



MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD AT 6.00 P.M.
ON MONDAY 09 JULY 2019
IN THE PARISH COUNCIL OFFICE, VILLAGE WAY, CRANLEIGH

Councillors

Cllr E Townsend* (Chairman of the Council)
Cllr A Richardson* (Vice Chairman of the Council)
Cllr J Betts*
Cllr R Burbridge*
Cllr R Cole
Cllr S Jeacock*
Cllr D Nicholas
Cllr H Nicholson
Cllr N Sanctuary
Cllr M Scully*
Cllr R Tyler*
Cllr G Worthington*

PRESENT*

ALSO PRESENT: Parish Clerk B Bell FSLCC, three members of the public.

1. APOLOGIES FOR ABSENCE

The prior commitment apologies of Cllrs R Cole, D Nicholas, H Nicholson and N Sanctuary were AGREED.

2. DECLARATIONS OF INTEREST

Cllr E Townsend declared she is a Waverley Borough Councillor.

3. PUBLIC SESSION

A member of the public said the planning applicant has no funds for the restoration site at the end of the development. He said there is a risk that if no oil is found, the applicant could declare bankruptcy.

4. CHAIRMANS REPORT

The Chairman said that Waverley Borough Council are holding a listening session about this planning application on Tuesday 23 July 2019 6.00 – 9.00pm at WBC Offices, all welcome.

5. CLERK'S REPORT

There was no Clerk's Report.

6. SCC PLANNING APPLICATION 2019/0072

Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Dunsfold, Surrey
The construction, operation and decommissioning of a well site for the exploration and appraisal of hydrocarbon minerals from one exploratory borehole (Loxley-1) and one side - track borehole (Loxley - 1z) for a temporary period of three years involving the siting of plant and equipment, the construction of a new access track, a new highway junction with High Loxley Road, highway improvements at the junction of High Loxley Road and Dunsfold Road and the erection of a boundary fence and entrance gates with restoration to agriculture.

The Clerk said that the Parish Council had not been notified about this planning application but has been in contact with Surrey County Council to explain that an Extraordinary meeting of the Council has been called and a response from Cranleigh Parish Council would be submitted. The SCC Case Officer is on annual leave until 10 July 2019, so the Parish Council will get their response in tomorrow.

The Clerk provided maps showing the following designations:

- Green Belt
- Area of Great Landscape Value (AGLV)
- Area of Outstanding Natural Beauty (AONB)
- Areas of High Archaeological Potential
- Ancient Woodland
- Public Bridleway

The Parish Council discussed the planning application and UNANIMOUSLY AGREED to STRONGLY OBJECT to this planning application on the following grounds:

Lack of Consultation

Lack of consultation with Cranleigh Parish Council, the site boundary is within two miles of the parish boundary and its wider impact could affect the parish.

Government Policy Zero Carbon

The Government has committed to a net zero emissions by 2050 and to move away from fossil fuels, this appears contrary to this policy.

Environmental Impact Assessment (EIA)

The Parish Council requests that an Environmental Impact Assessment accompany this application.

Green Belt

Waverley Borough Council (WBC) Policy RE1: Countryside beyond the Green Belt Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF. This site is countryside beyond the Green Belt and should be safeguarded.

Impact on an Area of Great Landscape Value (AGLV)

WBC Policy RE3: Landscape Character New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.

ii. The Area of Great Landscape Value The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.

This site is within an area designated as AGLV and should be protected for its local landscape designation. Development on this site will not enhance the distinctive landscape character. The entire site is located within an Area of Great Landscape Value which is afforded the same level of principles for protection as an AONB in WBC Policy RE3.

Impact on views from the AONB

The Council is concerned about the impact on the visual amenity of the view out of the AONB at Hascombe Hill by the high drilling rig on the site.

Alfold Parish Council

The Council supported the following representation made by Alfold Parish Council:

In its conclusions, the applicant seems to be relying on the premise that the adverse effects are 'temporary' and that this somehow makes the impact acceptable. We do not agree that these effects, over a 3 year period, and the potential for this to be extended later, can so easily be dismissed. We do not see how the conclusion in the PSER can be justified that there is 'no material policy conflict', in particular with the following Waverley Local Plan Policies:

Policy RE1 - Countryside beyond the Green Belt,; this development will not safeguard the intrinsic character and beauty of the countryside.

Policy RE3 - Landscape Character; This new development will not respect or enhance the distinctive character of the landscape in which it is located. In our view it will destroy the landscape character affecting both the AONB (Hascombe Hill) and the protected AGLV (which Policy RE3 states must be considered using 'The same principles for protecting the AONB will apply in the AGLV, which will be retained for its own sake and as a buffer to the AONB).

Impact on Site of Special Scientific Interest (SSSI)

There is a site of SSSI at Chiddingfold Forest within 2km of the site and offers a higher level of protection than AONB. This site could be particularly sensitive to any pollution and the ecological impact of this application.

Ancient Woodland

Ancient woodlands are of prime ecological importance; more rare and threatened species are associated with ancient woodland than any other habitat. They are also important for their biodiversity, as intrinsic wildlife habitats and as part of interconnected "green corridors". This site has a boundary contiguous with an area of ancient woodland under 2 hectares in size of prime ecological importance. The ancient woodland has been undisturbed for many years. Its soil is a vital component in the biodiversity of the area and interacts with the ancient woodland roots and soil microorganisms. Disturbance or pollution of this soil could be catastrophic for the ancient woodland. The Council is very concerned about the impact on wildlife from the 24 hour operation of the site which will bring disturbance to the habitats of wildlife through building and operation of the site including noise and lighting. Some of the studies accompanying the application were not done at the optimum time, and the bat study was not complete due to malfunctioning equipment. The final study for the presence of dormice due in Spring 2019 does not appear to have been carried out. Great crested newts have also been found in the vicinity of the site.

