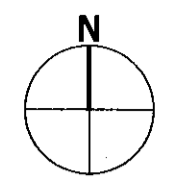



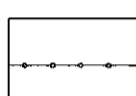









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 Revision Date Initial

LEGEND

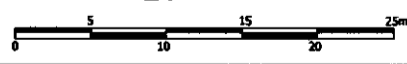


-  SITE BOUNDARY
-  EXISTING MIXED PLANTATION
-  EXISTING PLANTATION WITH ENRICHMENT PLANTING - REGENERATION PHASE MONITORED OVER 5-10YRS
-  EXISTING FENCE TO BE RELOCATED
-  PROPOSED FENCE
-  PROPOSED SUBSOIL BUND (approx. 2300m²) TO BE FORMED AT MAXIMUM GRADIENT OF 1:3 TO 3m IN HEIGHT
-  PROPOSED TOPSOIL BUND (approx. 1300m²) TO BE FORMED AT MAXIMUM GRADIENT OF 1:3 TO 2m IN HEIGHT
-  INDICATIVE LOCATION OF EXISTING TREES TO BE RETAINED
-  PROPOSED GROUND COVER TO BE ESTABLISHED WITH BSH MIX TYPE RES OR SIMILAR AT 3-5 g/m²
-  PROPOSED HEDGE TO BE PLANTED WITH DOUBLE STAGGERED ROW AT 0.3m CENTRES SELECTED FROM THE FOLLOWING SPECIES:
Crataegus monogyna
Ilex aquifolium
-  PROPOSED STRUCTURAL PLANTING PLANTING OF OPEN AREAS TO ACHIEVE DENSITY OF 1 PLANT PER m² SELECTED FROM THE FOLLOWING SPECIES:
Betula pendula
Fraxinus excelsior
Pinus sylvestris
Quercus robur
Larix kaempferi
Crataegus monogyna

NYMNPA
 - 2 SEP 2008

Project
**EBBERSTON MOOR
 GAS SITE**
 Drawing Title
PROPOSED SITE LAYOUT

Date 28.08.2008	Scale 1:500@A2	Drawn by MN
Project No 17068	Drawing No L4	Revision -



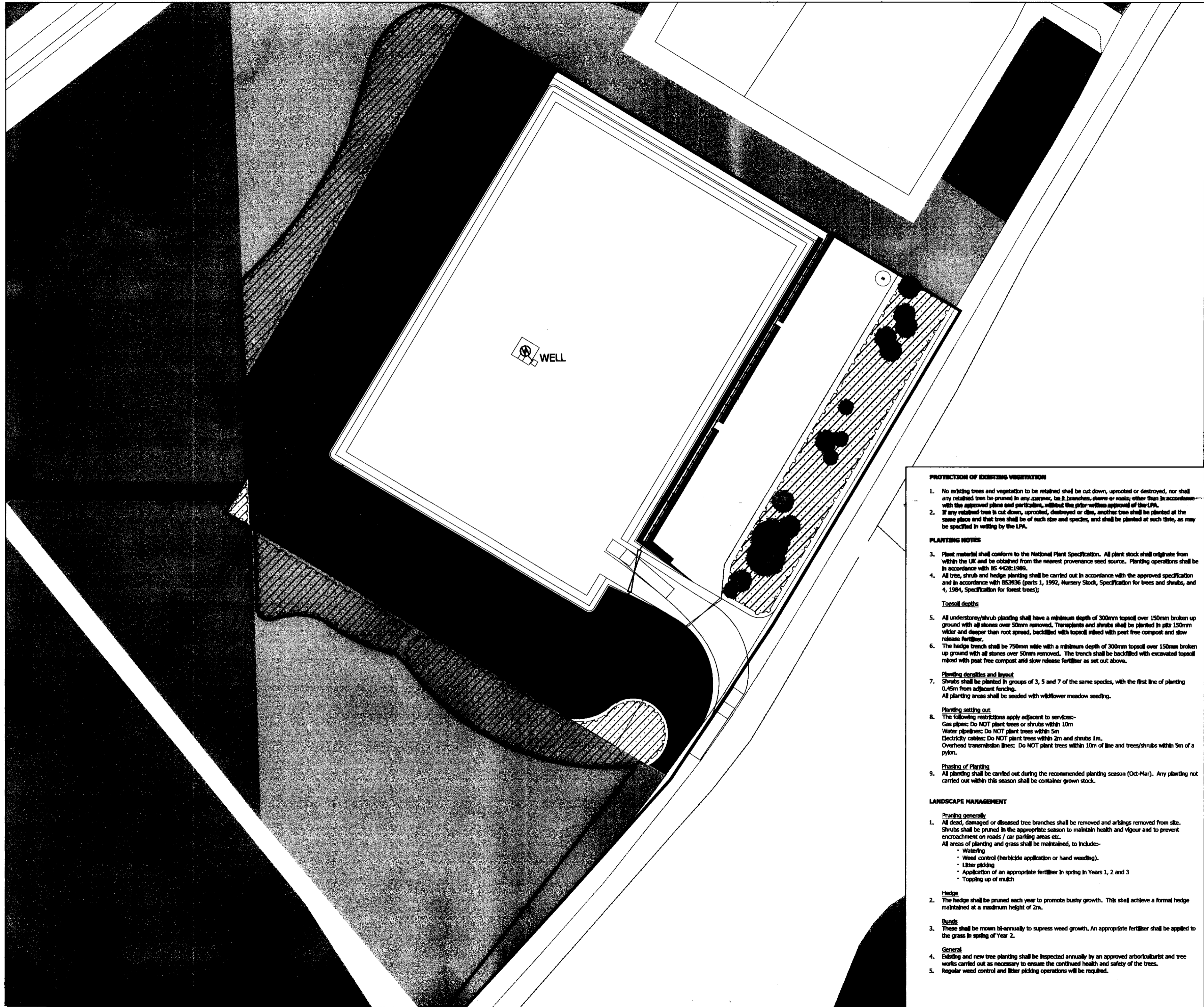
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Offices at: Reading London Bristol Cambridge Edinburgh Leeds Solihull West Helling (Kent)



PROTECTION OF EXISTING VEGETATION

1. No existing trees and vegetation to be retained shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the LPA.
2. If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the LPA.

PLANTING NOTES

3. Plant material shall conform to the National Plant Specification. All plant stock shall originate from within the UK and be obtained from the nearest provenance seed source. Planting operations shall be in accordance with BS 4422:1989.
4. All tree, shrub and hedge planting shall be carried out in accordance with the approved specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees);

Topsoil depths

5. All understorey/shrub planting shall have a minimum depth of 300mm topsoil over 150mm broken up ground with all stones over 50mm removed. Transplants and shrubs shall be planted in pits 150mm wider and deeper than root spread, backfilled with topsoil mixed with peat free compost and slow release fertilizer.
6. The hedge trench shall be 750mm wide with a minimum depth of 300mm topsoil over 150mm broken up ground with all stones over 50mm removed. The trench shall be backfilled with excavated topsoil mixed with peat free compost and slow release fertilizer as set out above.

Planting densities and layout

7. Shrubs shall be planted in groups of 3, 5 and 7 of the same species, with the first line of planting 0.45m from adjacent fencing. All planting areas shall be seeded with wildflower meadow seeding.

Planting setting out

8. The following restrictions apply adjacent to services:-
 Gas pipes: Do NOT plant trees or shrubs within 10m
 Water pipelines: Do NOT plant trees within 5m
 Electricity cables: Do NOT plant trees within 2m and shrubs 1m.
 Overhead transmission lines: Do NOT plant trees within 10m of line and trees/shrubs within 5m of a pylon.

Phasing of Planting

9. All planting shall be carried out during the recommended planting season (Oct-Mar). Any planting not carried out within this season shall be container grown stock.

LANDSCAPE MANAGEMENT

Pruning generally

1. All dead, damaged or diseased tree branches shall be removed and arisings removed from site. Shrubs shall be pruned in the appropriate season to maintain health and vigour and to prevent encroachment on roads / car parking areas etc.
 All areas of planting and grass shall be maintained, to include:-
 - Watering
 - Weed control (herbicide application or hand weeding).
 - Litter picking
 - Application of an appropriate fertilizer in spring in Years 1, 2 and 3
 - Topping up of mulch

Hedge

2. The hedge shall be pruned each year to promote bushy growth. This shall achieve a formal hedge maintained at a maximum height of 2m.

Bunds

3. These shall be mown bi-annually to suppress weed growth. An appropriate fertilizer shall be applied to the grass in spring of Year 2.

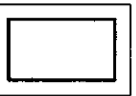







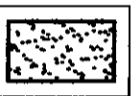
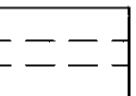
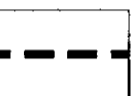
General

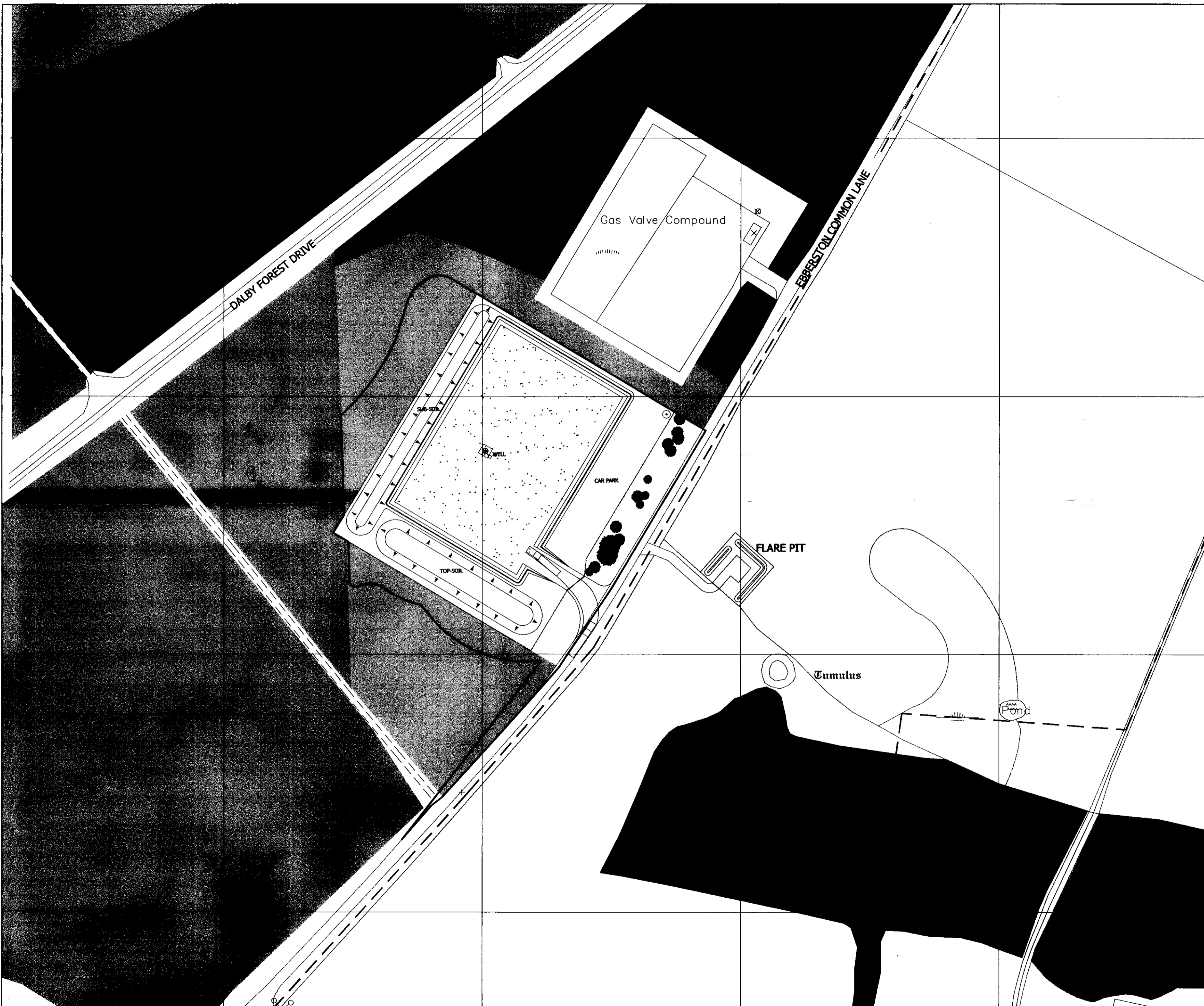
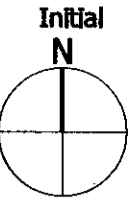
4. Existing and new tree planting shall be inspected annually by an approved arboriculturist and tree works carried out as necessary to ensure the continued health and safety of the trees.
5. Regular weed control and litter picking operations will be required.

