilisation and conductor drilling 4 weeks per well.
- 7.37 *Phase 3: Drilling* – up to an additional six (6) wells are planned to be drilled at the West Newton A wellsite likely to be split up and drilled at separate times to allow for further evaluation of the target formations and learning from previous wells to increase efficiency of drilling. The results from each well will inform any decision on the need for additional wells. The drilling campaign will comprise the following:
- mobilisation of the main drilling rig (mast height up to 55m) and ancillary equipment to the wellsite;
  - drilling main wellbore(s);

- temporary storage of drilling mud and rock cuttings for subsequent off-site disposal;
  - shrouded external lighting illuminating the rig mast, rig floor and ancillary infrastructure; and
  - delivery of fuels, equipment, materials, drilling chemicals, steel casing and tubing.
- 7.38 On completion of the drilling phase, drilling mud will be circulated out of the well, displaced by suspension brine or fresh water and the well suspended ready for the next phase (Phase 4 well treatment and clean-up). Well design is controlled by the other regulators separate from planning. Stage duration includes mobilisation/demobilisation that will take approximately 2 weeks per mobilisation/demobilisation and drilling and completion 15 weeks per well.
- 7.39 *Phase 4: Well treatment and Clean Up* – Small perforating charges are used to introduce a pathway between the target formations and the wellbore controlled by other regulators separate from planning. The surface equipment used during this phase of operation may include a workover rig or coil tubing unit with a crane. Similar temporary well testing equipment, outlined in Phase 1, will be used during this phase of operation. After perforation is completed an acid treatment will be conducted to remove debris, cement invasion or drilling fines from the sub surface perforations and reinstate natural permeability. Once the well has been treated, hydrocarbons will begin to flow. If hydrocarbons do not flow to the surface naturally following treatment, the following three (3) options are available to artificially lift hydrocarbons to surface: Gas lift using inert nitrogen; mechanical lift (use of either a beam pump, a linear rod pump or an electric submersible pump) or subsurface pump. Stage duration includes mobilisation/demobilisation that will take approximately 2 weeks per mobilisation/demobilisation, treatment 2 weeks per well and well clean-up 2 weeks per well.
- 7.40 *Phase 5: Well Testing* - The well test will establish detailed gas and oil composition, flow rates, and pressures before going to production (Phase 6). During Phase 5 the natural gas will be flared and crude oil transported off site. This surface equipment used during this phase will utilise the same surface production equipment outlined in Phase 6. As described in Phase 1, the wellsite will have an incineration budget of 330 mmscf. If the flare budget is fully utilised before a separate hydrocarbon offtake is possible (i.e. planning permission granted for example a pipeline) the wells will be suspended until the offtake is completed. If Phase 5 identifies that the appraisal wells are not commercial and cannot transition into production wells, Phase 8 decommissioning will start. Stage duration includes mobilisation/demobilisation that will take approximately 2 weeks and well testing (new appraisal wells) 1-2 years.
- 7.41 *Phase 6: Process Facility* –The process facility will be scaled to accommodate flow rates and pressures established in phase 5. During this period, the process equipment will be altered, replaced, or repositioned. This is likely to involve the use of cranes during the reconfiguration of the wellsite. It is proposed that the process facility will be sized within the red line location plan as the wells come on stream (e.g. replacing small equipment with larger equipment or the addition of new equipment in parallel with existing equipment). Most of the processing equipment is situated at ground level with a maximum height of 8m for liquid storage tanks. An incinerator unit(s) and/or vent stack for emergency shut down and tank pressure/vacuum will be installed. The maximum height of the incinerator and vent stack is subject to detail design, but it is estimated to be less than 15m (secured by a necessary condition). Up to 490 tonnes of crude oil storage, at any one time, is proposed

to accommodate the production from all the wells. The Development at this stage does not include the ability to process or 'offtake' significant quantities of natural gas. If appraisal testing establishes reliable data, which identifies hydrocarbon production that cannot be managed via the wellsite flare budget, or will exceed the daily crude oil HGV offtake capacity, a further planning application for a revised offtake solution will be submitted to East Riding of Yorkshire Council (ERYC). Should planning permission be granted for this application it would not predetermine a future planning application for a revised alternative offtake such as a pipeline. Stage duration includes delivery of equipment that will take 6 weeks and production facility operation 15-20 years.

- 7.42 *Phase 7: Well Workovers, Routine Maintenance and Repairs* – Throughout the life cycle of a well, maintenance workovers are likely to be required on multiple occasions. This will involve the lowering of tools into a well on a wire or within coiled tubing suspended from a mobile crane or with a small workover rig and may include changing downhole pumps (if installed), changing production tubing, re-perforating, re-treating the formation (acid treatment) or cleaning the formation. It is likely that a crane would be mobilised but, some circumstances, there may be the need to mobilise a workover rig (up to 35m in height), other oilfield equipment, or a drilling rig. Stage duration includes mobilisation/demobilisation that will take 1 week per mobilisation and demobilisation and work over-operation depends on maintenance requirements.
- 7.43 *Phase 8: Well and Production Facility Decommissioning* – A workover rig (up to 35m high) will be mobilised to the wellsite with generators, pumps and tanks. Cement plugs (barriers) will be set within the well(s) to ensure all distinct permeable zones penetrated by the well are isolated from each other as per prevailing well abandonment guidelines and legislative requirements at the time of the well plugging. Detail design of each well decommissioning programme is subject to control from other regulators separate from planning. Once each well is decommissioned the casing within each drilling cellar will be cut ~1.5m below ground level and a steel plate welded over the casing top to prevent soil from re-entering the borehole. The equipment used during the decommissioning of the wells will be a workover rig, similar to that shown in phase 1. Stage duration includes mobilisation/demobilisation that will take 2 weeks per mobilisation and demobilisation, plugging and abandonment 3 weeks per well, and removal of surface production facility equipment 8 weeks per site.
- 7.44 *Phase 9: Restoration and Aftercare* – During restoration, the concrete chambers (drilling cellars) will be dismantled leaving the lowest section of drilling cellar in situ. Surface aggregates will be inspected prior to removal. Areas where contamination is identified will be removed for subsequent off-site treatment and reuse. The remaining surface aggregate will be removed for reuse. Once the HDPE membrane has been removed, the exposed subsoils will be inspected and tested. Should localised contamination be identified; the affected area will be excavated for off-site treatment and/or disposal at an Environment Agency permitted waste facility. Soil samples will be taken, analysed, and compared with soil samples taken prior to construction to confirm the absence of contamination. The subsoil will be cultivated to a depth of 600mm after-which the soil will not be traversed by machinery. Topsoil may have degraded over time during storage so it will be tested prior to replacement to determine what treatments, if any, are required to improve its condition. Topsoil will be back-tipped onto loosened subsoil and graded to its original profile. Security fencing will be removed but the highway access may be retained subject to agreement with the Highway Authority and landowner. A landscaping scheme will provide for the reinstatement of any hedgerows and trees that have been removed. Stage duration includes mobilisation/demobilisation that will take 1 week per mobilisation and

demobilisation, earthworks restoration 8 weeks and aftercare 5 years.

- 7.45 Below ground, in addition to the two (2) existing wells drilled at the WNA wellsite, WNA-1, WNA-2, the Applicant is proposing to drill up to a further six (6) boreholes at the WNA wellsite. All the wells will be drilled directionally to intersect two (2) conventional reservoir target formations, within the Permian age Carbonates, encountered between 1,600m and 2,000m true vertical depth below ground level in the proposed wells.
- 7.46 Drilling of each well will start with the setting of a 20" surface conductor, to a depth of approximately 75m. The drilling rig will then drill and set a number of casing strings based on each wells specific well design and target criteria, in particular the setting depth of the 13 3/8" casing. The drilling of each well shall be done in phases by drilling a certain hole section, running steel casing and cementing it in place, before drilling the next section, of smaller diameter hole, through the existing casing and deeper into the ground. The size and depth of each section is determined on the risks associated with the formation and engineering parameters. For example, water bearing aquifers shall be drilled and cased prior to drilling into a known hydrocarbon bearing zone, isolating the water bearing aquifers from subsequent drilling and production operations. The final hole section needs to be of a certain size to allow the equipment to be positioned in the well for production.
- 7.47 The first hole drilled from surface maybe up to 36" in diameter, with the final casing cemented in place being as small as 4.5" in diameter. It is assumed that most of the appraisal wells will be drilled directionally (away from the wellsite once a sufficient depth subsurface has been reached) to allow for the most efficient production from the reservoir.
- 7.48 When drilling, drill cuttings will be sampled and analysed every few meters to accurately identify the formations encountered in order to aid the evaluation of the potential for hydrocarbon occurrence. Primary and secondary Permian target intervals will be cored to analyse their reservoir potential. The wells will not drill into the Shale and unconventional resources will not be targeted by this proposed development. Only the Permian Age, Carbonate formations shall be targeted for production within these wells.
- 7.49 Drilling of the wells, well integrity and mineral extraction is controlled by other regulators discussed previously in this report that falls outside of planning regulations and control.

### **Landscape and Visual Amenity**

- 7.50 Policy ENV1 of the ERLP-SD seeks the incorporation of hard and soft landscaping alongside boundary treatments of an appropriate scale and size to enhance the setting of buildings, public spaces and views (B.8) and ensuring green infrastructure is well integrated into the proposed development (B.12). Policy ENV2 of the same document promotes a high quality landscape whilst ENV5 seeks to strengthen green infrastructure.
- 7.51 Part B5 of policy DM1 of the JMLP seeks to protect character, quality, distinctiveness, sensitivity and capacity of the landscape to accommodate a proposed development. Part B6 of the same policy promotes green infrastructure, biodiversity and geodiversity assets. Part B7 historic landscapes.
- 7.52 Policy DM3 of the JMLP seeks restoration and aftercare of mineral sites. In particular B1 creation of high quality agricultural or forestry land, B2 meeting site conservation objectives, B3 improving strategic network of green infrastructure, B4 creation of geodiversity, B5 enhanced landscape character and relevant setting of designated local landscapes, and B8 improved public access to the natural environment.

- 7.53 Policy DM4 of the JMLP directs mineral sites, involving best and most versatile land, once restored would not result in an overall loss of soil quality.
- 7.54 There is further guidance regarding landscape and visual amenity within the NPPF and its associated PPG.
- 7.55 Policy ENV1 part B8 of the ERLP-SD seeks incorporation of hard and or soft landscaping, alongside boundary treatments of an appropriate scale and size. Policy ENV2 of the ERLP-SD sets out the need to sensitively integrate development into the landscape. Policy EC5 of the ERLP-SD supports energy sector developments provided character and sensitivity of landscapes can accommodate the proposed energy development. Policy DM1 of the JMLP confirms mineral development will be supported where it can be demonstrated that the development would avoid harm to the environment or communities. Policy DM3 of the JMLP states minerals development will be supported provided where it can be demonstrated that an appropriate restoration scheme would follow that achieves one of 9 stated planning objectives.
- 7.56 The application sites lies close to the Boundary between 19B Burton Constable Farmland and Parkland and 19D Central Holderness Farm Land. Vertical features such as turbines and large scale farm buildings are dominant and detract from landscape character. Other detractors such as communication masts, are spread throughout the area but overall do not seriously harm the quality of the landscape which is assessed to be ordinary to good with pockets of high quality at Burton Constable Registered Park and Gardens and Rise.
- 7.57 Value attached to this relatively low flat landscape is medium level due to presence of some vertical elements (turbines) that detract from the character whilst others, such as Burton Constable Registered Park and Gardens, and a number of ancient woodland blocks, provide elements of high landscape quality.
- 7.58 To enhance landscape character key positive features should be strengthened and reintroduce distinctive features that have been lost such as trees and hedgerows.
- 7.59 A Landscape and Visual Assessment (LVIA) has been submitted in support of the proposed development. In summary, based on a preliminary desk-top appraisal, the following landscape character and visual effects are predicted.
- 7.60 In terms of Landscape Character Effects the drilling phase, taking place during Phase 3 and Phase 6, with a 55m high drilling rig and associated equipment represents the worst-case situation. The drilling rig would detract from the rural character of the landscape, although the degree of change would be lessened by the presence of the turbines at Withernwick Wind Farm, which would be more than twice the height of the drilling rig (to blade tip) and the tall stack at the Tansterne bio-mass plant to the east. However, the adverse effects on the rural character of the landscape (19D Central Holderness Farm Land) would be temporary and reversible, lasting a maximum of 24 months. (i.e. 6 wells, a rig required for 15 weeks per well plus 2 weeks mobilisation and demobilisation so 17 weeks in total), after this time the drilling rig and equipment would be removed resulting in minimal effect to landscape character.
- 7.61 During in production phase 6, most of the processing equipment is situated at ground level with a maximum height of 8m for liquid storage tanks. An incinerator unit(s) and/or vent stack for emergency shut down and tank pressure/vacuum will be installed. The maximum height of the incinerator and vent stack is subject to detail design, but it is estimated to be less than 15m (secured by a necessary condition). Due to the smaller size

equipment required during the production phase and the woodland planting on the perimeter mounds, the wellsite would be less intrusive than the drilling phase. In total 4,500 m<sup>2</sup> of native woodland would be planted (10% field maple, 10% silver birch, 10% Hazel, 20% Common Hawthorn, 5% Common Holly, 10% Scots Pine, 10% blackthorn, 15% Goat Willow and 10% Rowan), which at 2m centres equates 1,125 individual plants. It would be better assimilated with its surroundings and, therefore, the effects the character and quality of the landscape, compared to the drilling phase and existing wellsite, would be minimal, especially when the woodland becomes established.

- 7.62 Due to the presence of extensive mature established woodland around the Burton Constable Estate covering hundreds of metres and several fields in the direction of the proposal, plus a separation distance of over 2km's with the application site, there would be no adverse effect on the character or setting of LCA 19B Burton Constable Farmland & Parkland.
- 7.63 In terms of visual effects, Zone of Theoretical Visibility (ZTV) analysis indicates that the 'worst case' drilling rig would be visible from the approximately 76% of the study area, and the visualisations indicate it would be a prominent feature from the representative viewpoints, especially those closest to the wellsite, including local roads, public footpaths and from the more distant Trans Pennine Trail. From these locations the drilling rig would adversely affect the quality and character of the views compared to existing.
- 7.64 However, the adverse effects would be temporary, reversible and limited to a maximum duration of 24 months. The drilling rig would not be visible from the important visitor attractions of Burton Constable Hall, the associated gardens and parkland, or the adjacent Burton Constable Holiday Park.
- 7.65 In terms of residential visual amenity, the wellsite would be prominent from properties at High Fosham and Marton, although it is considered that even during the worst case drilling phase, the views would not, as defined by the Lavender test, be "so unpleasant, or overwhelming and oppressive as to make the properties unattractive places to live", therefore, there are limited Residential Visual Amenity impacts.
- 7.66 During the production phase, the lower-level equipment would be substantially screened by the perimeter bunds, intervening vegetation consisting of field boundary hedgerows and pockets of mature established tree coppice screening belts, separation distances involved (West Newton village is 1,130m to the south west and Marton is 800m to the west) and the proposed woodland planting around the wellsite perimeter.
- 7.67 To reduce the views further and to maintain dark skies at night, the flames on the gas flare would be enclosed and the lighting within the wellsite directed downwards away from surrounding receptors (both secured by necessary planning conditions).
- 7.68 The only potential long-term effects would be the adverse effect on views experienced by viewers on Fosham Road and the public footpaths immediately adjacent to the wellsite, where the security fence, cameras, lighting and access gates may have an urbanising effect on the rural views. However, these effects would be very localised and would affect a very small number of people, who are already exposed to views of the existing wellsite.
- 7.69 Mitigation measures proposed include:
- Soils stripped from the agricultural land to the east of the existing wellsite prior to construction, along with the soil stored in the existing mound to the east of the



existing wellsite used to create new perimeter mounds on the southern, eastern and northern edges of the wellsite to provide screening of the low-level equipment from the nearby receptors and aid assimilation with the surrounding landscape;

- At the end of the operational period the wellsite, including the perimeter mounds, would be removed, soils reinstated, short sections of hedgerow removed to facilitate wellsite access from Fosham Road would be reinstated and the land returned to agricultural production;
- To minimise potential cumulative landscape and visual effects, the drilling works at the West Newton A well site requiring a 55m drilling rig would not be undertaken concurrently with the drilling requiring a similar sized rig at West Newton B within the applicants control.
- During the production phase (which could be present for 20 years), the structures/equipment within the wellsite would be painted a visually recessive, non-reflective colour;
- 15m high gas flare would be fully enclosed, screening the flames from the surrounding areas;
- Glare from the mobile lighting masts, floodlights attached to cabins, and dome lights below rig floor would be directed away from the nearby residential properties and or angled downwards to minimise outward sources of illumination;
- To increase the long-term screening and landscape integration during the production phase, the outer slopes of the perimeter mounds would be planted with native trees and shrubs comprise species indigenous to the locality including Scots pine and holly that will provide year round screening. Majority of trees will be planted as 60-90 cm whips at 2.0m centres and will be protected with 600 mm spirals, or tree/shrub guards and supported with stakes/canes. The planting would be maintained throughout the operational period with any dead or defective plants replaced. It is intended that the trees will be retained thereafter.

7.70 No objections have been received from the Council's Tree Team.

7.71 Officers agree the main harm to landscape character and visual amenity will be when the 55m high drilling rig is on site for a maximum period of 24 months (phase 3 Drilling) although unlikely to be a continuous period. Although it is accepted that there will also be an increased visual impact compared to a restored site, the existing well site is screened by existing tree and hedge planting alongside the road on its northern and western boundary and earth mounds to other sides (eastern earth mound would be removed should the well site be extended). The extension part of the proposal would also benefit from hedgerow screening on its northern boundary, earth mound created to eastern and southern boundary, adjoining existing well site on western boundary and the use of the site would be temporary (25 years) in nature.

7.72 In order for the any harm caused to the landscape qualities and visual amenity to remains temporary, a necessary condition is will limit the whole site operation to a temporary 25 period after which there will be an enforceable requirement to ensure that the site will be restored to the satisfaction of the Local Planning Authority.

- 7.73 There are no landscape or visual amenity reasons why the application could not be approved. Therefore it complies with policies DM1 (part B.5, B.6, B.7) and DM3 (part B.1, B.2, B.3, B.4, B.5, B.8) of the JMLP, ENV1 (part B.8 and B.12), ENV2 and ENV5 of the ERLP-SD, as well as the NPPF and its associated PPG.

