



GU08/0483 amended/amplified by letters dated 17 April 2008 enclosing Traffic Data for inclusion in Appendix D; 6 June 2008 enclosing Addendum document dated June 2008; Document entitled The National Case for Additional Gas Storage dated June 2008; email from Alliance Planning dated 2 June 2008, Figure 1 Habitats Present within the Development Footprint Surveyed December 2007; letter dated 27 June 2008

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY DO HEREBY **GRANT** PLANNING PERMISSION FOR RETENTION OF AN EXISTING WELLSITE COMPOUND WITH ASSOCIATED SURROUNDING BUNDS, ACCESS AND ROADWAY OF SOME 1.51 HA; THE ERECTION OF NEW SECURITY FENCING; THE USE OF THE APPRAISAL SITE FOR DRILLING AND FLOW TESTING FOR HYDROCARBONS FROM UP TO TWO APPRAISAL BOREHOLES; THE RETENTION OF A TRANSFORMER AND SWITCHROOM AND THE RETENTION OF AN EXISTING APPRAISAL WELL INVOLVING FLOW TESTING FOR HYDROCARBONS, THE INSTALLATION OF APPRAISAL FACILITIES AND PROVISION OF A CONTAINER UNIT FOR USE AS OFFICES AND MESSROOM, ALL FOR A TEMPORARY PERIOD OF UP TO 3½ YEARS, WITH RESTORATION TO COMMERCIAL FORESTRY.

ON LAND AT ALBURY WELLSITE, ALBURY PARK, EAST OF NEW ROAD, ALBURY

SUBJECT TO THE FOLLOWING CONDITIONS:

Approved Documents

- 1 The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the terms of this permission, the submitted documents and plans contained in the application and the amending/amplifying letter dated 17 April 2008 enclosing Traffic Data for inclusion in Appendix D; Letter dated 6 June 2008 enclosing Addendum document dated June 2008; Document entitled The National Case for Additional Gas Storage dated June 2008; Email from Alliance Planning dated 2 June 2008, Figure 1 Habitats Present within the Development Footprint Surveyed December 2007; Letter dated 27 June 2008 and in accordance with such details or amended details as are subsequently approved by the County Planning Authority, and no variations or omissions shall take place without the prior approval in writing of the County Planning Authority.

Commencement

- 2 The development hereby permitted shall be begun no later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.

Time Limits

- 3 The development hereby permitted shall cease no later than 3 ½ years from the date of the implementation of this planning permission referred to in Condition 2 above, or within 6 months of the completion of flow testing, whichever is the earlier. All buildings, plant, machinery (both fixed and otherwise) and any engineering works connected therewith, on or related to the application site (including any hard surface constructed for any purpose), shall be removed from the application site and the site shall be fully restored to a condition suitable for forestry in accordance with the terms of the application hereby permitted. Notwithstanding this, any plant or equipment required to make the site safe in accordance with Department for Business, Enterprise and Regulatory Reform requirements at the time and agreed with the County Planning Authority, may remain in position.
- 4 Unless otherwise agreed in writing by the County Planning Authority, the well drilling operations hereby permitted shall take place over a timescale no longer than 126 days over a period of 22 weeks. The applicant shall notify the County Planning Authority of the commencement of drilling within 7 days and keep daily records which should be available at all times.
- 5 Unless otherwise agreed in writing by the County Planning Authority, the flare (Clean Enclosed Burner) shall be operated for no longer than 26 days over a period of 6 weeks. The applicant shall notify the County Planning Authority of the commencement of flaring within 7 days and keep daily records which should be available at all times.

Hours of Operation

- 6 With the exception of drilling, no lights shall be illuminated nor shall any operations or activities authorised or required by this permission, including access by HGV's, shall take place other than during the hours of:-

0800 to 1900 hours on Monday to Friday
0800 to 1300 hours on Saturday

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

Notwithstanding this, temporary operations including site preparation and restoration of the site shall only be carried out between 0800 to 1830 hours Monday to Friday and 0800 to 1300 hours on a Saturday excluding Bank and National Holidays.

Limitations

- 7 Notwithstanding any provision to the contrary under Parts 19 or 22 of the Town and Country Planning (General Permitted Development Order) 1995 or any subsequent Order,
- (a) no plant, building or machinery whether fixed or moveable, shall be erected on the application site without the prior written approval of the County Planning Authority in respect of the siting, detailed design, specifications and appearance of the installation, such details to include the levels of noise emission and tonal characteristics of any plant or machinery;
- (b) no lights or fences other than those permitted by this application shall be installed or erected at the application site unless details of them have been submitted and agreed to in writing by the County Planning Authority.