The scaling of this drawing cannot be assured

Revision	Date	Initial

LEGEND

-  SITE BOUNDARY
-  EXISTING VEGETATION
-  EXISTING VEGETATION - HYBRID LARCH, SITKA SPRUCE
-  EXISTING VEGETATION - MIXED BROADLEAF / SCOTS PINE
-  EXISTING VEGETATION - SCOTS PINE
-  EXISTING VEGETATION - REGENERATION PHASE
-  EXISTING INDIVIDUAL TREES
-  EXISTING BUND
-  EXISTING GRAVEL
-  EXISTING FORESTRY TRACK
-  EXISTING PUBLIC FOOTPATH



NYMNPA
 - 2 SEP 2008

Project
**EBBERSTON MOOR
 GAS SITE**
 Drawing Title
EXISTING SITE LAYOUT

Date	Scale	Drawn by
28.08.2208	1:1000@A2	MN
Project No	Drawing No	Revision
17068	L3	-



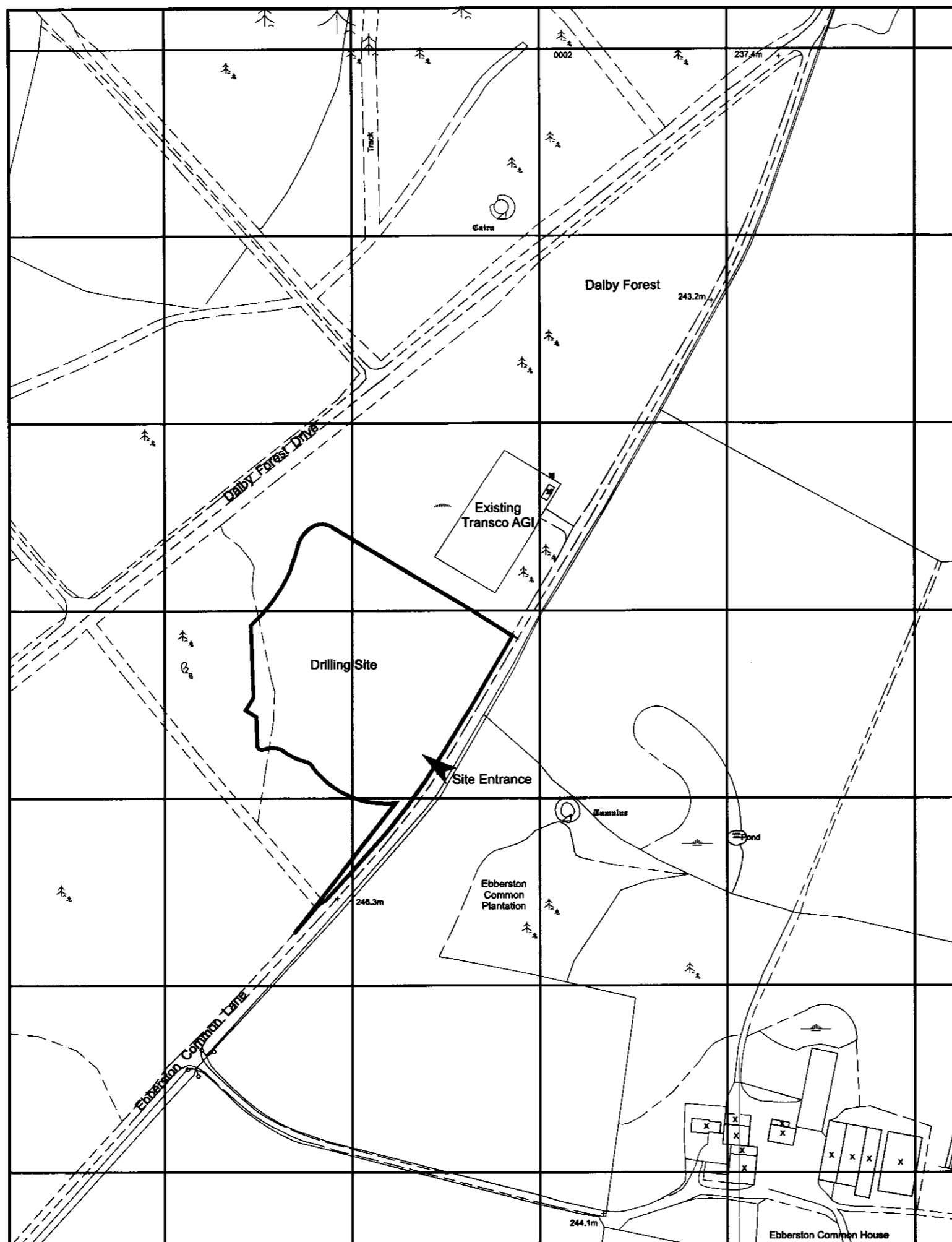
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NYMNPA
- 2 SEP 2008

Project
**EBBERSTON MOOR 1
WELL SITE**
Drawing Title
Application Boundary Line Plan

Date 20.08.08	Scale 1:2500	Drawn by GS
Project No 17068	Drawing No P1	Revision -

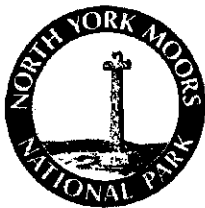
Team Planners Architects Master Planners
Landscape Architects Environmental Consultants
Project Services



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NYM / 2008 / 0675 / FL

08/0675

pt.1

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

Remodelling of Existing Exploratory Gas Well Site and Retention of Gas Well Site for a period of three years

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Has building or works already been carried out or use of land already started? Yes No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): (date must be pre-application submission)

Have the works been completed or change of use already occurred? Yes No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **NYM / 2008 / 0 6 7 5 / F**

Address 1: **Ebberston Moor 1 Well Head**

Address 2: **Ebberston Common Lane**

Address 3: **Snainton**

Town: **Scarborough**

County: **North Yorkshire**

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: **SE 490085** Northing: **489426**

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:
VAL DILCOCK & DAVE PARRISH

Reference:

Date (DD/MM/YYYY): **02/06/2008**
(must be pre-application submission)

Details of pre-application advice received?
MEETING ON SITE WITH OFFICERS & LANDSCAPE PLANNER TO DISCUSS REMODELLING AND LANDSCAPE PROPOSALS.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store N/A and aid the collection of waste? Yes No Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No Unknown

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

MINPA
- 2 SEP 2008

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
		NYM / 2008 / 0675 / FL			
Walls			<input type="checkbox"/>	<input type="checkbox"/>	
Roof			<input type="checkbox"/>	<input type="checkbox"/>	
Windows			<input type="checkbox"/>	<input type="checkbox"/>	
Doors			<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	11	11	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Existing Cess pit
 Septic tank Other **NYM / 2008 / 067.5 / FL**
 Package treatment plant Unknown

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No Unknown

How will surface water be disposed of?

- Sustainable drainage system Existing **drainage**
 Soakaway Pond/lake
 Main sewer Unknown

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

Ebberston Moor 1 Gas Well Site

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes please complete details of the changes in the tables below:

Yes No

NYM / 2008 / 0675 / FL

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units
 (A+B+C+D) =

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units
 (E+F+G+H) =

Total net gain / loss of residential units

NYMNP
 - / SEP 2008

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
NYM / 2008 / 067			5			
A1	Shops	<input type="checkbox"/>				
	Net tradable area:	<input type="checkbox"/>				
A2	Financial and professional services	<input type="checkbox"/>				
A3	Restaurants and cafes	<input type="checkbox"/>				
A4	Drinking establishments	<input type="checkbox"/>				
A5	Hot food takeaways	<input type="checkbox"/>				
B1 (a)	Office (other than A2)	<input type="checkbox"/>				
B1 (b)	Research and development	<input type="checkbox"/>				
B1 (c)	Light industrial	<input type="checkbox"/>				
B2	General industrial	<input type="checkbox"/>				
B8	Storage or distribution	<input type="checkbox"/>				
C1	Hotels and halls of residence	<input type="checkbox"/>				
C2	Residential institutions	<input type="checkbox"/>				
D1	Non-residential institutions	<input type="checkbox"/>				
D2	Assembly and leisure	<input type="checkbox"/>				
OTHER	Please specify	<input type="checkbox"/>				
		<input type="checkbox"/>				
Total						

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0		
Proposed employees	0	0		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
			NYM/NPA - 2 SEP 2008	

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NO ACTIVITIES OR PROCESSES WILL BE CARRIED OUT ON THE SITE.

