



Strategic and Technical Planning Committee

Date: Tuesday, 23 September 2025
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

Duncan Sowry-House (Chair), Dave Bolwell (Vice-Chair), Belinda Bawden, Matt Bell, Toni Coombs, Richard Crabb, Spencer Flower, Craig Monks, Belinda Ridout, Pete Roper, David Taylor and David Tooke

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services Meeting Contact 01305 224709 - megan.r.rochester@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda. If you would like to attend this meeting and have any specific requirements please contact the Democratic Services Officer named above.

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence.	
2. MINUTES	
To confirm the minutes of the meeting held on Monday 8 th September 2025.	
The draft minutes are to be published ahead of the meeting.	
3. DECLARATIONS OF INTEREST	

To disclose any pecuniary, other registrable or non-registrable interests as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.

If required, further advice should be sought from the Monitoring Officer in advance of the meeting.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee. [Guide to Public Speaking at Planning Committee](#)

The deadline for notifying a request to speak is 8.30am on Friday 19th September 2025.

5. P/VOC/2023/02762 - WADDOCK CROSS, WELLSITE WADDOCK CROSS, AFFPUDDLE, DORCHESTER, DT2 8QY 3 - 40

Retention of an existing well site for 10 years for oil production from the existing boreholes, Waddock Cross - 2 and Waddock Cross - 3, drilling of a sidetrack well, Waddock Cross - 4, and drilling of two boreholes, Waddock Cross - 5 and Waddock Cross - 6 for the appraisal and production of oil (Variation of condition 2 (Temporary Time Limit) and 3 (Restoration) of 6/2013/0001 in order to retain the wellsite for a further ten years).

6. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972. The reason for the urgency shall be recorded in the minutes.

7. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended). The public and the press will be asked to leave the meeting whilst the item of business is considered.

There are no exempt items scheduled for this meeting.

Application Number:	P/VOC/2023/02762		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Waddock Cross Wellsite Waddock Cross Affpuddle Dorchester DT2 8QY		
Proposal:	Retention of an existing well site for 10 years for oil production from the existing boreholes, Waddock Cross - 2 and Waddock Cross - 3, drilling of a sidetrack well, Waddock Cross - 4, and drilling of two boreholes, Waddock Cross - 5 and Waddock Cross - 6 for the appraisal and production of oil (Variation of condition 2 (Temporary Time Limit) and 3 (Restoration) of 6/2013/0001 in order to retain the wellsite for a further ten years).		
Applicant name:	Mr Paul Foster		
Case Officer:	Eleanor Godesar		
Ward Members:	Cllr Beddow and Cllr Baker		
Publicity expiry date:	11 April 2025	Officer site visit date:	20 July 2023
Decision due date:	30 September 2025	Ext(s) of time:	30 September 2025

1. Reason application is going to committee:

Objection from Affpuddle and Turnerspuddle Parish Council

2. Summary of recommendation:

GRANT planning permission subject to conditions set out in section 18.

3. Key planning issues

As set out in sections 16 and 17 of this report, in summary:

Issue	Conclusion
Principle of development	Extending the duration of the development until 2033 would be within the transition period towards net zero in 2050 and would be acceptable in principle.

Issue	Conclusion
Climate Change	Whilst there is an acknowledged contribution to greenhouse gas emissions, both directly and indirectly, the effects of the proposal on climate change in this case are not significant on a county or UK level.
Biodiversity	The proposal, along with biodiversity mitigation and enhancement secured by condition, would not adversely affect biodiversity on and around the site.
Biodiversity Net Gain	Exemption due to being submitted prior to 12 February 2024 and also under s73.
Landscape	The addition of the close boarded fencing on the eastern and southern side of the application site would preserve the landscape character of the area.
Highways	Traffic movements would be low and would not adversely impact upon highway capacity or safety.

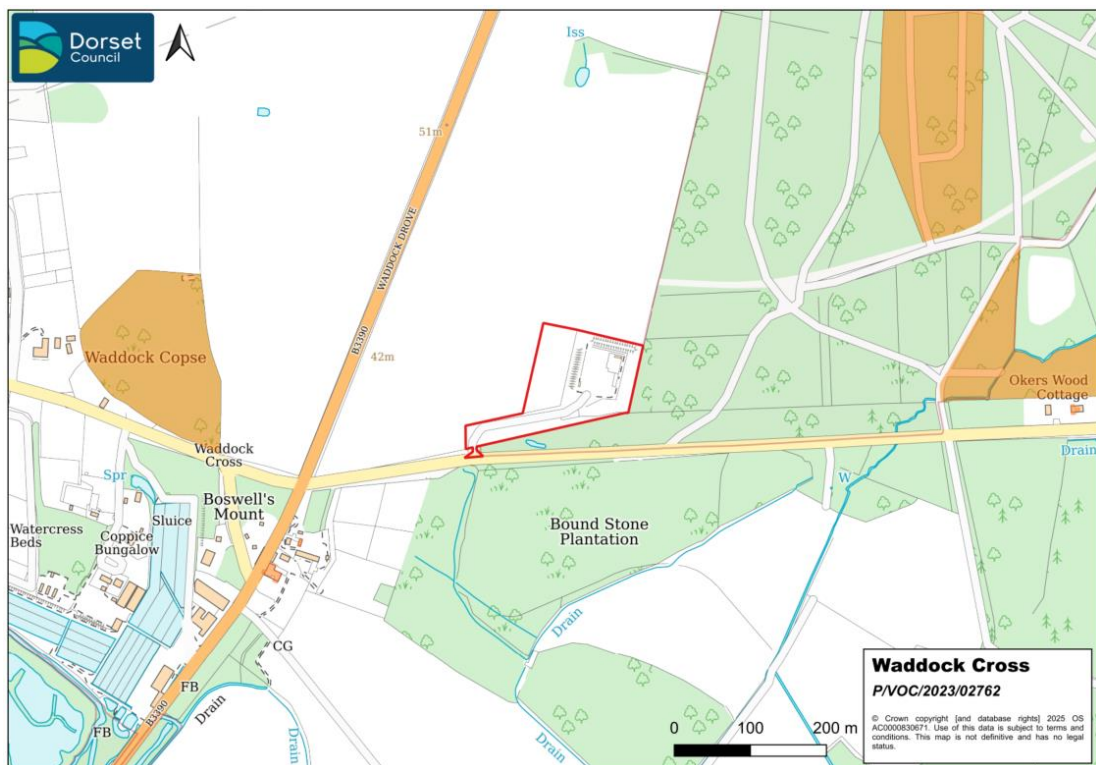
4. Glossary of Terms

- 4.1 Beam Pump – often referred to as a nodding donkey, this pump converts rotational motion of a motor into the vertical reciprocating motion needed to extract oil from onshore wells.
- 4.2 Bridport Sandstone Formation – the formation which oil is extracted from at Waddock Cross. This geological layer is part of the Jurassic period and is located at a depth of around 610 meters. The Bridport Sandstone is known for its porosity and permeability, making it a suitable reservoir for oil accumulation.
- 4.3 Oil Production and Water Injection - The oil is brought to the surface using various methods, such as natural flow, beam pumps, or electric submersible pumps (Waddock Cross using beam pumps). Water is injected into the reservoir through injection wells to maintain pressure and displace oil towards production wells. This method helps increase the recovery rate of oil. Chemicals can also be injected, such as surfactants and polymers, are injected to reduce oil viscosity and improve its flow towards production wells. Both well production and well injection are crucial for maximizing oil recovery and ensuring efficient reservoir management.
- 4.4 Oil Reservoir – subsurface pool of hydrocarbons contained in porous or fractured rock formations. Waddock Cross oil field has an estimated 57 million barrels of Stock Tank Oil Initially in Place (STOIIP)

- 4.5 Oil Well - a hole drilled into the Earth to extract petroleum oil hydrocarbons. The process involves several stages, including drilling, casing, cementing, and completing the well to ensure it can efficiently produce oil or gas.
- 4.6 Sidetrack - is a drilling operation where a secondary wellbore is drilled away from the original wellbore. Sidetracks are typically performed to bypass an unusable section of the original wellbore, correct mechanical difficulties, or explore nearby geological features.
- 4.7 Wellsite - the location where the drilling and production operations take place. It includes various facilities and equipment necessary for the extraction process.

