

Guston Parish Council

Objection Report

KCC/DO/0216/2013

Temporary use of land (for up to 52 weeks) to allow drilling of exploratory borehole to test insitu coal measures for methane gas, including provision of drilling rigs and associated site compound at Guston Court Farm, off Pineham Road, Guston, Dover, Kent CT15 5ES.

Coastal Oil & Gas “This site is not necessarily considered to be the most suitable for gas production should gas resources be found”.

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The National Planning Policy Framework sets out the Government’s planning policies for England and explains how these are expected to be applied. It is under this planning framework and additional sources that we wish to make our objection.

The 3 core areas that we have consulted are:

- **Economic** - Ensure that sufficient land of the right type is available in the right places, including the provision of infrastructure.

- **Social** - Supporting strong, vibrant and healthy communities and support its health, social and cultural well-being;
- **Environmental** -Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

We feel the need to remind councilors on the KCC planning committee of the following statement within the framework on which decisions for planning must be adhered to, you must..

Set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site.

This application would NOT apply any of these principles. Guston Parish Council has attached a detailed report to support our objection and we request that this report is read in detail by all KCC councilors before any decision is finalised.

Dover District Local Development Framework- core strategy

In DDC Local Development plan core strategies form the basis of the policy many of these as listed below are directly relevant to this planning application:

Landscape

2.11 About 6,900 hectares (21%) of the District are designated as part of the Kent Downs Area of Outstanding Natural Beauty (AONB) and of this 876 hectares (3% of the District) are designated as Heritage Coast, centred on the white cliffs either side of Dover. The Kent Downs AONB Management Plan provides information on quality, condition and management priorities.

Green Infrastructure

2.13 Green infrastructure includes all forms of recreational open spaces and areas of importance or potential for wildlife. The network of green infrastructure is multi-functional providing habitat for wildlife and ecosystems and for a range of human recreational needs, including cemeteries and churchyards.

Water

2.17 The District is one of the drier parts of the region and country.

2.18 Drinking water is supplied from groundwater sources and local supply is augmented by transfers from Thanet and Canterbury areas. The Environment Agency's Stour Valley Catchment Abstraction Management Plan indicates that all groundwater sources are over-abstracted. In common with most of the region, the District is classified as an area of serious water stress but the southern part has been designated as a water scarcity area in recognition of the pressures on water resources and to enable demand management measures such as compulsory metering.

2.21 The River Dour catchment has good water quality but the River Stour historically and currently has poorer quality due to high nutrient concentrations, particularly nitrates and phosphates, which affect ecology. The cause of these high concentrations is a combination of wastewater and private discharges and run-off from agricultural land and urban areas.

2.22 Parts of the District are at risk to flooding from a combination of river (fluvial) and tidal (sea) sources, and from localised surface water runoff. At Dover the risk is from flooding associated with the River Dour

Air Quality

2.23 Dover suffers from air quality issues. The main sources of pollution that contribute to poor air quality are road traffic associated with the trunk roads leading to the Port and from shipping movements in the Port. The Council is working with its partners to take forward Air Quality Action Plans in these areas to improve air quality.

Energy

2.24 Driven by climate change issues there are regional targets to reduce carbon dioxide emissions by at least 20% below 1990 levels by 2010 and by at least 25% by 2015. In support of this the Regional Spatial Strategy includes county based targets for electricity generation from renewable energy sources. The national policy context is evolving in an ever more stringent way.

Historic Assets

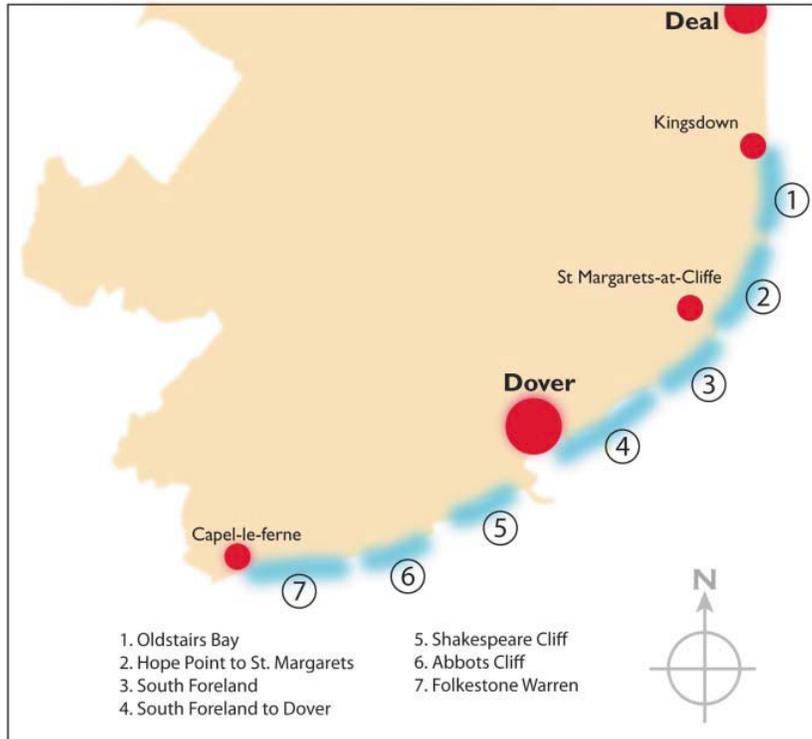
2.29 There are, as at 2008, also about 2,800 listed buildings, and 57 conservation areas which cover 669 hectares. These are concentrated at Dover, Deal and Sandwich (which has an exceptional concentration) but also cover many of the District's villages and hamlets which have a long history of human settlement.

2.30 These assets play a large part in defining the character of the District and the individuality of settlements. In many cases they reflect the District's strategic coastal location and particularly in Dover's case, its military importance as the closest crossing point to continental Europe. This has given rise to a series of fortifications, most notably the Roman Classis Britannica, Dover Castle, Fort Burgoyne, the Western Heights and First and Second World War fortifications.

Health

2.34 Although the 2001 Census indicated a much higher than average incidence of people suffering long term illness

Strategic allocations - a set of policies to allocate land for development



2.28 The CCMA's are not intended to be used to define areas that are at risk of coastal erosion. The role is to identify areas in which the vulnerability of development proposals can be tested to ensure that only appropriate development that requires a coastal location and provides substantial economic and social benefits is permitted in those areas.

Guston falls under the ward of St. Margarets at Cliffe, we are not mentioned within this local plan as a village in our own right and we therefore fall into the 'Hamlet category'. If St Margarets is defined under the Coastal Change Management Area then Guston should be too.

Kent Downs Area of Outstanding National Beauty (AONB)

3.7 The Kent Downs AONB, covers substantial parts of the south of the District. The AONB is an area of high scenic quality with statutory protection in order to conserve and enhance the natural beauty of their landscapes (See NPPF, para 115). Consideration must be given not only to the impact development could have on the AONB, but also the impact on the setting of the AONB. The AONB is particularly a constraint to development in the settlements where the boundary is immediately adjacent to the existing built development. In Capel-le-Ferne, Kingsdown, Lydden, and

St.Margaret's (GUSTON) there are very limited development opportunities that would not damage the setting of the AONB or the character of the village itself.

