

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011**

APPLICATION REF. NO.: 1/15/01498/CDM

APPLICANT: Island Gas Limited

DEVELOPMENT: To develop a hydrocarbon wellsite and drill up to two exploratory hydrocarbon wells (one vertically and one horizontally) by use of a drilling rig together with associated ancillary works. The proposed development will be carried out in four phases: Phase 1 - wellsite construction; Phase 2 - drilling of up to two exploratory wells for hydrocarbons including potential shale gas (the first one vertical and the second one horizontal); Phase 3 - suspension of wells and assessment of drilling results; Phase 4 - site decommissioning, well abandonment and restoration.

LOCATION: Land off Springs Road, Misson

Following consideration of an application for the above development as shown on the submitted plans, NOTTINGHAMSHIRE COUNTY COUNCIL, in pursuance of their powers under the above Act, hereby

GRANT PLANNING PERMISSION

for the development in accordance with the application, subject to compliance with the attached conditions and for the following reasons.

Failure to comply with the terms of this permission may render the development unlawful.

Date of decision 24th May 2017

Authorised to sign on behalf of the County Council

Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against the local planning authority's decision then you must do so within six months of the date of this notice

Appeals can be made online at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

NOTE: THIS PERMISSION REFERS ONLY TO THAT REQUIRED UNDER THE TOWN AND COUNTRY PLANNING ACTS AND DOES NOT INCLUDE ANY CONSENT OR APPROVAL UNDER ANY OTHER ENACTMENT, BYLAW, ORDER OR REGULATION.

STATEMENT OF THE MAIN REASONS AND CONSIDERATIONS ON WHICH THE DECISION IS BASED

The decision notice read as a whole meets the requirements of Regulation 24(1) (c) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). With respect to Parts (ii) and (iii):

The proposed development is a hydrocarbon well site for the drilling of up to two exploratory hydrocarbon wells, the first vertical and the second horizontal. Planning permission is sought for a temporary period of three years.

The County Council has received substantial objection to the proposed development. At the time of writing a total of 2,630 representations have been received, with 2,624 objecting to the proposed development and 6 in support. In addition, there has been a petition objecting to the proposal with 363 signatures. In addition the results of a survey commissioned by Misson Parish Council identified that of 396 residents surveyed, 87% of people against the application, 4% in favour and 9% undecided. In addition, a number of local and national groups have objected to the proposal, and two have written in support. All representations have been taken into account in coming to the recommendation.

Policy M5.1 (Mineral Exploration) of the Nottinghamshire Minerals Local Plan (MLP) is the key policy against which the development is assessed. The policy states that mineral exploration will be permitted subject to satisfactory environmental, amenity and reclamation safeguards. Policy DM18 (Mineral Exploration) of the new Nottinghamshire Minerals Local Plan submission draft (nMLP) reiterates this position. In addition Policy MP12 (Hydrocarbon Minerals) of the Nottinghamshire nMLP supports hydrocarbon exploration where impacts on the environment or residential amenity are not unacceptable. The safeguards in place have been assessed as sufficient and the impacts would not be unacceptable, as such the proposed development is in accordance with these policies.

In addition to the support provided in the development plan the National Planning Policy Framework (NPPF) gives great weight to the benefits of mineral extraction, including to the economy. In addition, Planning Practice Guidance (PPG) identifies a pressing need to establish, through exploratory drilling, whether or not there are sufficient recoverable quantities of unconventional hydrocarbons, such as shale gas, present to facilitate economically viable full scale production.

Policy M5.2 (Deep Boreholes in Sensitive Areas) of the Nottinghamshire MLP relates to exploratory deep boreholes located in environmentally sensitive areas. Whilst near to, the proposal is not in an environmentally sensitive area. The development is not contrary to Policy M5.2.

The proposal would not use an unnecessary amount of mineral. There would be environmental impacts associated with the development, however, these have been assessed as being acceptable. The proposed development would involve mitigation measures to ensure sensitive working and the site would be restored to its pre-development state. The development would have an impact on nature conservation areas, however, mitigation would be put in place to minimise the impact. Working practices and restoration of the site would protect cultural heritage and there would be no unnecessary sterilisation of mineral resources. As such, the development would be

in accordance with the sustainable development objectives of Policy M2.1 (Sustainable Development Objectives) of the MLP.

Sufficient information has been submitted to enable the MPA to come to a balanced assessment of all relevant factors, in line with Policy M3.1 (Information in Support of Planning Applications) of the MLP.

The proposed development would not unduly affect any other underground mineral resources within the County and is therefore in accordance with Policy M13.6 (Boreholes – Conflicts with other Underground Minerals) of the MLP.

Policy DM1 (Economic Development in the Countryside) of the Bassetlaw Core Strategy (BCS) relates to economic development in the countryside and Policy DM3 (General Development in the Countryside) of the BCS relates to general development in the countryside. The proposal development meets the relevant criteria for both policies.

The proposed development would be on an existing employment site and is deemed to be economic development. As such, it is in accordance with this aspect of Policy DM7 (Securing Economic Development) of the BCS.

Traffic associated with the proposed development would not have an unacceptable impact on the surrounding highways network and measures would be put in place to prevent traffic from using unacceptable routes. In addition mitigation measures through the use of conditions would control mud and deleterious material from contaminating the highway. Given the absence of mineral extraction there is little opportunity for bulk transport of minerals using non-road methods. The proposed development is in accordance with Policies M3.12 (Highways Safety and Protection), M3.13 (Vehicular Movements), M3.14 (Vehicular Routing) and M3.15 (Bulk Transport of Minerals) of the Nottinghamshire MLP; and Policies DM9 (Highways Safety and Vehicle Movements/Routeing) of the nMLP.