5. Description of site

- 5.1 The application site is positioned in the south east corner of a large agricultural field located on the north side of the Bovington Road (C80) which links Waddock Drove (B3390) to the Bere Regis to Wool Road (C5). The site is 350m east of Waddock crossroad. The Bovington Road is predominantly flanked by woodland and the application site is separated from the road by a 40 metre tree belt. This tree belt tapers out in a westerly direction so that at the access point to the site and beyond to Waddock Cross the roadside boundary it is a hedgerow with trees. At the access, there is an existing concrete apron with a set of double gates. Beyond these gates the rolled stone roadway turns eastward for 130m with a further gate at the entrance to the bunded area which defines the main wellsite.



- 5.2 In the centre of the main site are two well heads with beam pumps standing 3.5m tall. The site has not been in operation since the end 2014, although some hardstanding, structures and equipment, such as two storage tanks, cabin and lighting, remain.
- 5.3 Landscaped bunds that are 2 metres high border the existing operational area along the northern, eastern and southern boundaries. There is a 3 metre high landscaped bund along the western boundary.
- 5.4 The land to the north and west is open agricultural land. To the east is Oakers Wood which is a designated Site of Special Scientific Interest and which extends to form the tree belt on the southern boundary. The site represents a low point in the area with ground levels rising in all directions. On Waddock Drove the road climbs gradually northward from the crossroads and is bounded to the agricultural fields to the east by a hedgerow with trees. Field entrances and the occasional gap in the hedgerow offer views down the field towards the site. The tops of the beam pumps can be seen.
- 5.5 The nearest residential properties are located immediately south of Waddock Cross with Waddock Farm the closest at approximately 450m (to the position of the beam pumps). Moreton village lies 2km to the south, with Affpuddle and Briantspuddle 2.5km to the north. Waddock dairy lies 700m to the south.

6. Description of development

- 6.1 The Waddock Cross oilfield was discovered by Gas Council (Exploration) Ltd (British Gas) through exploratory drilling of WX-1 in 1982 (6/1981/0642). The well was then plugged and abandoned.
- 6.2 The applicant took over the site in 2003 and drilled WX-2, which is close to the original WX-1 well location (6/2003/0545_1). WX-3 was drilled in November 2008 as a horizontal appraisal well (6/2005/0288_1). This well provided a reasonably high total fluid rate, however, a significant proportion of the liquid recovered was water. An extended period of testing of WX-2 and WX-3 was undertaken in 2011 to determine whether reservoir productivity could be increased (6/2008/0523_1). Production from both wells was still dominated by high water cut with approximately 10% fluid volume recovered as oil. Fluids were separated on site and water re-injected back into the Bridport Sandstone via a dual completion arrangement in WX-2 well. This enabled production and re-injection from the same wellbore.
- 6.3 As a result of production testing, full planning permission for a 10 year period of oil production was sought (6/2013/0001_1) and included the drilling of a side track well from WX-3 to improve productivity and two new boreholes for further appraisal. To date, the side track and appraisal boreholes have not been drilled.

the Mineral Planning Authority on 15 May 2023 and prior to the limited period expiring.



7. Background and relevant planning history

Number	Decision	Date	Description
6/1981/0642	Grant	10/09/1981	Form exploratory drilling site for oil/natural gas
6/1983/0567_1	Grant	06/09/1983	Retention of exploration well for oil/gas for a further two years
6/2003/0545_1	Grant	09/09/2003	Exploration wellsite (land off c80)
6/2004/0147_1	Grant	20/04/2004	Variation of condition no. 21 of planning permission 6/2003/545 to amend site drainage arrangements whilst in non-operational mode
6/2005/0288_1	Grant	29/07/2005	Drill two appraisal wells from the existing wellsite Waddock Cross
6/2008/0523_1	Grant	31/10/2008	The extended production testing of two existing oil wells, Waddock Cross 2 and Waddock Cross 3 within the existing compound at Waddock Cross, Affpuddle including associated works and infrastructure
6/2009/0544_1	Grant	18/12/2009	Variation of condition no. 2 of planning permission 6/2008/0523 to extend production testing of 2 existing oil wells until 31 December 2010
6/2010/0523_1	Grant	16/12/2010	Variation of condition No. 2 of planning permission 6/2009/0544 to extend production testing of 2 existing oil wells until 31 December 2011

Number	Decision	Date	Description
6/2013/0001_1	Grant	25/06/2013	Retention of an existing well site for 10 years for oil production from the existing boreholes, Waddock Cross - 2 and Waddock Cross - 3, drilling of a sidetrack well, Waddock Cross - 4, and drilling of two boreholes, Waddock Cross - 5 and Waddock Cross - 6 for the appraisal and production of oil
P/ESC/2023/04861	Not EIA Development	06/09/2023	Request for EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017
P/ESC/2025/00455	Not EIA Development	07/03/2025	Request for EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of planning application P/VOC/2023/02762 to retain existing well site for 10 years

8. List of constraints

Directly adjacent to Oakers Wood Site of Special Scientific Interest, approximately 865m from Oakers Bog, approximately 1350m from Turners Puddle Heath

Grade II listed Granary at Waddock Farm (list entry 1172073) – Distance: 245m

Grade II listed Waddock Farm House (list entry 1172065) – Distance: 288m

Site of Special Scientific Interest (SSSI); - Distance: 0m

Dorset Heaths Special Area of Conservation (SAC); - Distance: 865m

Dorset Heathlands Special Protection Area (SPA) and Ramsar; - Distance: 865m

RAMSAR: Dorset Heathlands (UK11021); - Distance: 3881.16m

Ancient Woodland: NULL; Ancient & Semi-Natural Woodland - Distance: 322.96m

Ancient Woodland: OAKERS WOOD; Ancient & Semi-Natural Woodland - Distance: 392.58m

Existing ecological network (Polygons) - Distance: 0m

Higher Potential ecological network - Distance: 0m

Nutrient Catchment Areas - Distance: 0LP - ENV 2; Poole Harbour Nutrient Catchment Area; Poole Harbour - Distance: 0m

Risk of Surface Water Flooding Extent 1 in 30 - Distance: 0m

Risk of Surface Water Flooding Extent 1 in 100 - Distance: 0m

Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0m

Groundwater – Susceptibility to flooding; - Distance: 0m

Poole Harbour Catchment Area - Distance: 0m

Minerals and Waste Safeguarding Area - Distance: 0m

Minerals and Waste - Sand and Gravel - Name: NULL; - Distance: 0m

Radon: Class: Class 1: Less than 1% - Distance: 0m

ONR winfrith_magnox_12km_zone - Distance: 0m

ONR winfrith_tradebe_inutec_12km_zone - Distance: 0m

9. Consultations

All consultee responses can be viewed in full on the website.