#### **Impact on Best and Most Versatile Agricultural Land**

- 7.74 Policy DM4 from the JMLP confirms proposals which would result in the loss of the best and most versatile agricultural land will only be supported if the loss is temporary and there would be no overall loss of soil quality following final restoration; or other beneficial after uses can be secured, which would not sterilise the soil resource; or there is a need for the mineral which cannot be met in a suitable, alternative location of lower quality agricultural land.
- 7.75 The application site is situated on moderate to good agricultural grade 3 land. It is not clear at this stage if the site is 3a or 3b and therefore assumed to be 3a. Thus planning policy is applied on the basis that the proposed development involves best and most versatile agricultural land. Currently the application site is within or adjoining an active exploratory well site. Adjoining land to the east of the existing well site within the application site boundary is arable land but the proposed development is for a temporary 25 year period and, once restored, the entire well site will revert back to arable land of the same or better soil quality. At 25 years, the impact would be for a substantial period of time. However, the development proposal is not considered to be at odds with the aims of national and local policy due to the temporary loss of the medium to good quality agricultural land and the fact there will be no overall loss of soil quality following final restoration. Standard conditions regarding the restoration of the land should be applied to ensure that arable use, same or better soil quality and the rural character is put back after the lifespan of the development.
- 7.76 This proposal, therefore, complies with policy DM4 of the JMLP as well as guidance contained within the NPPF and its associated PPG with regards best and most versatile agricultural land.

#### **Ground Water Protection, Abstraction, Drainage and Flood Risk**

- 7.77 Policy ENV6 of the ELP-SD seeks to manage Environmental hazards, such as flood risk, coastal change, groundwater pollution and other forms of pollution, will be managed to ensure that development does not result in unacceptable consequences to its users, the wider community, and the environment. Part B3 and B4 to policy DM1 of the JMLP protect surface and groundwater pollutant emissions as well as the effects of climate change including flood risk. Policy DM3 of the JMLP seeks restoration and aftercare of mineral sites, especially part B8 – taking opportunities to reduce flood risk.
- 7.78 The application site is located in low risk flood zone one, a suitable location for the proposed development.
- 7.79 A site specific flood risk assessment (FRA) has been submitted with the application because the area of the site exceeds 1ha within the Hydrogeological and Flood Risk Assessment. In summary the FRA demonstrates the proposed development is at a ‘very low’ or ‘low’ overall risk from all sources of flooding.
- 7.80 A surface water management system is already in place on the existing well site and will be installed on the extended wellsite during Stage 2a: Wellsite Extension and Cellar

Construction to appropriately manage any rainwater gathered to prevent the wellsite and surrounding land from flooding. It is also proposed that the existing wellsite surface water containment system will be extended to cover the new drilling area (active drilling area) and a new surface water containment system will be installed across the production and storage area separated by a concrete containment berm. Both surface water containment systems will operate independently of each other. The surface water containment systems will consist of an impermeable high-density polyethylene (HDPE) environmental membrane, protected above and below using a suitably weighted (thick) geotextile, determined in advance in accordance with Environment Agency guidance and in consultation with the manufacturer. Drilling cellars shall be installed in the new drilling area, from where each well shall be drilled. The surface shall be finished with an appropriate layer of type 1 stone and reinforced concrete where necessary.

- 7.81 Surface water on the wellsite percolates through the hardstanding, is intercepted by the HDPE membrane and is directed to the perimeter containment ditch, where it is collected.
- 7.82 Foul water, sewage and domestic waste will be collected and contained on the wellsite for subsequent off-site transfer to an Environment Agency permitted waste treatment facility.
- 7.83 A drainage impact assessment shows the existing and extended wellsite provides sufficient storage to attenuate a 7-day, 1:100 year + climate change storm event and, so long as surface water is appropriately managed, that the proposed development will not adversely impact on drainage and flood risk at the Wellsite or elsewhere.
- 7.84 The Hydrogeological Risk Assessment has been undertaken because the application site lies above a principal aquifer confirmed by the Environment Agency to be used heavily for water extraction and concludes with the previously mentioned embedded mitigation measures in place, the risk for all the identified hazards (including leaks, spills, contaminated land) during the nine phases of the proposed development reduce to either 'very low' or 'none'. Effectiveness of the mitigation will be demonstrated through routine integrity testing at the wellsite and a scheme of groundwater and surface water monitoring that will be agreed with the Environment Agency as part of the environmental permitting process.
- 7.85 Yorkshire Water have not raised any objections and requested one necessary condition to protect the local aquatic environment and Yorkshire Waters infrastructure (a 3" diameter cast iron water main along Fosham Road).
- 7.86 The Environment Agency have also raised no objections and within their response highlight the site is underlain by the Chalk Principal Aquifer, which is heavily utilised for water abstraction. An Environmental Permit is in place for the site and the proposed developments will require the permit to be varied before the proposed development could be implemented should planning permission be granted. The permit will be used to regulate noise and other emissions from the mining waste and installation activities.
- 7.87 Paragraph 187 of the NPPF is clear that Local Planning Authorities should focus on whether the development itself is acceptable use of the land and the impact of the use, rather than the control of the process or emissions themselves where these are subject to approval under pollution control regimes. Local Planning Authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

- 7.88 The Lead Local Flood Authority and Land Drainage Team have also raised no objections to the proposed development. One condition has been requested to ensure a complete and operation drainage system is in place before development commences. Officers do not consider this condition is necessary bearing in mind drainage details submitted are acceptable and can be secured by a necessary condition. This will be necessary during phase 2 onwards of the proposed development.
- 7.89 Public Protection Environmental Control Specialist Team have carefully considered the hydrological risk assessment and no objections have been raised.
- 7.90 The non-statutory Beverley and North Holderness Internal Drainage Board (IDB) have also raised no objections. Within their response the IDB have confirmed the site lies outside of the Drainage Board's area and there are no Board maintained watercourse directly adjacent to the site. Nine (9) conditions have been requested but are not necessary as the drainage details provided are already used on the existing waste site and have been agreed by statutory drainage consultees (previously mentioned) to be used in the extended well area. The other conditions are covered by IDB legislation separate from planning but can be included as an informative.
- 7.91 There are no drainage or groundwater protection reasons why the application could not be approved. Therefore it complies with policies DM1 (part B.3 and B.4) and DM3 of the JMLP, ENV6 of the ERLP-SD, as well as the NPPF and its associated PPG.

#### **Access, Parking and Highway Safety**

- 7.92 Policy EC4 of the ERLP-SD seeks to enhance sustainable transport in order to increase overall accessibility, minimise congestion and improve safety, new development will be supported where it is accessible, or can be made accessible, by sustainable modes of transport and addresses its likely transport impact.
- 7.93 Policy DM6 of the JMLP-SD supports transportation by road to mineral development provided there is no practical alternative and the highway network can accommodate the traffic generated. In addition it would not have an unacceptable impact on the environment or local communities. Further guidance is provided in the NPPF and its associated PPG.
- 7.94 A Transport Assessment has been submitted in support of this application confirming access to the development site is to be provided via the approved West Newton A well site access route from the A165 via Langthorpe Road and Piper's Lane, with an additional southern route proposed, via Burton Constable Road and Piper's Lane.
- 7.95 Swept path analysis of the turning points on the proposed access route has highlighted that, with minor widening to the Piper's Lane/Burton Constable Road junction, a HGV is able to use this route with no overrunning/overhanging and there are no existing road safety issues pertinent to the development of the wellsite.
- 7.96 Access junction and internal roads have been designed with due consideration to road safety and, as such, the development will not have a detrimental road safety impact on the local transport network.
- 7.97 The traffic impacts of the wellsite relate to the movements associated with years 1-25 of construction and operation. The wellsite is expected to generate a maximum of 132 daily vehicle trips (66 arrivals and 66 departures, occurring across the first four years), that

figure is made up of a maximum of 60 two way HGV trips and a maximum of 72 two way staff trips (the staff trips split across two back to-back 12 hour shifts). Lower levels of traffic generation is expected during other years of the well operation, (years 5-25).

- 7.98 A maximum of 38 two-way vehicle movements were consented for the West Newton A wellsite during the exploratory testing phase. This proposal would, therefore, only result in 94 additional vehicle trips to the exploratory testing phase.
- 7.99 HGV trips would be spread out across the operating hours of the wellsite and the majority of staff trips are anticipated to occur outside of typical network peak hours. Apart from phase 7 workover operations HGV's are scheduled to travel to and from the site over a 24 hour period (depending on maintenance requirements). HGV's in all other phases including mobilisation and demobilisation in phase 7, are scheduled to travel to and from the site between 0700 and 1900 hours (although there is a contingency should the need arise for HGV's to travel to or from the site outside of these hours). Most HGV movements are associated with pad construction in phase 2 with 30 HGV's a day. This equates to 2.5 HGV's per hour between 0700 and 1900. Once operational the production facility would generate 10 HGV movements per day (less than 1 per hour between the hours of 0700 and 1900).
- 7.100 The impact of the Development on local junctions is below the threshold for assessment of 30 peak-hour trips.
- 7.101 Traffic management measures are to be followed during construction and operational phases of the development to minimise any potential road safety issues associated with the wellsite. A final Traffic Management Plan is to be submitted to and approved by ERYC before commencement of works at the wellsite.
- 7.102 Based on the assessments of the Transport Assessment, the impact of the development is predicted not to be severe to the local highway network in terms of traffic impact or road safety and it has sufficient capacity to facilitate trips generated by the proposed development.
- 7.103 In terms of promoting sustainable modes of travel, subject to COVID-19 restrictions, car sharing amongst staff and traveling to the wellsite via minibus is to be promoted at the wellsite and both are expected to form realistic travel modes for staff. Electrical charging provisions for motor vehicles can also be provided on site.
- 7.104 No objections have been raised by Highway Development Management who have confirmed in their comments the Transport Assessment is a robust assessment using worst case scenarios. A new vehicular access will be constructed as part of the extension and the layout plans show space for staff parking, along with parking and manoeuvring facilities for HGVs. There will be no parking on the adjacent public highway. Three necessary conditions have been regarding the new vehicular access, temporary contractor's compound and traffic management plan.
- 7.105 Thus, there are no highway safety or capacity reasons why the application could not be approved. Therefore it complies with policies DM2 and DM6 of the JMLP, EC4 of the ERLP-SD, as well as the NPPF and its associated PPG.

### **Impact on Living Conditions**

- 7.106 Policy ENV1 seeks to safeguard the amenity of existing and proposed properties from

harm. Further guidance is provided in the NPPF and its associated PPG. Part B to policy DM1 of the JMLP seeks to protect living conditions regarding the method of working, overall programme of extraction, proposed restoration and aftercare particular part B2. Policy DM2 of the JMLP also protects residential amenity and other uses. Part A relates to no unacceptable adverse effects from noise, dust, vibration and odour.

- 7.107 Nearest residential properties to West Newton A well site are Blackbush Farm: 625m North East; Cayley Cottage: 670m East; Wood End Farm: 640m West; and The Old School House: 640m South West. West Newton village is 1,130m to the south west and Marton is 800m to the west.
- 7.108 Amenity could be compromised by noise, odour, vibration, light-spill or glare, land stability and land contamination as a result of the proposed development. A Lighting Assessment, Noise Impact Assessment and Land Contamination Assessment, have been submitted in support of this application.
- 7.109 The lighting assessment concludes based on the Assessed Scheme of Lighting, it has been demonstrated that the proposed development will be compliant with the residential receptor criteria as set out in the Institution of Lighting Professionals (ILP) Guidance Note 01/21: The Reduction of Obtrusive Light. Specifically, the Assessed Scheme of Lighting associated with the proposed development is compliant with obtrusive light criteria as set out for ILP Environmental Zone E2 regarding light intrusion, glare and sky glow. Compliance has been achieved in part with the adoption of lighting having minimal to zero direct contribution to upward light by minimising uplift angles and aiming and positioning of lights downwards; use of optimal light distributions for their specific location and orientation; optimisation of mounting heights; and adoption of the lowest intensity light sources practicable. Mitigation measures include during Phase 3 Drilling Phase rotate all linear lights attached to the mast orientated in the vertical plane such that they become orientated in the horizontal plane; and lights attached to the mast direct downwards; replace the floodlights attached to the Phase 6 Production Wells Drilling Phase rig with floodlights designed to be used with zero to minimal uplift; adopt a zero-uplift angle to all cabin floodlights; and aim the lights associated with the floodlight towers away from the potentially light-sensitive ecological receptors. External light mitigation measures can be secured by a necessary planning condition. A further external light management plan condition is recommended for production phase 6.
- 7.110 In summary the noise assessment confirms noise from wellsite traffic in Mulberry Lane, Lambwath Road, and Burton Constable Road will lead to a negligible to minor increase in traffic noise and, therefore, is not considered a significant impact. The design of the drilling rig and other plant will incorporate mitigation measures to minimise noise levels to the lowest reasonably practicable level. Noise from the proposed wellsite will meet the noise standards contained in the Planning Practice Guidance on Minerals (PPG-M) (which includes oil and gas extraction in its definition of minerals extraction sites) once mitigation measures have been applied. The predicted noise levels do not exceed the World Health Organisation (WHO) guideline limits for the onset of sleep disturbance effects at night. Noise levels will be well below the 55 dB LAeq absolute noise limit in the PPG-M for the daytime between the hours of 07.00-22.00 and 42dB (A) (LAeq, 1 hour) in the night time between the hours of 22.00 and 07.00 the following day. These noise level relate to assessments at the following; Caley Cottage, West Newton Grange, Smithy Briggs/Smith Briggs Cottage, Low Fasham, Withernwick (Straits Farm/South End), Model Farm/Old Farm, Flinton and West Carlton. Noise limits and assessment properties/locations are recommended to be secured by a necessary planning condition. A further necessary

condition will secure the development proceeds in accordance with the noise assessment including the mitigation measures it includes.

- 7.111 It is unlikely noise generated by the proposed development would seriously affect the quality of life of even those living in close proximity to the wellsite, especially when the short-term nature of the impact is taken into consideration. On the basis of the above and in conclusion, noise from the proposed exploration, appraisal and production development will be mitigated such that it does not cause a significant adverse impact, as defined by the Noise Policy Statement for England (NPSE), NPPF and PPG-M. Therefore, sound arising from the proposed development is acceptable in accordance with the relevant British Standards, national and local planning policy. The potential for noise having an adverse impact on human health, the natural environment or general amenity has therefore been minimised.
- 7.112 The NPPF (chapter 15) highlights how any development must minimise pollution and other adverse effects on the local and natural environment. Relevant measures have been incorporated into the design and operation of the West Newton A wellsite, such as the surface water containment systems, preventing contaminants from entering the underlying soils and groundwater systems. In preventing any impacts from lighting, which is required during the period of 24 hour operations, mitigation has been incorporated into the design of the lighting, including facing lighting downwards and turning off lighting when not required. Lighting generated by the proposed development will be within acceptable limits.
- 7.113 Paragraph 183 of the NPPF requires decisions ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination from natural hazards or former activities and any proposals for mitigation include land remediation. Paragraph 184 of the NPPF confirms where site is affected by contamination or land instability issues, responsibility for securing a safe development rests with the developer and/or land owner.
- 7.114 In terms of land instability, the redevelopment of the existing West Newton A wellsite and proposed extension will be carried out in accordance with a detailed design based on investigative information prepared by a civil and structural engineering consultancy, in consultation with the HDPE impermeable membrane and protective geotextile manufacturer. There are no known land instability concerns in this location nor did any occur during construction of the boreholes that have been drilled so far at West Newton A and B well sites.
- 7.115 In terms of land contamination a geotechnical investigation has been undertaken to confirm baseline soil conditions prior to the proposed wellsite extension and determine geotechnical parameters to facilitate the development platform design. In conclusion there is no evidence of contamination noted during the investigation. Screening did not record elevated concentrations of volatile compounds above the detection limit of the equipment, with all screened samples recorded at < 0.1 ppm. No evidence of contamination was identified during the investigation or in subsequent laboratory analysis. Asbestos was not encountered in any of the samples analysed. The proposed well site extension is located on land that is not previously development and can therefore be classified as greenfield land. A necessary condition will ensure should unexpected land contamination be encountered it is identified, managed and remediated.
- 7.116 Full detail of waste from all phases, including both extractive and non-extractive waste and its management, will be set out in the Waste Management Plan which will be submitted to

and approved by the Environment Agency as Part of the Environmental Permitting Process.

- 7.117 No objections have been raised by the Councils Public Protection Teams who have reviewed the submitted plans and details provided with the application, including Air Quality Assessment and lighting assessment.
- 7.118 Regarding the Noise Impact Assessment, section 11 details potential in design mitigation, essentially best available technology to reduce noise levels to as low as reasonably practicable and Public Protect expect such techniques to be used as appropriate. Appropriate noise standard for such development is PPG - M a higher limit than British Standard but table 8.2 predicts the likely rating levels against background noise in accordance with the British Standard. Paragraph 11.22 states that noise monitoring will be undertaken at the nearest residential property to the wellsite. On this basis Public Protection do not expect any loss of residential amenity due to noise from this proposed development.
- 7.119 Both teams acknowledge the existing well site operates under a permit issued by the Environment Agency and a variation will be necessary if planning permission is granted for the proposed development. The EA permit regulates emissions to air, land and water from the permitted activities during the operational phases and governs various aspects at the installation, including the exploration and exploitation of hydrocarbons, groundwater activities, water discharge activities and mining waste activities. One necessary condition has been requested to secure a Construction Emission Management Plan during construction as this is not controlled by the EA permit.
- 7.120 Given the relative remoteness of sensitive receptors, the limited number of viewpoints which overlook the application site and the temporary nature of the proposed development, the effects upon amenity are not likely to be significant. This conclusion is further supported by the findings of the Lighting Assessment and Noise Impact Assessment submitted in support of this planning application.
- 7.121 There are no residential amenity reasons why the application could not be approved subject to conditions protecting residential amenity specifically regarding noise, dust and lighting impacts. Therefore it complies with policies DM1 (part B and B.2) and DM2 (part A) of the JMLP, ENV1 of the ERLP-SD, as well as the NPPF and its associated PPG.