In addition to the above, the NPPF makes it clear that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe. The cumulative transport impacts of the development are not severe.

In order to ensure that vehicles would not use unapproved routes a Section 106 legal agreement would be used to secure a routeing agreement. In addition, a pre-condition survey would be secured through the use of a Section 106 legal agreement to ensure that any highway damage is made good. This approach is in accordance with Policy M3.14 (Vehicular Routeing) of the Nottinghamshire MLP and DM11 (Planning Obligations) of the nMLP.

There would be a degree of harm to heritage assets, specifically the setting of Newlands Farm for a temporary period, however, due to its temporary nature it would not be categorised as substantial in line with the NPPF. The NPPF requires any harm to designated heritage assets to have clear and convincing justification. In this case, the justification is great weight given to mineral extraction in the NPPF and the “pressing need” to establish whether or not there are sufficient recoverable quantities of unconventional hydrocarbons as set out in the PPG.

Whilst the harm to the setting of a heritage asset is noted, in light of the above the proposed development would not be unacceptable and is in accordance with Policies M3.24 (Archaeology), M3.25 (Listed Buildings, Conservation Areas, Historic Battlefields,

and Historic Parks and Gardens) of the Nottinghamshire MLP; and Policy DM6 (Historic Environment) of the nMLP.

Policy DM8 (The Historic Environment) of the BCS identifies a presumption against development that would be detrimental to the significance of a heritage asset. The proposal is in conflict with this policy by way of impact on the setting of a heritage asset. However, this policy does not allow for a balancing of significance versus harm or for the consideration of a clear and convincing justification, in line with paragraph 132 of the NPPF. As such, reduced weight is attributed to this policy in line with the guidance set out in paragraph 215 of the NPPF.

Policy M3.5 (Noise) of the Nottinghamshire MLP states that development will only be granted where noise emissions outside of the boundary of the mineral workings do not exceed acceptable levels; and recommends the use of conditions. Policy DM1 (Protecting Local Amenity) of the nMLP supports minerals development where it can be demonstrated that adverse impacts on amenity, including noise, can be avoided and/or adequately mitigated. In light of the above, subject to conditions, the proposed development meets all the relevant noise thresholds and is in accordance with Policy M3.5 in the Nottinghamshire MLP and DM1 in the Nottinghamshire nMLP.

The PPG sets out specific noise criteria for minerals operations. With full mitigation the proposed development would generate noise levels below the applicable noise thresholds at all of the receptors.

There are no policies in the development plan specifically in relation to vibration (other than for blasting). The proposed development does not involve blasting and there would be no perceptible vibration from drilling activities. It is noted that large volumes of HGV traffic can have an adverse impact in terms of vibration. However, the proposed development would result in an average of 36 HGV movements, at its peak, over a 12 hour working day, or one every 20 minutes. These levels of traffic would not result in unacceptable adverse vibration.

There would be a degree of visual impact from lighting, particularly during Phase 2 drilling operations. However, the light levels reaching residential properties would be secured by condition to ensure they are within acceptable levels. The development would be in accordance with the lighting aspect of Policy DM1 (Protecting Local Amenity) of the nMLP.

The substantial drill rig would have a visual impact (including from lighting), however, given its relatively short duration of nine months, the impact is not considered to be unacceptable and is in accordance with Policy M3.3 (Visual Intrusion) of the Nottinghamshire MLP. Given the nature of the drill rig, little can be done to screen the taller elements of the development. As such, additional screening and landscaping mitigation is not deemed necessary in line with Policy M3.4 (Screening) of the Nottinghamshire MLP.

Impact on landscape character has been considered against Policies M3.22 (Landscape Character) of the Nottinghamshire MLP and DM1 (Protecting Local Amenity) of the Nottinghamshire nMLP. In this case the temporary nature of the development is an ameliorative measure which reduces the impact to an acceptable level. In addition, temporary and reversible nature of the development means that it is not contrary to the landscape element of Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities) of the BCS.

With regard to available alternatives it has to be recognised that wherever a development such as this is located there would almost certainly be landscape impacts as a result of the height of the drill rig. In addition, the need for the proposed development and its temporary nature are factors which allow the development to meet Policy DM5 (Landscape Character) of the Nottinghamshire nMLP.

The proposed development site is not valuable in terms of habitat and the development would not have an unacceptable impact on protected species or regionally or locally designated ecological sites, although a temporary impact on the Misson Training Area LWS is noted. As such, the development is in accordance with Policy M3.20 (Regional and Local Designated Sites) of the Nottinghamshire MLP; and the relevant part of DM4 (Protection and Enhancement of Biodiversity and Geodiversity) of the nMLP.

Subject to conditions the impacts on designated ecological sites in relation to noise, lighting, hydrology and hydrogeology would be acceptable.

The proposed development would have a temporary significant effect on the Misson Training Area SSSI as a result of air emissions from traffic and plant equipment. There is also likely to be some noise impact on the edge of the SSSI, although this is assessed as unlikely to affect its overall integrity. The NPPF states that development should not normally be permitted if likely to have an adverse effect on a SSSI. However, an exception can be made in cases where the benefits of the development, at this location, clearly outweigh the impacts on the SSSI. In this case, whilst there would be a temporary significant effect, it is judged unlikely to have a permanent damaging effect on the notified features of the SSSI and Natural England has not raised an objection. To be weighed against this are the site-specific benefits of developing the site for the proposal, which include the use of previously developed existing commercial land, effective screening, an existing access and rock quality. These site-specific benefits are considered to outweigh clearly the temporary significant effect on the Misson Training Area SSSI. As such, the development is considered to be in accordance with the requirements of the NPPF.