Consultees

9.1 Environment Agency

No comment (15/08/2023)

9.2 Health and Safety Executive

No comment (30/05/2023)

- The application does not fall within the Consultation Distance Zones of either a Major Hazard Site or Major Accident Hazard Pipeline

9.3 Natural England

Comments (12/09/2025)

- Agree with the Habitats Regulations Assessment screening conclusion that there would be no significant effect on European or Ramsar sites in the vicinity.
- There are potential effects on lichens, a feature of the adjacent Oakers Wood SSSI, from air quality effects.
- There remains some uncertainty about possible effects on lichens from emissions and conditions are recommended to cover some further monitoring of both lichens and air quality.

- The bat interest in the area is also significant and advice from NET on lighting is recommended.

9.4 **Landscape**

Comments (21/06/2023)

- The site is well contained visually with only occasional views from the surrounding road network.
- Greatest impact are the security gates and hardstanding entrance to the site. As long as the gates are included in removal once final restoration of the site is undertaken, no objection is raised.

Comments (28/01/2025)

- The 3m high closed board fence proposed around the operational area would be positioned tight to the compound boundary. It would be confined to the eastern and southern boundaries. The fence would be visible by road users in occasional glimpsed views from Waddock Drove.

9.5 **Natural Environment Team**

Comments (10/07/2023)

- The originally submitted Preliminary Ecological Appraisal (PEA) did not consider its findings against the proposal. It did not provide any conclusions concerning the impacts upon ecology and biodiversity, in particular in relation to baseline information submitted in the 2013 application.
- Further surveys for lichens were suggested, along with consideration of the delay in restoration by 10 years. Further consideration and more detailed assessment of ecological and biodiversity impacts from the proposed further ten-year extension was therefore suggested to be submitted.

Comments (17/03/2025)

- Ecology Assessment that has now been submitted provides a robust, clear and comprehensive assessment of the ecological interests and potential impacts resulting from the proposal upon the identified ecological receptors.
- An approval certificate associated with the Dorset Biodiversity Appraisal Protocol is not required in this case since it is a minerals development. Therefore, the report is valid without one.
- All mitigation and enhancement measures set out in the report are recommended to be secured through the submission of a Construction Environment Management Plan (CEMP). A Landscape and Ecological Management Plan (LEMP) to cover the operational and restoration period would also need to be submitted. Both documents should include a lighting strategy and could be secured through condition.

9.6 Highways

No objection (16/06/2023)

9.7 Flood Risk Management

No objection (01/06/2023)

- Drainage/flood risk related conditions are not required

9.8 Environmental Protection

No comment (07/04/2025)

9.9 Affpuddle & Turnerspuddle Parish Council

Comment (20/06/2023)

- Understand that the current application is a holding position pending a more substantial application in the future. If a new application is not forthcoming, this extended period of time causes anxiety and uncertainty for local residents that quite extensive site operations could take place.
- The parish council is keen to engage with the applicant to mitigate and manage noise, light pollution and/or traffic impacts.
- Requests a shorter extension in term (suggests 1 year) and that formal liaison arrangements are put in place.
- Questions how the proposal aligns with Dorset's declaration of a climate emergency

Representations received

9.10 Purbeck and Poole Group for Campaign to Protect Rural England (CPRE)

Comments (01/07/2023)

- Contrary to the original permission that required restoration by 30/09/2023.
- Fails to respect current local policies on climate change and environmental issues.
- Fails to respect local public interests in terms of working of oil resources, the rural location, ecological value of a nature conservation site, water environment, groundwater and artificial lighting.
- Does not provide net gain in biodiversity.

9.11 Weald Action Group

Comments (05/10/2023)

- The current application is a stepping stone to re-evaluating the site's commercial potential with the prospect of significant oil production resulting in significant greenhouse gas emissions and other environment impacts.

- Waddock Cross could become one of the biggest onshore oil production sites in the UK.
- The previous permission has expired. HY1 states wellsites should be restored at the earliest practicable opportunity if extraction is found not to be economically viable.
- The site was mothballed in 2014 and restoration should already have commenced. This has not been enforced.
- There is no specific mention of the strategic importance or need for further onshore oil exploration and production in current UK government energy policy with emphasis on offshore gas.

9.12 Concerns raised by 17 other representations are summarised below:

- The application is contrary to Dorset Council declaring a Climate and Ecological Emergency in 2019.
- Oil consumption should be reduced not increased.
- Concerns relating to oil spills, referencing the one in Poole Harbour in 2023.
- Low oil yield site with few jobs is no benefit to Dorset.
- Any significant increase in traffic would not be suitable for the highway access.
- Local and global impacts of drilling, burning fossil fuels and the climate crisis.
- Further use of Waddock Cross is unnecessary.
- The previous permission has now expired.
- Appears that the current application seeks to retain the site for future well exploration.
- The proposal would open the door to commercial oil production and Waddock Cross could become one of the largest onshore oil production sites in the UK.
- Currently operating fields provide enough oil during the transition to a net zero carbon economy.
- The site has not operated since 2014 and should have already been restored in line with the previous permission and should be enforced.

10. Duties

- 10.1 s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.
- 10.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty

to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

11. Relevant policies

Development plan

In this case the development plan comprises:

11.1 Bournemouth, Dorset and Poole Minerals Strategy (May 2014)

To view, click [Minerals Strategy 2014](#)

SS1 – Presumption in favour of sustainable development

SS2 – Identification of Sites in the Minerals Sites Plan

CC1 – Preparation of Climate Change Assessments

HY2 – Proposals for Production Facilities and Ancillary Development

HY3 – Transportation of Hydrocarbons

HY4 – Decommissioning & Restoration of Production Facilities & Ancillary Development

RS1 – Restoration, Aftercare and Afteruse of Minerals Development

DM1 – Key Criteria for Sustainable Minerals Development

DM2 – Managing Impacts on Amenity

DM3 – Managing Impacts on Surface Water & Ground Water Resources

DM4 – Protection and Enhancement of Landscape Character & the Countryside

DM5 – Biodiversity and geological interest

DM8 – Transport and Minerals Development

11.2 Purbeck Local Plan 2018 – 2034 (July 2024)

To view, click <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck-local-plan>

E1 – Landscape

E2 – Historic Environment

E4 – Assessing Flood Risk

E5 – Sustainable Drainage Systems (SuDS)

E7 – Conservation of Protected Sites

E8 – Dorset Heathlands

E10 – Biodiversity and Geodiversity

E12 – Design

I2 – Improving Accessibility and Transport

I3 – Green Infrastructure, Trees and Hedgerows

Material considerations

11.3 Emerging local plans

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

11.4 The Dorset Council Local Plan

To view, click [Dorset Council Local Plan - Dorset Council](#)

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation planned between 18 Aug – 13 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

11.5 National Planning Policy Framework 2024 (as amended 2025)

To view, click [National Planning Policy Framework - GOV.UK](#)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 9 'Promoting sustainable transport', paragraph 109 'c) understanding and addressing the potential impacts of development on transport networks;'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity. Paragraph 198 requires decisions to 'ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'.
- Section 17 'Facilitating the sustainable use of minerals', paragraphs 222, 224 and 228, 'it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation'. Great weight should be given to the benefits of mineral extraction, including the economy. Minerals planning authorities should 'ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effects'; 'ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties'; and 'provide for restoration and aftercare at the earliest opportunity, to be carried out to

high environmental standards, through the application of appropriate conditions’.