### **Impact on Heritage Assets**

- 7.122 Policy ENV3 of the ERLP-SD values heritage. Special regard should be paid to the desirability of preserving significance, views, setting, character, appearance and context of heritage assets and considerable weight should be afforded to the conservation and enhancement of designated heritage assets. Both designated and non-designated, should be conserved especially key features that contribute to East Ridings distinctive historic character. Part B7 to policy DM1 of the JMLP protects historical landscape, sites or structures of existing or potential archaeological, architectural or historical interest and their setting.
- 7.123 There are no designated heritage assets (such as listed buildings, conservation areas, scheduled ancient monuments) within the boundary of the site. However the proposal is in the vicinity of Burton Constable Hall a grade I listed building located within a historic park and gardens which also includes a Scheduled Monument. The grounds also include the grade I listed Stables and Carriage House, grade II\* The Orangery, Grade II\* The



Menagerie and the grade II listed Ha-ha approximately 20 metres south. West Newton Test Site A is also in the vicinity of Farmhouse 100 metres north of entrance to Pipers Lane, grade II, Church of the Most Holy Sacrement grade II and The Old School House grade II, 0.87miles south east Low Fosham Farmhouse and Flanking Wings grade II, 0.89 miles south is Mount Pleasant Farmhouse grade II, 2.3 miles east is Beswick Hall grade II, 0.76 miles north is the Withernwick Conservation Area and Grade II Church of St Alban.

- 7.124 A Heritage Impact Assessment has been submitted with the application and concludes the likely impact on setting and significance of designated heritage assets in the vicinity of the proposed development is negligible and temporary. Even though the harm is negligible, caselaw has established that this is to be treated as less than substantial harm and considerable weight attached to it, and it then needs to be weighed in the internal balance required by para 202 of NPPF. Officers have concluded that the public benefits clearly outweigh such an impact.
- 7.125 Historic England have been consulted on the proposed development but have no comments to make; deferring to comments from the Councils Conservation Team and Humber Historic Environmental Record regarding archaeology.
- 7.126 The Councils Conservation Team have not raised any objections and within their response confirm West Newton A well site and associated works are separated sufficiently and shielded by trees and woodland to affect the setting of Burton Constable Hall and Gardens. Listed buildings surrounding West Newton well site A (nearest are Farmhouse 100 metres north of entrance to Pipers Lane, Church of the Most Holy Sacrement and The Old School House) are mostly shielded from the well site by existing trees and vegetation. When travelling along Fosham Road long distanced views are obtainable of the Church of St Alban. The introduction of the development site would not remove these views, and it is not considered that the development would introduce harm to the setting of these listed buildings. However, overall, the Conservation Team agree with the conclusions from the Heritage Impact Assessment of no identified harm to the setting or significance of designated heritage assets resulting from the proposed development site.
- 7.127 The Heritage Impact Assessment submitted with this planning application also details the background to the known archaeological remains recorded in the landscape and uses this information to assess the potential for unknown remains to exist within the proposal site. The assessment concludes by stating that the evidence suggests a negligible archaeological potential for the site. Humber Historic Environmental Record agrees with the assessment and conclusion put forward in the document. Therefore no further archaeological work will be required in relation to the proposed development at West Newton A well site.
- 7.128 The impact of the proposal will not cause harm to historical assets and is therefore acceptable. Therefore it complies with policies DM1 (part B.7) of the JMLP, ENV3 of the ERLP-SD and as well as the NPPF and its associated PPG.

### **Nature Conservation and Ecology**

- 7.129 Policy ENV4 of the ERLP-SD seeks to conserve and enhance biodiversity and geodiversity. Part B6 to policy DM1 of the JMLP supports mineral development that promote green infrastructure, biodiversity and geodiversity assets. Policy DM3 of the JMLP seeks restoration and aftercare of mineral sites, especially part B2 – meeting designated sites objectives or support existing biodiversity initiatives. Further guidance is provided in the NPPF and its associated PPG.

- 7.130 An Ecological Impact Assessment (EcIA) has been submitted in support of this planning application. In conclusion the assessment accounts for construction, operation, decommission and site restoration. Ecological features identified as important and scoped into the ecological assessment include Lambwath Meadows SSSI (potential effects arising from changes in hydrology, water quality and air quality because the Well site is in the IRZ for the SSSI) and Bats (foraging) – potential effects arising from lighting impacts. The impact to five designated LWSs which occur within 2km of the application site have also been considered. Embedded mitigation has been considered when undertaking the impact assessment, and the development site does not provide more than limited value for foraging and commuting bats. Therefore, the development is not likely to result in any more than very localised exclusion of foraging or commuting bats by lighting and visual disturbance beyond the limited exclusion as a result of the existing site.
- 7.131 Well site A is approximately 1km southwest of Lambwath Meadows SSSI. Natural England have been consulted on this planning application but have no comments to make.
- 7.132 Nature Conservation and Ecology have considered the Ecological Impact Assessment, agree the core area of the development site is of limited ecological value and that the potential impacts of the proposals on habitats and species can be appropriately mitigated for. However, it will be necessary to ensure that all of the mitigation measures detailed in the report are incorporated into a Construction Environmental Management Plan secured through a necessary planning condition. Biodiversity enhancements detailed in section 6.29 of the ecological report are welcomed and will help to enhance existing habitats on the site and benefit wildlife in the locality. It is necessary to incorporate these measures into a Wildlife Enhancement Plan secured by a further required planning condition.
- 7.133 Well site A is northeast of a suite of designated Local Wildlife Sites (LWS) attached to the Burton Constable Estate. There are five designated LWSs which occur within 2km of the application site these are as follows; ‘The Moors, Burton Constable’ LWS designated for its woodland habitat, ‘Mill Avenue, Burton Constable’ LWS designated for its woodland habitat, ‘Burton Constable Parkland’ LWS designated for its woodland, parkland and grassland habitats, ‘Wycliffe North Plantation’ LWS designated for its woodland habitat, and ‘Sallymere Plantation’ LWS designated for its woodland habitat.
- 7.134 The Sustainable Development Team agree with the comments made in the submitted Ecological Impact Assessment that the proposals are unlikely to have a significant impact on the aforementioned non statutory designated Local Wildlife Sites. Therefore, in relation to non-statutory designated sites, the Sustainable Development Team have no objections to the proposed development.
- 7.135 The impact of the proposal to ecology/biodiversity is acceptable. Therefore it complies with policies DM1 (part B.6) and DM3 (part B.2) of the JMLP, ENV4 of the ERLP-SD, as well as the NPPF and its associated PPG.

### **Impact to Public Rights of Way**

- 7.136 Policy ENV5 of the ERLP-SD seeks to strengthen green infrastructure and supporting text to this policy identifies designated Public Rights of Way as green infrastructure. Policy DM5 of the JMLP identifies proper management of PROW either through retention with mitigation or formal diversion (temporary or permanent) to ensure local residents have pedestrian access to the surrounding environment.
- 7.137 Three (3) public footpaths are within 500m of the proposed development, which are;

- Footpath Aldbrough No.9, which runs south from Witherwick, joining Fosham Road adjacent to the northeast corner of the wellsite;
- Footpath Aldbrough No.18, which commences on the southern side of Fosham Road (some 150 metres east of the wellsite) and runs southwards to West Newton; and
- Burton Constable Footpath No.1, which commences on Piper's Lane (at a point about 500m west of the wellsite) and heads in a northerly direction to Witherwick, across Straits Bridge and the Lambwath Stream.

7.138 All of the previously mentioned public rights of way will remain open as a result of this development, temporary or permanent diversions are not necessary.

7.139 Public Rights of Way and Countryside Access Team has been consulted but no response received.

7.140 Planning Officers have considered the potential impact on users of these public right of way who are of the opinion, due to the separation distances involved and the fact all of the previously mentioned designated public rights of way lie outside the application site, there will be no significant impact on any users of the rights of way. Improvements are not necessary in terms of functionality or connectivity nor are links between the development of this nature and the public right of way network. This proposal therefore complies with policies ENV5 of the ERLP-SD and DM5 of the JMLP as well as guidance contained in the NPPF and its associated PPG.

### **Strategic Aviation**

7.141 Support text to Policy EC5 of the ERLP-SD confirms some forms of energy development can have the potential to cause electromagnetic interference with radio signals, local TV reception and telecommunication systems (due to height, moving parts, location). Office of Communication (Ofcom) should be contact to establish what systems may be effected by a proposed development. Other forms of energy development can interfere with navigation and radar been mistaken for or reducing the ability to track aircraft. Some civil airports, alongside military and other technical sites, are important to national air transport system. Consequently they are official safeguarded and this includes Humberside Airport. Strategic aviation consultation zones are identified in the East Riding Local Plan Policies Map. National Air Traffic Service (NATS), Civil Aviation Authority (CAA) and defence estates should also be consulted along with the civil airport(s) affected.

7.142 The application site lies on a strategic aviation consultation zone.

7.143 Ofcom have been consulted and responded with no comments to make. Humberside Airport, CAA, NATS, MOD and Garton Airfield have all been consulted on the proposed development although only NATS have responded confirming there are no safeguarding objections to the proposal.

7.144 The proposed development is acceptable from an aviation perspective and complies with policy EC5 of the ERLP-SD as well as guidance from the NPPF and PPG.

## **8. CONCLUSION**

8.1 National and local planning policy supports development which enables energy and

mineral resources to be investigated, appraised, extracted, and produced subject to environmental standards not being compromised by the specific operations concerned. Whilst there is a firm commitment on the part of Government to move to a low carbon economy, in the transition period there will still need to be a secure and reliable supply of energy sources. Whilst the burning of hydrocarbons produced by the proposals will undoubtedly give rise to unwelcome carbon emissions, it is important to note that the consent is limited to 25 years and that during that time it is anticipated that there will be a substantial restructuring of the UK economy to enable it to become based upon low carbon. In the transition period the economic component of sustainable development means that it is essential for the UK to be able to draw upon traditional sources of energy, which comprise a resilient form of supply. This is fully supported by UK Government policy. Such emissions to air need to be viewed in this context therefore, however unwelcome. Overall the proposals will accord with the policies of the development plan, and, on balance are consistent with national policy.

- 8.2 Whilst it is accepted that the drilling rig, in particular, would introduce a feature generally uncharacteristic to this landscape, it would only be on site for a relatively short period of time (total of 24 months) and limited to a 55 metre height. It is also accepted that such a rig is required to drill for mineral exploration of this nature. The development is considered acceptable in landscape terms, subject to a temporary 25 year consent period including subsequent full restoration of the site. The relative isolation of the site also reduces any potential impact on the visual amenities of the nearest properties, and also assists in negating the impact of noise on the nearest residential properties.
- 8.3 The design of the well and the operation along with control provided by planning conditions and the requirements of the Environmental Permit will ensure ground water and the aquifer are protected from harm. Ecological surveys have been submitted and assessed by the Councils Nature Conservation and Ecology Officer who has not raised any objections to them. The development is considered acceptable from a highway safety, access and parking prospective, whilst heritage assets will be safeguarded from harm. The proposal is a very heavily regulated on technical and environmental grounds by a number of other public organisations. It is therefore considered that subject to planning conditions the proposed extension to the time period for a temporary 25 years is acceptable.

## 9. RECOMMENDATION

It is therefore recommended that the application be **APPROVED** subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The site preparation and construction, drilling, testing, exploration, appraisal and production activities approved by this permission shall be carried out for a limited period of 25 years and commencement of such period shall be notified to the Local Planning Authority in writing. Such notification to be received by the Local Planning

Authority a minimum of 14 days prior to the commencement of activities on site. The drilling rig shall not exceed 55 metres in height and only remain on site for a maximum of six periods of seventeen weeks unless otherwise agreed in writing with the Mineral Planning Authority. The Mineral Planning Authority shall be notified in writing within one week regarding the height, design and layout of the drilling rig before arriving on site. At the end of the 25 year period, all drilling, test, exploration, appraisal and production activities shall cease and all equipment, access, structures and buildings shall be removed from the site, the borehole shall be plugged and abandoned, the bunding and perimeter fences and ditches removed, the site levels re-graded and the site shall be restored to agriculture in accordance with the details set out in Section 7.9 Phase 9 Restoration and Aftercare of the Planning Statement West Newton A wellsite document and Restoration Plan (drawing number ZG-RE-WNAEXT-PROD-PA-18 REV 0) both received in June 2021 to the satisfaction of the Local Planning Authority.

This condition is imposed because this is a temporary permission to allow a period of exploration and testing in the search for hydrocarbons to take place. At the end of the 25 year period the site needs to have been restored to its former use in the interests of protecting the visual amenities of the area.

3. Unless otherwise agreed in writing with the Mineral Planning Authority or as specifically required by a condition of this permission this site shall be developed, operated, de-commissioned and restored in accordance with the details proposed in the Planning Statement West Newton A wellsite document and its appendix received by the Council in June 2021.

This condition is imposed because the supporting statement proposes a form of development that is acceptable and departures from that programme could give rise to unacceptable effects that have not been considered by this application.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

ZG-RE-WNAEXT-PROD-AR-01 REV 0 Access Route Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-01 REV 0 Location Plan (1:2500)	28.06.2021
ZG-RE-WNAEXT-PROD-PA-02 REV 0 Location Plan (1:10,000)	28.06.2021
ZG-RE-WNAEXT-PROD-PA-03 REV 0 Existing Site Layout Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-04 REV 0 Existing Site Section Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-05 REV 0 Appraisal Testing Layout Plan With Workover Rig	28.06.2021
ZG-RE-WNAEXT-PROD-PA-06 REV 0 Appraisal Testing Section Plan With Workover Rig	28.06.2021
ZG-RE-WNAEXT-PROD-PA-07 REV 0 Appraisal Testing Layout Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-08 REV 0 Appraisal Testing Section Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-09 REV 0 Site Extension Construction Layout Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-10 REV 0 Site Extension Construction Section Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-11 REV 0 Drilling Phase Layout Plan	28.06.2021
ZG-RE-WNAEXT-PROD-PA-12 REV 0 Drilling Phase Section Plan	

28.06.2021	ZG-RE-WNAEXT-PROD-PA-13 REV 0	Production Phase Layout Plan
28.06.2021	ZG-RE-WNAEXT-PROD-PA-14 REV 0	Production Phase Section Plan
28.06.2021	ZG-RE-WNAEXT-PROD-PA-15 REV 0	Production Wells Drilling
Phase Layout Plan	28.06.2021	
	ZG-RE-WNAEXT-PROD-PA-16 REV 0	Production Wells Drilling
	Phase Section Plan	28.06.2021
	ZG-RE-WNAEXT-PROD-PA-17 REV 0	Boundary Treatment Layout
	and Elevation Plan	28.06.2021
	ZG-RE-WNAEXT-PROD-PA-18 REV 0	Site Restoration Plan
	28.06.2021	

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

5. Hydraulic Fracturing is not permitted.

This condition is imposed for the avoidance of doubt to confirm that the proposal hereby permitted is for conventional oil and gas exploration and production in the Permian age carbonate formations. For the purpose of this condition, hydraulic fracturing has the same meaning as "associated hydraulic fracturing" as defined by the Infrastructure Act 2015 and means hydraulic fracturing of shale or strata encased in shale which is carried out in connection with the use of the relevant well to search or bore for or get petroleum, and involves, or is expected to involve, the injection of more than 1,000 cubic metres of fluid at each stage, or expected stage, of the hydraulic fracturing, or more than 10,000 cubic metres of fluid in total.

6. The incinerator and vent stack shall be fully enclosed and shall not exceed 15m in height.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in interest of visual amenity.

7. Prior to commencement of any works on the site an appropriate Construction Emissions Management Plan to address the environmental impact during the development of all nine phases of the site shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Emissions Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of air pollution and dust resulting from the site preparation, groundwork, construction and restoration phases of the development.

Appropriate measures such as the use of agreed routes to and from site during the construction works and allocating arrival times for construction vehicles and suppliers shall be considered along with setting minimum emission standards for construction vehicles operating on, and those delivering to, the site.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Strategy Document to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by poor air quality.

8. Prior to the commencement of the development details shall be submitted to and approved in writing by the Mineral Planning Authority showing the provision of the temporary vehicle parking, loading, off-loading, manoeuvring facilities and wheel wash facilities for the contractors carrying out building and construction works on the development and no other building or construction works shall be commenced until the temporary vehicle parking, loading, off-loading and manoeuvring facilities have been provided and used by contractors in accordance with the approved details. The approved vehicle parking, loading, off-loading and manoeuvring facilities shall be retained and used by contractors during the construction of the buildings on the development.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Strategy Document to secure adequate parking, servicing, manoeuvring, loading, off-loading and wheel washing facilities within the site during the construction period of the development for contractor's vehicles in the interest of road safety.

9. Development shall not commence until a Traffic Management Plan (TMP), including both Construction and Operational Traffic, incorporating details of a pre-commencement visual/video surveys (to be agreed with Streetscene Services) of the haul and delivery route to the site, including a programme and methodology for improvements and repairs and the funding provision for improvements/repairs has been submitted to and approved in writing by the Mineral Planning Authority. In addition during the construction period any improvement or repair works on the approved routes shall be completed in accordance with the approved programme and methodology and the CTMP shall be updated in consultation with the Mineral Planning Authority.

This pre-commencement condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Strategy Document and to ensure that highway safety as well as any necessary improvements and repairs to the highway network as a consequence of the development is carried out in accordance with an approved Traffic Management Plan in the interests of highway safety.

10. No development work shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Mineral Planning Authority. The CEMP shall be compiled by a suitably qualified ecologist, include a timetable for implementation and a detailed plan. The scheme shall provide full details of all ecological mitigation measures along with a programme for implementation.

The scheme shall include:

- A risk assessment of potentially damaging construction-type activities;
- Full details of practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, including action to be taken

if any protected species are found during construction works;

- The location and timing of sensitive works to avoid harm to biodiversity features;
- Use of protective fences, exclusion barriers and warning signs;
- Details of a lighting strategy which secures dark corridors for foraging bats and nesting birds on the boundaries of the site;
- Details of site induction information and tool box talks for all relevant on site working practices. Protocols to demonstrate that the site work force will be briefed about potential ecological issues on the site prior to commencement of construction shall be provided;
- Details of personnel responsible for over-seeing the implementation of measures detailed in the CEMP.