Policy M3.19 of the Nottinghamshire MLP takes a similar approach to the NPPF requiring the reasons for the development to be weighed against the harm to the SSSI. The Policy also provides scope for mitigation to be taken into account. Noting the temporary nature of the development, the benefits of the development are considered to outweigh the harm to the SSSI.

Part B of Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities) of the BCS looks to protect SSSI. Where development would result in adverse impacts on features of recognised importance the Policy requires alternative scheme designs to minimise impacts before the use of mitigation is considered. Policy DM4 of the Nottinghamshire nMLP takes a similar approach that as well as the benefits of the development outweighing the importance of the site, it has to be demonstrated that no suitable alternatives exist. It is judged that there are likely to be other 'reasonably available' sites and therefore, the proposed development does not accord with policies DM9 of the BCS and DM4 of the Nottinghamshire nMLP.

The proposed development would not have an unacceptable risk to ground water or surface water flows, levels or quality. The development is in accordance with Policies M3.8 (Water Environment) of the Nottinghamshire MLP and the relevant section of DM2 (Water Environment and Flood Risk) of the nMLP.

The proposed development would not cause an unacceptable impact on flood flows and flood storage capacity, or on the integrity or function of flood defences and local land drainage systems. It is therefore in accordance with Policy M3.9 (Flooding) of the MLP. In addition, the development would have no material increase in flood risks to communities; flood risk reduction measures would be incorporated in the design of the development; and the use of Sustainable Drainage Systems is not relevant to this proposal given the need for a sealed drainage system. As such, the development meets the relevant requirements of Policy DM2 (Water Resources and Flood Risk) of the nMLP.

Having reviewed the assessment of alternatives it is the view of the MPA that there are other 'reasonably available' sites that are at lower flood risk than the proposed development site. The development does not pass the Sequential Test. As such, the development is contrary to Policy DM12 (Flood Risk, Sewerage and Drainage) of the BCS and SP4 (Climate Change) of the nMLP.

The NPPF is clear that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. However, it has also been assessed that the development would not cause a risk of flooding elsewhere and sufficient measures are in place to protect the well site. Noting that the PPG highlights that ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe and not lead to increased flood risk elsewhere, the MPA can conclude that this would be the case. This is a material consideration which needs to be weighed against the Sequential Test not being passed.

It is recognised that the site has military history and there is a risk from Unexploded Ordnance. The developer has considered the level of risk and recommended mitigation measures which include pre-construction and during construction surveying. This has been assessed as appropriate and is in accordance with Paragraph 121 of the NPPF. Notwithstanding this, ultimately the responsibility for safe development rests with the landowner and/or developer as set out in Paragraph 120 of the NPPF.

Subject to the implementation of the dust management plan the proposed development would not result in unacceptable impacts. Paragraph 144 of the NPPF also recommends that unavoidable dust and particle emissions are controlled, mitigated or removed at source. The implementation of the dust management plan would assist with meeting this requirement. Emission impacts associated with vehicles, plant and equipment have been assessed as acceptable. The development is in accordance with Policy M3.7 (Dust) of the Nottinghamshire MLP; and Policy DM1 (Protecting Local Amenity) of the nMLP.

The development would not result in any direct impact on public rights of way and therefore Policy M3.26 (Public Access) of the Nottinghamshire MLP does not apply. Policy DM13 (Sustainable Transport) of the BCS expects development proposals to provide linkages or develop new footways, cycle paths and bridleways, however, this policy is not considered relevant. Paragraph 75 of the NPPF states that planning policies should protect and enhance public rights of way and access. Policy DM7 of the nMLP supports proposals where it can be demonstrated that there would not be an unacceptable impact on the existing rights of way network. There would be no direct impact on any rights of way. There would be minor adverse visual impact, and in one location moderate adverse visual impact, however, such impacts would be temporary and are not considered to be unacceptable.

The proposed development is not judged to have a significant adverse socio-economic impact. There may be some impact on leisure and tourism arising from visual impact but it is not considered significant and would be temporary. There would be no actual material impacts on business operations from the development, and whilst there may be impacts arising from perception this is not quantifiable and specific evidence has not been provided. There would be some job creation and there may be some economic benefit to local business through supply chain spend and from the presence of workers, although this spend is unlikely to be significant and would be for a temporary period. Nevertheless, the NPPF is clear that great weight should be given to this.

The proposed development has been assessed to be in accordance with the public health aspects of relevant policies and the NPPF.

The specific contribution of climate change emissions has not been assessed, however, it is judged that emissions would be limited primarily to those from vehicles and drilling equipment which are considered to be generally small. There would be no emissions relating to well testing. This position is supported by Committee on Climate Change document on 'The compatibility of the UK onshore petroleum with meeting the UK's carbon budgets'. As such, the proposal is not considered to run contrary to the NPPF and the environmental role that planning plays, as set out in Paragraph 7.

There are other potential developments in the surrounding area with which cumulative impacts are possible, however, such impacts would not be significant. As such, the development is in accordance with Policy M3.27 (Cumulative Impacts) of the Nottinghamshire MLP and Policy DM8 (Cumulative Impact) of the Nottinghamshire nMLP.

Following completion of the development the site would be restored back to its original condition, in line with Policy M13.7 of the MLP and paragraph 144 of the NPPF.

In light of the above, there is support for the principle of exploratory drilling in the Nottinghamshire Minerals Local Plan and emerging Nottinghamshire Minerals Local Plan. There is also considerable support for the development from the National Planning Policy Framework and Planning Practice Guidance.

Consideration has been given to impacts relating to traffic and transport; heritage; noise; lighting; landscape and character; ground and surface water; contamination; unexploded ordnance; air quality; rights of way; socio-economic impacts; public health; climate change and cumulative impacts. All have been assessed as being acceptable, or as not being significant and outweighed by the great weight and support that is given to this type of development.