Lighting

- 8 During the drilling period all lighting shall be positioned in accordance with Figure 4.4 D Lighting Plan and at the heights specified in the lighting height specification entitled 'Height of Lighting on Drillmaster 1'.
- 9 The lighting hereby permitted shall be constructed and maintained such that at no time it exceeds the limitations for Environmental Zone E2 given in the Institute of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution 2005. These are:

Sky Glow ULR [Max %]	Light Trespass Ev [Lux]		Source Intensity I [kcd]		Building Luminance Pre 2300 hours
	Pre 23.00 hours	Post 23.00 hours	Pre 23.00 hours	Post 23.00 hours	Average, L ^(cd/m²)
2.5	5	1	7.5	0.5	5

Dust

- 10 No activity hereby permitted shall cause dust to be emitted so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. Should such an emission occur, the activity shall be suspended until as a result of different methods of working, the addition of additional dust suppression measure or changed weather conditions, it can be resumed without giving rise to that level of dust emissions.

Protection of Water Environment

- 11 All facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the County Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume which would be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground, where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Access and Highways

- 12 Prior to the commencement of the development hereby permitted, the vehicular access to New Road shall be provided with visibility splays of 2.5 m by 152 m in the leading traffic direction (right) and by 215 m in the trailing traffic direction (left) in accordance with drawing number SK03GD Issue A, and these visibility splays are to be maintained for the duration of the development and kept clear of any obstructions.
- 13 For the duration of the development, all vehicles accessing the wellsite shall enter and leave the public highway in forward gear.
- 14 Prior to the commencement of the development, a Traffic Management Plan shall be produced and submitted to the County Planning Authority detailing the management of deliveries and HGV access to the site in order to prevent HGVs queuing on the public highway. The development shall be operated in accordance with the Traffic Management Plan.
- 15 There shall be no means of access to the site, either vehicular or pedestrian, other than that identified in drawing number SK03GD Issue A.
- 16 Prior to the commencement of operations which involve the movement of materials in bulk to or from the site a road sweeper shall be made available at the site for use at all times and shall be

used as frequently as is necessary to ensure that the public highway is kept clean and to prevent the creation of a dangerous surface on the public highway.

Nature Conservation

- 17 No removal or cutting of vegetation including trees and shrubs shall be carried out between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the County Planning Authority in advance of such works.
- 18 Prior to the commencement of any operations between the months of April and June inclusive, a breeding bird survey shall take place to establish the presence, or otherwise, of bird nests in close proximity to the wellsite and its access. The survey and measures for the protection of and minimisation of disturbance during the course of the development shall be submitted to the County Planning Authority for approval in writing. The development shall be implemented strictly in accordance with the approved details of protection.
- 19 Prior to the commencement of any site clearance or ground works, the site shall be checked by a suitably qualified person to establish the presence or activity of, or otherwise, of badgers including badger feeding areas, tracks, holes and setts and measures for their protection during the course of development shall be submitted to the County Planning Authority for approval in writing. The approved protection measures shall be implemented prior to the commencement of the development hereby permitted and those that require to be retained shall be maintained for the duration of the development.
- 20 A survey shall be undertaken by a licensed bat worker prior to the felling or lopping of any mature trees in connection with any works hereby permitted. A written report that sets out the results of the survey and specifies any measures necessary to protect any bat(s) identified and the roost(s) shall be submitted to the County Planning Authority and approved in writing. The measures as approved, shall be implemented and complied with in full.
- 21 To avoid any adverse impact on the Site of Nature Conservation Importance, working, the operation of machinery, storage, temporary storage or car parking shall only take place within the site area shown on Drawing No 40134/PL/9/04/003 Rev 3 and areas delineated on Drawing No SK04 issue B and Drawing No 40134/PL/9/04/005 Rev 6.
- 22 Prior to emptying the catchment ditch surrounding the site identified on Drawing No 40134/PL/9/04/004 Rev 3 a detailed scheme for the translocation of newts shall be submitted to the County Planning Authority and approved in writing. Such a scheme shall include details of :
- a) the identification of a suitable receptor site
 - b) the method of translocation, and
 - c) the timing of the translocation
- The scheme as approved, shall be carried out in full unless otherwise agreed in writing by the County Planning Authority.
- 23 During site preparation works all open trenches, pits and excavations shall be covered outside of working hours.
- 24 Within one month of the date of implementation of this planning permission referred to in Condition 2 above, a scheme of restoration to be implemented on the cessation of the initial testing and appraisal (Phase 5) for the parking area shown on Drawing SK04 shall be submitted to the County Planning Authority for approval in writing. Such a scheme shall make provision for enhancement to biodiversity in the local area.