11.6 Other material considerations

National Planning Practice Guidance – Minerals (October 2014)

National Planning Practice Guidance – Climate Change (updated March 2019)

National Planning Practice Guidance – Noise (updated July 2019)

Net Zero Strategy (October 2021)

National Policy Statement for Energy EN-1 (November 2023)

UK Government Clean Power 2030 Action Plan: A new era of clean electricity December 2024

Environmental Impact Assessment (EIA) – Assessing effects of downstream scope 3 emissions on climate – Supplementary guidance for assessing the effects of downstream scope 3 emissions on climate from offshore oil and gas projects (June 2025)

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Environmental Impact Assessment

- 11.7 The development was screened in 2023, and again in early 2025, by Dorset Council (as the relevant competent authority) under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs). The proposed development does not fall within Schedule 1 of the EIA regulations but does fall within Paragraphs 2(d) and 2(e) of Schedule 2 the EIA regulations.
- 11.8 The proposed development would occupy a total area of 2.09ha and is not a ‘sensitive area’. However, there are numerous sensitive areas surrounding the site including Oakers Wood SSSI directly adjacent to the site to the east and south, European designated SAC, SPA and Ramsar sites (closest being approximately 865m) and Scheduled Monuments with the closest being 1km from the site.
- 11.9 The size of the site and production of oil are significantly below the indicative thresholds for paragraph 2(d) or 2(e) development. Transporting of fuel from the site would be approximately 1.7 HGV movements per day over an eight year period and unlikely to result in a significant environmental effect as a result of traffic and emissions to air.

11.10 A separate report was provided on estimated downstream greenhouse gas emissions generated by the future production of oil at the Waddock Cross wellsite. The applicant has estimated that approximately 138,180 tonnes of crude oil would be extracted over an eight-year period from 2026 to 2033. The carbon emissions associated with oil combustion were calculated to be:

- 2023-2027: 9,070 tonnes (0.0090 Mt CO₂(e)) which is <0.001% of the UK carbon budget;
- 2028-2032: 283,500 tonnes (0.2835 Mt CO₂(e)); which is 0.016% of the UK carbon budget;
- 2033-2037: 55,500 tonnes (0.0555 Mt CO₂(e)) which is 0.006% of the UK carbon budget.

11.11 These emissions would account for less than 0.02% of each relevant UK Carbon Budget. These carbon emissions are not considered to result in a potentially significant impact upon climate change for the purposes of EIA.

11.12 The controls placed on the oil production facility through the Environmental Permitting regime to prevent discharges to water are considered sufficient in reducing the risk of a significant environmental impact.

11.13 Existing/proposed construction and operational activities were not considered likely to have significant effects upon ecological features including lichens in adjacent Oakers Wood, heathland habitat or contamination risks to the nearby River Frome.

11.14 Significant direct or indirect impacts to heritage assets and their settings were considered unlikely due to the distance of the proposals from the designated sites, and the scale of the proposed development.

11.15 Following consideration of the relevant selection criteria for screening Schedule 2 development presented in Schedule 3 of the EIA regulations, the Planning Authority concluded that the proposed development is not likely to result in significant environmental impacts. Therefore, an EIA was not required.

Habitats Regulations Assessment

11.16 Habitats Regulations Assessment has been undertaken by Dorset Council as Competent Authority in accordance with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

11.17 In accordance with *People Over Wind & Sweetman v Coillte Teoranta* (Case C-323/17), Dorset Council has concluded that, discounting any mitigation, the above application will not have a likely significant effect on the Poole Harbour Special Protection Area (SPA) and Ramsar from water quality or the Dorset

Heathlands SAC, SPA and Ramsar from recreational pressure or air quality impacts.

11.18 The Habitats Regulations Assessment concluded that the proposed development will not have a likely significant effect upon a European site. Therefore, an Appropriate Assessment is not required in this instance.

11.19 Natural England have been consulted and confirm that they agree with the conclusion that there would be no significant effect on European or Ramsar sites in the vicinity.

12. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

13. Public Sector Equalities Duty

13.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

13.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. There is no known impact on persons with protective characteristics.

14. Public Benefits

14.1 The proposals would provide a number of financial and non-financial benefits, including public benefits. The main benefit associated with the proposal would be employment, particularly statutory and site operators during the lifetime of the development.

15. Environmental implications

- 15.1 At a national level the Government aims to reduce carbon emissions by 80% (compared to 1990 levels) by 2050 and fully decarbonise the electricity grid by 2035. The Government aims to achieve these targets in a number of ways, including through development of up to 50GW of offshore wind by 2030 and a fivefold increase in solar by 2035 (Powering Up Britain, 2023).
- 15.2 In May 2019 Dorset Council declared a Climate Emergency and there is a heightened expectation that the planning process will secure carbon footprint reductions in new developments.
- 15.3 Additional information in regard to the estimated carbon emissions generated by the proposal, both directly and indirectly, are discussed below.

16. Planning Assessment

Principle of development

- 16.1 The current application seeks to extend the duration of the previous full planning permission (6/2013/0001) by an additional ten years. This has been submitted through the variation of the following current conditions:

Condition 2 – Temporary Time Limit on the Permission

This permission shall be for a limited period expiring on 1 June 2023 on or before which date the site shall be cleared of all plant, equipment structures, debris and other waste used to support the production of hydrocarbons from the site.

Condition 3 – Restoration

No later than 31 March 2023 a scheme for the restoration of the site, including timescales for the work to be undertaken, shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall then be implemented in accordance with the approved details and be completed by 30 September 2023.

- 16.2 The principle of the development in this location has been established by the previous permission and no amendments are proposed in regard to the layout or operation of the development. However, there have been changes in national and local planning policy and other policy that require re-assessment for this specific site.
- 16.3 The National Planning Policy Framework (as amended 2025) maintains that ‘it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term

conservation' (para. 222). On oil (and gas) development specifically, para. 228 states that Minerals Planning Authorities should 'when planning for on-shore oil and gas development, clearly distinguish between, and plan positively for, the three phases of development (exploration, appraisal and production)'.