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Is the proposal a waste management development? Yes No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		NYMNPA - 2 SEP 2008
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (kilograms):

Amount (kilograms):

26. Planning Application Requirements Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| 3 copies of a completed and dated application form: | <input checked="" type="checkbox"/> | The correct fee: | <input checked="" type="checkbox"/> |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | <input checked="" type="checkbox"/> | 3 copies of a design and access statement: N/A | <input type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | <input checked="" type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | <input checked="" type="checkbox"/> |
| | | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | <input checked="" type="checkbox"/> |

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

P R Foster

Date (DD/MM/YYYY):

01/09/2008

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

NYM / 2008 / 0675 / FL Extension number:

Country code: [] National number: [] Extension number: []

Country code: [] Mobile number (optional): []

Country code: [] Fax number (optional): []

Email address (optional): []

29. Agent Contact Details

Telephone numbers

Country code: [] National number: [] Extension number: []

Country code: [] Mobile number (optional): []

Country code: [] Fax number (optional): []

Email address (optional): []

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [] Telephone number: []

Email address: []

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VALIDATION CHECKLIST

PLANNING PERMISSION

Other than Householder Applications



Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

STANDARD REQUIREMENTS:

(1 original and 3 copies to be supplied unless that application is submitted electronically)

- | | | |
|--|---|---|
| Completed application form | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) regulations 1990. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed site layout plans at a scale of 1:100, 1:200 or 1:500 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed elevations to a scale of 1:50 or 1:100 | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Existing and proposed floor plans to a scale of 1:50 or 1:100 | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Existing and proposed roof plans to a scale of 1:50 or 1:100 – if the proposal alters the existing roof | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Existing and proposed sections and finished floor levels at a scale of not less than 1:100 | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Design and Access Statement unless material change of use, engineering or mining works | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Application fee
Please consult our enclosed Schedule of Fees.
Cheques are to be made payable to NYMNPA | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Manufacturers specification/leaflet, for proposals incorporating plant/machinery (swimming pools/wind turbines)
Please highlight the exact information within the leaflet that relates to the development proposal. Please also see the Authority's website for Planning Advice Note 3 – Renewable Energy
http://www.moors.uk.net/uploads/publication/6245.pdf | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> |

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SOME OR ALL OF THE FOLLOWING INFORMATION MAY ALSO BE REQUIRED:

Biodiversity Survey and Report (Nature Conservation and Ecological Assessment)	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Flood Risk Assessments/ Sequential Test (flood zones)	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Tree Survey/Arboriculture Assessment	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Environmental Impact Assessment	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Foul Sewerage/surface water Assessment	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Structural Survey	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Statement of Agricultural Need	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

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**REMODELLING AND RETENTION OF
EXISTING EXPLORATORY GAS WELL
SITE FOR A PERIOD OF THREE YEARS**

**EBBERSTON MOOR 1 WELL SITE
EBBERSTON COMMON LANE
SNAINTON, SCARBOROUGH
NORTH YORKSHIRE**

PLANNING STATEMENT

August 2008

**NYMNPA
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**REMODELLING AND RETENTION OF EXISTING EXPLORATORY GAS WELL
SITE FOR A PERIOD OF THREE YEARS**

**EBBERSTON MOOR 1 WELL SITE
EBBERSTON COMMON LANE, SNAINTON SCARBOROUGH,
NORTH YORKSHIRE**

PLANNING STATEMENT

The Barton Willmore Partnership
Elizabeth House
1 High Street
Chesterton
Cambridge
CB4 1WB

Tel:

[REDACTED]

Our Ref: 17068/A5/P1/PG/YE

File Ref:

Fax:

[REDACTED]

Date: August 2008

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CONTENTS

- 1.0 Introduction
- 2.0 The Site and Surroundings
- 3.0 Planning History
- 4.0 Description of Proposed Development
- 5.0 Planning Policy Framework
- 6.0 Appraisal of Proposed Development
- 7.0 Conclusions

FIGURES

- Figure 1 Viking UK Gas Limited North Yorkshire Gas Fields Semay A Licence

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by the Barton Willmore Partnership on behalf of Viking UK Gas Limited. The Statement is in support of a full planning application for the remodelling of the existing exploratory gas well site at Ebberston Moor 1 Well Site, Ebberston Common Lane, Snainton, and the retention of the well site for a period of 3 years.

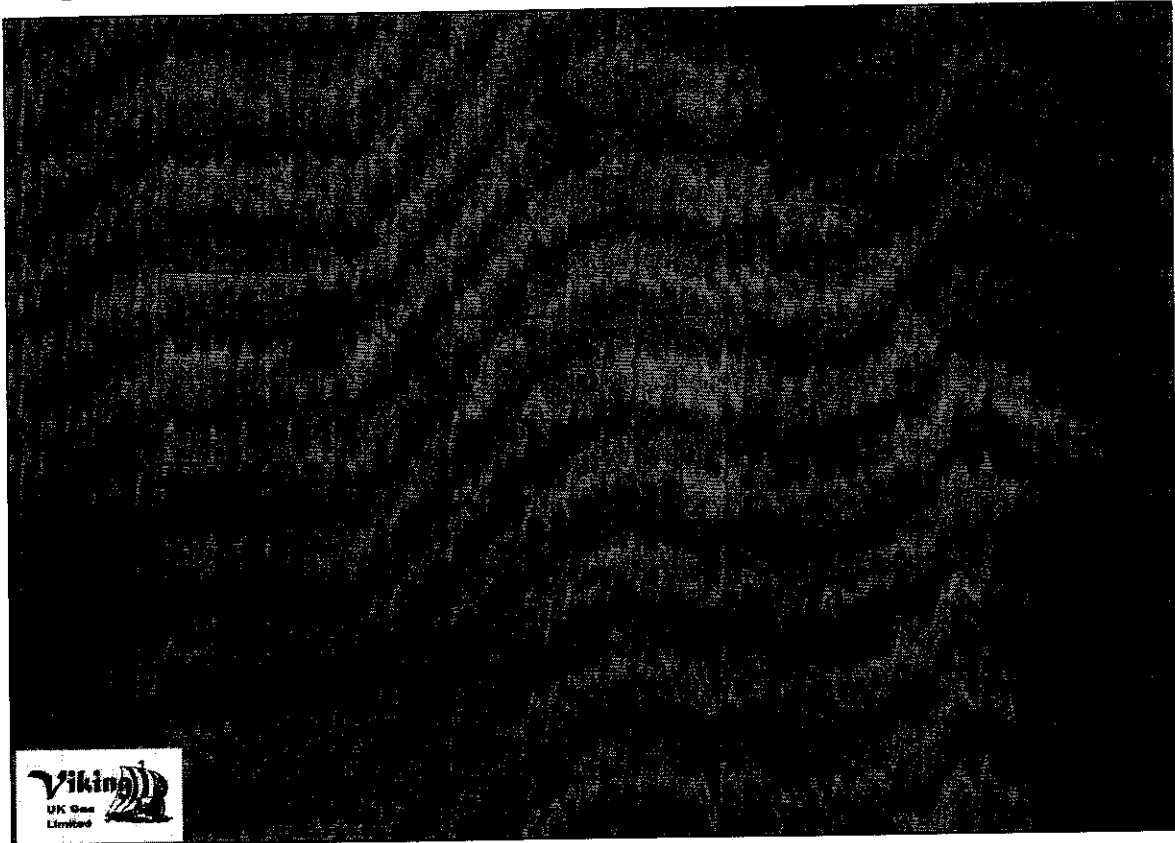
Viking UK Gas Ltd

- 1.2 Viking UK Gas Limited is a wholly-owned subsidiary of UK Energy Systems Ltd. Viking UK Gas Limited has been an operator of the Ryedale Gas Fields (encompassing the accumulations of Kirby-Misperton, Malton, Marishes and Pickering) in North Yorkshire since late 2003. The Ryedale Gas Fields were previously owned and operated by a joint venture of Tullow Oil plc (through Tullow UK Gas Limited) and Edinburgh Oil and Gas plc, holding 60% and 40% equity, respectively. These fields deliver natural gas to the Knapton gas plant where it is treated and utilized for power generation in a gas-fired turbine. The Knapton gas and power generation plant are owned by RGS Energy Ltd (following an acquisition from Scottish Power plc in 2006) and operational activities are carried out by Viking UK Gas Limited in the role as contract operator.
- 1.3 Under the provisions of the Petroleum Regulations, the Secretary of State for Trade and Industry has granted an area designated as Petroleum Exploration and Development Licence "Semay A" which allows Viking UK Gas Limited to "search, bore for and get petroleum" within the boundaries of Semay A (**Figure 1**). The proposals to which this planning application relates fall within this licence area.
- 1.4 Viking UK Gas Limited holds a 100% interest in the Semay A licence and is the designated Operator.

Licence History

- 1.5 The Semay A licence is located in the North of the Cleveland Sedimentary Basin, within the county of North Yorkshire extending northwards into urban Teesside. The wells in the fields of the licences produce gas from the Permian Zechstein limestones (Kirkham-Abbey Formation - KAF) and the Carboniferous sandstones (Namurian formation). The Brotherton formation (Magnesian limestone) is present and gas bearing in most of the wells but has not proven to be commercially productive.

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Figure 1: Viking UK Gas Limited North Yorkshire Gas Fields Semay A Licence

1.6 Semay A was assigned to Licence Blocks

- AL006 (Pickering)
- DL005 (Marishes)
- PL077 (Lockton and Wykeham)
- PL079 (no field)
- PL080a (Malton and Kirby-Misperton)
- PL080b (no field)
- PL081 (Knapton Plant site)

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1.7 Home Oil of Canada discovered Lockton, Wykeham and Malton in the period between 1966 and 1971. Lockton was developed in 1971 via a sour gas processing plant sited at Pickering with sales to the British Gas main line. Reservoir performance deviated from the anticipated forecasts when the wells began producing water from an early stage. This factor, in addition to the poor contractual terms of a take or pay contract, lead Home Oil to abandon the assets after producing only 11.3 billion standard cubic feet (billion standard cubic fee) of gas. A study of the Lockton Field by Viking UK Gas has

shown that the reservoir is likely to contain additional commercial volumes of recoverable gas.

