

Bishop Burton and Walkington Liaison Committee (Crawberry Hill)

12 June 2012

Bishop Burton Village Hall

Notes of Meeting

Attendees: David Montagu-Smith (Chairman, Rathlin Energy (UK)) - DM-S
Cllr David Oxtoby (Chair, Bishop Burton Parish Council) - DO
Margaret Hebb (Bishop Burton Resident) - MH
Jason Chester (Bishop Burton Resident) - JC
Peter Rolinson (Walkington Resident) - PR
John Castle (Walkington Resident) - JC
Tom Selkirk (Project Manager, Rathlin Energy (UK)) - TS
Philip Silk (Planning Manager, Moorhouse Drilling and Completions) - PS
Jonathan Foster (HSE Manager, Moorhouse Drilling and Completions) - JF
Caroline Foster (Field Manager, Rathlin Energy (UK)) - CF
Simon Taylor (Rathlin Communications) - ST

Apologies: Apologies were received from David Drew (Walkington Parish Council)

1. **Welcome and Introductions:** DM-S opened the liaison group meeting welcomed attendees and thanked them for attending. Attendees were asked to re-introduce themselves and the organisations they represent.

D-MS explained, in view of the fact that a new planning application had to be submitted, that Councillor Pollard could no longer lead the liaison meetings because she is the Chair of East Riding of Yorkshire Council's planning committee. It was agreed that the liaison meetings are useful and that they are a good conduit for keeping community representatives and the wider communities of Walkington and Bishop Burton informed about Rathlin's plans. It was agreed that the meetings would continue in their current form and that, until further notice, DM-S would chair the meetings.

2. **Notes from the Previous Meeting (17 April 2012):** The notes from the previous meeting were discussed and approved as an accurate record of what was discussed and agreed at the last meeting.

3. **Meeting Agenda:** It was agreed that the agenda for this meeting would include:

- Operations Update from Rathlin Energy (UK)
- Members’ Discussion
- Any Other Business
- Date of Next Meeting

4. **Operations Update:** DM-S explained that sub surface lease terms had been agreed with a new landowner in Bishop Burton Parish – one field away from the original location. A formal agreement had been signed the week before and that Rathlin intended to submit a new planning application later in the week/early the week after. He said that, during this meeting representatives from Rathlin and Moorhouse would talk through the variations from the first planning application.

JF said that the team had, as they indicated they would at the last liaison meeting, explored several locations. Rathlin’s objective was to try and keep the new application as consistent as possible with the original submission.

TS explained that the original sub surface targets can be achieved from the new site. He, PS and JF went on to explain the variations from the original application:

ECOLOGY

Original Application	New Application
<p><i>Rathlin commissioned an independent Phase 1 Habitat Survey to be completed for the proposed development. A field survey was carried out on 30th June 2011, which assessed the site and local area.</i></p> <p><i>The ecological report identified that there were no statutory designated sites within the area adjacent to the site. A non-statutory designated site is located 100m to the north of the proposed development, designated a Local Wildlife Site.</i></p> <p><i>The development will require the removal of approximately 5m of hedgerow, which has been identified as species poor. Therefore, any impacts caused by its removal will be negligible; however it</i></p>	<p>Rathlin commissioned an independent Phase 1 Habitat Survey to be completed for the proposed development. A field survey was carried out on 4th May 2012, which assessed the site and local area.</p> <p>The ecological report identified that there were no statutory designated sites within the area adjacent to the site. A non-statutory designated site is located 600m to the north east of the proposed development, designated a Local Wildlife Site.</p> <p>The development will require the removal of approximately 12m of hedgerow, which has been identified as species poor. Therefore, any impacts caused by its removal will be negligible; however it should be noted that</p>

<p><i>should be noted that on completion of operations the hedgerow will be reinstated.</i></p> <p><i>It is concluded that no significant adverse effects will arise from the proposals; therefore the development is considered acceptable in relation to ecology.</i></p>	<p>on completion of operations the hedgerow will be reinstated.</p> <p>The report concludes that no significant adverse effects on ecology have been identified. It recommends that any removal of soils and vegetation should be undertaken between September and February to minimise disturbance to nesting birds. If this is not possible it recommends a bird nesting survey is completed prior to removal of vegetation and soils.</p>
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Noise

Original Application	New Application
<p><i>An independent noise survey was commissioned by Rathlin to assess the potential impacts associated with the proposed development.</i></p> <p><i>A background noise assessment of the local environment was completed, with monitoring performed at the two nearest residential properties.</i></p> <p><i>Predictions on the construction phase of the development were made, using data from BS 5228. These predictions indicated that construction activities will typically produce an Laeq (1hour) contribution of 46dB(A).</i></p> <p><i>Noise levels were also predicted for the drilling operation, using computer modelling. The predicted noise level from drilling operations, at the nearest residential locations to the exploration site, is at a low level of between Laeq 24 – 31dB(A).</i></p> <p><i>The study has identified that at the nearest noise sensitive properties, the drilling rig noise emission will meet a noise limit based on a background noise excess of +10dB(A).</i></p>	<p>An independent noise survey was commissioned by Rathlin to assess the potential impacts associated with the proposed development.</p> <p>A background noise assessment of the local environment was completed in August 2011 at the nearest noise sensitive properties. This data was collected for the previous Crawberry Hill application, but it is noted that the data remains valid for the new well site location.</p> <p>Predictions on the construction phase of the development were made, using data from BS 5228. These predictions indicated that construction activities will typically produce an Laeq (1hour) contribution of 46dB(A).</p> <p>Noise levels were also predicted for the drilling operation, using computer noise modelling. The predicted noise level from drilling operations, at the nearest residential locations to the exploration site, is at a low level of between Laeq 27 – 30dB(A).</p>