Upon commencement of development all aspects of the approved construction environmental management plan (CEMP: Biodiversity) shall be implemented in full, unless otherwise agreed in writing by the Local Planning Authority.

This pre-commencement condition is imposed to ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

11. Within 12 weeks of the commencement of development a Wildlife Enhancement Plan (WEP) shall be submitted to and approved in writing by the Mineral Planning Authority. The WEP shall be compiled by a suitable qualified ecologist and include:

- A timetable for implementation;
- Full details of the biodiversity enhancements detailed in section 6.29 of the Ecological Impact Assessment (AECOM, May 2021)
- A detailed plan showing the locations and specification of the enhancement measures
- The landscaping strategy shall incorporate wildlife friendly landscaping throughout the site and utilise British species of local provenance wherever possible.

The enhancement features shall be installed before first use of the development and be retained thereafter.

This condition is imposed in accordance with the recommendations of the ecological survey forming part of the application and to comply with the National Planning Policy Framework (NPPF), the Natural Environment and Rural Communities Act (NERC) 2006 and ERLP Strategy Document policy ENV 4.

12. No part of the wellsite extension shall be brought into use until the vehicular access to it and the vehicle parking, loading, off-loading and manoeuvring facilities serving it have all been constructed in accordance with the submitted details and the vehicle parking, loading, off-loading and manoeuvring facilities shall thereafter be so retained.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and order to ensure that the demand for vehicle parking and servicing can be met within the site as vehicles having to park, load or un-load or manoeuvre on the public highway would adversely affect the safety of other highway users.



13. No construction works in the relevant area(s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Mineral Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Mineral Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

This condition is imposed in accordance with policy ENV1 of the East Riding Local plan Strategy Document and in the interest of public health and maintaining the public water supply.

14. Phases 2-9 of the development hereby approved shall not be brought into use until the approved foul and surface water drainage details have been fully implemented in accordance with section 3.4 of the Hydrogeological and Flood Risk Assessment West Newton A Exploration, Appraisal and Production Development document and section 7.2 of the Planning Statement West Newton A wellsite document. The surface water drainage system shall be managed and maintained in accordance with the approved details.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the proposal is provided with a satisfactory means of drainage.

15. An external lighting management plan shall be submitted to and agreed in writing by the Mineral Planning Authority prior to Phase 6 Processing Facility been brought into use. Any approved lighting equipment shall be installed in accordance with the approved details and thereafter retained during this phase of the approved development.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to ensure that the visual amenities of the area are not adversely affected by light spillage.

16. External lighting during phases 1-5 and 7-9 shall be implemented in accordance with the approved West Newton A Exploration, Appraisal and Production Development Lighting Assessment received June 2021, including mitigation measures detailed in the documents executive summary and conclusion.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to ensure that the visual amenities of the area are not adversely affected by light spillage.

17. The level of noise resulting from the proposal shall not exceed 55dB(A) (LAeq, 1 hour) between the hours of 07.00-22.00 and 42dB (A) (LAeq, 1 hour) between the hours of 22.00 and 07.00 the following day. These noise level relate to assessments at the following; Caley Cottage, West Newton Grange, Smithy Briggs/Smith Briggs

Cottage, Low Fasham, Withernwick (Straits Farm/South End), Model Farm/Old Farm, Flinton and West Carlton as identified on pages 27-29 of the Noise Impact Assessment for West Newton A Exploration, Appraisal and Production Development Document received June 2021.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and to protect the nearest noise sensitive properties and the residential amenity of the area from the adverse effects of noise.

18. Phases 1-9 of the development hereby approved shall be implemented in accordance with the Noise Impact Assessment for West Newton A Exploration, Appraisal and Production Development Document received June 2021, including mitigation measures detailed in section 11.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and to protect the nearest noise sensitive properties and the residential amenity of the area from the adverse effects of noise.

19. In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Mineral Planning Authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

This conditions is imposed in accordance with policy ENV6 of the East Riding Local Plan and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

20. Any liquid storage tanks should be located within a bund with a capacity of not less than 110% of the largest tank or largest combined volume of connected tanks.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and to ensure that there are no polluting discharges to the groundwater resource.

**Note to Applicant/ Agent from:**

Highway Development Management

The Applicant / Agent must contact the East Riding of Yorkshire Council's Highway and Traffic Management Office at The Highways Building, Annie Reed Road, off Grovehill Road, Beverley, HU17 0JP (tel: 01482 395739) regarding the construction specification of the vehicular access before any works are commenced in the public highway.

Yorkshire Water

Yorkshire Water mapping records indicate that a 3" diameter cast iron water main along

Fosham Road may be affected by the proposed highway alterations to provide vehicular access. The position of apparatus shown on our plans is indicative only and the exact position and depth of the apparatus can only be determined by excavation. Any conflict between construction in the highway and the water mains can be resolved in accordance with the New Roads and Street Works Act and the HAUC Code of Practice "Measures Necessary Where Apparatus is Affected by Major Works (Diversionary Works). Under Section 84 of the New Roads and Street Works Act Yorkshire Water as a statutory undertaker is entitled to take such steps as deemed necessary to protect its interests in its apparatus.

It is the developer's responsibility to ensure that YW apparatus is not affected by the highway alterations. In the event of a conflict between YW apparatus and highway alterations the developer should apply for a mains diversion via the Developer Services section of the YW website:

<https://www.yorkshirewater.com/developers/water/water-main-diversion/>

In addition to the above, adequate protective measures must be utilised during the construction phase of the development in order to protect the main from additional loading i.e. from plant machinery.

#### Environment Agency

*Groundwater Protection – variation of permit* – The site is underlain by the Chalk Principal Aquifer, which is heavily utilised for water abstraction. An Environmental Permit is in place for the site (EPR/BB3001F1) and the proposed developments will require the permit to be varied.

We note that in the supporting document entitled “Hydrogeological and Flood Risk Assessment West Newton A Exploration, Appraisal and Production Development, Envireau Water June 2021, Table 1 states that:

"An application to the Environment Agency for variations to existing site environmental permits will be required to include the additional proposed activities. The applications will need to be supported by detailed environmental risk assessments."

The Environment Agency ask the applicant to apply to vary their permit in a timely fashion and to include detailed environmental risk assessments.

*Permitting requirements: noise and other emissions* – In addition to the above the permit will be used to regulate noise and other emissions from the mining waste and installation activities. Regulation of noise produced by activities not covered by the environmental permit, such as the drilling of the exploration boreholes, will remain the responsibility of the local authority.

The planning application supporting document ‘Noise impact assessment for West Newton A exploration, appraisal and production development Report number JAT2106-REPT-03-R5 Rathlin WNA Revision 5 issued 20/04/2021’ includes an assessment of noise to be generated during the production phase of the site operational life . The assessment of the production phase does not include an emissions profile for the generators and associated equipment e.g. coolers/fans/pipework. Low frequency noise and tonal noise outputs and impacts have not been assessed, and mitigation has not been

considered in detail. Based on our experience with similar engines elsewhere, it is possible that the generators and associated equipment may produce tonal and/or low frequency noise and it is recommended that the applicant considers the possible impact of this more thoroughly.

For further information on variation of environmental permits please contact our national customer contact centre on 03708 506 506.

#### *Beverley and North Holderness Internal Drainage Board*

*Existing Field Drains* – The Applicant states that surface water is to be discharged to the "Existing Field Drains". There is no indication as to where these discharge. It has been assumed that these discharge to an existing surface water sewer. The appropriate Water Company or its Agents should confirm this fact and also that there is sufficient spare capacity within the system to accept this additional discharge. If this is not the case, then it will be necessary to amend the Application. If the discharge is to a watercourse, then the Board should be contacted by the developer or their drainage consultant acting on their behalf. The Applicant should provide information as to the point of discharge of the sewer in order that the Board may comment on the suitability of the receiving watercourse.

*Drainage Routes* – All drainage routes through the Site shall be maintained both during the works on Site and after completion of the works. Provisions shall be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development. Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and appropriate measures taken to negate influences.

*9 Metre Maintenance Strip* - A strip of land 9 metres wide adjacent to the top of both banks of all watercourses on Site shall be kept clear of all new buildings and structures (including gates, walls, fences and trees) unless agreed otherwise in writing with the Local Planning Authority in consultation with the Board. Ground levels must not be raised within this area. Access arrangements should be agreed with the Internal Drainage Board.

*6 Metre Clear of Culvert* – No development, including building, filling, tree planting, or any other permanent obstruction, shall be located over or within 6 metres measured from either outside edge of the pipe forming a culverted watercourse.

*4 Metre Access Strip* – A permanent 4 metre wide undeveloped strip shall be made available across the Site. Access arrangements should be agreed with the Internal Drainage Board.

*No Storage of Materials* – There shall be no storage of any materials including soil adjacent to the bank top of the watercourse.

#### *Humberside Fire and Rescue Service*

*Access for Fire Service* – It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings. Where it is requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 24 tonnes.

*Water Supplies for Fire Fighting* – Adequate provision of water supplies for fire-fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m<sup>2</sup> or more in the area is being, erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

It is considered that a decision made in accordance with this recommendation would not result in any breach of the Human Rights Convention.

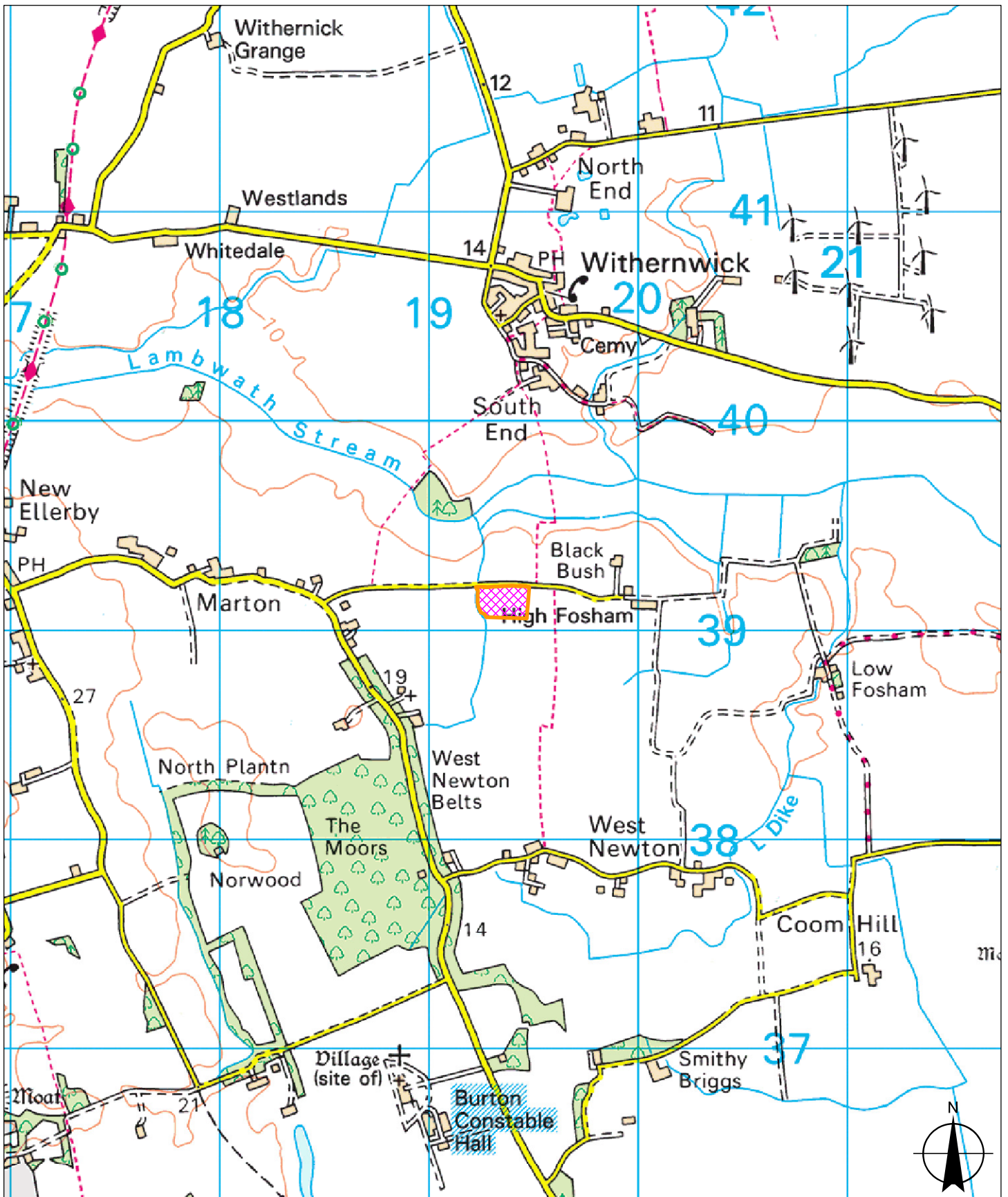
In making this decision the Council has followed the requirements in paragraph 38 of the National Planning Policy Framework.

Alan Menzies  
Director of Planning and Economic Regeneration

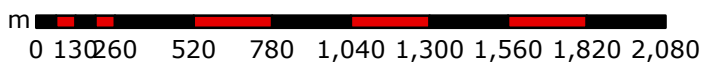
Contact Officer  
Strategic Team



# Committee Plan



Scale 1:25,000

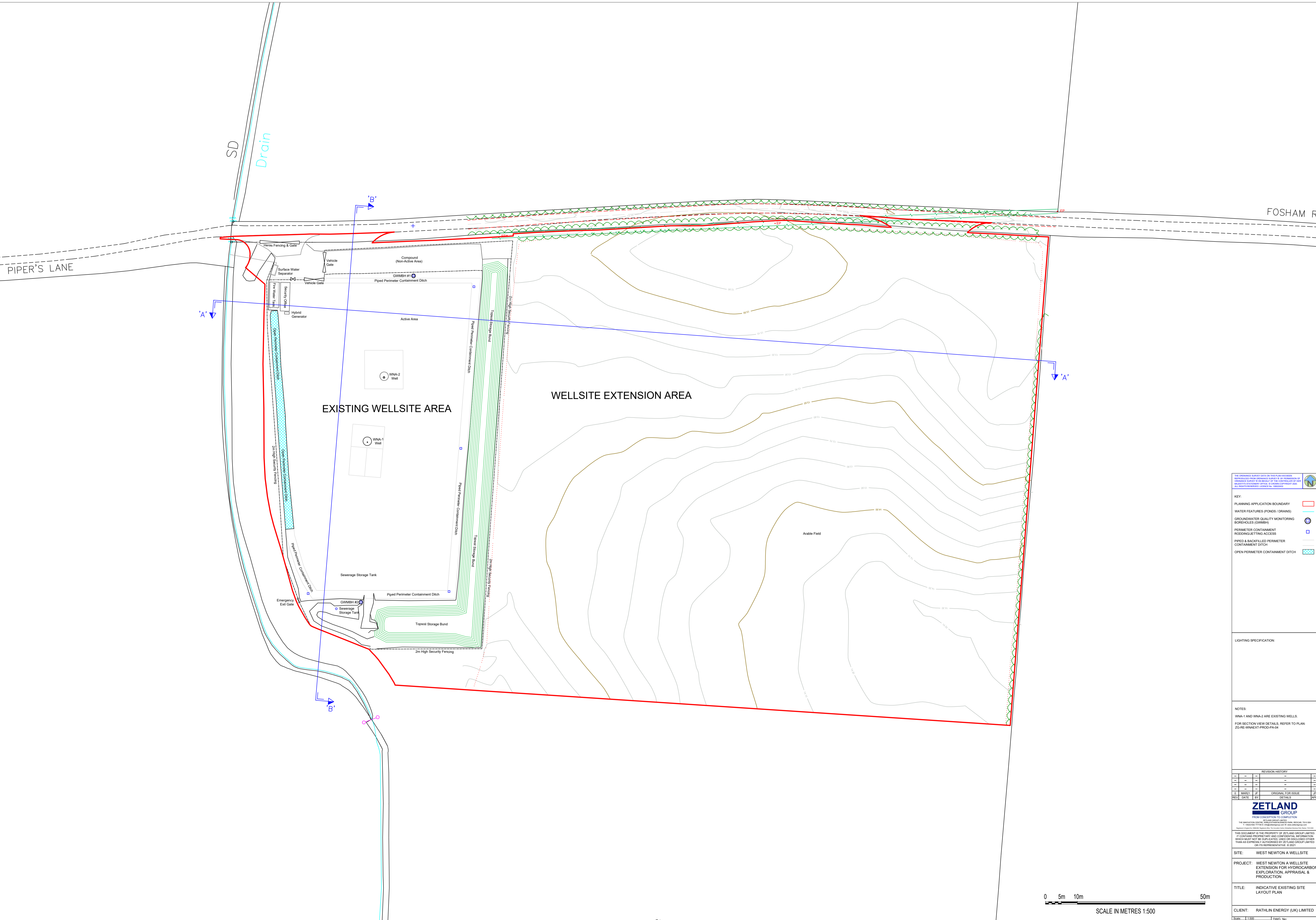


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Organisation	ERYC
Department	Planning
Comments	Not Set
Date	21 September 2021
PSMA Number	100023383







KEY:

PLANNING APPLICATION BOUNDARY	[Red line]
WATER FEATURES (PONDS / DRAINS)	[Blue line]
GROUNDWATER QUALITY MONITORING BOREHOLES (GWMH)	[Blue circle]
PERIMETER CONTAINMENT ROADING/GETTING ACCESS	[Blue square]
PIPED & BACKFILLED PERIMETER CONTAINMENT DITCH	[Green hatched area]
OPEN PERIMETER CONTAINMENT DITCH	[Blue hatched area]

LIGHTING SPECIFICATION:

NOTES:

WNA-1 AND WNA-2 ARE EXISTING WELLS. FOR SECTION VIEW DETAILS, REFER TO PLAN: ZG-RE-WNAEXT-PROD-PA-64

REVISION HISTORY

REV	DATE	BY	DETAILS
0	MARCH 20	JF	ORIGINAL FOR ISSUE
1			
2			
3			
4			
5			

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 THE INNOVATION GROUP  
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SITE: WEST NEWTON A WELLSITE  
 PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION  
 TITLE: INDICATIVE EXISTING SITE LAYOUT PLAN  
 CLIENT: RATHLIN ENERGY (UK) LIMITED