- 1.8 The Knapton gas and power generation plant was commissioned by Scottish Power in 1994 with its gas source supplied by the Vale of Pickering discoveries to be developed by Kelt (the successor to Taylor Woodrow Energy Limited - TWEL).
- 1.9 Malton was further appraised by the three wells drilled in 1976 (Candecca), 1980 and 1985 (TWEL). The field was brought into production in 1995 and to date has produced a cumulative 8.7 bscf from two wells, Malton 1 and Malton 4 (MN-1 & MN-4). The field remains in production today from one well, MN-1, with MN-4 currently suspended. Viking considers that there is further development drilling potential within the field.
- 1.10 Gas was discovered at Kirby Misperton in 1985 by TWEL. KM-1 found commercial gas in the Carboniferous Namurian sandstone. KM-2 subsequently found gas in the KAF. The third well, KM-3, tested wet (water-bearing) and this well is now used for water and condensate disposal. KM-1 and KM-2 were brought into production in 1995 (KM-2 was later sidetracked to form KM-4 by Viking UK Gas). To date approximately 6.7 bscf has been produced from the Namurian and 3.8 bscf from the KAF. Again, Viking considers there is further development drilling potential within the field.
- 1.11 Kelt, the successor to TWEL, discovered gas at Marishes in 1988 and Pickering in 1992. Kelt subsequently developed Malton, Kirby Misperton, Marishes and Pickering to supply gas to Knapton.
- 1.12 The Marishes field was brought into production in 1995 and to date three wells (MS-1, MS-2, MS-3) have developed ~3.2 bscf from the KAF. One well remains in production as an occasional supply well. Further development potential of the field is under evaluation by Viking.
- 1.13 Tullow and Edinburgh were the successors to Kelt in 1999. During this period, very little exploration, development or workover activities were performed with a resulting impact on the available daily gas production rate. After succeeding Tullow in 2003, planning permission was granted to Viking UK Gas in March 2006 for the sinking of an exploratory borehole on land adjacent to the Gas Valve Compound at Ebberston Common Lane (ref NYM/2005/0254/FL). The borehole was drilled in 2006 and has been suspended following testing and evaluation. Viking UK Gas Limited wishes to retain the Ebberston Moor 1 Well Site for a further three years in order to demonstrate the commitment of Viking UK Gas to the continued production of gas in the area. Following

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discussions with the Park Authority, Viking Gas Limited has prepared a detailed landscape and visual impact assessment, as part of this application, which seeks to reduce the impact of the existing well site upon the landscape. The proposals include re-grading the existing landscape bunds to enable them to be grassed and introducing a hedgerow and structural planting to better screen the Site from Ebberston Common Lane and the surrounding area.

Summary

1.14 This Planning Statement sets out the details of the proposed retained development and should be read in conjunction with the accompanying Landscape and Visual Appraisal Statement and application drawings. The Statement is split into the following sections:

- Section 2 : The Site and Surroundings
- Section 3 : Planning History
- Section 4 : Description of the Proposed Development
- Section 5 : Planning Policy Framework
- Section 6 : Appraisal of Proposed Development
- Section 7 : Conclusions

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2.0 THE SITE AND SURROUNDINGS

Surroundings

- 2.1 The Application Site is located within the Parish of Allerston at the edge of Dalby Forest on the forestry land approximately 6.5km to the north of Ebberston. Access is directly off the unmade public highway bordering the site.
- 2.2 Currently, the Application Site is contained within a wedge of established and regenerating forestry bound by Ebberston Common Lane to the east, Dalby Forest Drive to the west and an informal logging track to the south (see drawing no **2243/VK/EM1/C/02/A**). Forestry planting in this area includes mature Scots Pine to the northwest, mixed Larch and Spruce to the southwest and pockets of regenerating broadleaf to the west and south. The Forestry Commission is responsible for the management of forestry in this area and will also monitor the establishment of regenerating woodland to ensure its success.
- 2.3 The nearest communities to the site are the small, loosely defined farming community of Langdale End (4.25km to the north-east) and the more compact forestry community of Low Dalby (4.75km to the south-west). The latter is an outdoor tourist related centre situated on the Dalby Forest Drive complete with a Forestry Commission information centre encouraging active and passive recreational pursuits within the forest area.
- 2.4 Existing built development in this area is limited and typically restricted to isolated farm buildings set within pockets of established woodland. An existing active Above Ground Installation (AGI), known as Lockton Compound also extends to the north of the Site. The nearest residential development is Ebberston Common Farm located approximately 270 metres to the southeast of the Site. This has no direct views into the Site given the screening provided by intervening forestry planting.
- 2.5 The wider landscape represents an elevated plateau established predominately in forestry vegetation. The elevation of the Site is 246 metres AOD and appears similar to much of the surrounding land.

Site Description

- 2.6 The Site presently consists of a modified area of landscape associated with existing gas exploration activity covering a total area of 0.94 hectares. The central area of the Site

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includes a rectangular drilling platform covering a total area of approximately 0.44 hectares. This comprises a level drilling platform covered by 300mm of crushed stone compacted over a geo-textile membrane and contains a capped well structure and an additional cellar in its centre. Surrounding this is a 600mm deep drainage ditch which acts to sever drainage within the Site from the surrounding hydrology. Along the western and southern boundaries of the Site, two separate bunds have been formed comprising of sub-soil and top-soil respectively.

- 2.7 To the east of the larger drilling platform extends a smaller elevated platform of approximately 0.25 hectares, used to accommodate temporary parking and buildings associated with drilling operations undertaken within the drilling platform area. This is separated from Ebberston Common Road by a corridor of limited vegetation approximately 13 metres wide. At present this accommodates some existing semi-mature Oak, Hawthorn and Ash trees. On the opposite side of the road lies a contained area of pastoral land use enclosed by the broader periphery of Dalby Forest. This area also contains an existing flare pit associated with gas exploration undertaken on the Site. The existing flare pit is proposed to be restored in accordance with the restoration scheme submitted and approved by the Park Authority as a condition to the original planning permission (ref NYM/2005/0254/FL).
- 2.8 Access to the Site would continue to remain in the current location at the southeast corner of the Site. The access has a two metre high wire mesh gate set back approximately 10 metres from the road margin. Security fencing also encloses the periphery of the Site including the elevated car-parking area to the east.

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3.0 PLANNING HISTORY

3.1 An online search of North Yorkshire County Council and Ryedale District Council's planning application database reveals the following planning history for the Site:

TABLE 3.1: Planning History of Application Site

[REDACTED]		
NYM/2005/0254/FL	Granted	22 March 2006

3.2 Application reference NYM/2005/0254/FL was submitted on 8 April 2005 on behalf of Viking UK Ltd for the drilling of an exploratory borehole at Ebberston Common Lane, Dalby Forest. The application went to Committee on the 21 March 2006 and was granted permission on 23 March 2006.

3.3 Consent is now sought to remodel and retain the existing well site for a period of three years. As part of extending the duration of this consent, a landscape strategy forms part of the application which seeks to ensure that any existing visual impacts of development are more effectively reduced.

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4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 4.1 Planning permission is being sought for an extension to the previous consent NYM/2005/0254/FL for a period of 3 years to retain the site as a well site and retain the site and well head valve assembly gear for evaluation. Permission is also sought to enable remodelling of topsoil and sub-soil, additional areas of planting and amendment of the location of boundary fencing designed to reduce the existing visual impact of the site from surrounding public vantage points. Drawings 2243/VK/EM1/C/02/A, 17068/P1 and 17068/L2/C inclusive comprise the deposited plans and drawings illustrating the above proposals.
- 4.2 Presently Viking UK Gas Limited wishes to retain the site as further evaluation of Kirkham Abbey reservoir is required prior to a decision on re-development of the old Lockton field. Viking UK Gas acquired an extensive 3D seismic survey over the area in 2007. Interpretation of this data has led to a revised picture of the sub-surface reservoir geometry - markedly different from the previous maps of the field generated from the old 2D seismic. Unfortunately the Ebberston Moor 1 well (EB-1), nor any of the previous Lockton wells drilled by Home Oil & Taylor Woodrow, penetrate a new potential field high to the East of the EB-1 location. Therefore a further appraisal well will be required on the structure as a prerequisite to any final development decision.
- 4.3 Such a new appraisal well may be drilled from a surface location on or near the old Lockton East 1 site. During testing of the reservoir in a new appraisal well it would be the intention of Viking UK Gas to run downhole pressure gauges in the EB-1 well. Once results from this work program are in and evaluated Viking UK gas will be in a position to make a final decision on their preferred development plans for the area.
- 4.4 Until that time Viking UK Gas wishes to retain the EB-1 site (as further potential rig based activities may be required on it as part of a future development activity). As part of the approved restoration scheme accompanying the original planning permission for the well site, the flare pit will be removed and the site restored. In preparing the landscape strategy, guidance has been sought from the Forestry Commission for the proposals for planting around the perimeter area.
- 4.5 It is anticipated that no activities will take place on the site during the temporary period of 3 years sought in this application. In the event that Viking UK Gas wishes to carry out any work on the well site, a separate planning application will be submitted to the Park Authority.

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5.0 PLANNING POLICY FRAMEWORK

Introduction

- 5.1 The 'saved policies' of the *North Yorkshire Minerals Local Plan* (1997) will continue to form part of the development plan for future mineral development in North Yorkshire, until the Minerals & Waste Development Plan Framework is approved. The *Regional Spatial Strategy for Yorkshire and the Humber* (2008) and the *North York Moors Local Plan* (2003) also form part of the development plan. Regard is also given to *Minerals Planning Statement 1: Planning and Minerals* and *Mineral Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England*.

National Planning Policy

- 5.2 *Mineral Policy Statement 1* (MPS1), published in November 2006, sets out the overall policy approach to minerals planning in England. It states in its introductory paragraph that minerals, including gas, are essential to the nation's prosperity and quality of life, not least in helping to create and develop sustainable communities. Furthermore, minerals development is different from other forms of development because minerals can only be worked where they naturally occur. MPS1 identifies the important considerations which should be addressed in Mineral Plans which amongst other matters include the safeguarding of reserves, supply, the protection of heritage and countryside and environmental protection. Annex 4 of MPS1 deals with the Government's Energy Policy and the role of onshore gas developments. The 2003 Energy White Paper seeks;

- to cut carbon dioxide emissions by 60% by 2050, with real progress by 2020;
- to maintain the reliability of energy supplies;
- to promote competitive markets in the UK and beyond; and
- to ensure that every home is adequately and affordably heated.

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- 5.3 Paragraph 2.2 of Annex 4 states that UK conventional gas production off-shore will decline significantly over the coming years and that by 2020 the UK is likely to be importing around three quarters of its primary energy needs. Therefore in the short to medium term, the aim is to;

- maximise the potential of the UK's conventional gas reserves in an environmentally acceptable manner;

- encourage the development of clean coal technologies; and
- encourage the capture of methane from coal mines where environmentally acceptable.

5.4 Paragraph 3.2 notes that conventional gas development broadly consists of three phases – exploration, appraisal and production. Each phase requires a separate planning permission and there should be no presumption in favour of consent for subsequent stages if an earlier stage is permitted. Nor should possible effects of a later stage not yet applied for constitute grounds for refusal of an earlier stage.

5.5 Paragraph 3.8 states that local authority policies should indicate that, subject to the effects on the environment being properly addressed and mitigated, and a satisfactory restoration and aftercare plan prepared, applications for drilling may be favourably considered. Furthermore, paragraphs 3.11 and 3.12 highlight that drilling should not be permitted close to sensitive receptors, such as, houses, and early consultation with the Environment Agency is necessary to avoid the risk of pollution to ground water aquifers.

5.6 Paragraph 3.9 states where environmental or other conditions might preclude vertical drilling, MPAs should discuss with the industry the option of employing directional drilling. LDD policies should make clear that this approach will be adopted and that careful consideration will be given to factors such as:

- the need for night-time drilling for safety reasons;
- locating sites to minimise visual intrusion;
- controlling vehicular activity and vehicle routing;
- controlling the disposal of mud and other drilling residue; and
- controlling noise and light emissions from drilling rigs with particular reference to night-time operations.