Notwithstanding the above, a temporary significant effect as a result of air emissions from traffic and plant equipment on the Misson Training Area SSSI has been identified. Normally, the NPPF requires planning permission to be refused in such circumstances. However, the NPPF allows an exception to be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.

There are other reasonably available sites which, if developed as proposed, would likely have less of an impact on the SSSI. This weighs against the proposed development. However, the temporary significant effect is unlikely to cause any permanent damaging effect to the Misson Training Area SSSI and Natural England, the body responsible for

protecting statutorily designated sites, has recommended conditions to ensure no long-term impact. This significantly reduces the weight that is attributed to the impact on the SSSI.

When balancing the fact that there would be no long-term impact on the SSSI against the benefits of the development at the site, those benefits are considered to outweigh clearly the temporary significant effect on the SSSI. Accordingly, the MPA does not consider the temporary impact on the Misson Springs SSSI to be a reason for refusal.

It is the view of the MPA that there are other 'reasonably available' sites with a lower flood risk than the site subject to this application. As such, the proposed development does not pass the sequential test and, in line with the NPPF, should not be permitted. Balanced against this is a conclusion that the development has sufficient measures in place to protect the well site and it would not cause any measurable flood risk elsewhere.

The Planning Practice Guidance sets out that in applying the Sequential Test to individual planning applications, ultimately the local planning authority has to be satisfied in all cases that the proposed development would be safe and not lead to increased flood risk elsewhere. The MPA has come to this conclusion, and that is a significant material consideration which weighs against the fact that the Sequential Test has not been passed. Overall, the MPA does not consider the fact that the Sequential Test has not been passed to be a reason for refusal when it is satisfied that the proposed development would be safe and not lead to increased flood risk elsewhere.

In line with the above, the proposed development is predominantly in accordance with the Development Plan, which has to be read as a whole. There are certain policies, or elements of policies, which the proposed development is not in accordance with, however, there are material considerations which mean that a decision other than in accordance with the policies should be made. Therefore, subject to the conditions set out in Appendix 1, which would ensure that major adverse effects are avoided, reduced and offset, it is recommended that planning permission is granted.

This application was accompanied by an **ENVIRONMENT IMPACT ASSESSMENT**. In accordance with Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 the Authority hereby states that before granting planning permission they have first taken into consideration the environmental information as defined in Regulation 2 of the same regulations.

STATEMENT OF POSITIVE AND PROACTIVE ENGAGEMENT

In determining this application the Minerals Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussions; scoping the application; and encouraging pre-application community engagement which the applicant acceded to by setting up and facilitating a Community Liaison Group; distributing letters; creating a dedicated website; undertaking public exhibitions and corresponding with County and Parish Councillors, MPs and MEPs, community and business groups, and statutory consultees. The proposals and the content of the Environmental Statement have been assessed against relevant Development Plan policies, the National Planning Policy Framework and Planning Practice Guidance and European Regulations. The Minerals Planning Authority has identified all material considerations; forwarded consultation responses that may have been received in a

timely manner; considered any valid representations received; liaised with consultees to resolve issues and progressed towards a timely determination of the application. Issues of concern have been raised with the applicant, such as impacts in relation to flood risk and site selection, ecology, noise, air quality, traffic, landscape and visual impact and unexploded ordnance and have been addressed through negotiation and the submission of further information. The applicant has been given advance sight of the draft planning conditions and the Minerals Planning Authority has also engaged positively in discussing the preparation of the draft s106 Agreement. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

SCHEDULE OF CONDITIONS AND REASONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Mineral Planning Authority (MPA) shall be notified in writing at least 7 days, but not more than 14 days, prior to all of the following:
 - a) Commencement of development/site mobilisation;
 - b) Commencement of Phase 1 (construction);
 - c) Completion of Phase 1 (construction);
 - d) Commencement of Phase 2 (drilling);
 - e) Completion of Phase 2 (drilling);
 - f) Commencement of Phase 3 (evaluation);
 - g) Completion of Phase 3 (evaluation);
 - h) Commencement of Phase 4 (restoration);
 - i) Completion of Phase 4 (restoration).

Reason: Notification is required prior to commencement to assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

Permission

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans:
 - a. Drawing 2 titled 'Site Location Plan' – received by the MPA on 28 October 2015;
 - b. Drawing 3 titled 'Site Plan' – received by the MPA on 28 October 2015;
 - c. Drawing 4 titled 'Existing Site Layout Plan & Topographic Survey' – received by the MPA on 28 October 2015;