Dover is divided up into specific areas ie, industrial and residential - the industrial zone being identified within the DDC Core Strategy. 'Although the Oil and Gas section contains no specific sites for development, an exploration licence covers most of the District. The Licence grants sole rights to search for oil and gas for a period of six years. It permits the holder to carry out seismic investigations, to drill deep exploratory boreholes and to test any discovery for a period not exceeding four days. Should oil or gas be discovered in the District, development for onshore oil or gas fields will be judged against the policies in the Oil and Gas section of the Plan and the Council will seek to ensure that any development includes stringent environmental safeguards.'

Petroleum Act Licence (DECC)

Any company wishing to exploit the nation's hydrocarbon resources needs a licence from DECC to do so. The onshore production licence is known as a Petroleum Exploration and Development Licence (PEDL). Each such licence grants exclusive rights to explore, drill and produce within a small, specified area. DECC awards PEDLs in a competitive and transparent system based on open Licensing Rounds. Before a licence can be awarded, the applicant must satisfy DECC of the competence of its proposed operator, and each member of the applicant group must satisfy DECC of its financial viability and financial capacity.

Please find on pages 10-12 an N2 check showing Coastal Oil and Gas last 4 years financial data. As you can see their risk score is 30 out of 100 stating that they are HIGH RISK..." This company's Credit Limit should be regarded as an absolute limit and may require some form of guarantee". Director - Gerwyn Llewellyn Williams (One or more of this director's other appointments has adverse information related to it).

At 31 Dec 2012 Coastal Oil & Gas financial data:

- 1) £2,655 in the bank/cash at hand.
- 2) Their total assets minus their total liabilities leave a Net Asset of £3132 of which a further £1000 was issued as share capital.
- 3) Profit showing at the end of their financial year 2012 as £2132
- 4) Working capital at **-£167,129**
- 5) Since 2009 reported financial data and 2012 their financial credibility has declined each year.
- 6) Current Ratio 0.34
- 7) Solvency **-151.16 %**

Solvency is the ability of a business to have enough assets to cover its liabilities. Coastal Oil & Gas credit check shows a high chance of solvency and we therefore request further details on their public liability and also how they propose to complete this methane gas exploration. Any damages to our village, to properties structurally either residential or places of worship, pollution, through explosion of gases...how would they financially propose to manage such a situation?

Solvency is often measured as a ratio, the "current ratio," which is the total current assets divided by the total current liabilities. In order to be solvent and cover liabilities, a business should have a current ratio of 2/1, meaning that it has twice as many current assets as current liabilities. Coastal Oil & Gas current ratio is very low and further proves they are not financially viable to continue with this application.

DECC "A company with a Current Ratio less than 1.00 must demonstrate that its working capital requirements are financed by adequate short term funding arrangements (e.g. by a corporate parent, bank overdrafts, directors loans etc), and must produce evidence of the funding. Arrangements with trade or other creditors are not acceptable because they often imply that a company is in financial difficulty."

DECC must be confident that any company that receives a licence will continue in sound financial health for the foreseeable future. Each company (even if it is applying for a Promote licence) must therefore demonstrate its basic Financial Viability.

We believe that Coastal Oil & Gas financial situation has declined since they applied for the PEDL251 5 years ago and if they were to apply today they would be declined. They will need to prove their financial stability in order to be granted Well Consent from DECC at a later date.

Requirements for exploration operators (DECC)

In considering any request for exploration operatorship, DECC will look at the management governance structure, systems and technical competence of the company to plan and perform offshore operations, and its capacity to ensure environmental protection. More specifically we will look for the following factors:

- capability to plan, supervise, manage and undertake the proposed exploration operations including interfaces with contractors
- arrangements for pollution liability
- details of the management of environmental responsibilities (including the company's environmental policy and environmental management system (EMS))
- details of past record of compliance with environmental legislation
- insurance coverage

There is no fixed amount of information DECC requires to be satisfied of a proposed operator's competence. Clearly a very small company with little experience should expect to come under greater scrutiny and have to provide more information than an established operator with a good record. Where the company has limited experience of planning, organising or supervising activity, we will require a detailed understanding of the operator-contractor relationship and the in-house management responsibilities and control of the contracted support.

Guston Parish Council and residents request that Coastal Oil & Gas are placed under scrutiny and have to provide more information than an established operator. These are:

- details of previous experience of supervising or carrying out drilling operations within the past two years: location and description of the proposed operator's responsibilities for the operations
- in-house governance and management structure, geotechnical and drilling management expertise:
- lists of (a) the skills that exist in-house and (b) the skills to be contracted
- list of the key personnel involved in decision-making, including their previous experience and the basis on which they are employed
- description and chart showing the management structure (including interfaces with contractors), hierarchy of decision-making responsibilities, and key contact point in an emergency

Environment

- details of proposed pollution liability arrangements (this could be evidence the proposed operator of a licence has registered, or intends to register, its operatorship with the Offshore Pollution Liability Association Ltd (OPOL)).
- details of the company's environmental policy, including any environmental policy and environmental management statements
- a description of the company's management structure (directors/managers/personnel), identifying specific responsibilities for environmental issues up to and including board level (an organisation chart is the best way to summarise the responsibilities)
- details of the company's environmental management system, i.e. in-house, ISO 14001 or EMAS, which must take account of DECC requirements in relation to securing compliance with OSPAR Recommendation 2003/5. Where an EMS has not yet been independently verified in accordance with DECC EMS guidance, the applicant must commit to complying with requirements before any offshore operations take place
- details of the proposed operator's environmental experience working in (a) similar environments to the UKCS and (b) other relevant operations
- a brief 'high-level' or summary environmental assessment to demonstrate the company is aware of sensitivities in the area within, and immediately adjacent to, the acreage of interest, and of the potential impacts that would have to be managed during execution of the proposed work

Use of contractors

- name(s) of contractor(s)
- list of the areas of drilling management activity to be outsourced to contractors
- description of operator's relationship with the contractor (who is responsible for what, and who makes the decisions? Who will monitor and supervise the contractors? In particular, what arrangements are in place to deal with an emergency?)

- details of contractor's experience of planning and/or drilling wells, especially where relevant to the operations currently proposed (e.g. High Pressure High Temperature or deep water)

Proposed operator's presence during drilling operations

- written confirmation that at least one qualified representative from the proposed operator will be present, usually in the UK, for the duration of drilling operations

Insurance

- list of the contingencies covered by insurance

All these questions should be answered fully to support their proposed application.

Full report supplied on 15 October 2013

COASTAL OIL AND GAS LIMITED
Company Number 03440732

Holding Company Thistle Gas Ltd
Ultimate Holding Company UK Onshore Gas Ltd

Incorporation Date 26 September 1997
Last Return 26 September 2012
Last Accounts 31 December 2012

Registered Address
First Flr Unit 9
Bridgend Business Cntr
Bridgend
CF31 3SH

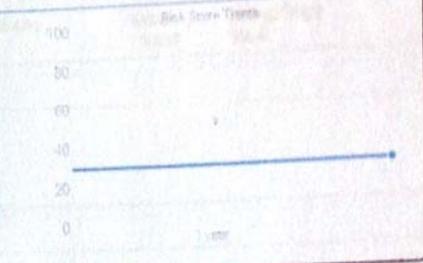
Trading Address
Unit C Kenfig Indstl Est
Margam
PORT TALBOT
SA13 2PR



Report Reference: COASTAL

Risk Information

Risk Score	30 out of 100 High Risk! - This company's Credit Limit should be regarded as an absolute limit and may require some form of guarantee
Credit Limit	GBP 0 Selling to this company? The Credit Limit is the recommended maximum outstanding debtor exposure at any one time.
Contract Limit	GBP 0 Buying from this company? The Contract Limit is the recommended aggregate annual value for supply contracts.