Noise

- 25 A 4.5 m demountable noise barrier shall be constructed in the south east corner of the wellsite in accordance with Drawing No 40134/PL/9/04/005 Rev 6 and shall be subsequently maintained for the duration of the development.
- 26 For temporary operations such as site preparation and final restoration, the level of noise arising from any operation, plant or machinery on the site, when measured at, or recalculated as at, a height of 1.2 m above ground level and 3.6 m from the façade of a residential property or other noise sensitive building that faces the site shall not exceed 60 LAeq during any 30 minute period between 0800 to 1830 hours Monday to Friday and 0800 to 1300 hours on a Saturday.
- 27 The level of noise arising from any operation, plant or machinery on the site, when measured or recalculated as at a height of 1.2 m above ground level and 3.5 m from the façade of a residential property or other noise sensitive building that faces the site shall not exceed 50 LA_{eq} during any 30 minute period between 0800 and 1900 hours.
- 28 Notwithstanding the provisions of Condition 26 above, during the hours of 1900 to 0800 hours the level of noise arising from any activity on site including the drilling operations, when recalculated as at a height of 4 m above ground level and 3.5 m from the façade of any noise sensitive building that faces the site shall not exceed 42 LAeq, during any 30 minute period.
- 29 Between the hours of 1900 to 0800 inclusive, no tripping shall be undertaken, nor shall casing be cemented except in cases of emergency or with the prior written agreement of the County Planning Authority.
- 30 Flaring shall not be undertaken between the hours of 1900 to 0800 inclusive Monday to Friday, after 1300 hours on a Saturday and at no time on a Sunday or Bank Holiday, except in cases of emergency or with the prior written agreement of the County Planning Authority.
- 31 All plant and machinery shall be adequately maintained and silenced in accordance with the manufacturer's recommendations at all times.

Soil Placement

- 32 All topsoil and subsoil shall be permanently retained on the site for subsequent use in restoration. No soils or soil making material for use in the restoration shall be brought onto the site without the prior written approval of the County Planning Authority.
- 33 The restoration soils shall be spread over the site at an even depth and shall not exceed the final levels shown on Drawing No 40134/PL/9/04/011 REV 0.

Restoration and Landscaping

- 34 All restoration and landscape planting shall be carried out strictly in accordance with the scheme hereby included in this application and no omissions or variations shall take place without the prior approval in writing of the County Planning Authority.
- 35 All tree and shrub planting and other landscape works implemented pursuant to this permission shall be maintained in good healthy condition and be protected from damage for the duration of the restoration works and for five years from the completion of restoration in any part of the site. During that period any trees or shrubs which die, or are severely damaged or diseased shall be replaced in the next available planting season with others of a similar size and species.

Aftercare

- 36 The land shall be brought to the required standard for forestry use. The applicant shall notify the County Planning Authority when the planting or seeding has been completed and not more than one year after that date there shall be a meeting at the site which shall be attended by representatives of the applicant, the owners or their successors in title and the County Planning Authority, to monitor the success of the aftercare. Should it prove necessary further meetings will be held within the period of five years from the commencement of aftercare.

REASONS FOR IMPOSING CONDITIONS:

- 1 To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and that the site is restored to a satisfactory condition in accordance with the terms of Surrey Structure Plan 2004 Policies L04, SE8, SE5, SE9 and DN17 and Surrey Minerals Local Plan 1993 Policies 1 & 5 and Guildford Borough Local Plan 2003 Policies RE2, RE5 and HE12.
- 2 To accord with the provision of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and to enable the County Planning Authority to exercise control over the development and monitor the site to ensure compliance with the planning permission.
- 3 To enable the County Planning Authority to exercise control over the site and ensure the prompt and effective restoration of the site and to comply with Schedule 5 paragraph 1 of the Town & Country Planning Act 1990.
- 4 & 5 To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity to comply with Surrey Structure Plan 2004 Policy SE1; Surrey Minerals Local Plan 1993 Policy 1.
- 6 To protect the amenities of local residents in accordance with Surrey Structure Plan 2004 Policy SE1; Surrey Minerals Local Plan 1993 Policy 1.
- 7 To protect the amenities of the locality in accordance with Surrey Structure Plan 2004 Policies L04, SE5, SE7, SE8, SE9, and SE1; Surrey Minerals Local Plan 1993 Policy 1 and Guildford Borough Local Plan 2003 Policy RE5.
- 8 & 9 To reduce the impact on the visual amenities of the locality to comply with Surrey Structure Plan 2004 Policies L04, SE8 and SE1 and Surrey Minerals Local Plan 1993 Policy 1.
- 10 In the interests of local amenity and to comply with Surrey Structure Plan 2004 Policies SE1, SE5 and SE7; Surrey Minerals Local Plan 1993 Policy 1.
- 11 To prevent pollution of groundwater and to comply with Surrey Structure Plan 2004 Policy SE1 and Surrey Minerals Local Plan 1993 Policy 1.
- 12, 13 In order that the development does not prejudice highway safety, nor cause
14, 15 inconvenience to other highway users to comply with Surrey Structure Plan 2004 Policy
& 16 DN2 and Surrey Minerals Local Plan 1993 Policy 1.
- 17 To ensure that breeding birds are not disturbed by the removal of habitat, to comply with Surrey Structure Plan 2004 Policy SE7; Surrey Minerals Local Plan 1993 Policy 1 and Guildford Borough Local Plan 2003 Policy NE4.
- 18 In order to protect nesting protected species from disturbance and to comply with Surrey Structure Plan 2004 Policy SE7; Surrey Minerals Local Plan 1993 Policy 1 and Guildford Borough Local Plan 2003 Policy NE4.

- 19 & 23 To safeguard badgers and their setts which are protected under the Protection of Badgers Act 1992 and prevent harm to foraging badgers in accordance with the Regional Spatial Strategy March 2001 ((RPG9) as amended), Policy E2; Surrey Structure Plan 2004 Policies SE6 and SE71 and Guildford Borough Local Plan 2003 Policy NE4.
- 20 To comply with the requirements of the Habitat Regulations and to protect species of conservation concern in accordance with the Regional Spatial Strategy 2001(RPG9) (as amended) Policy E2; Surrey Structure Plan 2004 Policy SE7; Surrey Minerals Local Plan 1993 Policy 1 and Guildford Borough Local Plan 2003 Policy NE4.
- 21 In order to protect the surrounding SSCI in accordance with Regional Spatial Strategy March 2001 ((RPG9) as amended) Policy E5; Surrey Structure Plan 2004 Policies SE7 & SE9; Surrey Minerals Local Plan 1993 Policy 1 and Guildford Borough Local Plan 2003 Policy NE3.
- 22 In order to safeguard and protect newts in accordance with the Regional Spatial Strategy 2001(RPG9) (as amended) Policy E2; Surrey Structure Plan 2004 Policies SE6 and SE7; Surrey Minerals Local Plan 1993 Policy 1.
- 24 To secure restoration and assist in absorbing the site back into the local landscape as soon as practical and to enhance nature conservation interests to accord with Surrey Structure Plan 2004 Policies SE7, SE8, SE9 and DN17; Surrey Minerals Local Plan 1993 Policies 1 and 5 and Guildford Borough Local Plan RE5, RE6, NE3 and NE5.
- 25, 26 To ensure the minimum disturbance and avoid nuisance to the locality to comply with
27, 28 Surrey Structure Plan 2004 Policy SE1; Surrey Minerals Local Plan 1993 Policy 1.
29, 30
& 31
- 32 To enable the County Planning Authority to adequately control the development and to secure restoration of the site to a condition capable of beneficial afteruse to comply with Surrey Structure Plan 2004 Policies L04, SE8, DN17; Surrey Minerals Local Plan 1993 Policies 1 and 5.
- 33 To prevent loss or damage of soil and to ensure that the land is restored to a condition capable of beneficial afteruse to comply with Surrey Structure Plan 2004 Policies L04, SE8, SE9, DN17; Surrey Minerals Local Plan 1993 Policy 1 and 5 and Guildford Borough Local Plan 2003 Policy RE2, RE5 and RE6.
- 34 To enable the County Planning Authority to adequately control the development and to ensure that the land is restored to a condition capable of beneficial afteruse to comply with Surrey Structure Plan 2004 Policies LO4, SE5, SE7, SE8, SE9 and DN17 and Guildford Borough Local Plan 2003 Policies RE2, RE5, RE6 and HE12.
- 35 To ensure that the land is restored to a condition capable of beneficial afteruse to comply with Surrey Structure Plan 2004 Policies LO4, SE5, SE7, SE8, SE9 and DN17 and Guildford Borough Local Plan 2003 Policies RE2, RE5 and HE12.
- 36 To secure restoration to the required standard and assist in absorbing the site back into the local landscape and to comply with Schedule 5 paragraph 2 of the Town and Country Planning Act 1990, Surrey Structure Plan 2004 Policies LO4, SE7, SE8 and DN17.