APPLICATION REF NO. 1/15/01498/CDM

- d. Drawing 5 titled 'Existing Site Elevations & Sections' – received by the MPA on 28 October 2015;
- e. Drawing 6 titled 'Existing Site Entrances and Sightlines' – received by the MPA on 28 October 2015;
- f. Drawing 7 titled 'Proposed Site Layout – Phase 1' – received by the MPA on 28 October 2015;
- g. Drawing 8 titled 'Proposed Elevations & Sections – Phase 1' – received by the MPA on 28 October 2015;
- h. Drawing 9 titled 'Proposed Site Fencing Plan' – received by the MPA on 28 October 2015;
- i. Drawing 10 titled 'Proposed Site Drainage Layout' – received by the MPA on 28 October 2015;
- j. Drawing 11 titled 'Indicative Site Layout – Phase 2' – received by the MPA on 28 October 2015;
- k. Drawing 12 titled 'Indicative Site Elevations & Sections – Phase 2' – received by the MPA on 28 October 2015;
- l. Drawing 13 titled 'Acoustic Screening Options Layout – Phase 2' – received by the MPA on 28 October 2015;
- m. Drawing 14 titled 'Acoustic Screening Options Elevations & Sections' – received by the MPA on 28 October 2015;
- n. Drawing 15 titled 'Indicative Lighting Positions Layout' – received by the MPA on 28 October 2015;
- o. Drawing 16 titled 'Proposed Site Layout – Phase 3' – received by the MPA on 28 October 2015;
- p. Drawing 17 titled 'Proposed Elevations and Sections – Phase 3' – received by the MPA on 28 October 2015;
- q. Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015;
- r. Drawing 18 titled 'Proposed Site Elevations and Sections – Phase 4' – received by the MPA on 28 October 2015;
- s. Drawing No. 4178 C 07 Rev B titled 'Cellar Details' – received by the MPA on 26 April 2016;
- t. Planning Application Forms – received by the MPA on 28 October 2015;
- u. Volume 2: Supporting Statement – received by the MPA on 28 October 2015;
- v. Volume 3: Environmental Statement – received by the MPA on 28 October 2015;
- w. Volume 4: Technical Appendices – received by the MPA on 28 October 2015;
- x. Volume 5: Non-Technical Summary – received by the MPA on 28 October 2015;
- y. Submission of Supplementary Information Under Regulation 22 – received by the MPA on 26 April 2016;

- z. Submission of Supplementary Information Requested by Nottinghamshire County Council under Regulation 22 – received by the MPA on 5th July 2016.

Reason: For the avoidance of doubt as to the development that is permitted.

Duration of Operations and Site Restoration

4. This permission shall be for a temporary period only expiring three years following the date of commencement, as notified under Condition 2 a) above.

Reason: To define the duration of the permission.

5. On or before the expiration of the temporary period, as detailed in Condition 4 above, all construction, drilling or evaluation works authorised by this permission shall cease. Thereafter the site shall be cleared of all plant, buildings, machinery and equipment within one month of the cessation of use. The site shall be restored to its original state as shown on Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015. Restoration of the site shall be undertaken in accordance with the details set out within paragraphs 4.5.4 – 4.5.7 of the Environmental Statement: Volume 3 dated October 2015 and shall be completed within six months of the commencement of Phase 4.

Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire Minerals Local Plan (MLP).

6. In the event that construction, drilling or evaluation works cease for a period in excess of 3 months before the expiry of the temporary permission (the date of completion of each phase being notified to the MPA under Condition 2) then, upon written request from the MPA, the site shall be cleared of all plant, buildings, machinery and equipment within one month of the written request. The site shall be restored to its original state as shown on Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015. Restoration of the site shall be undertaken in accordance with the details set out within paragraphs 4.5.4 – 4.5.7 of the Environmental Statement: Volume 3 dated October 2015 and shall be completed within six months.

Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire Minerals Local Plan (MLP).

7. Drilling activity associated with Phase 2 shall not exceed 9 months in total. The operator shall keep daily records of drilling activity and such records shall be supplied to the MPA within two weeks of a request from the MPA.

Reason: To minimise emissions impact on Misson Training Area SSSI, in accordance with Policy M3.19 (Sites of Special Scientific Interest) of the Nottinghamshire MLP.

Drill Rig Details

8. Prior to the commencement of Phase 2 (drilling) details of the drill rig to be used shall be submitted to and approved in writing by the MPA. The details shall include identification of the drill rig to be used and plans showing the drill rig layout and elevations.

Reason: To ensure that the drill rig characteristics are in line with those assessed in the planning application.

Traffic and Transportation

9. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence) all HGV movements for all Phases shall only take place between 07:00 and 19:00 Monday to Friday and 07:00 to 13:00 on Saturdays (with the exception of abnormal loads approved by the MPA under Condition 11). No HGV movements shall take place on Sundays, Public or Bank Holidays.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

10. No development shall take place until details of the measures which shall be employed throughout the life of the development to prevent the deposit of mud, clay and other deleterious materials upon the public highway have been submitted to and approved in writing by the MPA. Such measures shall include the following as appropriate:

- a. Sweeping and cleaning of internal access and haul roads;
- b. Provision and use of wheel-cleaning facilities;
- c. Provision and use of lorry sheeting bays;
- d. Provision of wheel cleaning facilities;
- e. Any other facilities as may be deemed necessary;
- f. A timetable for providing the above.

The measures to be employed shall be provided in accordance with the approved timetable and thereafter shall be maintained and used as approved throughout the operational life of the site. In the event that the approved measures do not adequately prevent the deposit of mud, clay and other deleterious materials upon the public highway, then within one week of a written request from the MPA, a scheme including revised and additional measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the MPA for its approval in writing. The additional measures to protect the surrounding roads shall be implemented within a timetable to be agreed in writing by the MPA and thereafter maintained and used at all times.

Reason: Details are required prior to the commencement to ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious

material is carried onto the public highway in accordance with Policy M3.12 (Highways Safety and Protection) of the Nottinghamshire MLP.

11. No development shall take place until a Traffic Management Scheme (TMS) to detail how the applicant will manage vehicles and drivers has been submitted to and approved in writing by the MPA. The TMS shall include details of the following for all Phases of the development:

- a) Abnormal loads including types, numbers, timings and traffic management measures including rail possession and police escort measures as appropriate;
- b) The distribution of average HGV movements throughout the day;
- c) Measures to ensure that abnormal loads and HGVs do not encroach upon highway verges.

The development shall be undertaken in accordance with details contained within the approved TMS for the life of the development.

Reason: Details are required prior to the commencement of development to ensure that vehicular movements can be satisfactorily accommodated by the highway network, would minimise wide vehicle conflict and would not cause unacceptable impact upon amenity, in line with Policy M3.13 (Vehicular Movements) of the Nottinghamshire MLP.