Payment Performance

Industry DBT Comparison

Upper Quartile	2
Median	11
Lower Quartile	19

Official Company Data

Legal Form Private Limited Company
Registration Number 03440732
Date of Incorporation 26/09/1997
Registered Office First Flr Unit 9, Bridgend Business Cntr, Bridgend, CF31 3SH
Date of Last Annual Return to Registry 26/09/2012
Activities Extraction of crude petroleum and natural gas

Accounts

The last filed accounts cover the period to 31/12/2012 with Companies House.
Please note that the transition, analysis and publication of these accounts may take up to 10 days to appear on this report.

Recently Filed Documents

[view available documents](#)

Details of the most recent documents

Date Received	Description
26/09/2012	Annual Return
31/12/2012	Financial Statement / Set of Accounts

It should be noted that there is no legal requirement to file satisfaction details of mortgages/charges at Companies House.

Known Directors

DIRECTOR [GERWYN I LEWELLYN WILLIAMS](#)
(One or more of this director's other appointments has adverse information related to it)

Date of Birth 21/02/1950
 Appointment Date 26/09/1997
 Other Appointments ALTESSE LIMITED, HIGH LINE MINING LTD., LOCAL ENERGY SUPPLY SYSTEMS LIMITED, MANDACO 727 LIMITED, MODAL MINING LIMITED, NEWTON BEACH DEVELOPMENT COMPANY LIMITED, SOUTH WALES GAS LIMITED, ST. JOHN'S VISION LIMITED, THISTLE GAS LIMITED, TOPEX LIMITED, TRANSGAS LIMITED, U.K. MINING CONTRACTORS LTD., U.K. COAL LIMITED, U.K. GAS LIMITED, U.K. METHANE LIMITED, U.K. ONSHORE EXPLORATION LTD., U.K. WATER SUPPLIES LIMITED, U.K. WIND ENERGY LIMITED

SECRETARY
 Address SHELAGH ROSE WILLIAMS
 39 BEACH ROAD, NEWTON, PORTHCAWL., CF36 5NH
 Country of Origin BRITISH
 Date of Birth //
 Appointment Date 14/05/2002

Recently Resigned Directors (last 3)

None

Shares Information

Share Currency: GBP

Principal Shareholders:	Type Of Share	No. of Shares	Value	Voting %age
THISTLE GAS LTD	ORD	1,000A	1,000.00	100.00

Mortgages

Total Registered	0
Total Outstanding	0
Total Satisfied	0

Public Record Information

Summary of CCJs/Scottish Decrees

There are no unsatisfied CCJs against the company.

Operations

Sic Code	Description
1110	Extraction of crude petroleum and natural gas

Activities Extraction of crude petroleum and natural gas

Staff Employed 2

Financial Data

Profit and Loss

RETAINED PROFITS

Balance Sheet

	52	52	52	52
Accounts Date	31/12/2012	31/12/2011	31/12/2010	30/09/2009
Currency	GBP	GBP	GBP	GBP
Units	units	units	units	units
Consolidated?	No	No	No	No
TOTAL FIXED ASSETS	170,261	47,546	34,875	0
Intangible Assets	170,261	47,546	34,875	-
TOTAL CURRENT ASSETS	85,508	44,557	40,175	134,807
Other Receivables	82,853	43,853	32,270	87,502
Cash	2,655	704	7,905	47,305
TOTAL ASSETS	255,769	92,103	75,050	134,807
TOTAL CURRENT LIABILITIES	252,637	86,883	64,502	52,486
Other Current Liabilities	252,637	86,883	64,502	52,486
WORKING CAPITAL	(167,129)	(42,328)	(24,327)	82,321
TOTAL LONG TERM LIABS	0	0	0	68,541
NET ASSETS / (LIABILITIES)	3,132	5,220	10,548	82,321
SHARE CAPITAL + RESERVES	3,132	5,220	10,548	13,780
Issued Share Capital	1,000	1,000	1,000	1,000
Profit and Loss account	2,132	4,220	9,548	12,780
SHAREHOLDERS FUNDS	3,132	5,220	10,548	13,780
CAPITAL EMPLOYED	3,132	5,220	10,548	82,321

TANGIBLE NET WORTH	(167,129)	(42,326)	(24,327)	13,780
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Key Credit Ratios

Accounts Date	31/12/2012	31/12/2011	31/12/2010	30/09/2009
Current Ratio	0.34	0.51	0.62	2.57
Quick Ratio	-	-	-	-
T.N.W/Total Assets	-0.65	-0.46	-0.32	0.10
Equity Gearing	1.22	5.67	14.06	20.79
Solvency (%)	-151.16	-205.27	-265.15	878.28

Financial Summary

Working Capital	The company's working capital deficiency increased in the period and now stands at GBP 167,129, units
Tangible Net Worth	Net worth reduced by 124,803 during the period and now stands at GBP -167,129, units

*** End of Report On COASTAL OIL AND GAS LIMITED. Supplied by n2check ***

Whilst n2check attempts to ensure that the information provided is accurate and complete by reason of the immense quantity of detailed matter dealt with in compiling the information and the fact that some of the data are supplied from sources not controlled by n2check which cannot always be verified, including information provided direct from the subject of enquiry as well as the possibility of negligence and mistake, n2check does not guarantee the correctness or the effective delivery of the information and will not be held responsible for any errors therein or omissions therefrom.

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PEDL 251

After reading through PEDL licence 251 relating to the application for borehole drilling for exploratory methane gas in Guston a couple of questions have arisen which we would like you to investigate:

- 1) Coastal Oil and Gas have explained that they will be drilling into the coal bed 8th-14th layer which will equate to 1200m. The PEDL 251 under Schedule 3 Clauses 4 and 12, Work Programme - Firm Commitment:

“The Licensee shall drill one well to a depth of 1000m”

Please explain why Coastal Oil and gas are requesting to exceed the depth of their licence.

- 2) Under Part 1 - Model Clauses in PEDL 251 under section INTERPRETATION please see Petroleum.

“Petroleum” includes any mineral oil or relative hydrocarbon and natural gas existing in its natural condition in strata BUT DOES NOT INCLUDE COAL OR BITUMINOUS SHALES or other stratified deposits from which oil can be extracted by destructive distillation”

Does this mean that the PEDL license 251 does not cover works carried out in the Coal and Shale Layer????? Please investigate and advise. Coastal Oil and Gas have a Petroleum Exploration and Development Licence.