INFORMATIVES:

- 1 The applicant's attention is drawn to the contents of EDF Energy's letter dated 7 May 2008 and attached to this document.
- 2 Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ('The Control of Pollution (Oil Storage) (England) Regulations 2001').

- 3 The applicant's attention is drawn to the Surrey Wildlife Trust letter dated 15 April 2008, particularly in relation to HGV and other traffic movements and broadleaf planting and attached to this document.
- 4 The applicant's attention is drawn to the need to obtain a licence from Natural England to undertake works within 30 m of any entrance to an active badger set.
- 5 Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
- 6 The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 7 The applicant is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

**THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(ENGLAND) (AMENDMENT) ORDER 2003**

Summary of Reasons for the Grant of Planning Permission:

The development:

- 1 does not accord with Policy SE8 of the Surrey Structure Plan 2004 and Policy RE5 of the Guildford Borough Local Plan 2003 and the following other material considerations the need for the development and lack of alternative site outweigh these policy constraints in the development plan and there are no material considerations which indicate otherwise;
- 2 will provide the benefit of facilitating the identification of the extent of a hydrocarbon reserve in accordance with national policy for securing reliable energy supplies; and
- 3 any other harm can be adequately mitigated by the measures proposed in the application and the conditions subject to which planning permission is granted.

Summary of the Policies and Proposals in the Development Plan that are relevant to the Decision:

The Regional Spatial Strategy 2001 (RPG9) (as amended)

Policy E1	Areas of International and National Importance for Nature Conservation, Landscape and Cultural Value
Policy E2	Biodiversity
Policy E3	Green Belts
Policy E5	Woodland Habitats
Policy E7	Air and Water Quality

Surrey Structure Plan 2004:

Policy DN2	Movement Implications of Development
Policy DN17	Mineral Workings and Restoration
Policy L04	The Countryside and Green Belt
Policy SE1	Natural Resources and Pollution Control
Policy SE5	Protecting the Heritage
Policy SE6	Biodiversity
Policy SE7	Nature Conservation

Policy SE8 Landscape
Policy SE9 Trees and Woodland

Surrey Minerals Local Plan 1993:

Policy 1 Environmental and Amenity Protection
Policy 5 Restoration
Policy 15 Exploratory Drilling for Hydrocarbons
Policy 16 Hydrocarbons Appraisal Drilling

Guildford Borough Local Plan 2003

Policy HE12 Historic Parks and Gardens
Policy NE3 Local and Non-Statutory Sites
Policy NE4 Species Protection
Policy NE5 Development Affecting Trees, Hedges and Woodlands
Policy RE2 Development Within the Green Belt
Policy RE5 Areas of Outstanding Natural Beauty
Policy RE6 Areas of Great Landscape Value

DATE 15 July 2008

Hilary Herbert
PLANNING MANAGER

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per Alliance Environment & Planning Ltd (Agent)
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Rosemary Cottrell
Planning Administration Team
Surrey County Council
Environment and Regulation
County Hall
Kingston upon Thames
KT1 2DY

Date: 15 April 2008

Ref: 2008/0019/PS

Retention of an existing wellsite compound with associated surrounding bunds, access and roadway of some 1.5ha; the erection of new security fencing; the use of the site for drilling and flow testing for hydrocarbons from up to two appraisal boreholes; the retention of a transformer and switchroom and the retention of an existing appraisal well involving flow testing for hydrocarbons, the installation of appraisal facilities and provision of a container unit for use as offices and messroom, all for a temporary period of up to 3 ½ years, with restoration to commercial forestry.

Land at Albury Wellsite, Albury Park, East of New Road, Albury.