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5.7 *Mineral Policy Statement 2 (MPS2)*, published in March 2005, sets out the principles to be followed in considering the environmental effects of mineral working in order to encourage sensitive working. Technical annexes to MPS2 on noise and dust reflect the fact that minerals extraction activity can have a noticeable environmental impact. Paragraph 17 of the MPS states that applications which are in accordance with the relevant development plan should be allowed unless material considerations indicate otherwise. It goes on to advise developers that any potential adverse effects on local

communities, environmental damage or loss of amenity must be kept to an acceptable minimum through the design of the proposals.

Regional Spatial Strategy

- 5.8 The *Yorkshire and the Humber Plan – Regional Spatial Strategy to 2026* was published in May 2008. Policies contained within the RSS do not relate specifically to gas exploration but Policy ENV4 'Minerals Extraction' encourages planning authorities to make provisions for adequate and steady supply of minerals.

"Policy ENV4: Minerals

A) Plans, strategies, investment decisions and programmes should safeguard mineral deposits in the region, including aggregates (sand, gravel, limestone and sandstone), silica sand, coal, clay, brick earth, chalk and potash, from sterilisation by other types of development and provide for an adequate and steady supply of minerals.

B) The region will maximise the use of secondary and recycled aggregates to reduce dependency on primary extraction.

C) Mineral Planning Authorities should:-

1. maximise the contribution by substitute and secondary materials wherever possible, and facilitate sites and operations (including those to blend secondary and primary aggregates, reprocessing and the transfer of materials), especially in West Yorkshire.

2. make provision for the sub regional apportionments as set out in Table 10.1 and endeavour to maintain a landbank for all nationally and regionally significant minerals.

3. seek a progressive reduction in aggregate production from National Parks and Areas of Outstanding Natural Beauty, noting that there is no strategic justification for the provision of any new crushed rock sites within these areas within the Plan period.

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D) The sub regional aggregate apportionments should be updated in a review of the Plan, in particular to taking account of the second phase of the Yorkshire and Humber Sand and Gravel Study."

Current Local Planning Policy

- 5.9 Mineral planning within the National Park comes under the jurisdiction of the North York Moors National Park. Authority On commencement of the Planning and Compulsory Purchase Act 2004, all existing adopted local plans and relevant structure plans were automatically saved for 3 years. As such the North York Moors Local Plan which was adopted in May 2003 remains the development plan for the area.
- 5.10 Policy M3 refers specifically to the impact of development relating to oil and gas with regard to reducing the impact on the environment and landscape. It states

M3 OIL AND GAS

Proposals for gas or oil exploration, appraisal and production will only be permitted where any impact on the landscape or environment of the National Park, or on the amenity of residents and visitors, can be moderated to a level acceptable in a National Park in the context of any overriding need for the development.

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Emerging Planning Policy

- 5.11 The *North Yorkshire County Council Minerals Core Strategy* was submitted to the Secretary of State for examination in January 2008. The hearing is expected in November 2008 with adoption expected in 2009. Some weight can therefore be given to policies contained within the Submission Draft due to the advanced stage of the document.
- 5.12 The Vale of Pickering is identified in the Core Strategy as being the principal production area for gas within North Yorkshire and recognises that there may be opportunity to limit overall impacts and maximise the benefits of the resource through joint working and careful site selection. Policy CSM8 'On-Shore Oil and Gas' states that proposals for oil and gas will be permitted where;

- (i) **The site is located within the potential oil or gas resource at the location where it would have least impact on environmental and amenity, subject to technical and geological considerations;**
- (ii) **Within the Howardian Hills AONB and the Cleveland and North Yorkshire Heritage Coasts and Flamborough Headland Heritage Coasts, a very high standard of design and, where appropriate, mitigation should be provided;**
- (iii) **It can be demonstrated that the site can be restored to an appropriate standard within a reasonable timescale;**
- (iv) **In the case of production, it can be demonstrated that the site selection has had regard to the long term development of the overall resource within the gas or oilfield, and;**
- (v) **Any new infrastructure required for the transport of energy minerals or energy from the site can be developed without unacceptable impact on environment or amenity.**

5.13 The proposals outlined within this planning application are in accordance with Policy CSM8 because the development would utilise the existing location and infrastructure of Ebberston Moor 1 Wellsite, therefore minimising the impact of an additional structure on the environmental and landscape. The location is not designated as an AONB or Heritage Coast and, following cessation of the site, it will be restored to an appropriate use and standard, within a reasonable time scale.

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Conclusions

- 5.14 The proposed development is in accordance with national and local minerals planning policy in that it will assist in maximising the potential of the UK's conventional gas reserves in an environmentally acceptable manner.
- 5.15 There are minimal environmental management issues relating to the retention of Ebberston 1 Wellsite other than landscape and visual impact. Accordingly, the application is accompanied by a detailed Landscape and Visual Appraisal Statement. An appropriate restoration project will be implemented following the cessation of the gas field with aftercare measures applied as appropriate. The extraction will continue

through the existing pipe infrastructure and the proposals therefore comply with Policy R4.

- 5.16 The proposed development, therefore, is compliant with relevant current and emerging planning policy.

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6.0 ENVIRONMENTAL APPRAISAL OF THE PROPOSED DEVELOPMENT

- 6.1 There will be no activities or processes taking place on the site apart from the remodelling of the existing gas well site. However, in order to mitigate the visual impact and the effect on the local landscape character some additional landscaping work will be required.

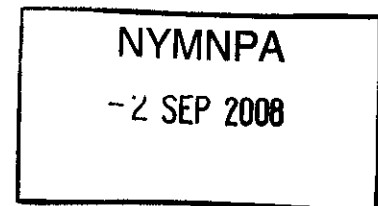
Visual Impact and Effect on Landscape

- 6.2 The Landscape and Visual Appraisal Statement states that the Site contains an existing gas well where drilling activity is now completed and the well suspended. The site contains an existing suspended well enclosed by a periphery of drainage ditches, bunding, car parking and perimeter fencing. This occupies a cleared area of woodland within Dalby Forest and forms part of the larger North Yorkshire National Park. With the exception of the wider National Park Designation, the Site is not subject to any additional landscape designations.
- 6.3 The topography of the Site is influenced by earthworks approved under Planning Permission NYM/2005/0254/FL. This creates a rectangular platform and adjacent car parking area contained by bunding to the west and south and enclosed by peripheral fencing providing gated access off Ebberston Common Road.
- 6.4 A visual appraisal of the Site reveals that visibility into the Site is effectively restricted to its eastern and southern peripheries including an adjacent section of Ebberston Common Road. The main visual indicators of development include peripheral fencing, exposed soil bunds and levelled areas accommodating the existing drilling platform and car-parking viewed through gaps in peripheral vegetation along the eastern boundary.
- 6.5 In order to reduce the visual impact of development from identified public areas, a landscape strategy is proposed to improve the quality of vegetation enclosure, temporarily revegetate visible areas of bunding and reduce visibility of fencing. Once established, the visual impact of temporary gas drilling activity, as proposed, will represent a minimal intrusion to the wider character of Dalby Forest to the extent that it will be appropriately absorbed on this Site.

The restoration of the site and the after-use proposed and scope for limiting the duration of working

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- 6.6 As with the previous application, in the event that the existing well proves commercially unviable, gas exploration on the Site would be abandoned and the Site would be reinstated to its original state. This process is proposed to remain consistent with conditions imposed under Planning Permission NYM/2005/0254/FL.
- 6.7 Reinstatement work will include removing the existing access, hardcore and fencing into the Site and re-grading stored sub-soil and topsoil to replicate the pre-existing levels. This would then be scarified and returned to forestry in accordance with the Forestry Commission Plan within the next planting season. Much of this area is proposed to include regenerating broadleaf forest which will be assisted by the proposed planting of broadleaf species along the Site's southern boundary.
- 6.8 If, at the end of the three years, the well proves to be commercially unviable, it would be abandoned by plugging the borehole in accordance with detailed procedures agreed with BERR. The steel casing would be cut approximately 1.5 m below the surface and capped with a steel plate. The well cellar and sump-lining would be removed. Any remaining drilling mud and cutting waste would be removed along with the perimeter ditch-lining.
- 6.9 The perimeter fence, access, and the hardcore over the well site would be removed, the land re-graded and deep-scarified in accordance with best forestry practice. Stored sub-soil and top-soil would be spread over the re-graded ground and the site re-scarified. The site would be returned to forestry at the first available growing season in accordance with the Forestry Commission's pre-determined re-planting programme.



7.0 CONCLUSIONS

- 7.1 Government Policy promotes the principle of exploring for the discovery and recovery of the nation's hydrocarbon reserves wherever possible providing environmental issues are properly taken into account. The proposals, the subject of this planning application, begin and end at the discovery stage of hydrocarbon development. It is for the industry to demonstrate that adverse environmental effects have been either removed altogether or reduced to a level acceptable to the local community and relevant statutory bodies and agencies.
- 7.2 This Supporting Statement, in its appraisal of environmental issues, demonstrates that those regarding noise, pollution, waste disposal and safety have been removed altogether whilst those of visual impact, (in view of the short-term nature of the proposal) and access, traffic and noise (through mitigating measures as previously described in previous planning application NYM/2005/0254/FL), have been reduced to an acceptable level.
- 7.3 The applicant trusts that the local community and relevant statutory bodies and agencies concur with its beliefs to the extent that its proposal can be supported.
- 7.4 The applicant hereby respectfully requests that planning permission be granted.