[Please see below 7.7 Expected Geological Section found within document Supporting Statement Guston Court Farm.](#)

This shows very basically the depth surface levels of the expected section of Borehole. It further proves that the drilling will exceed the 1000m PEDL 251 but also does not mention that Coastal Oil & Gas will actually be drilling into the ‘Shale Division’ which covers the lower coal beds of 7-14 layers. I have attached a more descriptive diagram (page 14) which details the Shale Division. We do not believe that Coastal Oil & Gas licence allows drilling into the Shale Layer.

Our attention has also been focused on diagram 7.7 (page 14) as Coastal Oil & Gas note ‘Surface casing - to seal off Surface Water’ within the Cretaceous Chalk level and also ‘Casing - To seal off ground Water in Cretaceous and Jurassic Strata’ within the Jurassic beds.

Please explain why when historical knowledge of mining shafts in Dover and surrounding areas claim that flooding of groundwater was an enormous problem within the Westphalian Coal Measures that no Casing to seal off ground water at this level is being proposed by Coal Oil & Gas????? Flooding is critical at 244m+ yet no care is being taken to avoid the gallons of ground water at this depth.

7.7 Expected Geological Section

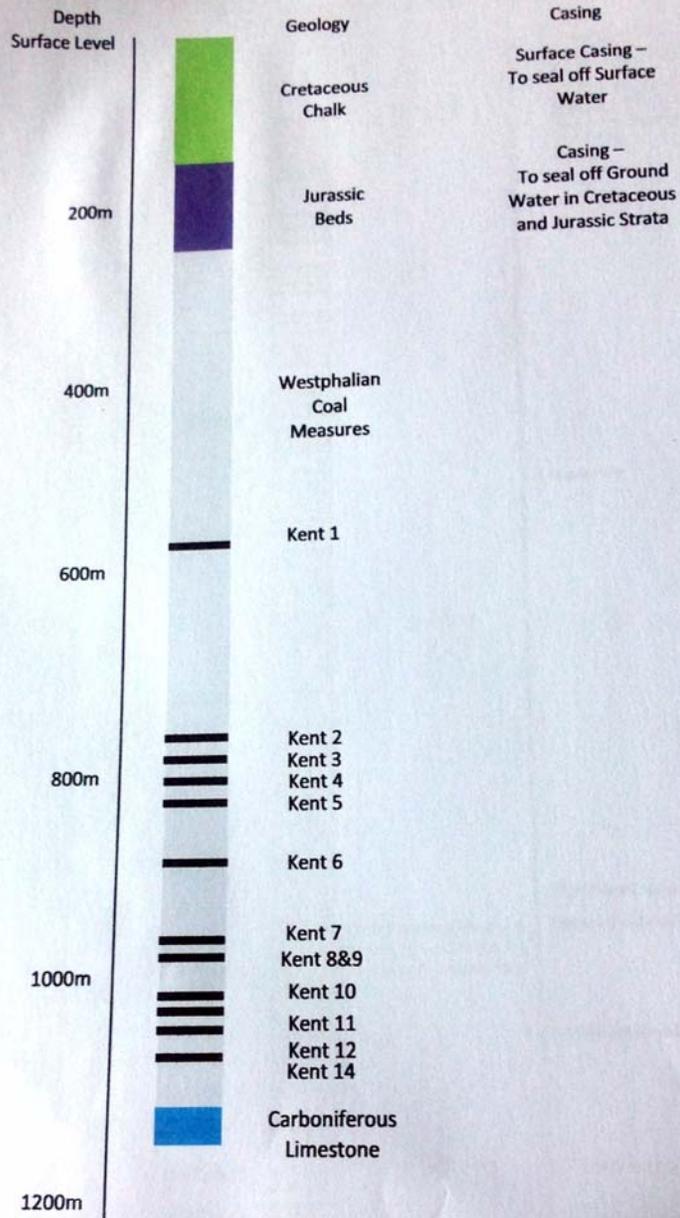
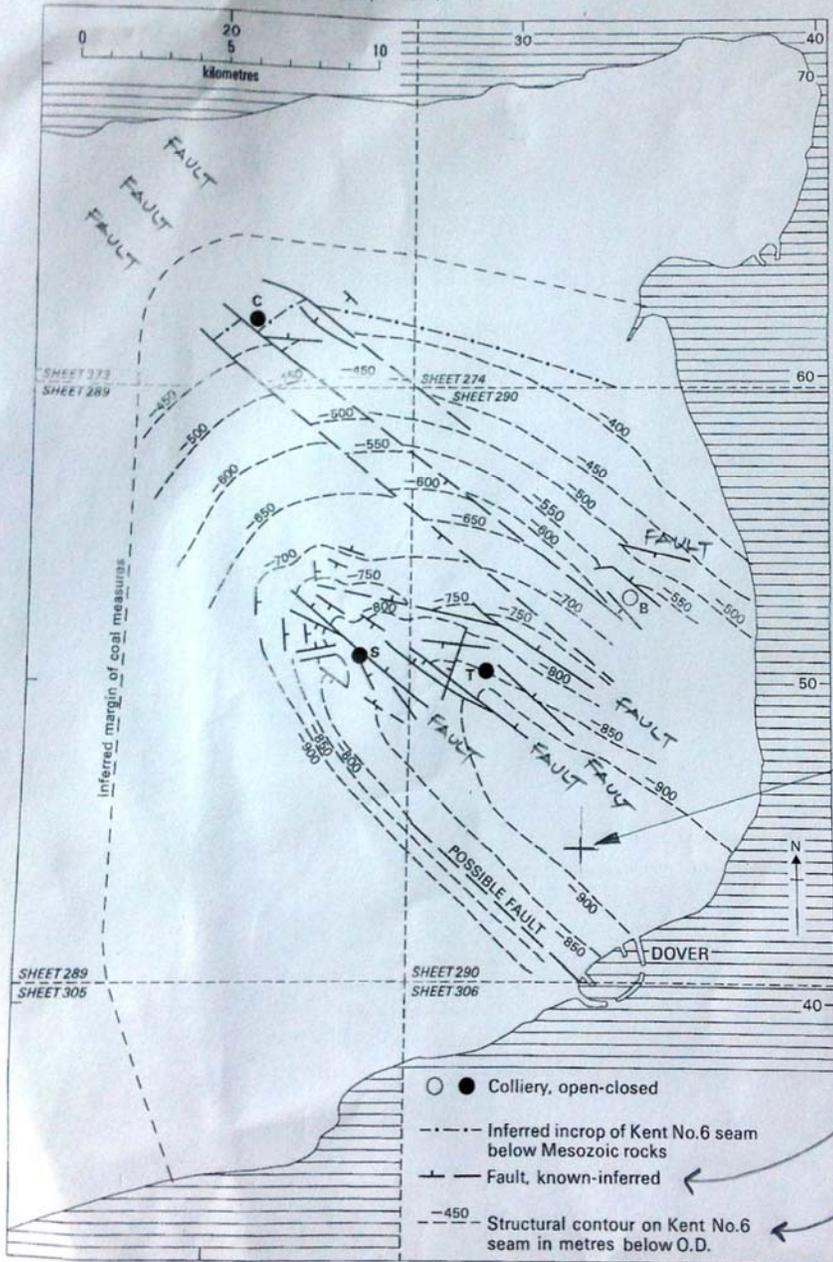


Figure 2: Expected Section of Borehole

INFO FROM BRITISH GEOLOGICAL SURVEY:
RAMSGATE AND DOVER (SHEET MEMOIR 274 & 290)
GUSTON IS ON MAP SHEET 290.