- 16.4 At Waddock Cross, the producing well WX-3 is currently shut in. However, based upon figures provided in their screening request received 21 January 2025, the applicant considers that the site has potential to yield commercial oil production of 1.047 million barrels of oil from the Bridport reservoir over 8 years. Paragraph 12.12 of the Minerals Strategy (2014) states that 'onshore oil and gas production, whilst being relatively small in comparison to offshore production, makes an important contribution to supply with the additional advantage of proximity to demand'.
- 16.5 Extending the duration of the development until 2033 would be within the transition period towards net zero in 2050 and would be acceptable in principle in accordance with Policies SS1, HY1, HY2 and DM1 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

Climate Change

- 16.6 Combustion of fossil fuels is a major source of greenhouse gas emissions through generation of carbon dioxide.
- 16.7 Paragraph 161 of the NPPF states that 'the planning system should support the transition to net zero by 2050 and take full account of all climate impacts...' Amongst a number of suggestions, the planning system 'should help to... support renewable and low carbon energy and associated infrastructure'.
- 16.8 The Net Zero Strategy (October 2021) sets out the government's vision for transitioning to a net zero economy and the policies and proposals for decarbonising all sectors of the UK economy to meet the net zero target by 2050.
- 16.9 The overarching National Policy Statement for Energy EN-1 (November 2023) states that 'objectives for the energy system are to ensure our supply of energy always remains secure, reliable, affordable, and consistent with meeting our target to cut GHG emissions to net zero by 2050...This will require a step change in the decarbonisation of our energy system.' EN-1 acknowledges that 'this transformation cannot be instantaneous. The use of unabated natural gas and crude oil fuels for heating, cooking, electricity and transport, and the production of many everyday essentials like medicines, plastics, cosmetics and household appliances, will still be needed during the transition to a net zero economy. This will enable secure, reliable, and affordable supplies of energy as we develop the means to address the carbon dioxide and other greenhouse

gases associated with their use, including the development and deployment of low carbon alternatives’.

- 16.10 The current application seeks the continued operation of the site to an amended expiry date of 1 June 2033. In Dorset, the Council is aiming for the county to be carbon neutral by 2050. The extension of the site to 2033 would therefore be within this time scale and provide a UK based oil resource within the transition period.
- 16.11 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) require EIA to ‘identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development’ on listed factors, including climate. A Supreme Court landmark decision held that when assessing the environmental impacts of oil extraction, the environmental impact assessment needed to consider the impacts of ‘downstream’ impacts of greenhouse gas emissions from combustion of the oil due to the causal link between extraction and combustion (R(Finch) v Surrey County Council (2004)).
- 16.12 Combustion of oil produces greenhouse gas emissions that are referred to as Scope 3 emissions in the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard 2001 (GHG Protocol). Scope 3 includes all indirect emissions (except Scope 2 emissions that occur at a facility where electricity is generated) that are consequences of the development but occur from sources not owned or controlled by the development’s operator. The Supreme Court’s decision stated that ‘the whole purpose of extracting fossil fuels is to make hydrocarbons available for combustion. It can therefore be said with virtual certainty that, once oil has been extracted from the ground, the carbon contained within it will sooner or later be released into the atmosphere as carbon dioxide and so will contribute to global warming.’ The Court noted that ‘deciding whether an effect of a project on the environment is “significant” clearly requires a value judgement...’ The Court also considered transboundary effects. It noted that ‘the EIA Directive does not impose any geographical limit on the scope of the environmental effects of a project which must be identified, described and assessed when an EIA is required...There is no justification for limiting the scope of the assessment to effects that are expected to occur at or near the site of the project.’
- 16.13 In the case of Waddock Cross wellsite, the site was screened for Environmental Impact Assessment and concluded not to be EIA development, as discussed in paragraph 11.7-11.14 above. As a result of the Supreme Court’s decision, the applicant had requested a second screening opinion and provided a Screening Request Appendix, which considered the estimated downstream gas emissions generated by future production of oil at Waddock Cross. The estimated production of 1.047 million barrels of oil over 8 years is calculated to result in

138,180 tonnes of crude oil. The oil production carbon dioxide emissions have been estimated to be:

- Fourth Carbon Budget period (2023-2027) – 9,070 tonnes CO₂ - less than 0.001% of the UK carbon budget
- Fifth Carbon Budget period (2028-2032) – 283,500 tonnes of CO₂ - 0.016% of the UK carbon budget
- Sixth Carbon Budget period (2033-2037) – 55,500 tonnes of CO₂ - 0.006% of the UK carbon budget

16.14 Carbon dioxide emissions from HGV movements were also calculated. A total of 3,485 movements during the five phases of development are estimated to be:

- Fourth Carbon Budget period (2023-2027) – 50 tonnes of CO₂ - 0.000003% of the UK carbon budget and 0.0013% of the Dorset county carbon budget
- Fifth Carbon Budget period (2028-2032) – 700 tonnes of CO₂ - 0.000038% of the UK carbon budget and 0.0037% of the Dorset county carbon budget
- Sixth Carbon Budget period (2033-2037) – 190 tonnes of CO₂ - 0.000019% of the UK carbon budget and 0.0211% of the Dorset county carbon budget

16.15 Greenhouse gas emissions associated with production, processing and use of crude oil and HGV movements associated with site preparation, drilling and construction of the wellsite extension and production phases would account for less than 0.02% of each relevant UK carbon budget. The transport emissions would also account for less than 0.02% of each relevant carbon budget for the county of Dorset. Whilst there is an acknowledged contribution to greenhouse gas emissions, both directly and indirectly, the effects of the proposal on climate change in this case are not considered significant on a county or UK level.

16.16 The proposal would therefore be in accordance with Policy DM1 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

Biodiversity

16.17 The application site is located directly to the west of Oakers Wood, which is nationally designated as a Site of Special Scientific Interest (SSSI). River Frome SSSI is also located approximately 535m to the south. European designated sites include Dorset Heaths Special Area of Conservation (SAC), Dorset Heathlands Special Protection Area (SPA) and Ramsar approximately 865m to the northeast (also Oakers Bog SSSI) and approximately 1.35km to the southeast (also Turners Puddle Heath SSSI) of the site.

16.18 Ecological surveys of the site were previously undertaken in 2012. Therefore, a key task for the current application has been to update the ecological information. Preliminary Ecological Appraisals (PEA) have been undertaken, including an update PEA in June 2024. Survey work in 2023 and 2024 has

included bat activity transects, static monitoring, eDNA sampling, bat harp trapping, reptile surveys and a lichen survey.

16.19 Protected species that were assessed included badgers, barn owls and other nesting birds, bats, dormice, great crested newts, reptiles and common amphibians. No further action was recommended for barn owls and dormice. The following summarised results were provided for other species:

- No setts were identified, however badgers are likely to be commuting and foraging across the site.
- The site is of regional importance for commuting and foraging bats and supports at least three of the rarest species – Bechstein's bat, greater horseshoe and western barbastelle.
- On-site lighting, particularly during drilling, would be mitigated through recommendations in the lighting report and inclusion of 3 metre high close boarded fencing along the eastern and southern sides of the wellsite to prevent light spill. These could be secured by condition. These measures would mitigate against adverse impact for the rare bats using Oakers Wood SSSI.
- There is a lack of suitable waterbodies in the area and the results concluded that the presence of great crested newts (GCN) is unlikely. However, the on-site ditch was good for GCN suitability and they are therefore included as part of the reptile and amphibian mitigation strategy.
- Mitigation is provided for nesting birds, hedgehogs and reptiles including avoiding the bird nesting season, pre-works checks by an ecologist, installation of mammal 'push-throughs' and creation of hibernacula.
- Biodiversity for the site would be enhanced through creation of stag beetle pyramids.