The Council requests that Surrey Wildlife Trust are consulted on this application.

Archaeological Potential

The northern part of this site is in an area of high archaeological potential. Until an archaeological survey has been undertaken of this site, permission should not be given for this application to ensure that any artefacts can be properly located, catalogued and removed.

Public Bridleway 280

A Public Bridleway bisects the site. The industrial nature of this application will detract from the setting and enjoyment of the public bridleway. Noise from the site could scare horses and place the life of equestrians in danger.

Dunsfold Aerodrome Proximity

There are safety fears for the operation of Dunsfold Aerodrome from gas flaring from the site.

Drinking Water Protection Zone

According to the Environment Agency's map, the site is within a drinking water safeguard zone for surface water, not on the edge of one as stated in the hydrogeological report.

Concerns were raised about the impact on drinking water, local water bodies, ground water and the nearby spring, should a pollution event occur.

The Council requests that the Environment Agency should be consulted on this application.

Seismic Activity

Concerns were raised by the Council about a possible link between seismic activity and the processes to be undertaken on this site and a possible link with localised earthquakes. Also the impact on the neighbouring Solar Array.

Traffic Impact

This application will increase traffic at the already busy junction of the A281 and Dunsfold Road, the cumulative impact of local significant development does not appear to have been considered. The site is also located from the B2130 on a blind bend at Pains Hill. This route through the B2130 is a popular journey to Godalming, avoiding the congested A281 and traffic heading into Guildford. This area has been the location of multiple road traffic collisions including a fatality close to the site. Data obtained from Crash Map - see annexe 1. The Council do not consider that High Loxley Road, which is a narrow winding lane is suitable for HGVs.

Rig Delivery

The size of drill to be brought on to the site may necessitate rolling road closures to provide access for the large vehicles required to get the equipment on site. This will bring further disruption to this across borough transport route and widespread damage to the access road.

Residential Amenity Impact

The site is very close to the Lydia Park and Stovolds Hill Gypsy and Traveller Sites, home to many families. Their amenity may be impacted by additional traffic, site noise and light pollution from the 24 hour operation at the site.

Protests

Sites of this nature may attract the attention of environmental campaigners. Their safety on our rural lanes, and the risk of encampments on grass verges and private land should be considered. This may place a drain on Surrey Police resources, who do not have a Police base in Dunsfold, the nearest Police station is Guildford.

Cumulative Impact on this part of the Waverley Borough

There are several strategic development sites in the eastern part of the borough of Waverley, including the neighbouring garden village on Dunsfold Aerodrome, namely:

<u>Location</u>	<u>No. of Dwellings</u>
Dunsfold (2,600 minimum allocation in the Local Plan and recently designated as a Garden Village)	1800
Land South of Elmbridge Road and the High Street	765
Land at Horsham Road	149
Land at Horsham Road additional	118
Little Meadow	75
Elmbridge Road	54
Amlets Lane	136

The cumulative impact of these sites with construction vehicles and staff will increase traffic on the strategic road network traversing north/south on the A281. There is also the impact on residential amenity of residents in Dunsfold and the new garden village. The Loxley Well application will further impact the A281 placing more demand on the strategic road network increasing the journey to Guildford.

Company Structure of the Applicant

A major concern is the company structure of the applicant. The company is a single purpose vehicle (SPV), with limited liability. If pollution should occur on the site, the Parish Council questions whether the company has the funds to restore the site to its original condition. There are fears that if the site becomes polluted, and the company does not have the funds for restoration, this would be another site similar to the Cranleigh Brickworks that is left in a derelict state until a developer with funds can restore the site and claw back their costs through housebuilding.

Dunsfold Parish Council

The Council supported the following representation made by Dunsfold Parish Council:
Financial Worth of the Applicant - The Parish Council understand that the applicant, whilst a wholly owned subsidiary of UK Gas & Oil plc, is in effect an SPV and it has limited capital value. In respect of ongoing potentially substantial liabilities in respect of clean-up and restoration, it is unlikely that the applicant's financial worth may be sufficient to ensure compliance with those liabilities. We therefore suggest that the County Council requires that all obligations and responsibilities taken on by the applicant are fully guaranteed for the duration of this application by a bond or insurance policy and indemnified by its parent company, UK Gas & Oil plc.

The Council AGREED UNANIMOUSLY to STRONGLY OBJECT to this application and for the Chairman and Clerk to submit the response.

- 7. DATE OF NEXT MEETING
Parish Council Meeting Thursday 18 July 2019.

The meeting closed at 6.40pm

Signature.....

Date.....

Annexe 1

The screenshot displays the CrashMap website interface. At the top, the browser's address bar shows the URL <https://www.crashmap.co.uk/Search>. The website header includes the logo and navigation options like 'Map' and 'Satellite'. The main area is a map of Cranleigh, Surrey, with numerous incident markers. A legend in the bottom-left corner identifies the markers by severity: a yellow triangle for 'Slight', a red triangle for 'Serious', and a black triangle for 'Fatal'. A search filter panel on the right side of the map is active, showing the following settings:

- Location: cranleigh
- Years: 5 of 20 years selected
- Severity: Fatal, Serious, Slight (all checked)
- Casualty Types: All Casualty Types
- Vehicles Involved: All Vehicle Types

The bottom of the image shows the Windows taskbar with the search bar and system tray displaying the time 13:36 and date 08/07/2019.