Our ref: 062472/5576/KA

Dear Ms Cottrell,

Thank you for consulting the Trust with regard to this planning application. Having reviewed the application documents and studied our records, we have the following comments and recommendations.

The application site lies within the Albury Park Site of Nature Conservation Importance (SNCI), which is valued particularly for its ancient trees, which support a number of rare lichen species. The site is thought to be the most important site for epiphytic lichens in Surrey.

As the proposed development is almost entirely within an existing industrial compound there should be minimal direct impact on local ecology. The adverse affect of this development is therefore likely to arise from construction work, increased traffic movements and operational pollution, resulting from emissions and site illumination. If this development is considered as suitable for Green Belt and Area of Outstanding Natural Beauty designated countryside, it will be important to ensure that the work area, construction process and working of the proposed plant is strictly controlled, to safeguard surrounding habitat and wildlife from direct impact and pollution.

The Trust is not expert in lichen ecology, however previous comments from Natural England experts have indicated that the proposed development is unlikely to have significant effect on these lichen communities. Provided that having examined the Environmental Appraisal, Natural England are still of this opinion, the Trust has no objection to this proposed temporary (3 ½ year) development, on these ecological grounds but would like to make the following comments.

The Trust would recommend that the following be considered as 'Conditions' should the application be granted.

The development should be subject to regular monitoring to ensure that emissions do not exceed agreed levels. An action plan should be agreed to rectify the situation should emissions be found to be exceeding these levels.

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www.surreywildlifetrust.org



To help control accidental damage to surrounding ecology, the applicant should be required to prepare and adhere to agreed Environment Management, Traffic Management and Site Waste Management Plans.

No materials, plant, vehicles or waste should be left on the surrounding SNCI.

Hgv and other traffic movements pose a threat to local wildlife. A strict speed limit should be enforced on the access road and vehicle movements restricted as far as possible to daylight hours. Controls should be put in place to minimise dust pollution from traffic movements and to control any fuel spillage. This is important to protect the trackside vegetation and the stacked timber and associated deadwood, which contain fungal spores and hyphae of *Pholiota adiposa*.

Work on the edge of the compound which could affect breeding birds should be done outside the main bird nesting season (March to August inclusive) to avoid adverse affect to active wild bird nests, which are protected by the Wildlife and Countryside Act 1981 (as amended).

Nocturnal foraging animals such as badgers and hedgehogs should be excluded from the site by suitable fencing and any unfenced deep excavations should be covered at night. We understand that further mitigation proposals for badgers are contained in a separate report sent to Natural England. These too should be the subjects of a 'Condition'.

While it is accepted that bats are unlikely to be roosting in any of the trees adjacent to the site, it is likely that bats are using the area of the compound for foraging. Lighting should be shielded as far as possible to illuminate the essential areas of the compound only and not the surrounding woodland edge.

It has been ascertained that the surrounding ditch provides habitat for palmate and smooth newt populations. Prior to drainage newts and any other amphibians should be removed for translocation. Prior to any movement of animals off site, a suitable receptor site should be agreed with Surrey Amphibian and Reptile Group (SARG).

The restoration proposal specifies the "restoration to commercial forestry". Broadleaf planting should be compatible with surrounding broadleaf habitat, specifying native species found in the locality, suitable for soil type and aspect.

To help offset the adverse affects of this development on local biodiversity, enhancements can be made to surrounding habitat. The erection of suitable bird and bat boxes in the surrounding woodland can provide nesting/roosting opportunities for animals displaced by construction and operational activity. Advice should be sought from ecological organisations for suitable types and locations.

Please do not hesitate to contact the Trust with regard to any other matter relating to this application.

Yours sincerely,

Ken Anckorn
Conservation Officer, Planning.

PS

NETWORKS BRANCH

Our Ref: WAY/CMW/12264
Your ref: SCC Ref 2008/0019/SK

Ms R Cottrell
Surrey County Council
Environment and Regulation
County Hall
Kingston Upon Thames
Surrey
KT1 2DY



Date: 7th May 2008

Dear Ms Cottrell,

Re: Town and Country Planning Act 1990 – Land at Albury Wellsite, Albury Park, East of New Road, Albury

Thank you for your letter dated 29th April 2008, regarding the above site.

EDF Energy Networks (SPN) has no objection to the proposal, providing our rights regarding access and maintenance to any of our cables within the area are maintained at all times.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Clare Waller'.

Miss Clare Waller
Operational Property & Consents Support

RECEIVED
- 9 MAY 2008