12. The number of HGV movements (including abnormal loads) in connections with the development hereby permitted shall not exceed 60 per day (30 in and 30 out) nor 198 movements (99 in and 99 out) over any 7 day period. The operator shall keep daily records of all HGV movements to and from the site and such records shall be supplied to the MPA in writing within two weeks of a written request for such records being made.

Reason: To enable the MPA to control the development and minimise its impacts on the highway network and amenities of the local area in accordance with Policy M3.13 of the MLP.

Lighting

13. Prior to the commencement of Phase 2 (drilling) a detailed lighting scheme design for Phase 2 shall be submitted to, and approved in writing by, the MPA. The detailed scheme shall demonstrate that:

- a) Light trespass from the proposed development, at all human receptor locations, as identified at Annex E1 of Volume 4 Technical Appendices, is less than 1 Lux;
- b) Light intensity criterion from the proposed development, at all human receptors, does not exceed 500 cd;
- c) Upward lighting ratio from the proposed development does not exceed 2.5%;
- d) Light trespass from the proposed development, at the Misson Training Area SSSI, does not exceed 0.1 Lux;
- e) All lighting is angled downwards and suitably shielded to ensure that it does not result in glare or dazzle to users of the public highway;

- f) Light trespass from the proposed development, at the wooded shelter belts immediately to the north and east shall not exceed the Lux levels shown on drawing 15a titled 'Indicative lighting positions layout phase 2 – with lighting contours' – received by the MPA on 26 April 2016.

The development shall be undertaken in accordance with lighting scheme design for the duration of Phase 2.

Reason: In the interests of protecting residential amenity, highway safety and sensitive habitats and species, and in accordance with Policies M3.3 (Visual Intrusion), M3.12 and M3.19 (Sites of Special Scientific Interest) of the MLP.

Noise

14. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence) the development hereby permitted shall only take place between the hours specified below:

Operations	Monday to Friday	Saturday	Sundays, Public and Bank Holidays
Phases 1, 3 and 4	07:00 – 19:00	07:00 – 13:00	Not at all
Phase 2 (drilling)	24 hours	24 hours	24 hours

Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.

15. No development shall take place in Phase 2 (drilling) until details of the drill rig noise mitigation and timings of its implementation have been submitted to, and approved in writing by, the MPA. The noise mitigation shall ensure that night time (22:00-07:00) noise levels, during Phase 2 of the development, do not exceed 42dB L_{Aeq, 1hr} at any occupied residential receptor and that daytime and evening (07:00-22:00) do not exceed 55dB L_{Aeq, 1hr} at any residential receptor. The submitted information shall include all calculations and noise modelling to justify the plant selection and mitigation strategy. The acoustic mitigation strategy shall be implemented in accordance with the agreed details and timetable throughout Phase 2 (drilling) operations.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

16. Throughout the first full week of drilling operations noise monitoring shall take place at the nearest occupied residential receptor, or at an alternative location approved in writing by the MPA, to ensure that noise levels comply with the night time (22:00-07:00) criterion of 42dB L_{Aeq, 1hr} and the day and evening time (07:00-22:00) criterion of 55 dB L_{Aeq, 1hr}. The precise location and methodology shall be submitted to, and approved in writing by, the MPA before the commencement of Phase 2. The results of the monitoring shall be submitted to the MPA within 1 week of the monitoring taking place.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

17. In the event of the MPA receiving a justifiable noise complaint, within 1 week of a written request from the MPA, a noise survey shall be undertaken to confirm that noise from the drilling operations comply with the NPPF day time (07:00 – 22:00) criteria of 55dB L_{Aeq, 1hr} and the night time criteria (22:00-07:00hrs) of 42dB L_{Aeq, 1hr}. The location and methodology should be agreed in advance with the MPA and the results submitted to the MPA within 1 week of the monitoring taking place.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.

18. During Phase 2 (drilling) noise level resulting from the proposed development shall not exceed 42dB L_{Aeq, 1hr} at Misson Training Area SSSI, with the exception of the areas highlighted in pink on Figures A1-A4 titled Springs Road Wellsite Noise – received by the MPA on 5 July 2016, where noise levels shall not exceed 44dB L_{Aeq, 1hr}.

Reason: To ensure noise impacts to the Misson Training Area SSSI are acceptable in line with Policy M3.19 of the MLP.

19. No development shall commence until a Noise Management Plan has been submitted to and approved in writing by the MPA. The Noise Management Plan shall details of:

- a) the steps to be taken to minimise noise impact of Phases 1, 3 and 4 at nearby receptors and demonstrate that the day and evening time (07:00-22:00) criteria of 55dB L_{Aeq, 1hr} is complied with and how this will be monitored.
- b) noise mitigation measures, including noise contour modelling, to ensure that the noise levels set out in Condition 18 are met. Should the noise mitigation involve acoustic screening full details of location, length, height and materials used shall be included;
- c) Noise modelling to demonstrate that the noise levels of the chosen rig, with associated mitigation, do not exceed the noise levels shown on Figures B1 – B4 of Appendix B of Volume 4: Technical Appendices, at the wooded shelter belts immediately to the north and east of the application site and Misson Springs Cottage.
- d) measures to monitor noise at the SSSI including monitoring locations and methodology and live noise levels to be recorded and relayed to the site where they shall be actively monitored, and in the event that the noise levels set out in Condition 18 are being exceeded, measures are implemented within 24 hours to ensure compliance with Condition 18 including, where necessary, the provision of additional noise mitigation measures or the cessation of operations on site;
- e) the use of broadband (white noise) reversing alarms for all HGV's under the operator's control.

The Noise Management Plan shall be implemented as approved.