16.20 Biodiversity mitigation and enhancement has been provided within the submitted Ecological Assessment. There is potential for construction impacts on the adjoining woodland and have been identified as chemical leaching/run off/dust, vegetation pruning, siting of site welfare facilities and stockpiling of materials. Detailed measures for these issues would need to be prepared within a Construction Environmental Management Plan, which could be secured by condition.

16.21 The removal of the existing western bund and creation of a new bund would be required to implement further drilling associated with WX-5 and WX-6. Measures suggested to compensate for the loss of habitat for the duration of the development include:

- topsoil on the existing western bund to be retained at the top of the new bunds
- a meadow mixture to be sown across the topsoil to improve species diversity of the existing seedbank
- new additional planting areas

- 16.22 A Landscape and Ecological Management Plan, secured by condition, would be required to provide further details on the initial creation and long term management of the on-site habitats.
- 16.23 A separate survey was undertaken for lichen monitoring on oak twigs within the adjacent SSSI in 2023. This was used for comparison with monitoring undertaken in 2008 and 2013. No significant change was found and the overall lichen assemblages are very similar with 13 lichens, indicating no change in species richness. No mitigation or recommendations were made for lichens, however, a condition is suggested for regular monitoring once operation of the development re-commences.
- 16.24 The proposal, along with biodiversity mitigation and enhancement secured by condition, would not adversely affect biodiversity on and around the site and would be in accordance with Policies HY1, HY2, DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

Biodiversity Net Gain

- 16.25 There is a statutory requirement from the 12 February 2024 for Biodiversity Net Gain (BNG) to be provided as part of major developments, with a minimum 10% net gain required. However, the biodiversity gain planning requirement does not apply in relation to an application submitted before 12 February 2024. In addition, this application is a section 73 application where the original planning permission to which the section 73 planning permission relates was exempt since it was also determined prior to 12 February 2024.

Landscape Character

- 16.26 The site is located within a heath/forest mosaic landscape type which forms part of the wider 'Poole Basin', an extensive and expansive area of former heathland on acidic and impoverished soils.
- 16.27 Landscape issues associated with the original permission were addressed through conditions. However, 3 metre high close boarded fencing on the eastern and southern side of the application site is now proposed to screen on-site lighting from bats which use the adjacent Oakers Wood SSSI.
- 16.28 The close boarded fencing would be located directly adjacent to the operational area with the existing soil bunds screening them from the wider landscape. In association with tree screening around the site, the fencing would not be visible from public viewpoints, such as Waddock Drove or the Bovington Road. The addition of the close boarded fencing would therefore preserve the landscape character of the area and be in accordance with Policies DM1 and DM4 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

Highways

16.29 Vehicle movements and traffic that have been previously agreed for site preparation, drilling, wellsite extension, production and restoration have not been amended. However, the applicant has provided additional HGV movement data associated with estimated carbon dioxide emissions and HGV movements are re-assessed below.

16.30 Based upon the figures provided in the submitted Screening Request Appendix, the phase with the highest vehicle movements would be during production when crude oil would be transported from Waddock Cross to the refinery at Fawley. This would equate to an estimated 4992 HGV movements over an 8 year period, or an average of 1.7 movements per day.

16.31 The applicant's screening opinion report that was submitted in January provided a table of average HGV numbers per day for each of the phases of the development. The averages ranged from 1 HGV (2 movements) per day for Phase 1 Production and Phase 4 Production to 11 HGV (22 movements) per day for Phase 6 restoration. This indicates a low level of traffic would be generated from the site, even for the short periods of more intensive activity.

Phase	Phase duration (weeks)	HGV numbers through phase	Average HGVs per day through phase
1 (Site Preparation)	6	47	2
	3 years (2026-2028)	312 (production)	1
2 (Drilling of Sidetrack)	5	221	8
3 (Construction of the Well Site Extension)	5	152	6
4 (Drilling of the Two Appraisal Wells)	5	221	8
	6 years (2028-2033)	2,184 (production)	1
5 (Restoration)	6	348	11

16.32 Figures provided above show that traffic movements would be low and would not adversely impact upon highway capacity or safety. The proposal would be in accordance with Policies HY1, HY2, DM1 and DM8 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

Other Matters

16.33 The original permission (6/2013/0001) secures conditions relating to noise complaints, lorry routing (and signage), access, lichen monitoring, hours of working, operating hours, sound mitigation, noise, pollution control, lighting, power supply, limitation on drilling and vent stack details. These conditions addressed matters in relation to impacts upon residential amenity, the adjacent Oakers Wood, landscape character, ground water protection and highway safety. The conditions have been reviewed and updated, along with the inclusion of new conditions relating to the ecological details associated with the Biodiversity Mitigation and Enhancement Plan, the Construction Ecological

Management Plan and the Landscape and Ecological Management Plan which have arisen through the assessment of the current application.

- 16.34 The proposal would be in accordance with Policies HY1, HY2, DM1, DM2, DM3, DM4, DM5, DM7 and DM8 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

17. Summary of issues

- 17.1 Extending the duration of the development until 2033 would be within the transition period towards net zero in 2050 and would be acceptable in principle.
- 17.2 Whilst there is an acknowledged contribution to greenhouse gas emissions, both directly and indirectly, the effects of the proposal on climate change in this case are not considered to be significant on a county or UK level.
- 17.3 The proposal, along with biodiversity mitigation and enhancement secured by condition, would not adversely affect biodiversity on and around the site.
- 17.4 The addition of the close boarded fencing on the eastern and southern side of the application site would preserve the landscape character of the area.
- 17.5 Traffic movements would be low and would not adversely impact upon highway capacity or safety.
- 17.6 Conditions from the original permission have been reviewed and carried forward to secure other matters in relation to impacts upon residential amenity, the adjacent Oakers Wood, landscape character, ground water protection and highway safety.
- 17.7 The proposal is therefore considered to be in accordance with the Development Plan as a whole and there are no material considerations indicating that permission should be refused. Accordingly, the proposal is recommended for approval.

18. Recommendation

Grant Planning Permission, subject to the following conditions:

1. Temporary Time Limit on the Permission

This permission shall be for a limited period expiring on 1 June 2033, on or before which date the site shall be cleared of all plant, equipment, structures, debris and other waste used to support the production of hydrocarbons from the site.

Reason: The site is in a rural location where development is to be strictly controlled and this scheme has only been supported based on the specific case put forward to recover the mineral reserve, and to comply with policies HY2, DM1, DM2 and DM5 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

2. Restoration

No later than 31 March 2033 a scheme for the restoration of the site, including any capping/plugging and decommissioning details and timescales for the work to be undertaken, shall be submitted to, and approved in writing by, the Mineral Planning Authority. The scheme shall then be implemented in accordance with the approved details and be completed by 30 September 2033.