<p><i>In addition, the operations will comply with the guidance set out in MPS 2, by achieving a night time noise limit of Laeq (1hour) 42dB(A).</i></p>	<p>The study has identified that at the nearest noise sensitive properties, the drilling rig noise emission will meet a noise limit based on a background noise excess of +10dB(A). In addition, the operations will comply with the guidance set out in NPPF guidance, by achieving a night time noise limit of Laeq (1hour) 42dB(A).</p>
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Landscape and Visual

<p>Original Application</p>	<p>New Application</p>
<p><i>Rathlin commissioned a Landscape and Visual Impact Assessment to be completed by an independent landscape consultancy.</i></p> <p><i>This site is located in an agricultural field, in an area of changing topography. The site has been identified as being within the Yorkshire Wolds Area of High Landscape Value. The proposed development location benefits from a range of natural features including intervening landform, woodlands and tree cover, which help to screen the site. In addition, a soil bund will be constructed on the northern boundary of the site which will provide additional screening.</i></p> <p><i>Significant effects on the views of local residents will be limited. This is due to the short term and temporary nature of the proposals. In addition much of the area is interrupted with intervening landform, woodland and tree cover. Following removal of the drilling rig no further impacts on the landscape would occur.</i></p>	<p>Rathlin commissioned a Landscape and Visual Impact Assessment to be completed by an independent landscape consultancy.</p> <p>This site is located within a sloping field of arable farmland, adjacent to the Walkington Heads road. The northern, western and southern boundaries of the field are more or less continuous hedgerows. The eastern field boundary is a timber post and rail fence. The site is within the Yorkshire Wolds Area of High Landscape Value.</p> <p>The development location benefits from a range of natural features including intervening landform, woodlands and tree cover, which help to screen the site. In addition, a soil bund will be constructed on the northern boundary of the site which will provide additional screening.</p> <p>Significant effects on the views of local residents will be limited. This is due to the short term and temporary nature of the proposals. In addition much of the area is interrupted with intervening landform, woodland and tree cover. Following removal of the drilling rig no further impacts on the landscape would occur.</p>

<p><i>The report concludes, that the development will accord with the guidance set out in PPS 7 (2004) 'Sustainable Development in Rural Area' and as a temporary and entirely reversible development it would not conflict with Beverley Borough Local Plan retained policy E10, concerning areas of High Landscape Value nor with other landscape policies that form part of the Development Plan.</i></p>	<p>The report concludes that the development will only result in short term effects and will not cause significant harm to the landscape or wider environment. Furthermore, as a temporary and entirely reversible development it would not conflict with Beverley Borough Local Plan retained policy E10, concerning areas of High Landscape Value nor with other landscape policies that form part of the Development Plan.</p>
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Traffic and Transport

Original Application	New Application
<p><i>As part of the site identification process, Rathlin considered a number of possible routes to access the development location. Some of the roads in the area are quite narrow, however, a number have undergone improvements and has been widened in recent years.</i></p> <p><i>Rathlin has identified that HGVs accessing the site are to travel from the A1079, along Killingwoldgraves Lane, Coppleflat Lane and then Walkington Heads before turning into the site. Due to the improvements along these roads and current vehicle usage, this route has been identified as acceptable for all HGV's</i></p> <p><i>The access track will be constructed from tarmac, to a distance of 10m from the public highway. This will ensure vehicles can drive safely onto the public highway and minimise any debris being carried onto the road. Signs will be positioned on the road outside of the site warning of HGV's turning in and out of the site.</i></p>	<p>As part of the site identification process, Rathlin considered a number of possible routes to access the development location. Some of the roads in the area are quite narrow, however, a number have undergone improvements and has been widened in recent years.</p> <p>Rathlin has identified that HGVs accessing the site are to travel from the A1079, along Killingwoldgraves Lane, Coppleflat Lane and then Walkington Heads before turning into the site. Due to the improvements along these roads and current vehicle usage, this route has been identified as acceptable for all HGV's The access track will be constructed from tarmac, to a distance of 23m from the public highway. This will ensure vehicles can drive safely onto the public highway and minimise any debris being carried onto the road. Signs will be positioned on the road outside of the site warning of HGV's turning in and out of the site.</p>