SHEET 1.

CARBONIFEROUS 7



FROM THE CONTOUR BELOW GUSTON
BAND KG IS APPROX -900M. BELOW THIS IS THE
LOWER SHALE DIVISION WHICH IS 215M THICK.
THEREFORE THE BORE HOLE PROPOSED WILL GO THROUGH
THIS LAYER. 900+215 = 1115M. (SEE SECTION)

GUSTON.

NOTE ALSO
THE FAULT LINES
THIS INFO WAS
TAKEN FROM
BRITISH COAL
RECORDS AND
OTHER BORE
HOLE INFORMATION

BELOW GUSTON
= -900M
KENT NO.6.
COAL BED

Figure 5 Simplified structural geology of the Kent Coalfield. B: Betteshanger, C: Chislet, S: Snowdown, T: Tilmanstone

We have included the 2 extracts from the British Geological survey, sheet 1 Page 15 shows the coal bed contours and fault lines below Guston and within the East Kent coal fields, sheet 2 Page 16 shows a vertical section through the coal beds including the " Shale beds" these shale beds have not been drawn to our attention in any of the planning application documents, we are very concerned this word "Shale" has been left out, because of the existing fault lines and the shale beds we have contacted the following and would like to include their responses to the planning application at a later stage but before the 15th November.

- 1) Geotechnical Engineers
- 2) Eurotunnel
- 3) National Trust
- 4) English Heritage

Please see on Page 16 a copy of the structure geology of the Kent Coalfield.

This diagram shows information from the British Geological survey: Ramsgate and Dover (sheet Memoir 274 & 290) Guston is on map sheet 290.

From the contour below Guston bank K6 is approx. -900m. Below this is the lower shale division which is 215m thick. Therefore the borehole proposed will go through this layer. $900+215 = 1115\text{m}$.

Note also the fault lines, these have not been pointed out in the supporting statement by Coastal Oil & Gas. This information was taken from the British Coal records and borehole information.

The fault lines run horizontally and at a downward slope, many present near the proposed drilling site. Please explain with drilling being taken down to 1200m how the fault lines will not be increased causing possible subsidence issues??

One of the fault lines runs directly out to sea not far from underground networks of the Channel Tunnel. Have KCC contacted the Channel Tunnel to see if this type of exploratory works within approx. 3 mile radius is something that they might be interested in?

1) Noise

The European Environment Agency 4th Assessment of Europe's Environment 2007 identifies that the health impacts of environmental noise are underestimated and require further attention.

Noise Pollution can be defined as UNWANTED sounds caused by industry. They affect health and overall quality of life by raising stress and disruption to your sleep can lead to an increased risk of heart disease.

Noise Impact Assessment 2996/ENS1

Carried by Hunter Acoustics, Cardiff on behalf of Mr. Oliver Taylor, Coastal Oil & Gas

Dated 1 August 2013 (listed in planning application details)

3.0 Environment Noise Survey

Continuous noise monitoring was carried out between 1530hrs on 7th November and 0815hrs on 9th November 2012 to determine the existing background noise. Data including Lmax, Leq & L90 were logged at 5-minute intervals over the monitoring period.

Point 1: November, when the noise assessment was carried out, does not represent the time of year when farm movements reflect a true picture of village background noise. This site is an operating dairy and arable farm surrounded by other arable farms in the local vicinity. Farms are busiest during summer and autumn months when combining for harvest is exceptionally busy, movements of tractors and combines are frequent through the centre of the village, night and day. Noise pollution therefore varies dramatically at different times of the year and November would represent the 'quiet period'.

Point 2: Monitoring noise over 1.5 days is not deemed a long enough time frame to produce adequate average dB(A) readings. Tones vary with time in level and frequency.

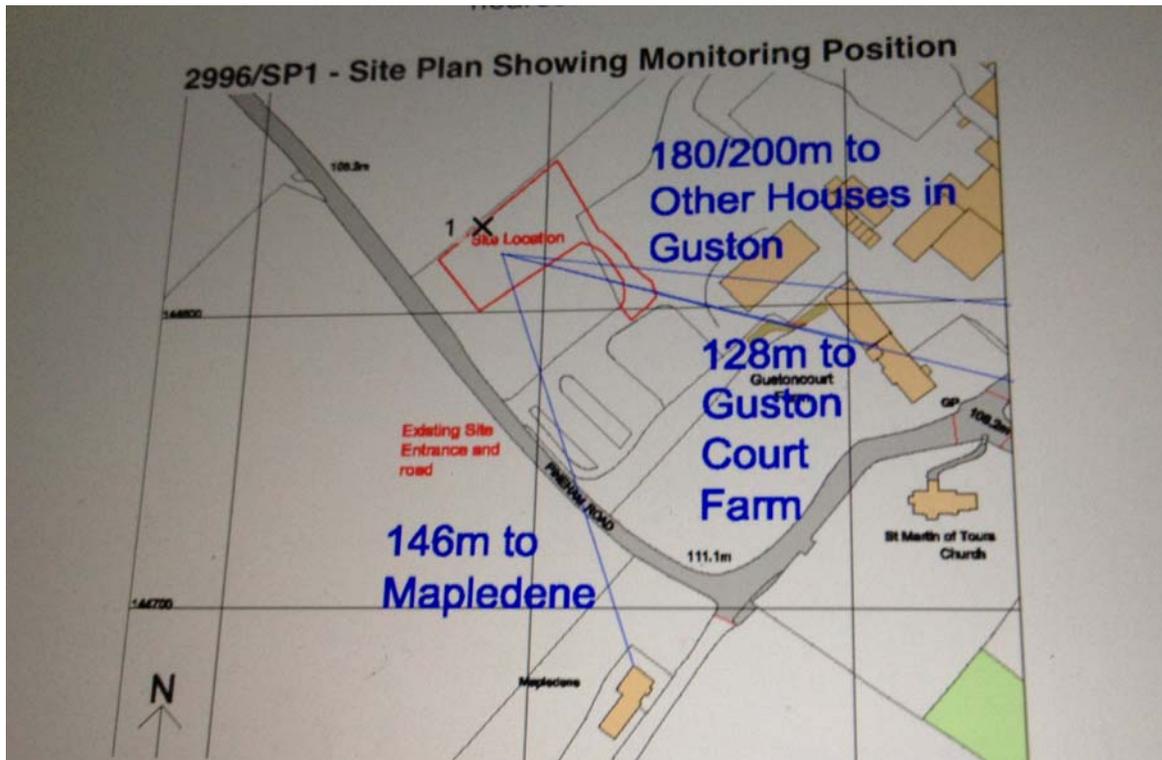
Point 3: The International Organisation of Standardisation states that 60 seconds average tone recording should be measured rather than the 5-minute intervals in this report. If the tone frequency varies then the tone will smear out and if the averaging isn't shortened the method used may not detect the tone even though it is audible. The solution to analysing tones that vary with frequency is to divide the averaging time into shorter intervals and manually average the result. This has not been done in this survey.