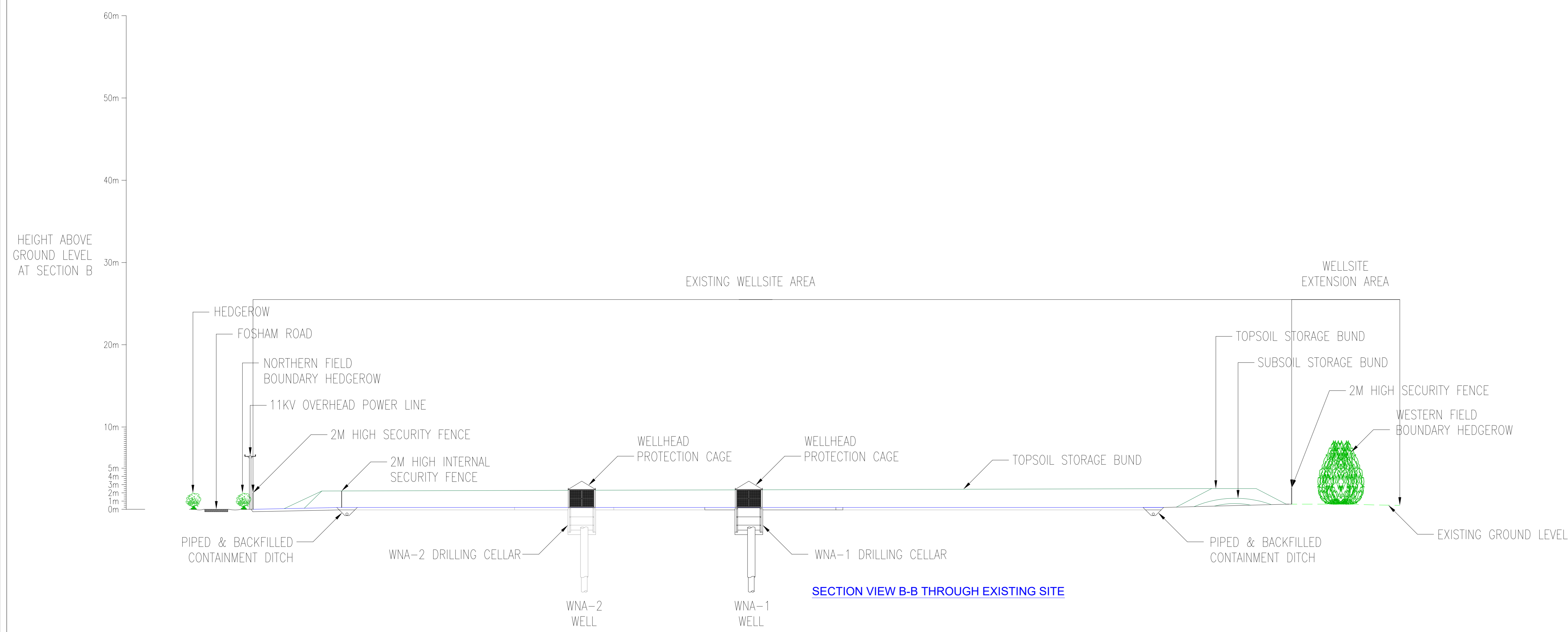
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 Date: 13/01/23

0 5m 10m 50m  
 SCALE IN METRES 1:500

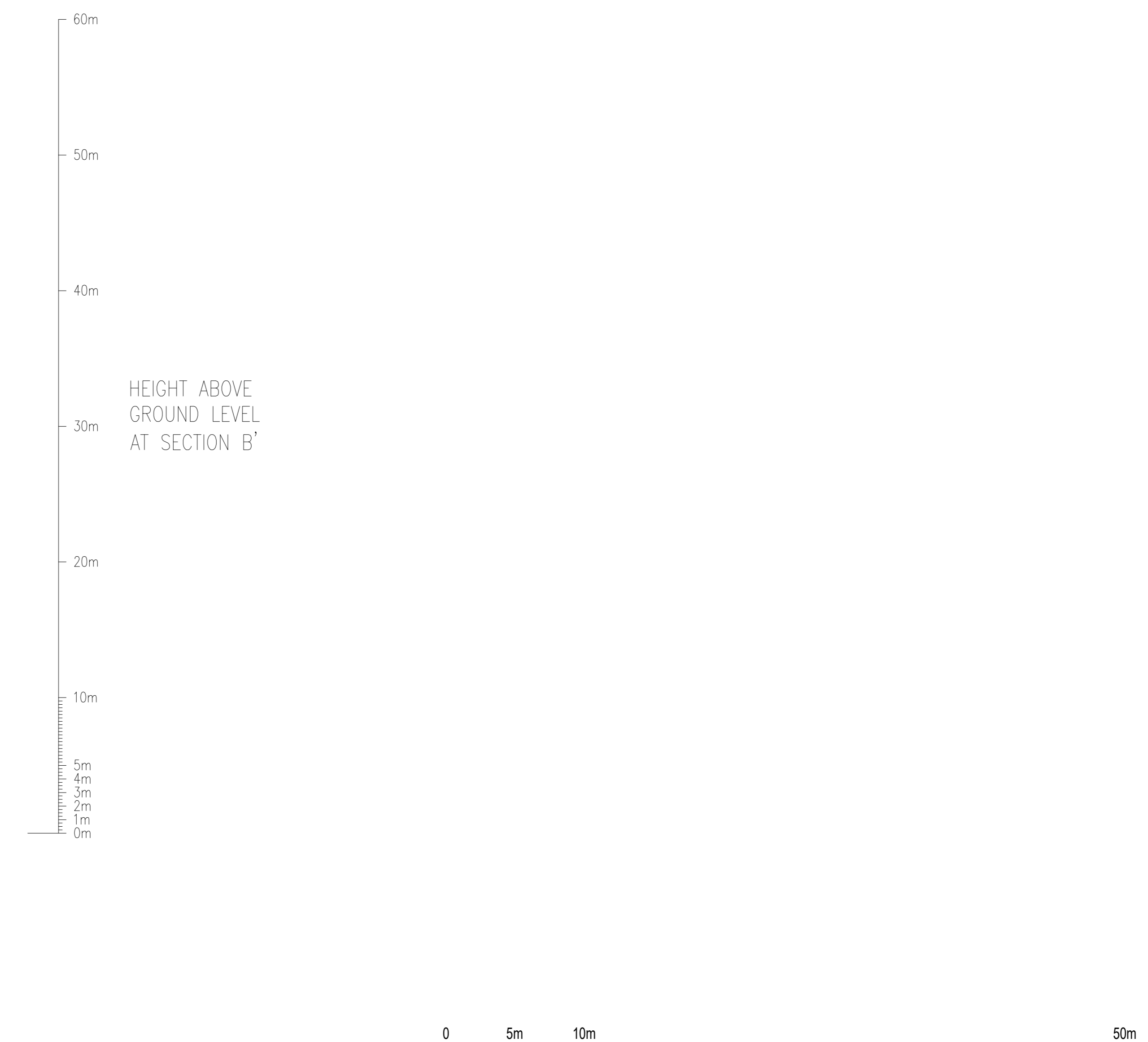




SECTION VIEW A-A THROUGH EXISTING SITE



SECTION VIEW B-B THROUGH EXISTING SITE



0 5m 10m 50m  
SCALE IN METRES 1:250

REVISION HISTORY	
1	ISSUED FOR PERMITTING
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS
6	REVISED FOR COMMENTS
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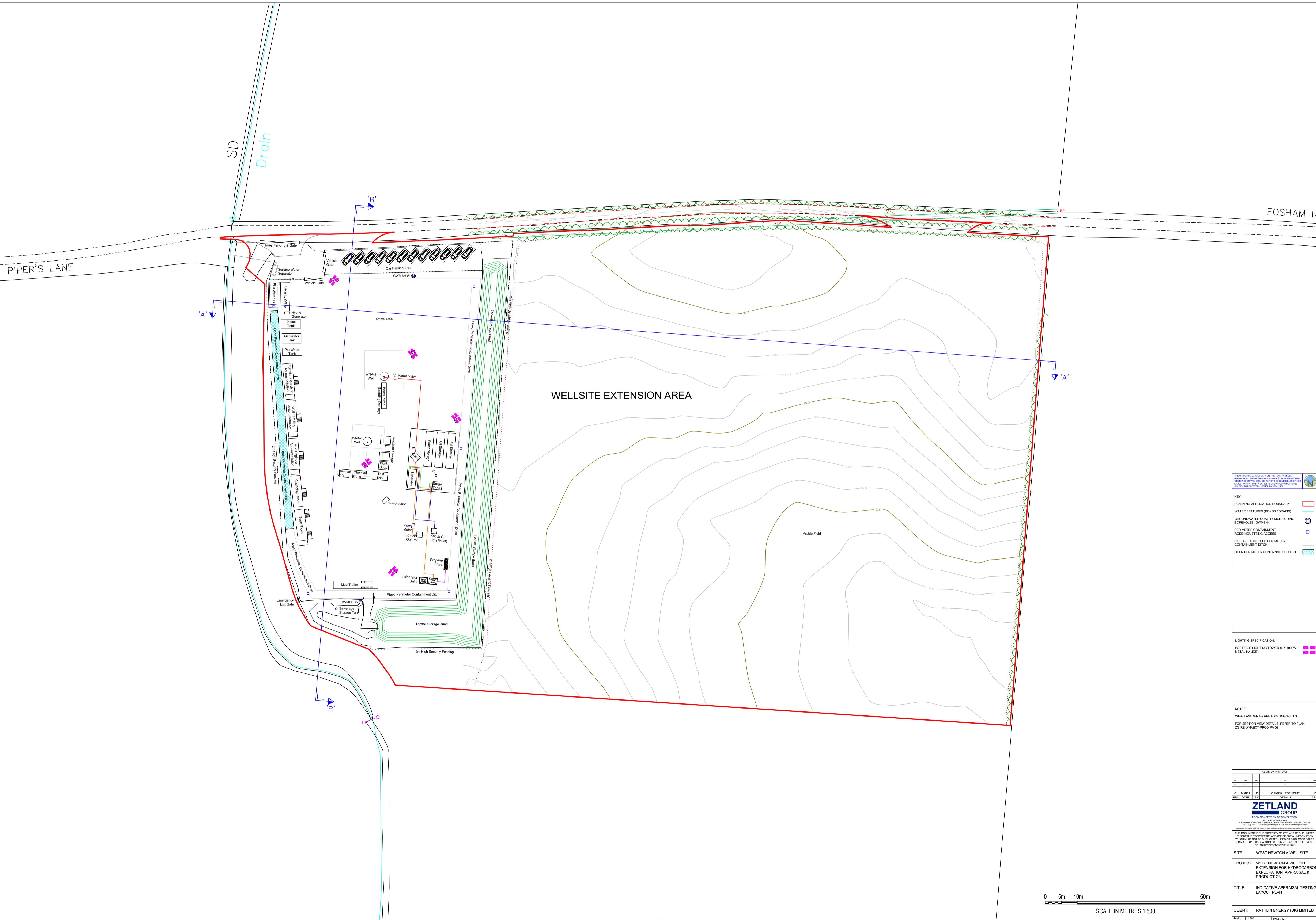
  

NOTES	
1	WNA-2 AND WNA-1 ARE EXISTING WELLS
2	FOR LAYOUT DETAILS REFER TO PLAN
3	25 RE: WNA-2 PROPOSAL

<b>ZETLAND GROUP</b>	
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THE PROPOSED SURVEY DATA ON THIS PLAN HAS BEEN TECHNICALLY REVIEWED AND APPROVED BY THE REGISTERED SURVEYOR AS A MEMBER OF THE COLLEGE OF SURVEYORS (REGISTERED SURVEYOR) AND THE COLLEGE OF SURVEYORS (REGISTERED SURVEYOR) HAS ACCEPTED THE SURVEY DATA FOR THE PURPOSES OF THIS PLAN.

KEY:

PLANNING APPLICATION BOUNDARY	[Red Line]
WATER FEATURES (PONDS / DRAINS)	[Blue Line]
GROUNDWATER QUALITY MONITORING BOREHOLES (GWMBH)	[Blue Circle]
PERIMETER CONTAINMENT RODDING/GETTING ACCESS	[Blue Square]
PIPED & BACKFILLED PERIMETER CONTAINMENT DITCH	[Green Line]
OPEN PERIMETER CONTAINMENT DITCH	[Green Hatched Area]

LIGHTING SPECIFICATION:  
PORTABLE LIGHTING TOWER (4 X 1000W METAL HALIDE)

NOTES:  
WNA-1 AND WNA-2 ARE EXISTING WELLS.  
FOR SECTION VIEW DETAILS, REFER TO PLAN: ZG-RE-WNAEXT-PROD-PA-68

REV	DATE	BY	DETAILS
01	2023	J.P.	ORIGINAL FOR ISSUE

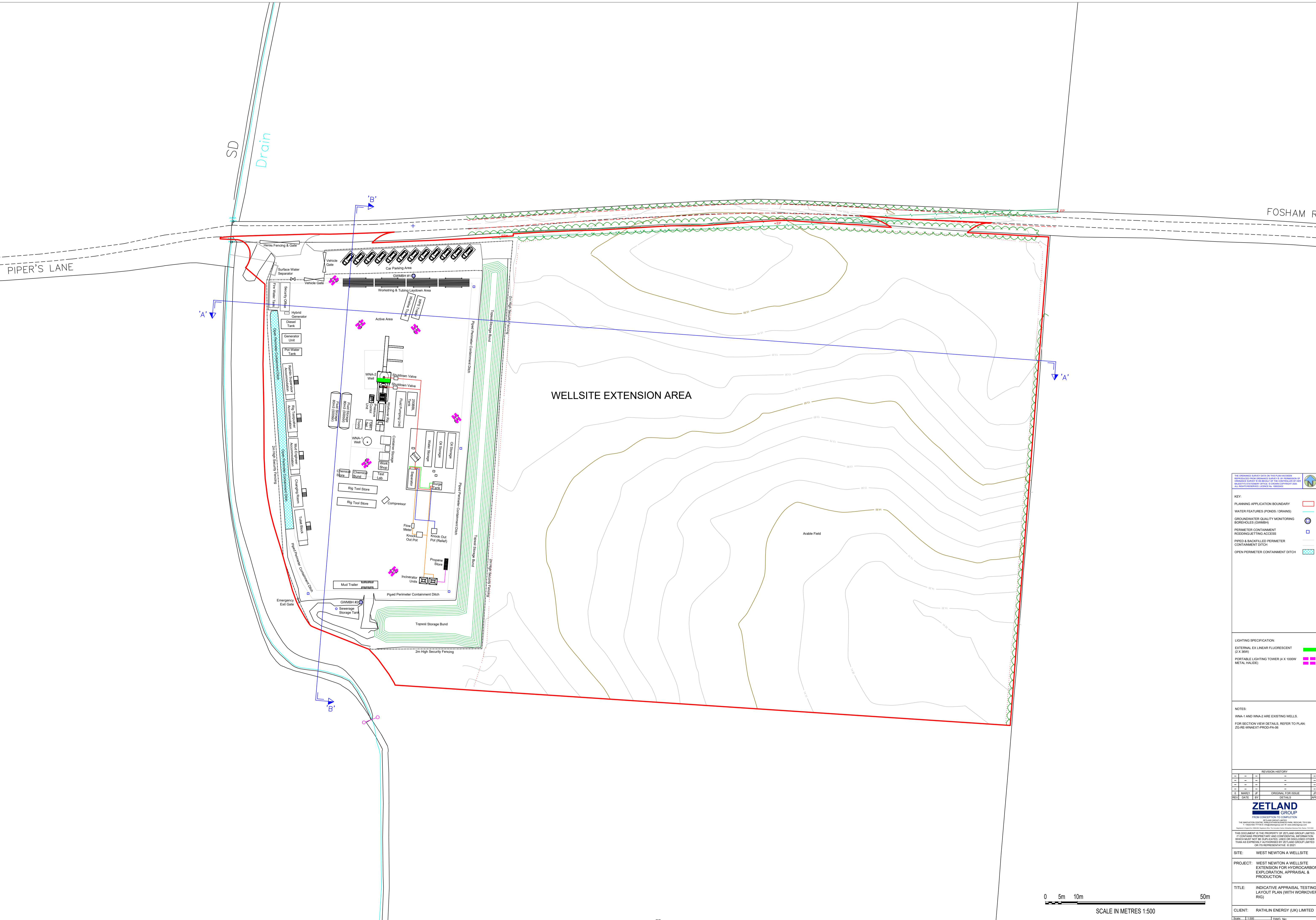
**ZETLAND GROUP**  
FROM CONCEPT PLAN TO COMPLETE FROM THE PRODUCTION DESIGN THROUGH TO THE PRODUCTION DESIGN AND CONSTRUCTION PHASES.  
THE PRODUCTION DESIGN AND CONSTRUCTION PHASES WILL BE COMPLETED BY ZETLAND GROUP LIMITED ON BEHALF OF RATHLIN ENERGY (UK) LIMITED.

SITE: WEST NEWTON A WELLSITE  
PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION  
TITLE: INDICATIVE APPRAISAL TESTING LAYOUT PLAN

CLIENT: RATHLIN ENERGY (UK) LIMITED  
Scale: 1:500 DWG. No: ZG-RE-WNAEXT-PROD-PA-07  
Sheet: 1 of 1







PIPER'S LANE

SD  
Drain

FOSHAM R

WELLSITE EXTENSION AREA

Arable Field

THE PROPOSED SURVEY DATA ON THIS PLAN HAS BEEN  
INDEPENDENTLY VERIFIED AND IS THE PROPERTY OF THE  
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OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
WITHOUT PERMISSION IN WRITING.