Reason: To ensure that the site is adequately restored after the completion of work in accordance with Policies HY4, DM1 and RS1 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

3. Development in Accordance with Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

1575/WX/PP/02 Site of application dated October 2012
1575/WX/PP/03 Existing Site Layout dated October 2012
1575/WX/PP/04 Existing Site Sections dated October 2012
1575/WX/PP/05 Phase 1 (Production Site) Proposed Layout Plan dated October 2012
1575/WX/PP/07 Phase 1 (Production Site) Production Equipment Plan dated October 2012
1575/WX/PP/08 Phase 1 (Production Site) Sections dated October 2012
1575/WX/PP/09 Phase 2 (WX-4 Sidetrack) Drilling Mode dated October 2012
1575/WX/PP/11 Phase 2 (WX-4 Sidetrack) Sections dated October 2012
1575/WX/PP/12 Phase 3 (Well Site Expansion) Proposed Site Layout dated October 2012
1575/WX/PP/13 Phase 3 (Well Site Expansion) Sections dated October 2012
1575/WX/PP/14 Phase 4 (Drilling Mode WX-5) Proposed Site Layout dated October 2012
1575/WX/PP/15 Phase 4 (Drilling Mode WX-6) Proposed Site Layout dated October 2012
1575/WX/PP/17 Phase 4 (Drilling Mode WX-6) Sections dated October 2012
1575/WX/PP/19 Phase 4 (Production Site) Sections dated October 2012

1575/WX/PP/20 Phase 4 (Drilling Mode WX-6) Sections dated October 2012
1575/WX/PP/21 Site Entrance Details October 2012
1575/WX/PP/23 Production Signage Details dated May 2013
ZG-ER-WC-PA-s73A-07 Phase 4 (Production Site) - Proposed Lighting
Layout dated October 2024
ZG-ER-WC-PA-s73A-06 Phase 4 (Drilling Mode WX-6) - Proposed Lighting
Layout dated October 2024

Reason: For the avoidance of doubt and in the interests of proper planning.

4. Noise Complaint Procedure

Within one month of the date of this permission, a scheme shall be submitted to and approved in writing by the Mineral Planning Authority detailing the procedures to be followed in the event of a noise complaint being received. The approved scheme shall be complied with at all times.

Reason: To protect the amenities of the surrounding area, nearby residential properties in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

5. Signage To Support Lorry Routing

Signage advising drivers of all Heavy Goods Vehicles to turn left on leaving the site, as shown on drawing no. 1575/WX/PP/23 Production Signage Details dated May 2013, shall be erected and maintained at the exit of the site for the duration of the development.

Reason: In the interests of highway safety in accordance with Policy DM8 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

6. Visibility Splays

Prior to any on-site operations recommencing on the site, any vegetation within the visibility splays as displayed on drawing no. 1575/WX/PP/21 Site Entrance Details October 2012 and titled Site Entrance Details shall be removed and the visibility splays shall be kept clear of vegetation for the life of the permission.

Reason: In the interests of highway safety in accordance with Policy DM8 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

7. Lorry Routing

The development hereby approved shall be implemented in accordance with the agreed Transport Plan dated June 2013, including the HGV Route Card.

Heavy Goods Vehicles accessing the site shall follow the route shown on drawing no. 1575/WX/PP/23 Production Signage Details dated May 2013. These details shall be implemented for the life of the development.

Reason: In the interests of highway safety in accordance with Policy DM8 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

8. Lichen Monitoring

Within one month of this permission, a programme for the undertaking of a survey every two years to monitor and record the condition of the lichens on the trees on the edge of the woodland to the south and east of the application site shall be submitted to, and agreed in writing by, the Minerals Planning Authority. The first survey shall be scheduled to be undertaken prior to any re-commencement of operations on the site and the last survey shall be programmed to take place one year after the restoration of the site. A copy of the results of each survey shall be submitted to the Minerals Planning Authority. If any adverse impact to lichens is identified in these surveys, a suitable remediation and mitigation plan shall also be submitted to, and approved in writing by, the Minerals Planning Authority.

Reason: To ensure the development does not have any adverse impact on the ecological value of the adjoining nature conservation site in accordance with Policies HY1, HY2, DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

9. Limitation on Hours of Working

All construction activities, including the preparation of the site for the production of hydrocarbons, any earthmoving, or the assembly or dismantling of the drilling rig (but not its operation) shall only take place within the following hours:

07:00 - 17:30 Monday to Friday

07:00 - 13:00 on Saturday and at no time on Sundays or Bank or Public Holidays.

Reason: To protect the amenities of the surrounding area, nearby residential properties in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

10. Limitation on the Movement of HGV Traffic

All HGV movements to and from the site shall be confined to the hours of:

07:00 - 17:30 Monday to Friday

07:00 - 13:00 on Saturday

No HGV movements shall take place on Sundays or Bank or Public Holidays

Reason: To reduce disturbance to the surrounding area in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

11. Submission of Sound Mitigation Scheme

Before each drilling event that is to form the sidetrack well (WX-4) or the new wells (WX-5 and WX-6) takes place on the site, a sound mitigation scheme which will set out the identity of the rig to be used and measures to be incorporated into the assembly and orientation of the rig as well as those to be adopted during its operation to reduce noise levels shall be submitted to, and agreed in writing by, the Mineral Planning Authority. The development shall be carried out in accordance with the approved sound mitigation scheme.

Reason: To protect the amenities of the nearby residential properties in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

12. Noise

The equivalent continuous noise level (LAeq) at the nearest noise sensitive properties to the site and attributable to the operations subject of this permission, shall not exceed 40dB(A) LAeq, one hour between 22:00 hours and 07:00 hours, or 45dB(A) LAeq at all other times.

Reason: To protect the amenities of the nearby residential properties in accordance with Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

13. Control of Mud and Debris

All vehicles leaving the site shall be in a condition such that they do not deposit mud or other debris on the Public Highway.

Reason: In the interests of highway safety and local amenity in accordance with Policies DM1, DM2 and DM8 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

14. Site Containment / Pollution Safeguards

The scheme detailing contingency measures for dealing with pollution control in the event of any emergency arising, including the pollution of the aquifer and details of on-site fire fighting operations shall be carried out in accordance with the details contained in the Barton Willmore Planning Statement dated 25th November 2008.

Reason: To prevent pollution in accordance with Policies DM1 and DM3 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

15. Site Containment / Pollution Safeguards

Prior to the commencement of any drilling activity on the site, a drilling programme shall be submitted to, and agreed in writing by, the Minerals Planning Authority. The drilling programme shall include details of:

- (a) The borehole construction, including measures to maintain borehole stability and prevent derogation or mixing of groundwaters between strata, or contamination with drilling products, additives or migration of oil or gas.
- (b) Any well testing and risk assessment together with clarification of any proposed well stimulation techniques, for example hydraulic fracturing.
- (c) The proposed monitoring during drilling for oil or gas and fluid inflow or outflow.
- (d) The proposed geological sampling and coring.
- (e) The proposed drilling fluids or additives including their chemical composition, breakdown products and risk assessment with respect to pollution of controlled waters.
- (f) Proposals for the management of waste water, sediments and scales from formation dewatering, stimulation and other appraisal and production processes, including monitoring and control procedures for naturally occurring radioactive materials (NORM). An Environmental Permit under the Environmental Permitting Regulations 210 may be required for the management of these types of facilities.
- (g) Borehole completion (a) if proposed to retain for further exploration / production and (b) if proposed to abandon / decommission.

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

Reason: To prevent pollution of the water environment in accordance with Policies DM1 and DM3 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

16. Pollution Safeguards

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground, where possible, and protected from accidental damage. All filling points and tank

overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment in accordance with Policies DM1 and DM3 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

17. Pollution Safeguards

All plant, machinery and materials associated with the development shall, at all times, be kept within the bunded area of the site.