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EBBERSTON MOOR 1 WELL SITE

**LANDSCAPE AND VISUAL
APPRAISAL STATEMENT**

SUBMITTED ON BEHALF OF VIKING UK GAS LIMITED

AUGUST 2008

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**EBBERSTON MOOR 1 WELL SITE
NORTH YORK MOORS NATIONAL PARK
LANDSCAPE AND VISUAL APPRAISAL STATEMENT
SUBMITTED ON BEHALF OF
VIKING UK GAS LIMITED**

**NYMNP
-2 SEP 2008**

Barton Willmore Landscape Planning and Design
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Ref: BWLPD/17068/A5/L1/RJG
Date: August 2008

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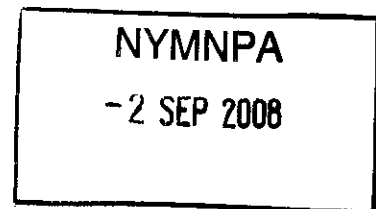
- 1.0 Introduction
- 2.0 Site Context
- 3.0 Site Appraisal
- 4.0 Landscape and Visual Appraisal
- 5.0 Landscape Strategy
- 6.0 Reinstatement
- 7.0 Summary and Conclusions

ILLUSTRATIVE MATERIAL

- Figure 1: Landscape and Visual Appraisal Plan at 1:1,000 scale @ A2
- Figure 2: Landscape Strategy Plan at 1:500 scale @ A2

APPENDIX 1

- Site Appraisal Photographs (A-C)
- Site Context Photographs (1-2)



1.0 INTRODUCTION

NYM / 2008 / 0 6 7 5 / F L

- 1.1 Barton Willmore Landscape Planning and Design (BWLPD) was commissioned by Viking UK Gas Limited to undertake a Landscape and Visual Appraisal of a Site containing an existing gas drilling well within an area of approximately 1.35 hectares of land (hereafter referred to as 'the Site'). This occupies part of Dalby Forest to the west of Ebberston Common Lane.
- 1.2 The existing gas drilling Site was given planning permission under Application Number NYM/2005/0254/FL on 22 March 2006. Consent is now sought to remodel and retain the existing well site for a period of three years. As part of extending the duration of this consent, landscape mitigation forms part of the application to ensure that any existing visual impacts of development are more effectively reduced.
- 1.3 The findings of this landscape assessment identify that the scale and nature of extending the duration of consent for existing minerals development will be effectively absorbed within this Site. This entails the enhancement of existing screen planting, temporary re-vegetation of stockpiled soil and a reduction in the visibility of security fencing. Once established this work will ensure the existing visual impact of development is minimised when viewed from limited public vantage points adjacent the Site.

2.0 SITE CONTEXT

- 2.1 The Site is contained within a wedge of established and regenerating forestry bound by Ebberston Common Lane to the east, Dalby Forest Drive to the west and an informal logging track to the south. Forestry planting in this area includes mature Scots Pine to the northwest, mixed Larch and Spruce to the southwest and pockets of regenerating broadleaf to the west and south. The Forestry Commission is responsible for the management of forestry in this area and will also monitor the establishment of regenerating woodland to ensure its success.
- 2.2 Existing built development in this area is limited and typically restricted to isolated farm buildings set within pockets of established woodland. An adjacent gas depot extends to the north of the Site and contains some existing built form enclosed by a periphery of fencing. This is operated by Northern Gas and does not form part of the Site. The nearest residential development is Ebberston Common Farm located approximately 270 metres to the southeast of the Site. This has no direct views into the Site given the screening provided by intervening forestry planting.
- 2.3 The wider landscape represents an elevated plateau established predominately in forestry vegetation. The elevation of the Site is 246 metres AOD and appears similar to much of the surrounding land.

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National

2.4 Planning Policy Statement 7 (PPS7) acknowledges the role of landscape character assessments in informing Local Planning Authorities on policy and guidance. National landscape guidance has now moved from concentrating efforts on designating and protecting those areas of the countryside which are most important for landscape and wildlife, that is the quality approach, to a character approach as a way of enriching the quality of the whole countryside whilst accommodating appropriate development, in order to complement the protection which designations offer.

2.5 The Countryside Agency and English Nature (which have now been amalgamated to form Natural England) have produced a Countryside Character Map of England and the landscape of which encompasses the Site is described in Volume 1: The North East: Character Area 25 – North Yorkshire Moors and Cleveland Hills. The detailed extracts of this assessment are included in **Appendix I** with the key features relevant to this assessment identified below:

- **Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age, and in the south, calcareous sandstone and limestone of Upper Jurassic age, with areas of undulating land arising from deposits of glacial till, sand and gravel.**
- **Arable landscape to south and east, but part still on elevated, sweeping plateaus and hills.**
- **Sparsely settled, with population concentrated in the dales and around the fringes.**
- **Valley landscapes characterised by predominantly pastoral farming with clear demarcation between the enclosed fields, farms, settlements and the moorland ridges above. The transition is often marked by bracken fringes.**
- **Extensive areas of coniferous plantations, especially on the Tabular Hills in the south-east and Hackness north of Pickering; with remnant areas of predominantly ancient semi-natural woodland occurring mainly on valley side slopes, on escarpments and fringing hills.**
- **Traditional stone walls and hedgerows enclosing fields in the dales and lower fringing farmland - now often replaced by fences.**

2.6 Within the 'Shaping the Future' section of this assessment, it is acknowledged that most of the area is designated as a National Park and so many of the issues relating to change in the landscape are already being considered. In this context, it is noted that development issues need to be addressed, explicitly identifying those relating to tourism and infrastructure.

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2.7 White Young Green Environmental in association with North York Moors National Park Authority has produced a Landscape Character Assessment of the area that includes the Site. This is dated December 2003 and was adopted in September 2004. Within this document, the Site is contained within the Forest Landscape Character Area and forms part of Dalby Forest (Area 3C). The detailed extracts of this assessment are included in **Appendix II** and includes the following landscape characteristics apparent in the vicinity of the Site:

- **A large and diverse area of coniferous and deciduous forest, situated on the Tabular Hills and overlying Middle and Lower Calcareous Grit from the Corallian Group.**
- **Landform is typical of the Tabular Hills landscape; a gently graded plateau towards the north of the forest (at a maximum height of 240m) falls away towards the Vale of Pickering in the south. The plateau is deeply incised by river valleys with steep sides and occasional clifflines and by shallow dry valleys mainly orientated in a north east to south west direction. The forest extends down the edge of the north facing scarp with its irregular wavelike form, the top edge of which allows views across Langdale Forest to the north.**
- **The extensive forestry includes large area of recently felled and newly planted areas. The forest contains a diverse range of habitats, including sizable blocks and linear belts of deciduous woodland are present particularly within valleys and on steeper slopes. Species present include larch, Scots pine, birch, cherry, ash, rowan and oak. A small area of upland heath – Troutsdale Moor – is included to the east of the character area. Small areas of rough pasture and fen occur. In some areas there is an abrupt geometric edge to the forest.**
- **Some areas of remnant farmland occur within openings in the forest. Fields of pasture are divided by both stone walls and fences.**
- **The public vehicular access to the forest is via Dalby Forest Drive, a toll road, with numerous car parking, picnic areas and other facilities for tourists located along its length, or via Ebberston. Tracks through the woodland, in a loose grid pattern, provide access for forestry vehicles.**
- **The small hamlet of Low Dalby is the main settlement in the area situated in a narrow opening in the forest in the valley of Dalby Beck. Other settlements are limited to very occasional isolated farms within the open areas.**

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Relevant Landscape Planning Designations**North York Moors Local Plan (2003)**

- 2.8 Mineral planning within the National Park comes under the jurisdiction of the National Park Authority. The North York Moors Local Plan was adopted in May 2003 and sets out the policy framework for mineral planning in within the North York Moors National Park. This framework identifies that the landscape impact of mineral extraction has potential to be magnified within a National Park while acknowledging a national need for gas generated from this area has been established.
- 2.9 Policy M3 of the Minerals Local Plan relates specifically to the impacts of gas exploration on the landscape or environment. This states:

"Proposals for gas or oil exploration, appraisal and production will only be permitted where any impact on the landscape or environment of the National Park, or on the amenity of residents and visitors, can be moderated to a level acceptable in a National Park in the context of any overriding need for the development."

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3.0 SITE APPRAISAL

3.1 The Site presently consists of a modified area of landscape associated with existing gas exploration activity covering a total area of approximately 0.9 hectares. The central area of the Site includes a rectangular drilling platform covering a total area of approximately 0.44 hectares. This forms a level drilling platform covered by 300mm of crushed stone compacted over a geo-textile membrane and contains a suspended well structure and an additional cellar in its centre. Surrounding this is a 600mm deep drainage ditch which acts to severe drainage within the Site from the surrounding hydrology. Along the western and southern boundaries of the Site, two separate bunds have been formed comprising of sub-soil and top-soil respectively.

3.2 To the east of the larger drilling platform extends a smaller elevated platform of approximately 0.25 hectares and used to accommodate temporary parking and buildings associated with drilling operations undertaken within the drilling platform area. This is separated from Ebberston Common Lane by a corridor of limited vegetation approximately 13 meters wide. At present this accommodates some existing semi-mature Oak, Hawthorn and Ash trees. On the opposite side of the road, extends a contained area of pastoral land use enclosed by the broader periphery of Dalby Forest. This area also contains an existing flare pit associated with gas exploration undertaken on the Site. The flare pit is proposed to be restored as part of this application and introduces an additional 1,000m³ of additional subsoil along the western boundary of the Site.

3.3 Access to the Site is provided into the southeast corner of the Site. This enters a 2 metre high wire mesh gate set back approximately 10 metres form the road margin. Security fencing also encloses the periphery of the Site including the elevated car-parking area to the east.

3.4 Three Site Appraisal Photographs have been taken from within the Site in June 2008 and serve to demonstrate the character of the Site as existing. These are included in **Appendix 1**. The location from which these photographs were taken is shown on **Figure 1**.

3.5 **Photograph A** illustrates the view of the Site taken from its northwest corner looking south. On the left hand side of this photograph, the Northern Gas site is visible introducing an area of adjacent built from, fencing and hard standing. To the right of this, fencing and a drainage ditch enclosing the northern boundary of the Site can be observed extending along the margins of the drilling platform. Through the centre of the photograph is an area of level gravel containing the existing gas drilling well. This area is partially contained by existing vegetation along Ebberston Common Lane, seen to the centre left, and existing sub-soil bund observed to the right. A periphery of established forestry is also evident along the horizon through the right hand side of the photograph.

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3.6 **Photograph B** illustrates a view of the Site from the existing elevated top-soil bund in the southeast corner of the Site looking north. From this area the existing gas drilling platform is visible on the left hand side of the photograph within an area enclosed by established woodland. In the centre of the photograph access to the Site is visible against a corridor of existing vegetation established along the Site's eastern boundary. On the right hand side of the photograph Ebberston Common Lane is visible separating the Site from an adjacent area of pasture enclosed by further Ebberston Common Plantations. The existing Gas Flare pit is evident in this area within an open grass area.

3.7 **Photograph C** illustrates the view of the Site from the southeast corner of the Site looking south over the adjacent area of regenerating woodland. On the left hand side of the photograph, Ebberston Common Lane is visible extending south passed the Site. Beyond this Ebberston Common Plantation can be observed blocking views between the Site and Ebberston Common Farm located approximately 270 metres from the Site. Through the centre of the photograph, regenerating woodland is apparent extending towards Hybrid Larch and Sitka Spruce plantation planted in 1996. Fencing along the southern boundary of the Site is evident extending to the right hand side of the photograph.

Summary

3.8 An appraisal of the Site reveals that its existing character is influenced by existing gas exploration activity. This occupies the area to the south of an adjacent gas depot and predominately appears enclosed by established and regenerating woodland to the west and south. Access to the Site is provided in the south-east corner of the Site which also accesses a terraced parking platform between the Site and Ebberston Common Lane. Limited vegetation has been retained along the eastern margin of the Site and enables activity within the Site to remain apparent from this adjacent public area.