KEY:

PLANNING APPLICATION BOUNDARY	[Red dashed line]
WATER FEATURES (PONDS / DRAINS)	[Blue line]
GROUNDWATER QUALITY MONITORING BOREHOLES (GWMH)	[Blue circle]
PERIMETER CONTAINMENT ROOFTOP/JETTING ACCESS	[Blue square]
PIPED & BACKFILLED PERIMETER CONTAINMENT DITCH	[Green dashed line]
OPEN PERIMETER CONTAINMENT DITCH	[Green solid line]

LIGHTING SPECIFICATION:

EXTERNAL EX LINEAR FLUORESCENT (2 X 30W)	[Green line]
PORTABLE LIGHTING TOWER (4 X 1000W METAL HALIDE)	[Pink square]

NOTES:  
WNA-1 AND WNA-2 ARE EXISTING WELLS.  
FOR SECTION VIEW DETAILS, REFER TO PLAN:  
20-RE-WNAEXT-PROD-PA-06

REVISION HISTORY

REV	DATE	BY	DETAILS
01	15/03/20	JF	ORIGINAL FOR ISSUE
02	15/03/20	JF	ORIGINAL FOR ISSUE
03	15/03/20	JF	ORIGINAL FOR ISSUE
04	15/03/20	JF	ORIGINAL FOR ISSUE
05	15/03/20	JF	ORIGINAL FOR ISSUE
06	15/03/20	JF	ORIGINAL FOR ISSUE
07	15/03/20	JF	ORIGINAL FOR ISSUE
08	15/03/20	JF	ORIGINAL FOR ISSUE
09	15/03/20	JF	ORIGINAL FOR ISSUE
10	15/03/20	JF	ORIGINAL FOR ISSUE

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SITE: WEST NEWTON A WELLSITE  
PROJECT: WEST NEWTON A WELLSITE  
EXTENSION FOR HYDROCARBON  
EXPLORATION, APPRAISAL &  
PRODUCTION

TITLE: INDICATIVE APPRAISAL TESTING  
LAYOUT PLAN (WITH WORKOVER  
RIG)

CLIENT: RATHLIN ENERGY (UK) LIMITED  
Scale: 1:500 DWG. No: ZG-RE-WNAEXT-PROD-PA-06  
Sheet: 1 of 1

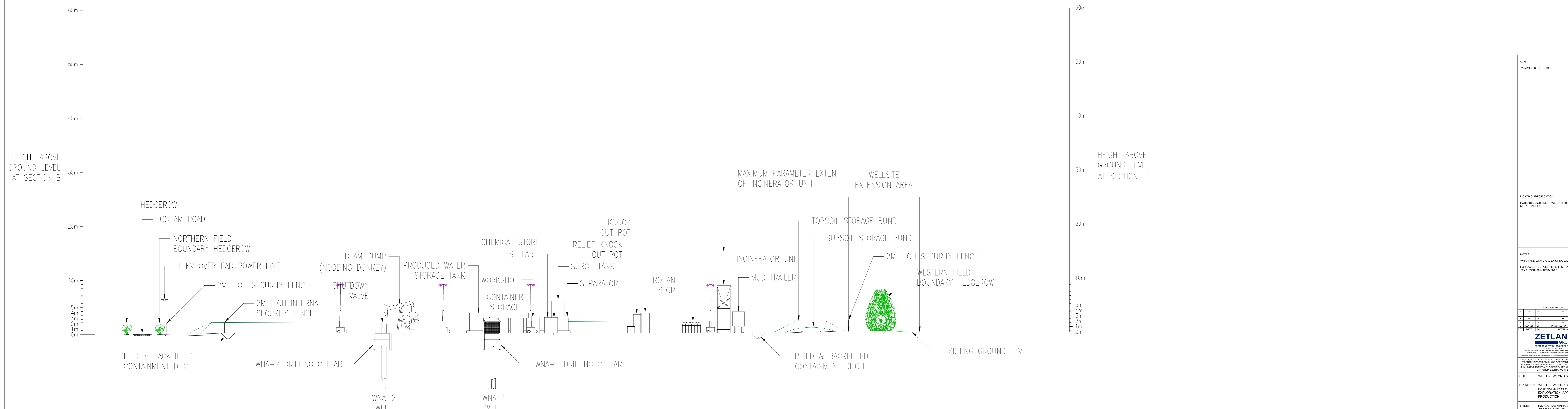








SECTION VIEW A-A THROUGH APPRAISAL TESTING PHASE



SECTION VIEW B-B THROUGH APPRAISAL TESTING PHASE



KEY	
PARAMETER EXTENTS	[Pink shaded area]

LIGHTING SPECIFICATION	
PORTABLE LIGHTING TOWER Lx 100W	[Lighting tower symbol]
METAL POLES	[Metal pole symbol]

NOTES	
WNA-2 AND WNA-1 ARE EXISTING WELLS	
FOR LAYOUT DETAILS REFER TO PLAN 25.00 WNA-2 PRODUCTION	

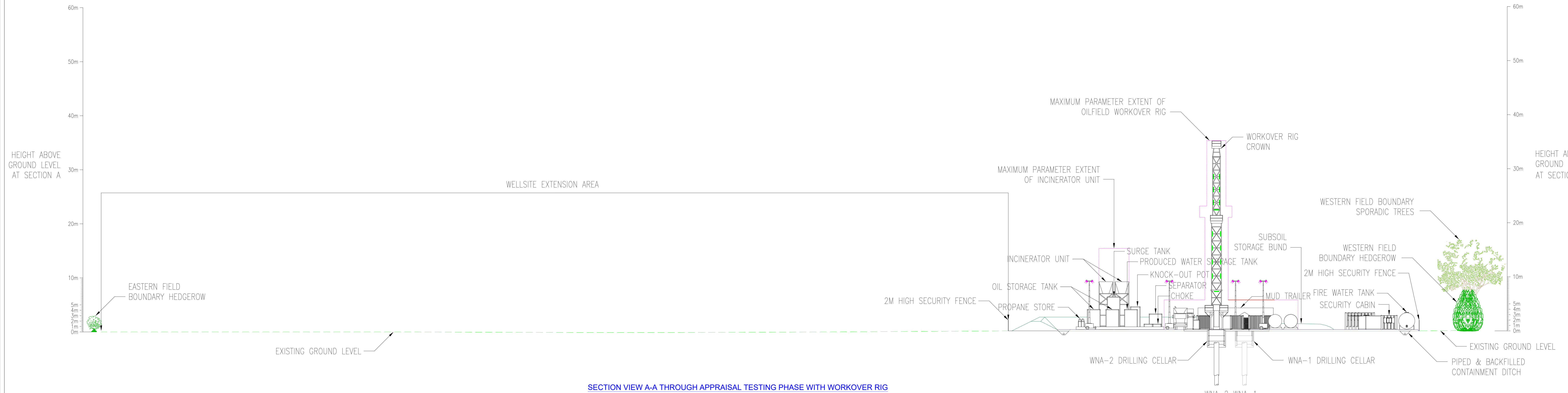
  

REVISION HISTORY		
NO.	DATE	DESCRIPTION
1	20/08/2024	ISSUED FOR PERMITTING
2	20/08/2024	ISSUED FOR PERMITTING
3	20/08/2024	ISSUED FOR PERMITTING
4	20/08/2024	ISSUED FOR PERMITTING
5	20/08/2024	ISSUED FOR PERMITTING
6	20/08/2024	ISSUED FOR PERMITTING
7	20/08/2024	ISSUED FOR PERMITTING
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9	20/08/2024	ISSUED FOR PERMITTING
10	20/08/2024	ISSUED FOR PERMITTING

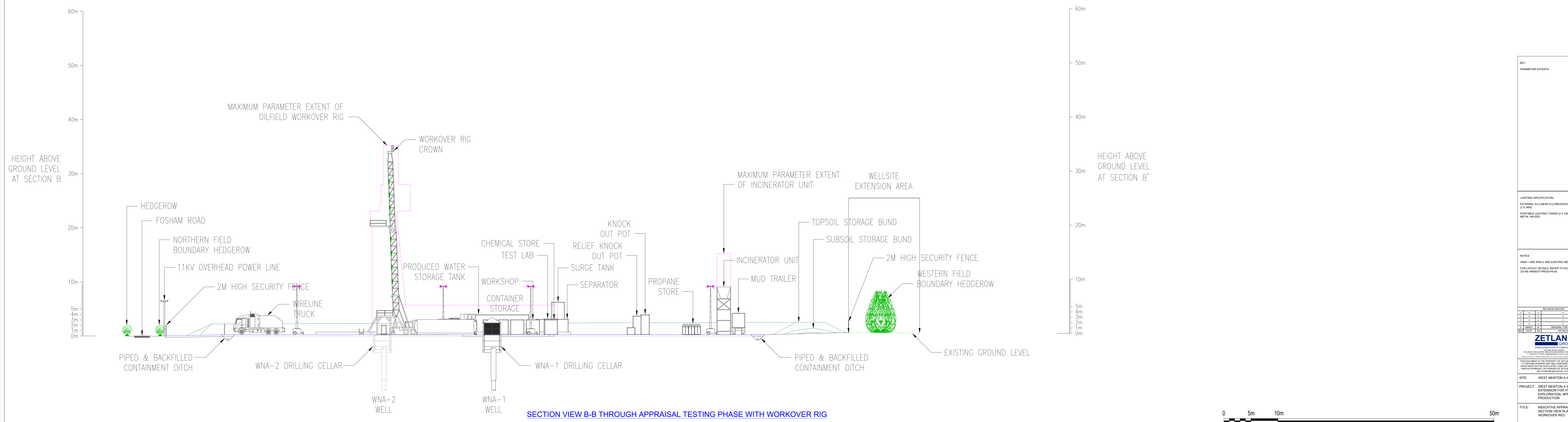
  

<b>ZETLAND GROUP</b>	
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SHELF NO. 25.00 WNA-2 PRODUCTION	
SITE: WEST NEWTON A WELLSITE	
PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION	
TITLE: INDICATIVE APPRAISAL TESTING SECTION VIEW PLAN	
CLIENT: RATHIN ENERGY (UK) LIMITED	DATE: 20/08/2024
DRAWN: [Name]	CHECKED: [Name]
SCALE: 1:250	PROJECT NO: 25.00 WNA-2 PRODUCTION





SECTION VIEW A-A THROUGH APPRAISAL TESTING PHASE WITH WORKOVER RIG



SECTION VIEW B-B THROUGH APPRAISAL TESTING PHASE WITH WORKOVER RIG



KEY	
MAXIMUM PARAMETER EXTENT OF OILFIELD WORKOVER RIG	[Pink Box]
MAXIMUM PARAMETER EXTENT OF INCINERATOR UNIT	[Pink Box]
EXISTING GROUND LEVEL	[Dashed Green Line]
PIPED & BACKFILLED CONTAINMENT DITCH	[Blue Line]
2M HIGH SECURITY FENCE	[Green Line]
WESTERN FIELD BOUNDARY HEDGEROW	[Green Line]
WESTERN FIELD BOUNDARY SPORADIC TREES	[Green Tree]
WNA-2 WELL	[Black Well]
WNA-1 WELL	[Black Well]
WORKOVER RIG CROWN	[Black Structure]
INCINERATOR UNIT	[Black Structure]
SURGE TANK	[Black Tank]
PRODUCED WATER STORAGE TANK	[Black Tank]
KNOCK-OUT POT	[Black Structure]
SEPARATOR CHOKE	[Black Structure]
MUD TRAILER	[Black Structure]
FIRE WATER TANK	[Black Tank]
SECURITY CABIN	[Black Structure]
WNA-2 DRILLING CELLAR	[Black Structure]
WNA-1 DRILLING CELLAR	[Black Structure]
TOPSOIL STORAGE BUND	[Black Structure]
SUBSOIL STORAGE BUND	[Black Structure]
PROPANE STORE	[Black Structure]
CHEMICAL STORE	[Black Structure]
TEST LAB	[Black Structure]
RELIEF KNOCK OUT POT	[Black Structure]
WORKSHOP	[Black Structure]
CONTAINER STORAGE	[Black Structure]
WIRELINE TRUCK	[Black Truck]
11KV OVERHEAD POWER LINE	[Black Line]
NORTHERN FIELD BOUNDARY HEDGEROW	[Green Line]
FOSHAM ROAD	[Black Line]
HEDGEROW	[Green Line]

LIGHTING SPECIFICATION:	
EXTERNAL EXTERIOR LIGHTING	[Green Line]
PORTABLE LIGHTING TOWER (A X 100W)	[Black Structure]
METAL BUILDING	[Black Structure]

NOTES	
1. ALL WELLS ARE EXISTING WELLS	
2. FOR LAYOUT DETAILS REFER TO PLAN: 25-01-00000-00000	

REVISION HISTORY	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
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8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING

ZETLAND GROUP	
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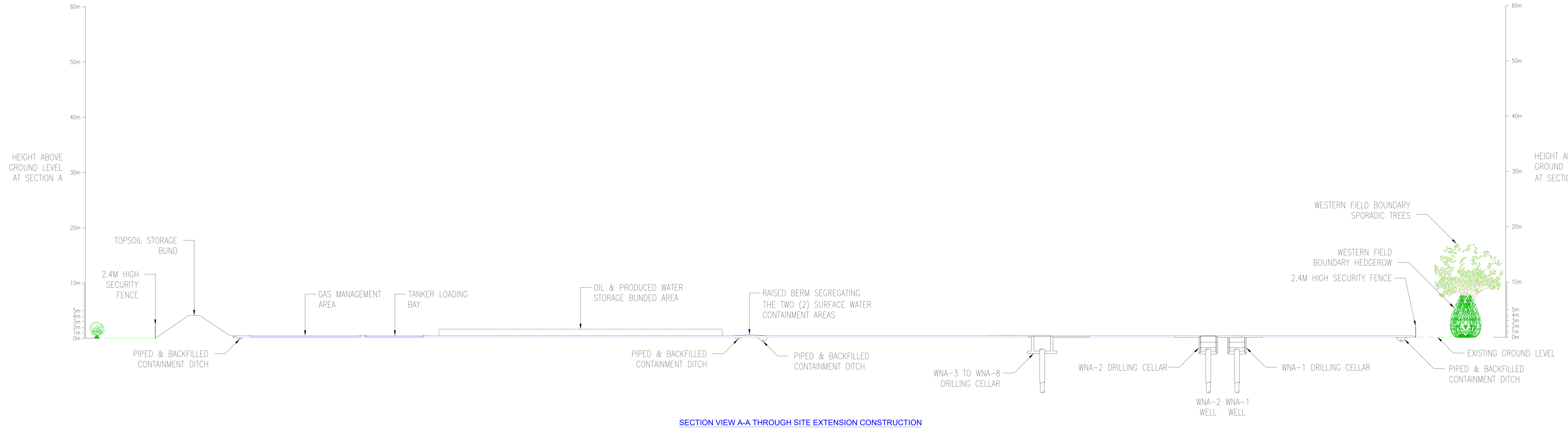
  

SITE: WEST NEWTON A WELLSITE	
PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR APPRAISAL TESTING PHASE	
TITLE: INDICATIVE APPRAISAL TESTING SECTION VIEW PLAN (WITH WORKOVER RIG)	
CLIENT: RATHIN ENERGY (UK) LIMITED	
DATE: 25-01-2024	
SCALE: 1:250	

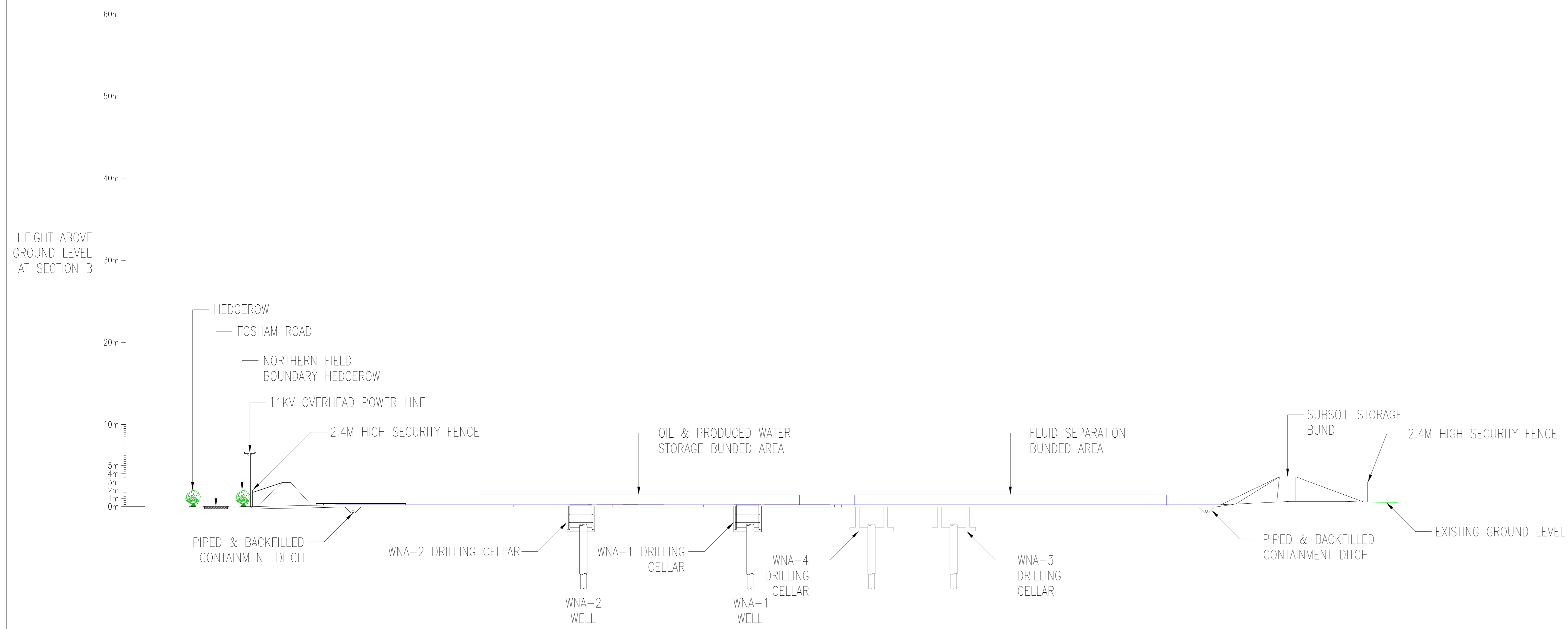








SECTION VIEW A-A THROUGH SITE EXTENSION CONSTRUCTION



SECTION VIEW B-B THROUGH SITE EXTENSION CONSTRUCTION



KEY

NOTES

1. WNA-1 AND WNA-2 ARE EXISTING WELLS  
2. FOR LAYOUT DETAILS REFER TO PLAN  
3. SEE WNA-1 WELLS PRODUCTION

NO.	DATE	DESCRIPTION
1	15/08/2023	ISSUED FOR PERMITTING
2	22/08/2023	ISSUED FOR PERMITTING
3	22/08/2023	ISSUED FOR PERMITTING
4	22/08/2023	ISSUED FOR PERMITTING
5	22/08/2023	ISSUED FOR PERMITTING
6	22/08/2023	ISSUED FOR PERMITTING
7	22/08/2023	ISSUED FOR PERMITTING
8	22/08/2023	ISSUED FOR PERMITTING
9	22/08/2023	ISSUED FOR PERMITTING
10	22/08/2023	ISSUED FOR PERMITTING

**ZETLAND GROUP**  
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SITE: WEST NEWTON A WELLSITE

PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION

TITLE: INDICATIVE SITE EXTENSION CONSTRUCTION SECTION VIEW PLAN

CLIENT: RATHIN ENERGY (UK) LIMITED

DATE: 22/08/2023

SCALE: 1:250







**KEY:**

- PLANNING APPLICATION BOUNDARY
- WATER FEATURES (PONDS / DRAINS)
- GROUNDWATER QUALITY MONITORING BOREHOLES (GWMBH)
- PERIMETER CONTAMINANT MONITORING ACCESS
- PIPED & BACKFILLED PERIMETER CONTAMINANT DITCH
- OPEN PERIMETER CONTAMINANT DITCH
- WELL CENTRE

**LIGHTING SPECIFICATION:**

- 400W METAL HALIDE ATEX FLOODLIGHT
- 150W LED FLOOD LIGHT
- PORTABLE LIGHTING TOWER (4 X 1000W METAL HALIDE)

**NOTES:**

WNA-1 AND WNA-2 ARE EXISTING WELLS

THIS PLAN INDICATES THE LAYOUT OF THE SITE DURING THE DRILLING OF WNA-3 APPRAISAL BOREHOLE. PRIOR TO THE INSTALLATION OF HYDROCARBON PRODUCTION EQUIPMENT.