Site Plan showing Monitoring Position

3.1

Position 1 Located at North West of proposed drilling site, approximately 1.2-1.5m above ground level. Background noise levels at this location are deemed representative of those at the nearest sensitive premises.

2996/SP1 - Site Plan showing Monitoring Position



Point 4: The above site plan shows that the positioning of the sound monitoring (point X) took place at the furthest point away from the nearest sensitive premises and Guston Court Farm where most of the agricultural works take place including milking of the dairy cows. This position is at a significant distance away from of everyday work areas and residential properties to be affected by the noise pollution.

When assessing nuisance from industrial sources it is common practice to compare the levels from the drill rig at the resident's house with the background noise at pre-existing levels before the alleged nuisance is introduced. This has not been carried out during this survey.

3.2 Equipment Used

Make	Description	Model	Serial Number	Last Calibrated	Certificate No.
Larson Davis	Type 1 - Sound Level Meter	824	824A2722	18-May-11	U8989
Larson Davis	Preamplifier	PRM902	2705	16-May-11	U8989
Larson Davis	Microphone 1/2" Prepolarized FF	2551	933	16-May-11	U8989
Norsonic AS	Calibrator (114.09 dB @ 999.68 Hz)	1251	31429	27-Jul-12	U11716

The measurement systems were calibrated before and after the survey; no variation occurred.

Point 5: Annual calibration of equipment should be carried out, equipment can be damaged throughout the course of daily usage therefore all equipment used should be checked for accuracy. The survey was carried out Nov 2012 determining all equipment above had exceeded the annual calibration anniversary.

4.0 Results

4.0 Results

Time history graph 2996/TH1 shows L_{max} , L_{eq} & L_{90} sound pressure levels measured over consecutive 5minute periods at position 1.

Period	Minimum Consistent L_{90}	Proposed Noise Limit
Daytime (0700-1900)	50.1dB(A)	55dB(A)
Evening (1900-2200)	46.0dB(A)	56dB(A)
Night (2200-0700)	30.7dB(A)	42dB(A)

As the drill rig is to operate 24 hrs/day during the 8-week period, night-time is the critical period when setting noise limits. We understand that in the case of an emergency, the Telehandler may be required to work at night.

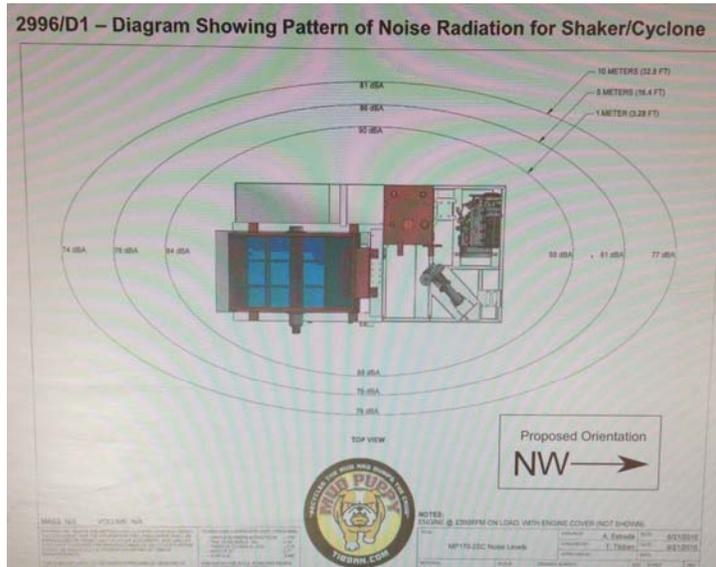
Point 6: These results are based on an area outside the residential property zone and are not representative of background noise. These noise values are suspiciously the same as the World Health Organisation accepted noise levels.

Point 7: If proposed noise levels are breached who takes ownership of the noise breach and monitor noise levels and frequencies? Are the residents expected to purchase their own calibrated sound meter? Will Guston Parish Council be able to obtain the sound noise level meter readings, if monitored, as a Freedom of Information request?

5.0 Noise Predictions

The following pattern of noise radiation for the proposed shaker/cyclone (Tibban Mud Puppy) is quoted by the manufacturer;

2996/D1 - Diagram Showing Pattern of Noise Radiation for Shaker/Cyclone



Noise levels range from 74dB(A) to 81dB(A) at 10m.

The proposed drill rig has a typical noise level of 79 dB(A) at 1m - based on data included in an email from Oliver Taylor dated 21/01/2011 with manufacturer's specifications for a similar drill rig and our own measurements of a similar drill rig.

Point 8: Similar? And based only on Oliver Taylor's information? Not the exact type which will be used in each case. Without this information, how can one accurately assess the noise impacts on local dwellings and amenities (e.g. PROW, natural habitats)?

Point 9: Noise isn't just about decibels, it's about frequency. The Queensland Govt. Dept. of Health March 2013 report, *Coal Seam Gas in the Tara Region*, sec.4.2.2. reported possible issues with low-frequency noise: *"health-related effects of low-frequency noise include stress, irritation, unease, fatigue, headache, possible nausea and disturbed sleep. Sensitisation to low-frequency noise often occurs over time, resulting in the person becoming more aware of the noise and not being able to shut it out or get used to it... If concerns continue in the community about low frequency noise, additional assessment by DEHP and/or industry stakeholders may be required even though the conditions in the environmental authority are being complied with at the one site where noise monitoring was undertaken. This would be needed to determine if low frequency noise is a significant issue across the area and if noise mitigation measures are required."*

Has low-frequency noise been addressed in the noise impact assessment? The survey seems to address noise *levels* more than noise *range*.

Point 10: The survey carried out only takes into account surface noise and does not detail levels of noise created underground through vibrations. This is a significant addition to level noise. We therefore request a full noise and vibration survey to be carried before any decision is finalised.

The manufacturer's data sheet for the Aggreko Diesel Generating Set SHP/8035E dated September 2009 lists the sound pressure level below 60dB(A) at 7 metres and is therefore indicated not to contribute significantly to overall sound power levels.

Based on noise data for the Manitou MHT 780 TELEHANDLER and previous measurements of typical mobile plant activity, a figure of 77dB dB SPL at 10m has been used in our assessment of mobile noise, with a maximum of 50% ontime (i.e. 30 minutes operation in an hour).

Point 11: Why has only the drilling rig been taken into account when calculating the final dB(A) impact at noise sensitive properties??? The generator is to be placed at a nearer position than the rig and although predicted to only allow 60dB(A) at 7 Meters when added to the output of the drilling rig this significantly increases the impact on the properties. In addition we will also have a Telehandler in operation 50% of the time, including night time hours; this movement also will affect noise pollution on the porous ground. Sound propagation occurs over porous ground, this has not been taken into account in this survey.

Point 12: No mention is made of noise created by water pumps; water bowsers that we are informed will be moving the waste water. Vehicles starting up, leaving and entering the site. The noise created by the digging of the surrounding drainage ditch and removal of that soil.

Point 13: We have a train line on the opposite side of the village that creates noise and vibrations which are already felt by properties in the village. What survey has been done on this noise? We could potentially be situated between a railway line and a drilling rig causing more underground noise and vibration. We request a Noise Monitoring terminal with warning attached so that any excessive noise will be flagged immediately.