Reason: Details are required prior to the commencement of the development in the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan, to minimise noise impact on bats, and to ensure noise impacts to the Misson Training Area SSSI are acceptable in line with Policy M3.19 of the MLP.

20. Misson Springs Cottage shall not be occupied for residential purposes throughout the lifetime of the development hereby permitted.

Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.

Ecology

21. Phase 1 (construction) and Phase 4 (restoration) operations shall not be undertaken during the bird breeding season (February to August inclusive), except when approved in writing by the MPA and in such circumstances that it can be demonstrated to the satisfaction of the MPA that noise impact on the Misson Training Area SSSI will not have an adverse impact on breeding birds in the SSSI.

Reason: To ensure that breeding birds, particularly Long-Eared Owl, are not adversely affected by the development and in accordance with Policy M3.19 (Sites of Special Scientific Interest) of the Nottinghamshire MLP.

22. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows shall not be undertaken during the months of February to August inclusive, except when an ecological appraisal undertaken by an appropriately qualified person has been submitted to, and approved in writing by, the MPA.

Reason: To ensure that breeding birds are not adversely affected by the development.

23. No development shall take place until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the MPA before any development commences. The CEMP shall incorporate amongst its measures:

- a) Details of a temporary protective fence to prevent accidental ingress into surrounding ecological habitats. The fencing shall be erected prior to the commencement of site construction works and shall be retained throughout the life of the development;
- b) A precautionary working method statement for reptiles based on the methodology set out in 14.6.5 of the Environmental Statement received by the MPA on 28 October 2015;
- c) Measures to ensure the protection of surface waters during construction and restoration. This shall include measures to prevent pollution risks from spillages and the preparation and implementation of an emergency spillage plan;
- d) Drainage arrangements for the site including measures for the discharge/disposal of potentially contaminated water;

- e) Appropriate containment of potential sources of pollution including the placing of them away from watercourses, drainage systems and surface water flows.

The measures contained within the approved CEMP shall be fully implemented for the life of the development.

Reason: Details are required to be submitted prior to the commencement of development to ensure that pollution risks are minimised throughout the life of the development in accordance with Policy M3.8 of the MLP.

24. No development shall take place in Phase 2 until an assessment of emissions from the drill rig and associated plant has been submitted to, and approved in writing by, the MPA. The assessment shall include a review of all practicable emission minimisation measures. The approved measures shall thereafter be implemented for the duration of Phase 2.

Reason: To minimise air quality impacts to the Misson Training Area SSSI in line with Policy M3.19 of the MLP.

25. No development shall take place until a scheme for the monitoring and management of air quality in Misson Training Area SSSI has been submitted to and approved in writing by the MPA. The approved scheme and reporting shall thereafter be carried out for the life of the development.

Reason: Details are required prior to the commencement of development to record air quality changes to the Misson Training Area SSSI in line with Policy M3.19 of the MLP.

26. No development shall take place until a scheme for the establishment of reptile habitat (e.g. refuge/brush piles, artificial hibernacula), its location and timing of provisions has been submitted to and approved in writing by the MPA. The scheme shall thereafter be implemented as approved.

Reason: For the benefit of reptiles in accordance with Policy M3.17 of the MLP. The scheme is required before the development begins to ensure that appropriate habitat is in place from construction commencement.

Dust

27. Dust shall be managed in accordance with the Dust Management Plan set out in Annex C2 of Volume 4 – Technical Appendices of the Environmental Statement – received by the MPA on 28 October 2016.

Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with Policy M3.7 of the Nottinghamshire Minerals Local Plan and to minimise potential adverse impacts to nearby ecological features.

Heritage

28. No development shall take place until details of the measures to be taken to ensure that the heritage significance of the former missile pads are protected during the

course of the development have been submitted to the MPA and approved in writing. The submission shall incorporate:

- a. A non-intrusive examination of the missile pads affected by the compound area including test excavations alongside each base to establish/confirm the depth of construction;
- b. The structural analysis of the missile bases and assessment of their capability for withstanding the loads resulting from the proposals;
- c. Based on the above survey work the submission of a scheme of protection that would ensure the development does not physically damage the missile bases;
- d. The methodology for the complete removal of the development after Phase 4.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the development does not harm the fabric of the identified non-designated heritage asset. The scheme is require before development begins to ensure appropriate protection of the heritage asset is in place for construction works.

Contamination

29. Within 2 months of the commencement of Phase 2 (drilling) a scheme shall be submitted to the MPA for its approval in writing which details the steps to be taken to confirm how following exploratory drilling works and the removal of the well cellar the area will be investigated to confirm that it is free from well drilling contamination, the scheme will confirm how the area will be validated as free from well drilling contamination by intrusive investigation and chemical testing and, the extent and nature of the validation procedure. The works to confirm the presence or otherwise of contamination shall be approved and a report of the investigation including the results of the chemical testing shall be submitted to the MPA for approval in writing. In the event that the report identifies that contamination remains present in the ground, the report shall incorporate additional steps to remediate ground contamination including supplementary testing and investigation which shall be agreed in writing by the MPA and thereafter the additional steps shall be implemented as approved.

Reason: To ensure the site is restored in an uncontaminated condition in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.

30. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to, and approved in writing by, the MPA. The strategy shall detail how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure the protection of site workers and controlled water including the Nottingham Castle Sandstone Principle Aquifer in accordance with Policy M3.8 of the MLP.

31. No development shall take place until an Unexploded Ordnance (UXO) method statement shall be submitted to and approved in writing by the MPA. The method statement shall include details of how all areas of excavation (well cellar and surface water storage tank) will be cleared for the presence of UXO prior to and during excavation, measures to prevent the risk of UXO being triggered by vibration and measures to be taken in the event that UXO is encountered. The development shall be undertaken in accordance with the approved method statement.