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4.0 LANDSCAPE AND VISUAL APPRAISAL

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- 4.1 A Visual Appraisal of the Site was carried out and consideration was given to its potential visibility from areas readily accessible to the public. While the surrounding land consists of Forestry Commission Woodland enabling public access on foot, the impact of development has focussed on visibility from adjacent roads and tracks given the understanding that these areas are significantly more likely to attract future public use.
- 4.2 The visual appraisal concludes that the combination of existing topography and extensive forestry planting is effective in curtailing views from most surrounding publicly accessible areas. Where vegetation is less established along the eastern and southern boundaries of the Site, visibility into the Site is more apparent. Such visibility is available from a brief section of Ebberston Common Lane as it passes adjacent to the Site for a length of approximately 180 metres.
- 4.3 As identified above, much of the vegetation surrounding the Site comprises designated forestry blocks in various stages of maturity. Established forestry to the west of the Site includes mature and semi-mature conifers and is effective in curtailing views in the vicinity of Dalby Forest Drive. Vegetation enclosing this area of the Site is not anticipated to be felled until at least 2052 and will outlive any proposed temporary gas drilling activity in this area. Accordingly this enables the potential visual impact from public vantage points to the west of the Site to be disregarded.
- 4.4 The area to the south of the Site has recently been felled and is anticipated to accommodate regenerating native broadleaf species. The establishment of vegetation in this area will be monitored by the Forestry Commission and may include enrichment planting should regeneration prove unsuccessful over the next 5-10 years. The existing open character of this area currently enables partial views towards the southern boundary of the Site including the southern approach along Ebberston Common Lane. Visibility of the southern boundary of the Site typically comprises the existing top soil bund with visibility over the drilling platform restricted to the area in closer proximity to the Site access.
- 4.5 When passing directly adjacent to the Site along Ebberston Common Lane, visual cues of development in this area typically comprise security fencing, an exposed sub-soil bund and a cleared level drilling platform visible through limited planting retained along the Site's eastern boundary.
- 4.6 Two photographs were taken of the Site from Ebberston Common Lane and serve to represent the nature of visibility from this adjacent public area as presently exists. These photographs are included in **Appendix 1** and demonstrate the view from locations indicated on **Figure 1**.

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4.7 **Site Context Photograph No. 1** illustrates the view into the Site from a point approximately 20 metres south of the Site entrance. On the left hand side of this photograph, regenerating broadleaf to the south of the Site is visible extending east of Ebberston Common Lane. Through the centre of the photograph, fencing enclosing the southern area of the Site is visible along the southern edge of an area of topsoil extending along the southern boundary of the Site. To the right of the photograph, Ebberston Common Lane can be seen separating a more significant area of woodland to the west from a contained area of pasture to the east.

4.8 **Site Context Photograph No.2** illustrates a view looking west into the Site from a point adjacent the Site along Ebberston Common Lane. Ebberston Common Lane is visible to the left and right hand side of the photograph as it passes adjacent the eastern boundary of the Site. Through the centre of the Site the existing vegetation enclosing the Site's eastern boundary can be observed with breaks in this vegetation enabling direct views into the Site. From this area visibility of the Site includes the levelled drill Site enclosed by both perimeter fencing and sub-soil bunding and viewed against a backdrop of plantation forestry.

Summary

4.9 A visual appraisal of the Site concludes that views from the wider landscape are effectively curtailed by an enclosure of forestry planting in various states of maturity. In this context visibility is limited to areas adjacent the Site's eastern boundary including an adjacent section of Ebberston Common Lane. When approaching the Site along Ebberston Common Lane from the south, the Site is viewed over an area of regenerating woodland with views over the drilling platform made possible through sporadic planting retained along the Site's eastern boundary. A disused gas depot, to the north of the Site is also visible through pockets of woodland retained in this area. Visibility of existing fencing and exposed soil bunds provide the most visible indicators of existing development in this area.

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5.0 LANDSCAPE STRATEGY

- 5.1 In order to mitigate identified visual effects, a landscape strategy has been devised and included as **Figure 2: Landscape Strategy**. This serves to demonstrate areas of remodelled topsoil and sub-soil, additional areas of planting and an amended location of fencing designed to reduce the existing visual impact of the Site from surrounding public vantage points.
- 5.2 In summary the landscape strategy has been designed to achieve the following objectives:
- Enhance existing vegetation enclosing the eastern periphery of the Site;
 - Enhance the establishment of broadleaf forestry along the southern boundary of the Site;
 - Remodel naturalistic bunding that curtails views from the southern entrance to the Site along Ebberston Common Lane;
 - Reinstate bunds with temporary vegetation that reduces their visual impact observed from surrounding public areas; and
 - Reduce the impact of fencing observed from Ebberston Common Lane.
- 5.3 The area extending to the west of the Site includes coniferous plantation forestry that provides an effective screen from public vantage points in this area. The area immediately to the south of the Site has recently been felled and left to regenerate in broadleaf species. Given the screening benefit of re-establishing broadleaf species within open land in these areas, natural regeneration is proposed to be assisted with the addition of broadleaf species of local provenance along the southern and western peripheries of the Site.
- 5.4 The eastern boundary of the Site provides a narrow corridor of limited vegetation that enables views from public vantage points in this area including, in particular, the adjacent section of Ebberston Common Lane. Views from Ebberston Common Lane typically comprise of views of peripheral fencing enclosing an open drilling platform. Such visibility is proposed to be reduced through relocating the fence beyond a vegetated screen and enhancing the level of vegetation established along the road margin and along the eastern margin of the platform. Once established the Site would appear more effectively assimilated within its vegetated context and significantly less prominent when viewed from the road.
- 5.5 Bunding enclosing the southern and western boundaries of the Site currently contains exposed soil and represents a visual detractor that contrasts with the texture and colour of vegetation enclosing the Site. In order to reduce the visual presence of these areas bunding is proposed to be remodelled to a gentler gradient of 1:3 and established in temporary native grass species. Once revegetated, bunding will contribute to a reduction in the visual presence of development and enhance the effective integration between the Site and the wider natural character of the National Park.

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6.0 REINSTATEMENT

NYM / 2008 / 0 6 7 5 / F L

6.1 As with the previous application, in the event that the existing well proves commercially unviable, gas exploration on the Site would be abandoned and the Site would be reinstated. This process is proposed to remain consistent with conditions imposed under Planning Permission NYM/2005/0254/FL.

6.2 Reinstatement work will include removing the existing access, hardcore and fencing into the Site and re-grading stored sub-soil and topsoil to replicate the pre-existing levels. This would then be scarified and returned to forestry in accordance with the Forestry Commission Plan within the next planting season. Much of this area is proposed to include regenerating broadleaf forest which will be assisted by the proposed planting of broadleaf species along the Site's southern boundary.

7.0 SUMMARY AND CONCLUSIONS

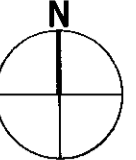
7.1 The Site contains an existing gas drilling activity comprising a suspended well enclosed by a periphery of drainage ditches, bunding, car parking and perimeter fencing. This occupies a cleared area of woodland within Dalby Forest and forms part of the larger North Yorkshire National Park. With the exception of the wider National Park Designation, the Site is not subject to any additional landscape designations.

7.2 The topography of the Site is influenced by earthworks approved under Planning Permission NYM/2005/0254/FL. This creates a rectangular platform and adjacent car parking area contained by bunding to the west and south and enclosed by peripheral fencing providing gated access off Eberston Common Lane.

7.3 A visual appraisal of the Site reveals that visibility into the Site is effectively restricted to its eastern and southern peripheries including an adjacent section of Eberston Common Lane. The main visual indicators of development include peripheral fencing, exposed soil bunds and levelled areas accommodating the existing drilling platform and car-parking viewed through gaps in peripheral vegetation along the eastern boundary.

7.4 In order to reduce the visual impact of development from identified public areas, a landscape strategy is proposed to improve the quality of vegetation enclosure, temporarily revegetate visible areas of bunding and reduce visibility of fencing. Once established, the visual impact of temporary gas drilling activity, as proposed, will represent a minimal intrusion to the wider character of Dalby Forest to the extent that it will be appropriately absorbed on this Site.

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LEGEND








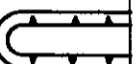
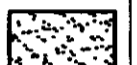
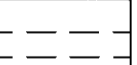

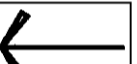
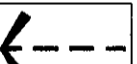


-  SITE BOUNDARY
-  EXISTING VEGETATION
-  EXISTING VEGETATION - HYBRID LARCH, SITKA SPRUCE
-  EXISTING VEGETATION - MIXED BROADLEAF / SCOTS PINE
-  EXISTING VEGETATION - SCOTS PINE
-  EXISTING VEGETATION - REGENERATION PHASE
-  EXISTING INDIVIDUAL TREES
-  EXISTING BUND
-  EXISTING GRAVEL
-  EXISTING FORESTRY TRACK
-  EXISTING PUBLIC FOOTPATH
- VISUAL APPRAISAL**
-  OPEN VIEW
-  PARTIAL VIEW
-  TRUNCATED/ NO VIEW
-  LOCATION OF PHOTOGRAPHIC VIEWPOINTS

FIGURE 1

Project
EBBERSTON MOOR GAS SITE
 Drawing Title
LANDSCAPE AND VISUAL APPRAISAL

Date 22.08.2208	Scale 1:1000@A2	Drawn by MJ-MN
Project No 17068	Drawing No L1	Revision B