Noise levels have been predicted using the CONCAWE model with the shaker/cyclone orientated such that the quietest side of the rig faces towards the nearest NSPs (see 'Proposed Orientation' marked on 2996/D1 above).

Point 14: CONCAWE is only one method of calculating noise from environmental intrusion. Other methods exist including ISO 9613. Both can give varied results. We therefore feel that more than 1 method of obtaining these results should have been carried out to give a true reflection of proposed dB(A) results.

5.2 Predicted Noise Levels

At residential NSPs the following noise levels are predicted:

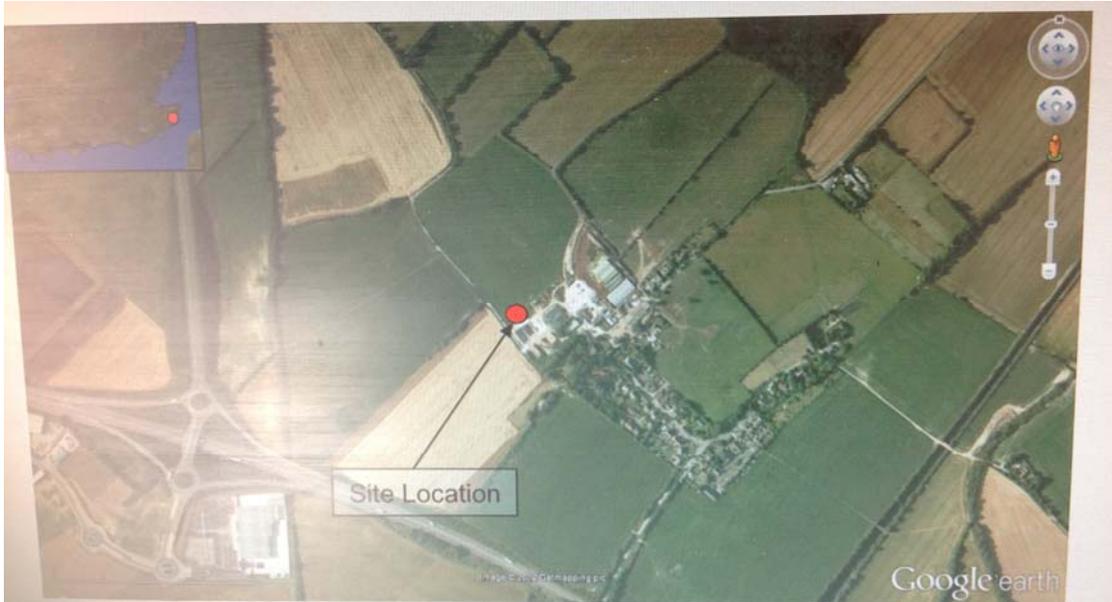
Note: No screening losses have been included in the predictions at this stage.

Position	Predicted noise level at residence (dB L _{Aeq}) from stationary plant (unscreened)	Predicted noise level at residence (dB L _{Aeq}) from stationary and mobile plant combined (unscreened)
1. 128m east	53.4	54.6
2. 146m south	53.1	54.0
3. 180m east	49.1	50.3

Point 15: When looking at the dB(A) output from the Mud Puppy shaker/cyclone alone the diagram shows 81 dB(A) at 10m max. When using the standard calculation for decibel reduction over distance = 6dB reduction when distance is doubled, this would calculate the dB(A) to be 57dB(A) at 160m, calculated in between position 2 and 3. This is significantly higher and still does not take into account other stationary or mobile plant. Noise level at 57dB has been described by the European Environment Agency as the same as noise levels in a ‘business office’ which is an unaccepted noise level for a small village community in a rural environment. We feel that these predicted levels are suspiciously set to match the World Health Organisation accepted noise levels. This requires extensive investigation.

Point 16: The noise on the proposed site compound and associated drilling rigs can be said to be tonal. The ISO International Organisation of Standardisation states that noise containing tonal components is more annoying than noise with no tones. Therefore annoying impulses and tones require an adjustment to be made to the dB(A) rating level applied in this survey.

2) Visual Intrusion into local setting and wider landscape caused by the placement of any building or structure within the application area



8.15 Visual Amenity

Any views of the drilling rig from the highway will be screened from the main part of the village by existing vegetation. Views from the main will be fleeting and the structure will not be dissimilar to other temporary structures/masts that are located in rural areas and will be viewed against the back cloth of the farm buildings and storage areas. The rig and equipment will only be in place for a short period of time and will be removed once the drilling operations are completed. The soil bund will remain until testing is completed and it is proposed to sacrificially seed the outer slopes during the first planting season.

Point 17: The above photo shows proposed site location. Guston is a small parish with an unusual geography being split out into 3 distinct centers and clusters of housing. The site of the drilling rigs and compound is planned for the village center, which is comprised of residential properties, one farm and one church. The proposed siting of the compound and drill is particularly ill-considered: it is to be positioned within 120m of the nearest residential property, neighbored by 10th century St Martin's of Tours Church, a Grade II* listed building, plus a listed grave in the churchyard, working cemetery, and 180m from a vast selection of our parishioner's homes, all of which will be dramatically affected by noise, dust, air quality and light pollution. The drilling rig will be an intrusive structure visible to every resident including resident's homes on East Langdon Road which will overlook the site.

This structure will be visible from the A2 and A256 as will the lighting even at the 3 meter limit. These are busy roads that serve Dover Port and surrounding areas, is this not considered a dangerous distraction?

There is nothing within this application that is sympathetic to the surrounding rural area, all of which is clearly visible to our community and intrusive to our everyday lives.

Point 18: This area is used by many parishioners and tourists for recreation including cycling and rambling, and development here would both diminish the striking view from the North Downs Way and height of the rigs would be prominent from most angles within the village.

Point 19: The potential effect of mineral workings on the landscape and visual environment needs to be assessed before permission to work a site is granted. Although there is a strong link between them, landscape and visual impact assessments involve different procedures because the possible effects being investigated are different.

- Rural countryside of value to our local residents - may be lost to permanent development
- Mature landscapes and landscape features like hedgerows and hedgerow trees may be lost directly, or indirectly in the development of new roads and infrastructure. The application mentions the road through Pineham may need tarmac, a car park may need to be installed into the site due to weather conditions, and HGV traffic will damage hedgerows during movements as the lane is single traffic only.
- The character of the wider landscape may be affected by the visual intrusion of new industrial scale buildings ie, The site offices, laboratory, toilets etc.
- The rural character of the countryside between settlements, and particularly along main transport corridors, may be eroded. The Pineham Road infrastructure cannot cope with this type of transport.
- The tranquility of the surrounding countryside may be weakened by noise and light pollution and by increased traffic levels on local roads.

The Forestry Commission 1999 published '*Tranquillity is a term used to describe the relative sense of peace, quiet and 'naturalness' of the countryside.*

Tranquillity is an important contribution to the value many people obtain from living in or visiting the countryside. It takes into account a combination of factors which have effects on our perception of tranquillity, particularly related to sight and hearing. The perception of tranquillity also relates to our aesthetic response to the landscape and the pleasure we gain from visiting it. Tranquillity can be summed up as the quality that allows us to feel that we have 'got away from it all'.