FOR SECTION DETAILS, REFER TO PLAN NO: ZG-RE-WNAEXT-PROD-PA-12

**REVISION HISTORY**

REV	DATE	BY	DETAILS
1	15 MAR 20	JF	ORIGINAL FOR ISSUE
2	15 APR 20	JF	DETAILS

**ZETLAND GROUP**  
 FROM CONCEPT TO COMPLETE  
 THE PRODUCTION OF OIL AND GAS FROM THE SUBSURFACE OF THE EARTH

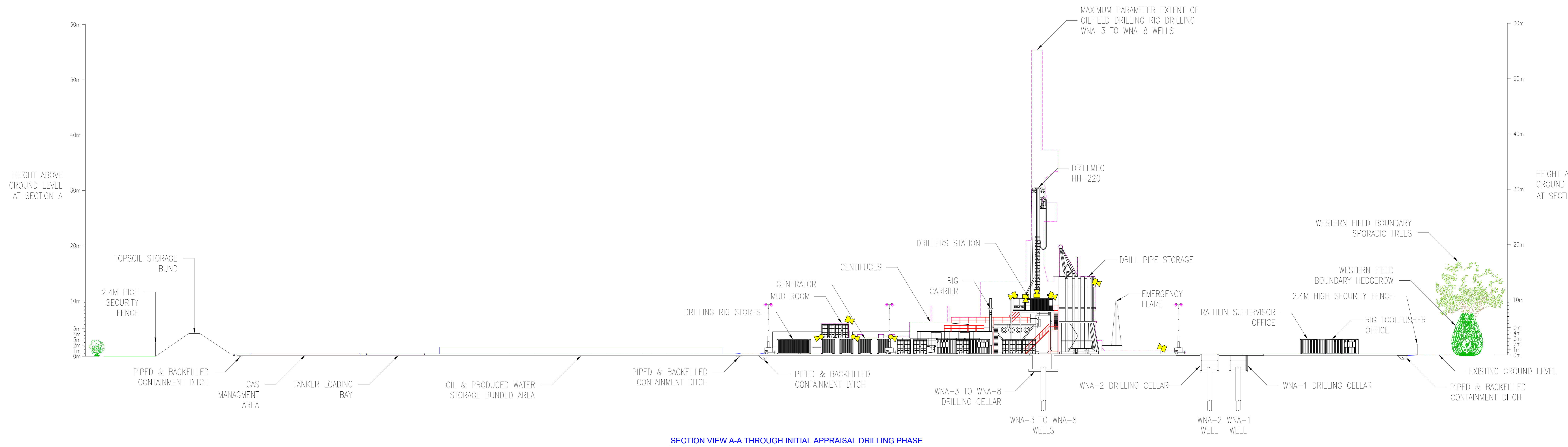
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**SITE:** WEST NEWTON A WELLSITE  
**PROJECT:** WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION  
**TITLE:** INDICATIVE INITIAL APPRAISAL DRILLING PHASE LAYOUT PLAN  
**CLIENT:** RATHLIN ENERGY (UK) LIMITED

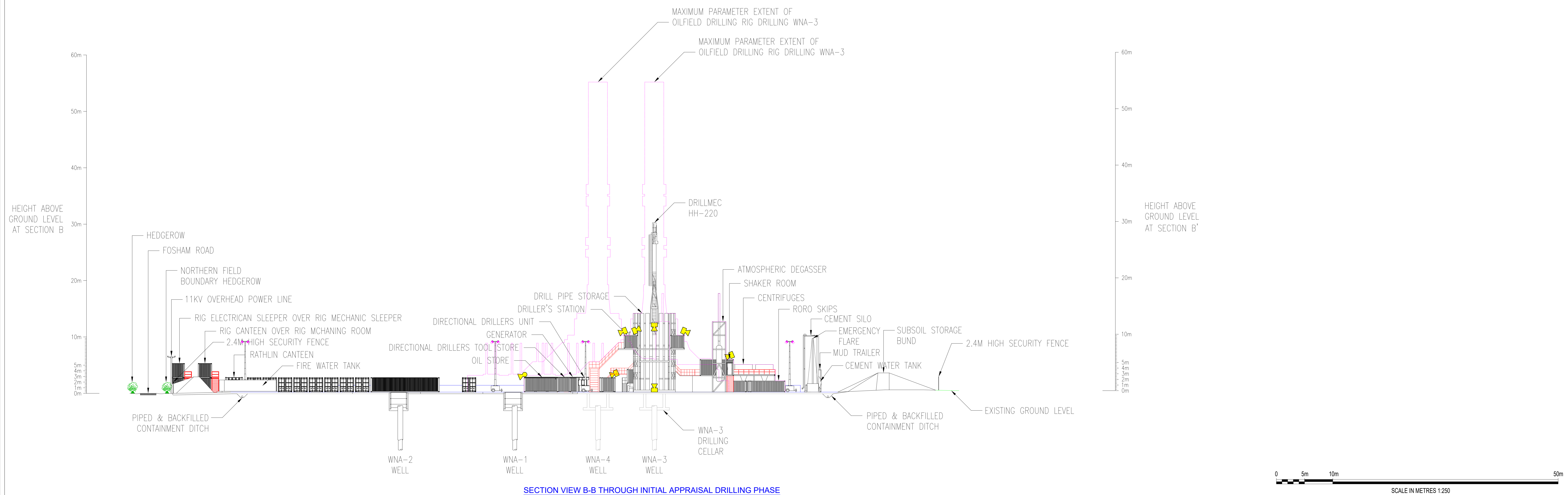
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 DWG. No: ZG-RE-WNAEXT-PROD-PA-11  
 SHEET: 1 OF 1







SECTION VIEW A-A THROUGH INITIAL APPRAISAL DRILLING PHASE



SECTION VIEW B-B THROUGH INITIAL APPRAISAL DRILLING PHASE

**KEY**

PARAMETER EXTENTS

**LIGHTING SPECIFICATION:**

- 400W METAL HALIDE AREA LIGHT
- 150W LED FLOOD LIGHT
- PORTABLE LIGHTING TOWER (4 X 100W METAL HALIDE)

**NOTES:**

WNA-1 AND WNA-2 ARE EXISTING WELLS. THIS PLAN INDICATES THE LAYOUT OF THE SITE DEPENDENT UPON THE INSTALLATION OF PRODUCTION PRODUCTION EQUIPMENT. FOR LAYOUT DETAILS REFER TO PLAN NO. ZS/EXTENSION/PRODUCTION.

**REVISION HISTORY**

NO.	DATE	DESCRIPTION
1	15/08/2024	ISSUED FOR PERMITS
2	15/08/2024	ISSUED FOR PERMITS
3	15/08/2024	ISSUED FOR PERMITS
4	15/08/2024	ISSUED FOR PERMITS
5	15/08/2024	ISSUED FOR PERMITS
6	15/08/2024	ISSUED FOR PERMITS
7	15/08/2024	ISSUED FOR PERMITS
8	15/08/2024	ISSUED FOR PERMITS
9	15/08/2024	ISSUED FOR PERMITS
10	15/08/2024	ISSUED FOR PERMITS

**ZETLAND GROUP**

West Newton A Well Site

**PROJECT:** WEST NEWTON A WELL SITE  
EXTENSION FOR HYDROCARBON  
EXPLORATION, APPRAISAL &  
PRODUCTION

**TITLE:** INDICATIVE INITIAL APPRAISAL  
DRILLING PHASE SECTION VIEW  
PLAN

**CLIENT:** RATHLIN ENERGY (UK) LIMITED

**SCALE IN METRES 1:250**

0 5m 10m 50m





**KEY:**

- PLANNING APPLICATION BOUNDARY
- WATER FEATURES (PONDS / DRAINS)
- GROUNDWATER QUALITY MONITORING BOREHOLES (GQMBH)
- PERIMETER CONTAINMENT RODDING/JETTING ACCESS
- PIPED & BACKFILLED PERIMETER CONTAINMENT DITCH
- OPEN PERIMETER CONTAINMENT DITCH
- WELL CENTRE

**LIGHTING SPECIFICATION:**

FIXED 400W METAL HALIDE FLOOD LIGHT ON 6M LIGHTING COLUMN

**NOTES:**

WNA-1 AND WNA-2 ARE EXISTING WELLS. THIS PLAN INDICATES FOUR (4) WELLS ON PRODUCTION, WNA-1, WNA-2, WNA-3 & WNA-4.

BEAM PUMPS (NODDING DONKEYS) SHOWN ON PLAN AS WORK-TO BE. SCENARIOS MAY BE REPLACED WITH LINEAR ROD PUMP OR SUBMERSIBLE PUMPS DURING THE LIFE OF THE SITE.

FOR SECTION DETAILS, REFER TO PLAN NO: ZG-RE-WNAEXT-PROD-PA-14

REV	DATE	BY	DETAILS
01	03 MAR 2023	JF	ORIGINAL FOR ISSUE
02		JF	DETAILS

**ZETLAND GROUP**

FROM CONCEPT TO COMPLETE

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**SITE:** WEST NEWTON A WELLSITE

**PROJECT:** WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION

**TITLE:** INDICATIVE PRODUCTION PHASE LAYOUT PLAN

**CLIENT:** RATHLIN ENERGY (UK) LIMITED

Scale: 1:500 DWG. No: ZG-RE-WNAEXT-PROD-PA-13  
 Date: 13/03/23





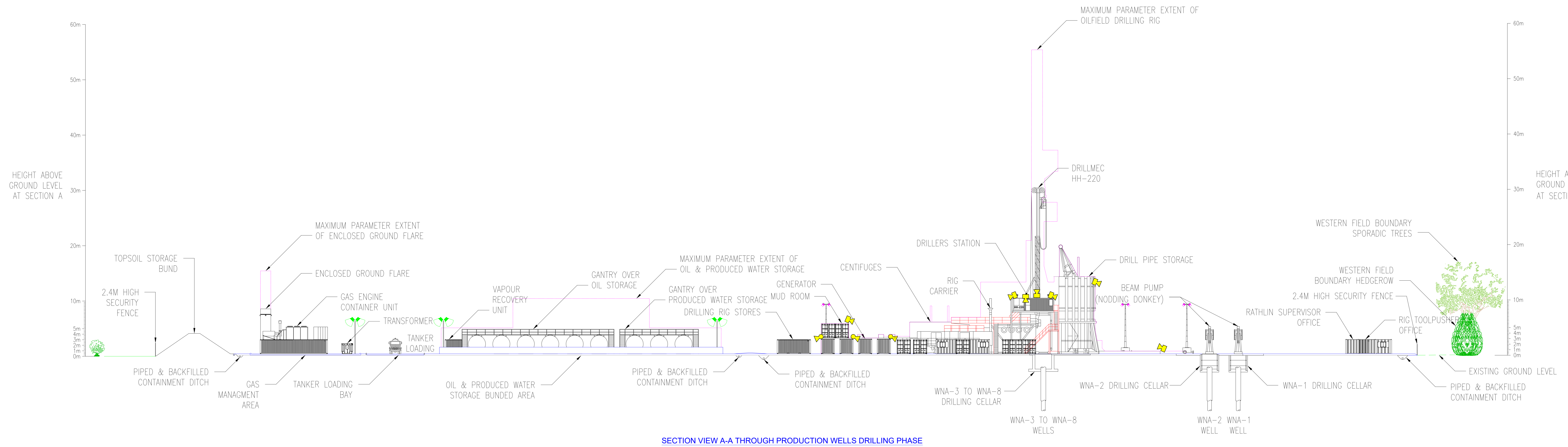




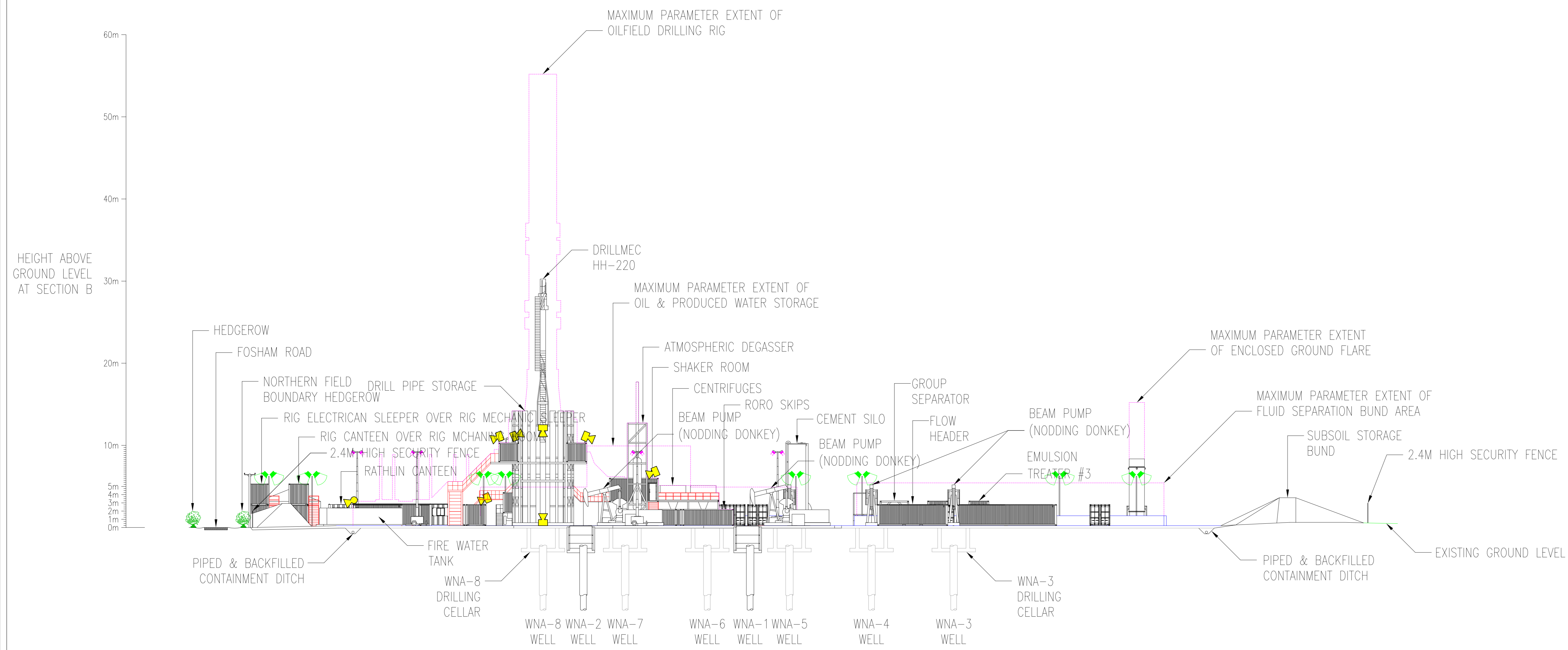








SECTION VIEW A-A THROUGH PRODUCTION WELLS DRILLING PHASE



SECTION VIEW B-B THROUGH PRODUCTION WELLS DRILLING PHASE



KEY	
MAXIMUM PARAMETER EXTENT	(Pink outline)

LIGHTING SPECIFICATION:	
PIPED AND BACKFILLED CONTAINMENT DITCH	(Green outline)
EXISTING GROUND LEVEL	(Blue line)
2.4M HIGH SECURITY FENCE	(Yellow outline)
PORTABLE LIGHTING TOWER (A X 100W METAL HALIDE)	(Yellow triangle)

NOTES	
WNA-1 AND WNA-2 ARE EXISTING WELLS	
THIS PLAN INDICATES THE LAYOUT OF THE SITE	
DURING THE DRILLING OF PRODUCTION WELLS	
DIVERSITY & PRODUCTION EQUIPMENT ASSOCIATED	
WITH THE DRILLING OF PRODUCTION WELLS	
MAY BE REQUIRED TO FACILITATE ACCESS	
FOR LIGHTING DETAILS REFER TO PLANING	
JOB REF: WNEWT-PROJ-16	

REVISION HISTORY		
NO.	DATE	DESCRIPTION
1	15/01/2016	ISSUED FOR PERMITS
2	15/01/2016	ISSUED FOR PERMITS
3	15/01/2016	ISSUED FOR PERMITS
4	15/01/2016	ISSUED FOR PERMITS
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6	15/01/2016	ISSUED FOR PERMITS
7	15/01/2016	ISSUED FOR PERMITS
8	15/01/2016	ISSUED FOR PERMITS
9	15/01/2016	ISSUED FOR PERMITS
10	15/01/2016	ISSUED FOR PERMITS