Archaeology

Original Application	New Application
<p><i>An archaeological survey was commissioned by Rathlin, to assess the potential for archaeological remains on the proposed development site. A copy of the report is included in Appendix 8. A geophysical survey by magnetometer was completed by archaeologists on 9th August 2011.</i></p> <p><i>The survey found an area of varying magnetic response in the north half of the survey area, which is considered to reflect colluvium or soil creep, associated with the ground sloping downwards into a small dry valley to the north.</i></p> <p><i>The survey also identified a linear anomaly running across the site, which is considered most likely to be a series of probable track ways. These are known to exist in the surrounding landscape and are believed to be of later prehistoric or Romano-British date. The survey did not identify any other anomalies likely to reflect human activity on the site.</i></p> <p><i>As the survey identified archaeological activity and following discussions with Humber Archaeological Partnership, Rathlin is offering to complete a full top soil strip of the site should planning permission be granted.</i></p>	<p>An archaeological survey was commissioned by Rathlin, to assess the potential for archaeological remains on the proposed development site. A copy of the report is included in Appendix 8. A geophysical survey by magnetometer was completed by archaeologists on 9th May 2012.</p> <p>The survey found an area of varying magnetic response along the east half of the survey area, which is considered to relate to the current field boundary. The ephemeral linear positive magnetic anomalies may represent former field boundaries or ditches. These are un-dated but pre-date the existing system of field divisions. The positive magnetic anomalies in the north-west corner are also likely to relate to anthropogenic activity.</p> <p>As the survey identified the potential for archaeology and following discussions with Humber Archaeology Partnership, Rathlin is offering to monitor the site strip during construction, should planning permission be granted. Any finds will be mapped and recorded.</p>

Groundwater and drainage

Original Application	New Application
<p><i>Following a review of the Environment Agency flood map, it has been determined that the site is located in an area of low risk of flooding. In addition, the site is less than 1 hectare in size; therefore a flood assessment has not been carried out.</i></p> <p><i>Rathlin has reviewed the location of Groundwater Source Protection Zones. The site is located within a catchment area for a chalk aquifer. Discussions have been held with the Environment Agency, to ensure that suitable measures are taken to protect the aquifer. As previously discussed, the initial section will be drilled to a depth of approximately 1000m with water based mud, thereby protecting the aquifer. This section will be subsequently cased and cemented to ensure the protection of the aquifer.</i></p> <p><i>In addition, ground water is protected by the use of an impermeable membrane, which prevents liquids from penetrating into the soils. Any surface water falling on the site will be directed to the perimeter ditches for subsequent disposal by a licenced waste carrier. In addition, spill kits, designed for all materials and substances used on site will be available on site to deal with any emergencies that could arise.</i></p> <p><i>Taking into consideration the information set out above and the measures proposed by Rathlin, it can be concluded that there will be no impacts on groundwater and any surface water will be suitably managed.</i></p>	<p>To support the application, a Hydrogeological Risk Assessment (HRA) has been produced by an independent consultancy.</p> <p>A review was made of the Environment Agency flood maps, which determined that the site is located in an area of low risk of flooding. In addition, the site is less than 1 hectare in size; therefore a flood assessment has not been carried out.</p> <p>The site is overlain by a chalk aquifer, which is designated as a principal aquifer and provides water to Hull and the surrounding area. Possible risks to the aquifer have been identified through the drilling activities, however the likelihood of impact is considered low. The drilling method proposes to isolate the aquifer before any subsequent sections are drilled. Water based drilling fluids will be used through any aquifers.</p> <p>Once the well has been drilled and all the casing run, it is considered that there is sufficient protection from any fluids from other formations contaminating the chalk. All cement seals will be tested throughout the operations.</p> <p>The potential risk to groundwater at surface is considered low due to the mitigation incorporated into the proposals. These are discussed in greater detail below.</p>

PS explained that, as has been mentioned earlier in the meeting, that the new planning application is virtually identical to the original submission. He explained that the statutory consultees, including the Environment Agency, Natural England and Yorkshire Water had not been consulted as part of the pre-application work due to the proximity of the new location to the original site. Previous comments could therefore be carried across as they still remained relevant. He explained that further consultations would take place between the relevant agencies and East Riding of Yorkshire Council's planning department as part of the planning process.

5. Members' Discussion

It was agreed that ST would put some words together on behalf of the liaison committee and that these would be submitted to the editors responsible for producing and delivering community newsletters in Walkington and Bishop Burton. This would help ensure that the wider community is up-to-date with what is happening on the project. Additionally, it was agreed that ST would be responsible for producing media statements on behalf of the committee and that he would circulate them for comment wherever possible (where time permitted). The committee stressed the importance of making sure that only accurate information about the project be published and it was agreed that this would approach add value.

Following a detailed discussion about the merits or otherwise of holding a further public meeting about the new application, it was agreed that because there were minimal changes compared with the first application that further exhibitions would not be needed.

6. AOB.

No other matters were raised

7. Date and time of the next meeting:

The next meeting will take place at 7pm on Tuesday 07 August 2012 at Bishop Burton Village Hall.

DO agreed to check and confirm the Hall's availability.