Reason: To ensure that risks from unexploded ordnance are understood and appropriately managed. This is required prior to commencement to ensure that appropriate risk reduction measures are in place before any development takes place.

32. No development shall take place until an asbestos method statement has been submitted to, and approved in writing by, the MPA. The method statement shall include details the how all areas of excavation (well cellar and surface water storage tank) will be cleared for the presence of asbestos prior to and during excavation. The development shall be undertaken in accordance with the approved method statement.

Reason: To ensure that risks from asbestos are understood and appropriately managed. This is required prior to commencement to ensure that appropriate risk reduction measures are in place before any development takes place.

33. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of the aggregate storage containers. All filling points, vents and site glasses must be located within the bund. There must be no drainage through the bund floor or drain.

Reason: To minimise the risk of contamination of controlled waters in accordance with Policy M3.8 of the MLP.

Flooding and Drainage

34. No development shall take place until a surface water drainage scheme for Phase 1 (construction) has been submitted to and approved in writing by the MPA. The scheme shall include details of how surface water will be collected and disposed of. The scheme shall thereafter be implemented as approved.

Reason: To prevent pollution to the drainage ditch network and ensure the protection of Misson Training Area SSSI in accordance with Policies M3.8 (Water Environment) and M3.19 of the MLP.

35. A scheme for the installation of the surface water drainage tank and surface water drainage associated with Phase 2 (drilling), including water level monitoring measures, shall be submitted to, and approved in writing by, the MPA before the

commencement of development. The scheme shall detail the dimensions of the surface water storage tank and how the surface water tank and drainage scheme will be verified to ensure that it is water tight. The scheme shall thereafter be implemented as approved and maintained for as long as required for the development.

Reason: The scheme is required prior to the commencement of the development to ensure the protection of controlled waters including groundwater in the Secondary A aquifer at the surface and to ensure compliance with Policies M3.8 of the Nottinghamshire Minerals Local Plan.

36. The internal finished floor level of all office and staff accommodation shall be set no lower than 4.4 metres above ordnance datum.

Reason: To prevent inundation of office and staff accommodation should a flood event occur, in accordance with the National Planning Policy Framework (NPPF).

37. No development shall commence until an emergency flooding plan has been submitted to, and approved in writing by, the MPA. The scheme shall as a minimum include:

- a) Details of advanced flood warning measures;
- b) Advanced site preparation measures to be undertaken in the event of a flood warning;
- c) Site evacuation measures;
- d) Measures to monitor the surface water drainage system and drainage ditch system in the wider area;
- e) Dedicated named flood wardens who will be on site during all operational hours of the development, responsible for flood safety measures in accordance with emergency flood management plan.

The approved emergency flooding plan shall be relayed to all site workers and shall be implemented for the life of the development.

Reason: Details are require prior to the commencement of development to manage the safety of people using the development in the event of a flood and to ensure compliance with the NPPF.

NOTES TO APPLICANT

- 1. The development hereby permitted must be carried out in accordance with the conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution.**
- 2. If, at any stage, it becomes necessary to vary any of the approved plans or details you should contact the County Planning Authority in advance of**

implementing any changes to ascertain whether the proposed changes require any further planning approval.

- 3. Where appropriate there is a fee payable currently £97 where a written request is made for the discharge of one or more conditions on the same permission or for confirmation that condition(s) on a permission have been complied with. The fee is payable for each request and not for each condition. When submitting a fee, please provide the planning application reference number making cheques payable to Nottinghamshire County Council and send them to the Planning Support Officer in Planning Services at Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford Nottingham NG2 7QP.**
- 4. Severn Trent Water advise that although their statutory sewer records do not show any public sewers within the area, there may be other sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or diverted without consent and you are advised to contact Severn Trent Water to discuss the proposals.**
- 5. The applicant's attention is drawn to the letter and associated plans from Western Power, dated 9 March 2016, which identified a low voltage network providing electricity to Misson Springs Cottage and to the presence of an 11,000 volt underground cable south of the application site;**
- 6. The applicant's attention is drawn to the letter from the Coal Authority, dated 7 December 2016, which highlights the need for a Deep Borehole Drilling Access Agreement from the Coal Authority prior to undertaking drilling activities. The letter also highlights that drilling would extend into the licence area of Harworth Colliery although it would be taking place beneath the coal measure. However, should the drilling intersect coal seams within the Harworth Colliery licence area then the applicant would need to obtain agreement from UK Coal.**
- 7. The applicant's attention is drawn to the email from Network Rail, dated 26 May 2016, which requires an Asset Protection Agreement to be in place prior to the commencement of development to ensure that any damage caused by the site traffic would be rectified by the developer.**
- 8. The applicant's attention is drawn to the letter from Natural England, dated 4 August 2016, which recommends that noise monitoring is undertaken as close to Misson Training Area SSSI as possible and include noise levels and frequency. Natural England also recommend that to monitor the effect of noise on the SSSI, it would be helpful for the monitoring results to be combined with observations on bird breeding behaviour. It is suggested that the developer may wish to assist local groups in undertaking such observations.**
- 9. Where pre-commencement conditions may be specified in this decision notice, the justification as to why such conditions are imposed and need to**

APPLICATION REF NO. 1/15/01498/CDM

be discharged prior to the commencement of development is stated in accordance with Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

10. Your attention is drawn to the Standing Advice from The Coal Authority dated 1 January 2017, set out below.

DN6-20

APPLICATION REF NO. 1/15/01498/CDM

IMPORTANT NOTICE: STANDING ADVICE
Planning Application Consultations with the Coal Authority

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
<https://www.gov.uk/government/organisations/the-coal-authority>

This Standing Advice is valid from 1st January 2017 until 31st December 2018