<b>ZETLAND GROUP</b>	
100, BELMONT ROAD, BELMONT, CO. DUBLIN 15, IRELAND	
TEL: +353 1 490 2000 FAX: +353 1 490 2001	
WWW.ZETLANDGROUP.COM	
SITE: WEST NEWTON A WELLSITE	
PROJECT: WEST NEWTON A WELLSITE	
EXTENSION FOR PRODUCTION	
EXPLORATION, APPRAISAL &	
PRODUCTION	
TITLE: INDICATIVE PRODUCTION WELLS	
DRILLING PHASE SECTION VIEW	
PLAN	
CLIENT:	RATHLIN ENERGY (UK) LIMITED
DATE:	15/01/2016
SCALE:	AS SHOWN
PROJECT:	WEST NEWTON A WELLSITE





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KEY:

PLANNING APPLICATION BOUNDARY	[Red outline]
WATER FEATURES (PONDS / DRAINS)	[Blue lines]
SUBSOIL CULTIVATION & REPLACEMENT TOPSOIL CULTIVATION & REPLACEMENT SEEDED WITH MEADOW GRASS	[Dotted pattern]
SUBSOIL CULTIVATION & REPLACEMENT TOPSOIL CULTIVATION & REPLACEMENT	[Cross-hatch pattern]
HEDGEROW REPLACEMENT	[Green wavy line]

NOTES:

REVISION HISTORY

REV	DATE	BY	DETAILS
0	MARCH 20	JF	ORIGINAL FOR ISSUE
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2			
3			
4			
5			

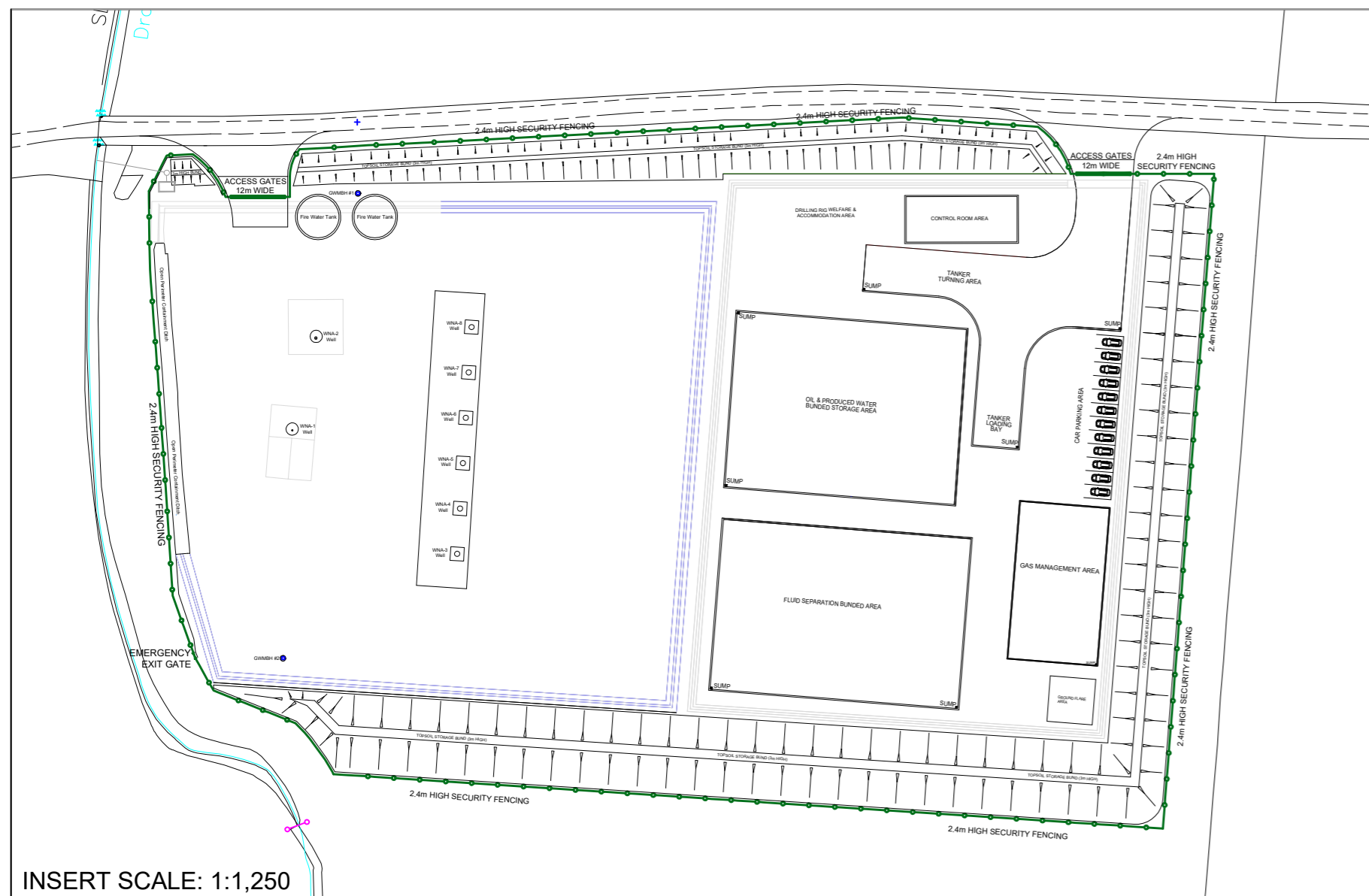
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 FROM CONCEPT PLAN TO COMPLETE FROM  
 THE PRODUCTION OF THE PRODUCTION PLAN FOR THE WEST NEWTON A WELLSITE  
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SITE: WEST NEWTON A WELLSITE  
 PROJECT: WEST NEWTON A WELLSITE  
 EXTENSION FOR HYDROCARBON  
 EXPLORATION, APPRAISAL &  
 PRODUCTION  
 TITLE: INDICATIVE RESTORATION PLAN

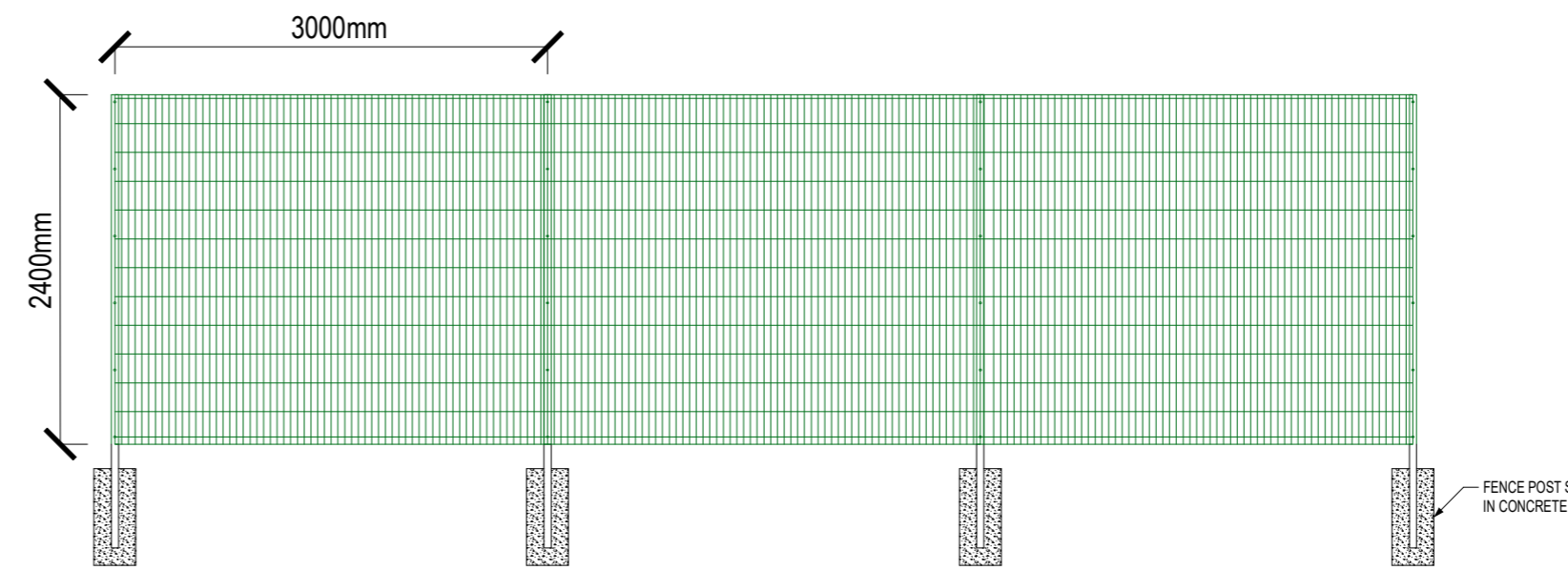
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 Date: 13/01/23





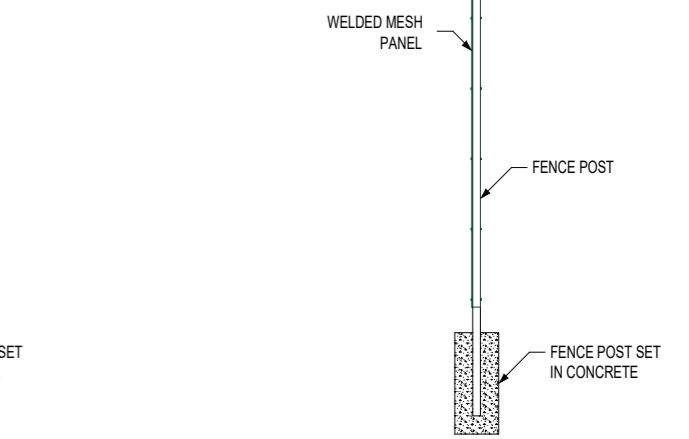


INSERT SCALE: 1:1,250



Boundary Enclosure Fencing - Front Elevation

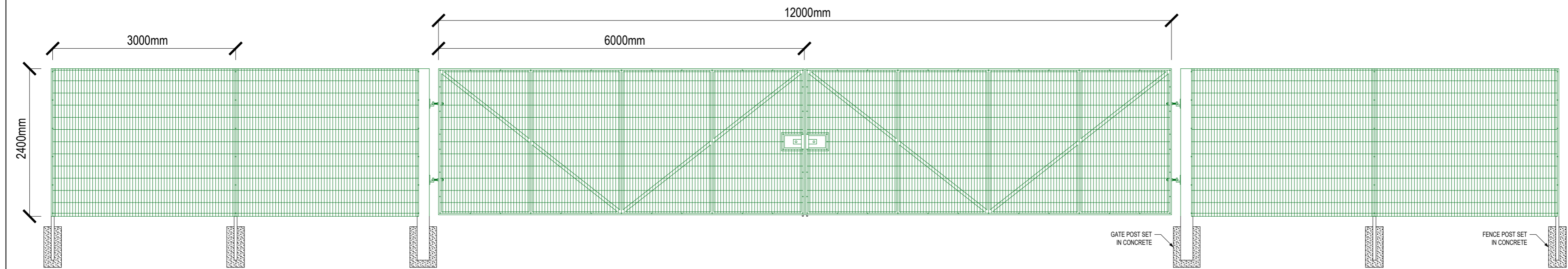
Scale 1:50



Boundary Enclosure Fencing - Side Elevation

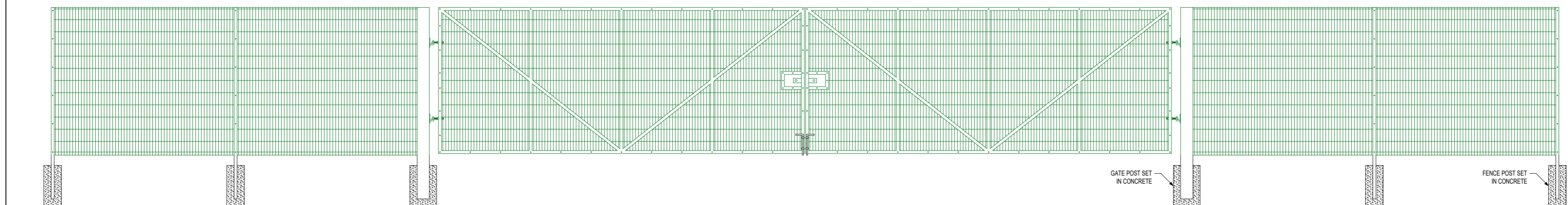
Scale 1:50

KEY:  
BOUNDARY TREATMENT



Access Gates & Boundary Enclosure Fencing - Front Elevation

Scale 1:50



Access Gates & Boundary Enclosure Fencing - Rear Elevation

Scale 1:50

NOTES:

REVISION HISTORY			
REV	DATE	BY	DETAILS
0	MAR21	JF	ORIGINAL FOR ISSUE

**ZETLAND GROUP**  
FROM CONCEPTION TO COMPLETION  
ZETLAND GROUP LIMITED  
THE INNOVATION CENTRE, 1000 LAUREL BUSH DRIVE, WARRINGTON, CHeshire, W10 5SH  
T: +44(0)1562 777728 E: info@zetlandgroup.com W: www.zetlandgroup.com

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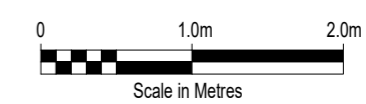
SITE: WEST NEWTON A WELLSITE

PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION

TITLE: INDICATIVE BOUNDARY TREATMENT PLAN

CLIENT: RATHLIN ENERGY (UK) LIMITED

Scale: 1:50  
Size: A2  
Sheet: 1 of 1  
DWG No: ZG-RE-WNAEXT-PROD-PA-17






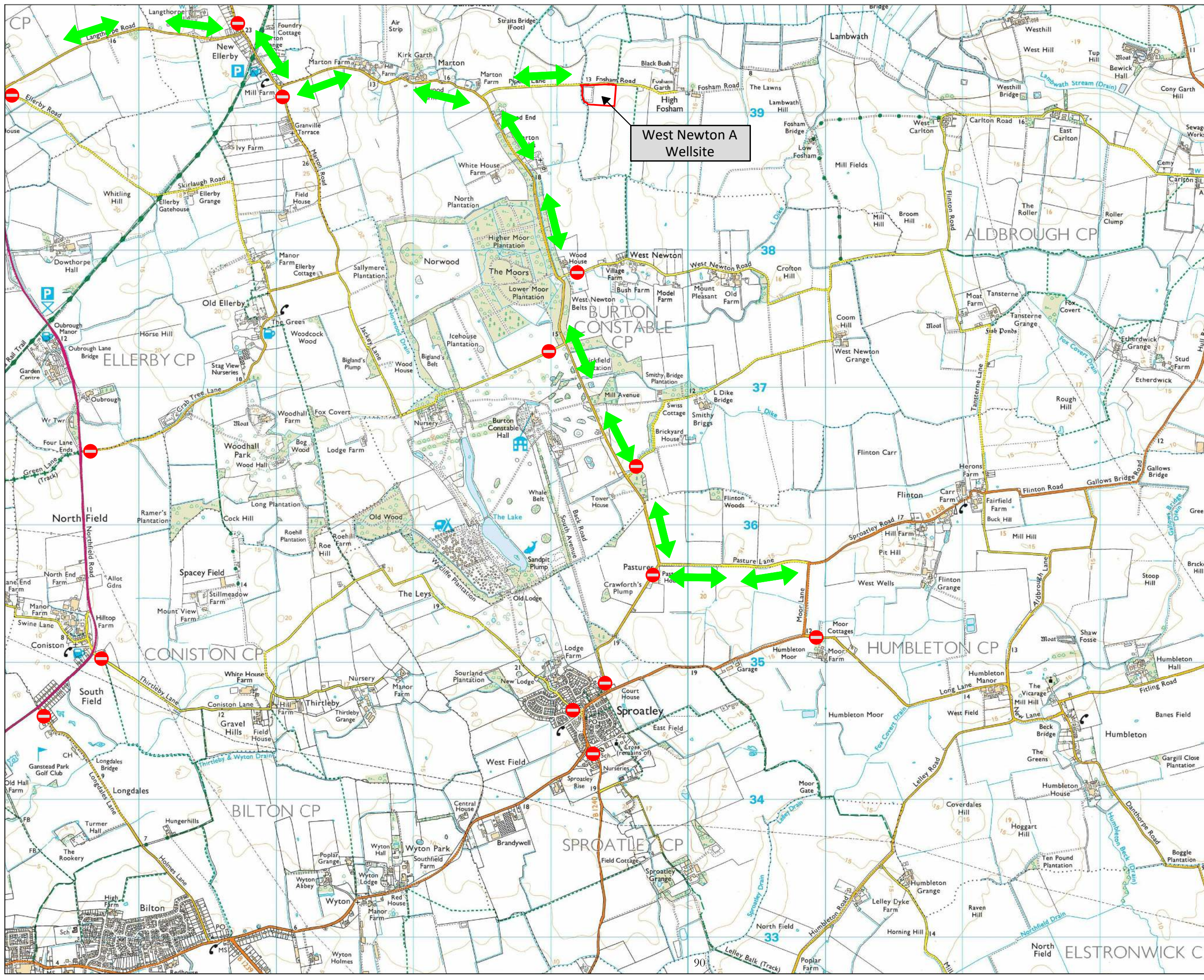




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KEY:  
SITE LOCATION   
ACCESS ROUTE   
NO ACCESS FOR HGV 



West Newton A Wellsite

NOTES:

REVISION HISTORY					
-	-	-	-	-	-
-	-	-	-	-	-
0	MAR21	JF	ORIGINAL FOR ISSUE	JF	
REV	DATE	BY	DETAILS		APR

**ZETLAND GROUP**  
FROM CONCEPTION TO COMPLETION  
ZETLAND GROUP LIMITED  
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T: +44(0)1642 777726 E: info@zetlandgroup.com W: www.zetlandgroup.com  
Registered in England No. 0584493 Registered office: The Innovation Centre, Kirkleatham Business Park, Redcar, TS10 5SH

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SITE: WEST NEWTON A WELLSITE

PROJECT: WEST NEWTON A WELLSITE EXTENSION FOR HYDROCARBON EXPLORATION, APPRAISAL & PRODUCTION

TITLE: ACCESS ROUTE PLAN

CLIENT: RATHLIN ENERGY (UK) LIMITED

Scale: 1:25,000 DWG. No: ZG-RE-WNEX-PROD-AR-01  
Size: A3  
Sheet: 1 of 1