Reason: To prevent pollution in accordance with Policies DM1 and DM3 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

18. Pollution Safeguards

Any oil spilt within the bunded area shall be trapped, removed from the site and disposed of in the manner outlined in the Barton Willmore Planning Statement dated 25th November 2008.

Reason: To prevent pollution in accordance with Policies DM1 and DM3 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

19. Uncontrolled Releases

The Mineral Planning Authority shall be notified as soon as is practical following any uncontrolled release of hydrocarbons or fluid which has the potential to cause pollution to the environment. The initial notification shall include a description of the measures being put in place by the operator to remediate any pollution present. Provision shall be made for the inspection of the site and affected area by representatives of the Mineral Planning Authority as soon as is practicable. If subsequently required by the Mineral Planning Authority, the operator shall prepare and provide the Mineral Planning Authority with a report detailing the following:

- A detailed description of the cause of the incident and associated factors contributing to the release.
- The mapping of the known extent of contamination.
- A Description of the contaminants released and the quantities released.
- A review of the measures taken to remediate any pollution.
- A methodology for the on going monitoring of environmental affects.
- Procedures to be put in place for the prevention of further potential release.

The plan shall be agreed in writing by the Mineral Planning Authority and be implemented as approved.

Reason: To protect groundwater from the risk of pollution in accordance with Policies DM1 and DM3 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

20. Lighting

Lighting on site regarding the production and drilling phases shall be limited to that shown within the Lighting Technical Note 3694-DFL-ELG-XX-RP-EO-13001 Rev. P05 and on the following drawings:

ZG-ER-WC-PA-s73A-07 Phase 4 (Production Site) - Proposed Lighting Layout dated October 2024

ZG-ER-WC-PA-s73A-06 Phase 4 (Drilling Mode WX-6) - Proposed Lighting Layout dated October 2024

Prior to the commencement of drilling of the sidetrack well WX-4, a 3 metre high close boarded timber fence shall be erected in the site location shown within the Lighting Technical Note. The fence shall be maintained for the duration of the development.

For the avoidance of any doubt the same level of lighting is agreed whilst drilling for WX-5 as that associated with WX-6.

Excluding the display of any lights to alert aircraft of the presence of the rig, all the lights displayed during the temporary drilling phases shall be angled to minimise any light pollution or spillage beyond the limits of the site.

In the event of a justified complaint regarding light pollution or light spillage being received by the Mineral Planning Authority, the Operator will be required to address the concern within 48 hours of being notified and put forward in writing to the Mineral Planning Authority remedial measures to be implemented (subject to the operational constraints of the site) and a timescale for the measures to be undertaken to address the concern. The measures shall be implemented in accordance with the agreed details.

Reason: To minimise the impact of any lighting on the surrounding area in accordance with Policies DM1, DM2 and DM4 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

21. Power Supply for Production Phases

All machinery and plant used in the production of hydrocarbons, the separation of the oil from the water and the injection of the water back down a well at the site shall be powered via a connection to the electricity grid and not by diesel generators.

Reason: To minimise the use of diesel generators on the site whose emissions could result in a deterioration of the ecological value of the

adjoining Site of Special Scientific Interest and in accordance with Policies HY1, HY2, DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

22. Limitation on Drilling on Site

The extent of any drilling that takes place on site shall be confined to that associated with the sinking and the formation of the sidetrack well Waddock Cross 4, and Waddock Cross 5 and Waddock Cross 6, as detailed in the application. At the completion of these wells the drilling rig and all the other facilities brought onto the site to support the drilling operation shall be removed.

Reason: To keep the impact of the development on the surrounding area down to the lowest level possible and in accordance with HY1, HY2, DM1, DM2, DM4 and DM5 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

23. Position of Vent Stack

The storage tanks shall only be vented via the vent stack as identified and in the position as shown on the drawing no. 1575/WX/PP/07 Phase 1 (Production Site) Production Equipment Plan dated October 2012 and drawing no. 1575/WX/PP/08 Phase 1 (Production Site) Sections dated October 2012 and by no other means.

Reason: To ensure that the venting of gas takes place as far as practical away from the adjoining Site of Special Scientific Interest and in accordance with Policies DM1 and DM4 of the Bournemouth, Dorset & Poole Minerals Strategy (2014).

24. Monitoring of Gases from Vent

Before the vent stack as identified on the drawing no. 1575/WX/PP/07 Phase 1 (Production Site) Production Equipment Plan dated October 2012 and drawing no. 1575/WX/PP/08 Phase 1 (Production Site) Sections dated October 2012 is first brought into use, a scheme for the monitoring of gases shall be submitted to, and agreed in writing by, the Minerals Planning Authority. The submitted scheme shall include a protocol that will set out the measures to be adopted to establish a trigger level which may be one recording or a number of consecutive recordings relative to background levels. The submitted scheme shall also include a strategy for remediation in the event that the agreed trigger level is exceeded. The agreed scheme shall then be implemented in accordance with the agreed details.

Reason: To ensure that the venting of gas does not reach a level that causes harm to the ecological value of the adjoining site of Special scientific interest and in accordance with Policies HY1, HY2, DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

25. Biodiversity Mitigation and Enhancement Plan

The re-commencement of development hereby permitted shall be implemented strictly in accordance with the Biodiversity Mitigation and Enhancement Plan in Chapter 4 of the Ecological Assessment, by ABR Ecology Ltd and dated 22 December 2024 and drawing no. 001-191224-WCWSBMEP Rev 1 Biodiversity mitigation and enhancement plan dated 19/12/2024.

Phase 3 Well Site Expansion shall not be brought into use unless and until:
i) the recommendations detailed in Chapter 4 of the Ecological Assessment have been completed in full, in accordance with any specified timetable; and
ii) evidence of compliance has been supplied to the Mineral Planning Authority prior to the substantial completion, or the first bringing into use of Phase 3 hereby approved, whichever is the sooner.

These approved mitigation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains and in accordance with Policies HY1, HY2, DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

26. Construction Ecological Management Plan

Prior to the re-commencement of operations on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to, and approved in writing by, the Mineral Planning Authority. The CEMP must include specific, detailed measures to address the impacts identified in section 4.2 of the approved Ecological Assessment dated 22 December 2024:

- a) Chemical leaching / run-off / dust spill
- b) Vegetation clearance
- c) Siting of site welfare facilities
- d) Stockpiling of materials

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase and in accordance with Policies DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

27. Landscape and Ecological Management Plan

Prior to the re-commencement of operations on-site, a detailed Landscape and Ecological Management Plan (LEMP) for the site shall be submitted to, and approved in writing by, the Mineral Planning Authority. The LEMP shall provide further details on the initial creation and long term management of on-site habitats, full details of the western bund reinstatement using the existing soil from the bund to be removed and introduction of a diverse seed mixture suitable for clay rich soils.

The development shall take place in accordance with the approved LEMP.

Reason: In the interests of amenity and nature conservation and in accordance with Policies HY1, HY2, DM1 and DM5 of the Bournemouth, Dorset and Poole Minerals Strategy (2014).

Informative Notes:

1. Environmental Permit

Aspects of this development may require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The scope of an Environmental Permit is restricted to activities covered by the Environmental Permitting Regulations. The permitted activities may form a part, but not all of the development needing planning permission.

2. National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

3. Biodiversity Net Gain - Exempt

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in

England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply:

- The application was made before 12 February 2024.
- The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024;

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

4. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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