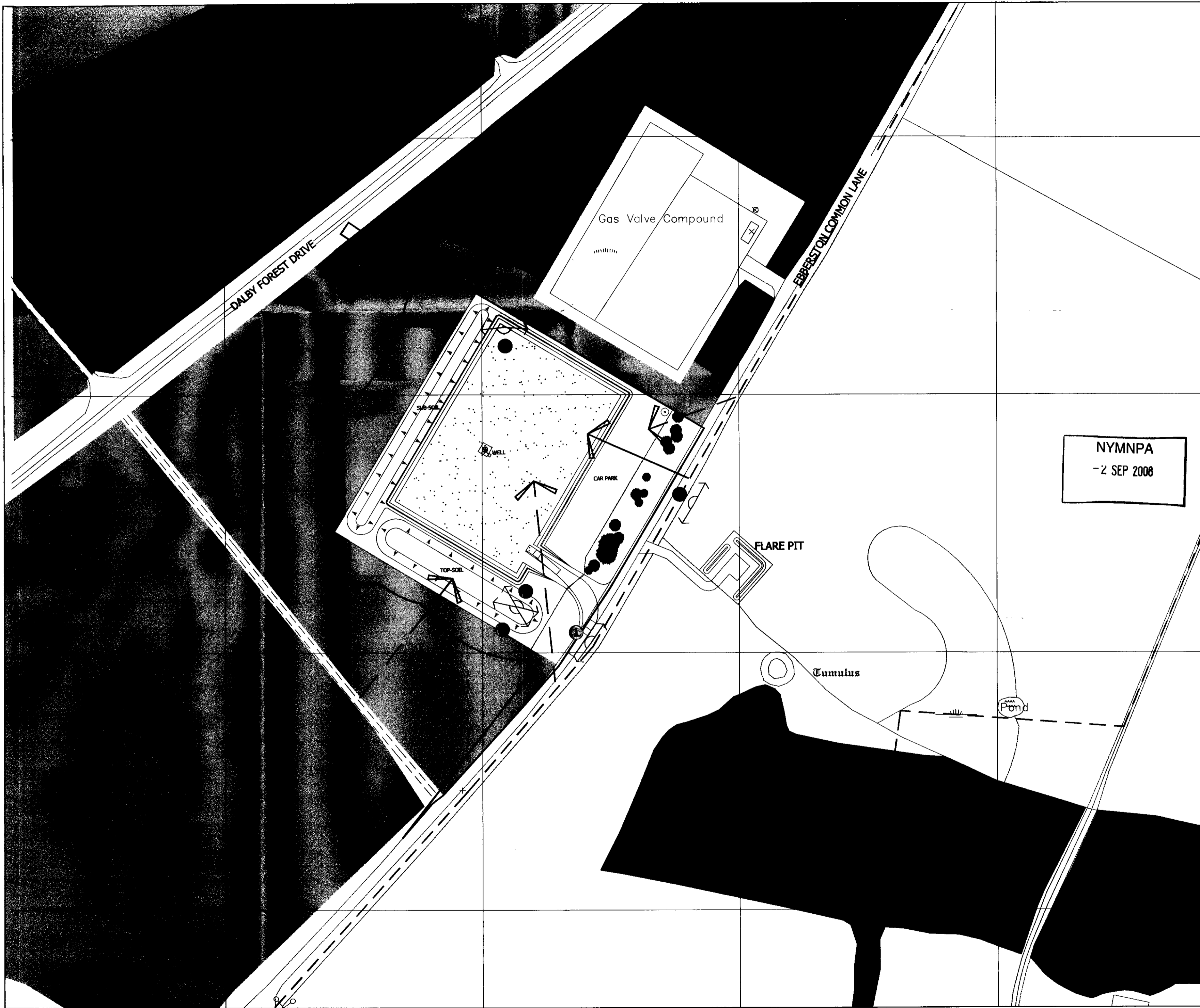
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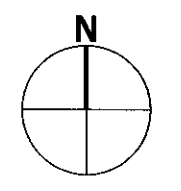



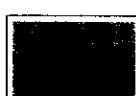






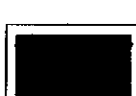

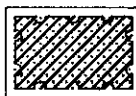
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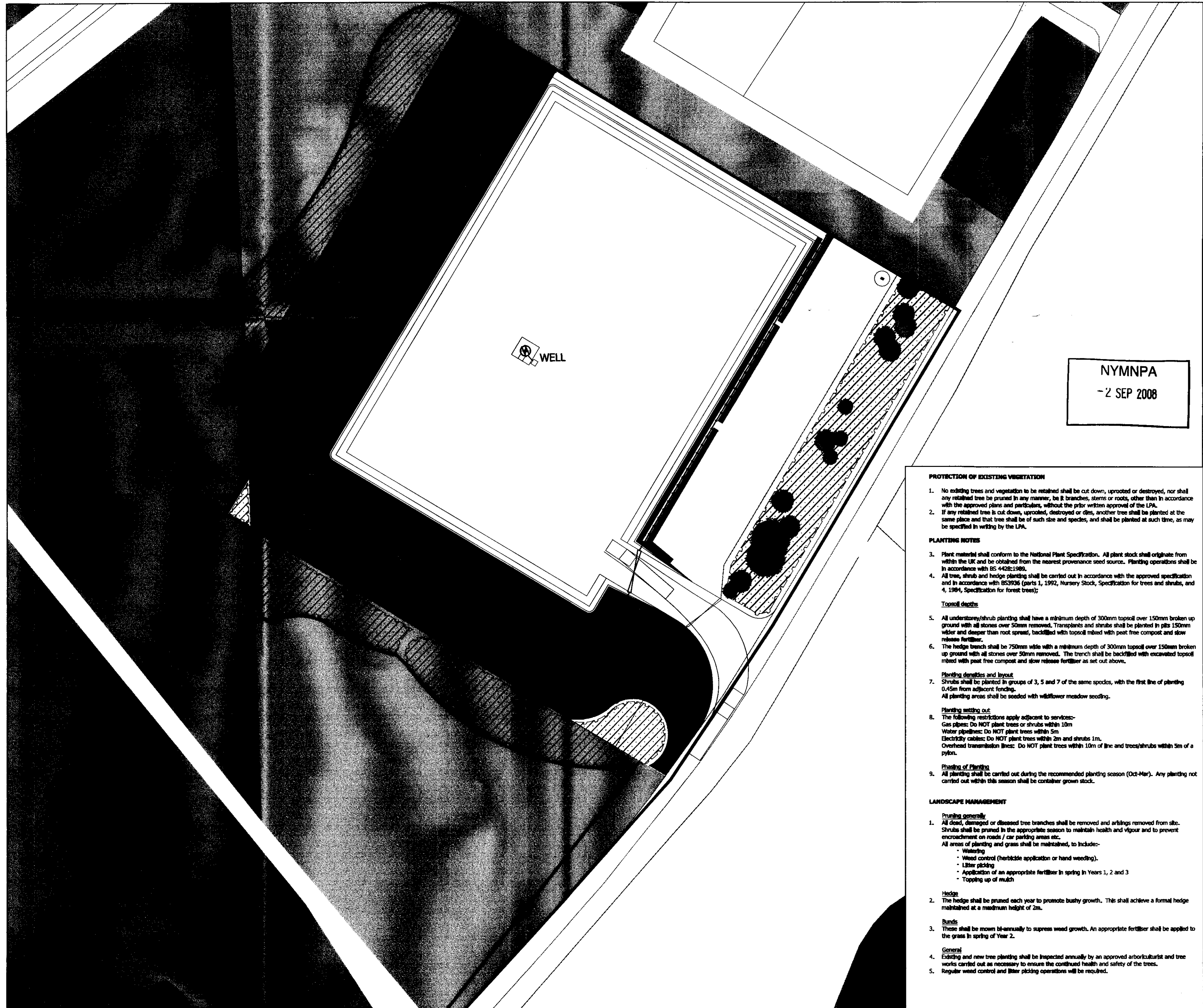


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-  SITE BOUNDARY
-  EXISTING MIXED PLANTATION
-  EXISTING PLANTATION WITH ENRICHMENT PLANTING - REGENERATION PHASE MONITORED OVER 5-10YRS
-  EXISTING FENCE TO BE RELOCATED
-  PROPOSED FENCE
-  PROPOSED SUBSOIL BUND (approx. 2300m³) TO BE FORMED AT MAXIMUM GRADIENT OF 1:3 TO 3m IN HEIGHT
-  PROPOSED TOPSOIL BUND (approx. 1300m³) TO BE FORMED AT MAXIMUM GRADIENT OF 1:3 TO 2m IN HEIGHT
-  INDICATIVE LOCATION OF EXISTING TREES TO BE RETAINED
-  PROPOSED GROUND COVER TO BE ESTABLISHED WITH BSH MIX TYPE RES OR SIMILAR AT 3-5 g/m²
-  PROPOSED HEDGE TO BE PLANTED WITH DOUBLE STAGGERED ROW AT 0.3m CENTRES SELECTED FROM THE FOLLOWING SPECIES:
Crataegus monogyna
Ilex aquifolium
-  PROPOSED STRUCTURAL PLANTING PLANTING OF OPEN AREAS TO ACHIEVE DENSITY OF 1 PLANT PER m² SELECTED FROM THE FOLLOWING SPECIES:
Betula pendula
Fragaria vesicaria
Pinus sylvestris
Quercus robur
Larix kaempferi
Crataegus monogyna



PROTECTION OF EXISTING VEGETATION

1. No existing trees and vegetation to be retained shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the LPA.
2. If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the LPA.

PLANTING NOTES

3. Plant material shall conform to the National Plant Specification. All plant stock shall originate from within the UK and be obtained from the nearest provenance seed source. Planting operations shall be in accordance with BS 4428:1986.
4. All tree, shrub and hedge planting shall be carried out in accordance with the approved specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees);

Topsoil depths

5. All understorey/shrub planting shall have a minimum depth of 300mm topsoil over 150mm broken up ground with all stones over 50mm removed. Transplants and shrubs shall be planted in pits 150mm wider and deeper than root spread, backfilled with topsoil mixed with peat free compost and slow release fertilizer.
6. The hedge trench shall be 750mm wide with a minimum depth of 300mm topsoil over 150mm broken up ground with all stones over 50mm removed. The trench shall be backfilled with excavated topsoil mixed with peat free compost and slow release fertilizer as set out above.

Planting densities and layout

7. Shrubs shall be planted in groups of 3, 5 and 7 of the same species, with the first line of planting 0.45m from adjacent fencing. All planting areas shall be seeded with wildflower meadow seeding.

Planting siting out

8. The following restrictions apply adjacent to services:-
 Gas pipes: Do NOT plant trees or shrubs within 10m
 Water pipelines: Do NOT plant trees within 5m
 Electricity cables: Do NOT plant trees within 2m and shrubs 1m.
 Overhead transmission lines: Do NOT plant trees within 10m of the line and trees/shrubs within 5m of a pylon.

Timing of Planting

9. All planting shall be carried out during the recommended planting season (Oct-Mar). Any planting not carried out within this season shall be container grown stock.

LANDSCAPE MANAGEMENT

Pruning generally

1. All dead, damaged or diseased tree branches shall be removed and arisings removed from site. Shrubs shall be pruned in the appropriate season to maintain health and vigour and to prevent encroachment on roads / car parking areas etc. All areas of planting and grass shall be maintained, to include:-
 - Watering
 - Weed control (herbicide application or hand weeding).
 - Litter picking
 - Application of an appropriate fertilizer in spring in Years 1, 2 and 3
 - Topping up of mulch

Hedge

2. The hedge shall be pruned each year to promote bushy growth. This shall achieve a formal hedge maintained at a maximum height of 2m.

Bunds

3. These shall be mown bi-annually to suppress weed growth. An appropriate fertilizer shall be applied to the grass in spring of Year 2.

General

4. Existing and new tree planting shall be inspected annually by an approved arboriculturist and tree works carried out as necessary to ensure the continued health and safety of the trees.
5. Regular weed control and litter picking operations will be required.

FIGURE 2

Project
EBBERSTON MOOR GAS SITE
 Drawing Title
LANDSCAPE STRATEGY PLAN

Date 28.08.2008 Scale 1:500@A2 Drawn by MJ-MN
 Project No 17068 Drawing No L2 Revision D



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