3) Traffic

A summary of proposed traffic flows into the site is as follows: -

Drill rig 2
Drill Pipe 4

Casings 5
Tanks and other equipment 5
Survey equipment 1
Cabins 5
Tankers used water 3
Steel linings 2
Foul sewerage tanker 1 per week
Skips 4 per week
Drilling supplies (transit) 3 per week
Personnel (cars/vans) 2/3 per 12 hr. shift

Point 20: These figures give a simplistic and low picture of the traffic movements involved and it will be at least doubled. For example, the 5 cabins will be delivered to site, the empty lorries will leave, then return and leave again to take them away - 5 cabins in and out - 20 HGV movements.

Similarly, all weekly deliveries will be return trips (two movements) and the car / vans for each shift personnel could be 3 in and 3 out twice per day.

So the actual figures will be something like 66 HGV movements for plant and equipment on and off site and, assuming 3 months operations, 208 HGV movements for weekly supplies and waste with 526 car/van movements for personnel.

Point 21: The access to this is proposed to be along a small country lane. This lane serves the village as access to Whitfield. There are three other farms as well as Guston Court Farm that use this. At certain times of year due to necessary increase in farming activity this lane is impassable due to volume of farming vehicles. It is a totally inappropriate route in or out of the site and will cause major disruption to residence and other local businesses which operate from Guston. The Pineham Road over recent months has been resurfaced due to the agricultural vehicles impact on this slight country lane, the works were carried out by KCC Highways. If agricultural tractors are ruining the road surface what detrimental impact will HGV vehicles have?



We have recently had traffic calming measures installed in the village which highlights to you that an increase in any traffic is a danger to all residents old and young especially.

The applicant has stated that a portable wheel wash may be provided if the weather conditions require it, and similarly depending on the weather and site conditions there may be consideration given to the surface of the parking area. In order to ensure that no mud is tracked out onto the highway, wheel washing facilities would be required, as part of an Operational Statement for the site, and an appropriate surface material for the access and parking areas would also be required. The wheel wash facility will be a free standing power washer. Run off water will be collected in receptacles sunk into the ground and the waste water tankered away to a licensed disposal site at the same time and in conjunction with the waste drill water.

Point 22: The road infrastructure via Archers Court Road, Whitfield, which has been identified as the designated route to the site is already congested with heavy traffic and parked cars. It is also the route taken by many school children early in the morning that walk to DCCA and Whitfield & Aspen School. The addition of HGV traffic in this zone is a health and safety issue and I request a detailed traffic movement policy and consultation carried out to agree traffic movement times. The Local Planning Framework states *-All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.*

The submitted plans do not show the layout of the site in context with the intended means of access, and further plans should be submitted which indicate, in detail, the access onto the highway network, the internal access route and the on-site facilities.

Point 23: Local Planning Framework also states *‘safe and suitable access to the site can be achieved for all people’* the safety of residents trying to travel from Guston, through Pineham to Whitfield should also be considered. Single lane, narrow passing points, sharp bends, all of which would result in any vehicle meeting a HGV head on would need to reverse some considerable distance before a safety passing point could be achieved.

Point 24: Guston Parish Council received many complaints concerning the Guston Bus number 593 travelling through Pineham. A single height bus which is used to transport children from local schools. This was not the designated route due to Safety Issues. Many cars met this vehicle on the Pineham Road and the road became impassable. The bus company was contacted and informed to instruct the driver that this route must NOT be used under any circumstances.

Point 25: The Local Planning Framework also states *‘Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:*

- *accommodate the efficient delivery of goods and supplies;*
- *give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;*
- *create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians*

Point 26: This route from Church Whitfield via Pineham is used by a significant number of cyclists weekly. This route is a KCC recognized cycle route number 16+17. The KCC website details this route *‘The route passes along leafy lanes and bridleways amid rolling hills, wide skies, woodland, country villages and hamlets; the perfect recipe for a cycle holiday or a mixture of great day rides. Each trail will lead you along national and regional cycle routes to discover Kent’s rich heritage as the Garden of England, past historic oast houses, hop gardens and orchards. Enjoy invigorating off-road cycling through picturesque woodland, or along the many miles of country roads.*

Kent boasts beautiful scenery and a rich history, from the stunning Canterbury Cathedral to the famed fort of Dover Castle, cycling provides the perfect way to explore these treasures of the south east.’

4) Archaeological and Heritage

The local Planning Framework states that government *'should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. The impact of a proposal on a heritage asset'*.

'As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.'

*Safeguard:
existing, planned and potential rail heads, rail links.*

Point 27: This is less than 150m from our village 10th century church, St Martin of Tours. This is a Grade II* listed building and a heritage asset. We request an archeological assessment be carried out on to access previous observations/ finds in the vicinity and the likely impact of the proposed development.

Having spoken to the Diocese we have been informed that the church may have to be closed for the duration of the drilling for health and safety concerns, or, because of an influx of agitators but have been advised to monitor the structure very carefully for any signs of subsidence. The drilling noise could well cause disruption to services at 8am and Evensong at 6pm when it is normally very quiet.! Is it not in our Human Rights to be able to worship in our place of choice ie, our own Parish Church? How can this be acceptable!

Point 28: We are also very concerned about our rail infrastructure. Guston tunnel has a gradient of 1:71 and is 1412 yards long. It also has a bend some way along. This rail network is still in operation. Has anyone considered the implications of borehole drilling on the stability of the banks and tunnel. We have for some weeks now had a team from Network Rail working on the railway banks adjacent to Hangmans Lane. They have been removing trees due to the high banks instability and have installed a mesh netting to stop the soil falling onto the railway tracks. This area is already unstable, any falling debris could be catastrophic to any oncoming trains.

Point 29: Guston Tunnels have raised substantial concern among the Parish Council and residents. We approached Oliver Taylor, Coastal Oil & Gas and asked him how he intended to deal with the potential issue of underground historic tunnels. He admitted that he had no idea of any such tunnels and did not know where they were. This issue needs further investigation. Tunnels are present at Peverell Cottage, The Lane and Apple Tree Cottage, The Lane. Tunnel networks also exist under Fort Burgoyne and Dover Castle.

Point 30: Dover Castle, National Heritage - *Dover Castle is a medieval castle in the town of the same name in the English county of Kent. It was founded in the 12th*

century and has been described as the "Key to England" due to its defensive significance throughout history. *St Mary in Castro, or St Mary de Castro, is a church in the grounds of Dover Castle. It is a heavily restored Saxon structure, built next to a Roman lighthouse which became the church bell-tower. St Mary serves the local population and the army, and is the church of the Dover Garrison.*

As a village we are unconvinced that the borehole drilling down to 8th - 14th underground layers reaching 1200m will have zero vibration impact and are not happy to take Coastal Oil & Gas at their word. We request a full vibration survey to be carried out to include the possible detrimental effect on our natural heritage.

5) Risk of Contamination to land.

8.9 Surface Water Protection

In order to prevent the discharge of surface water from the site a cut off ditch and a submerged sealed interceptor tank will be constructed on the southern boundary across the lowest point. Drawing PEDL251/DRAWINGS/GUSTON/CUTOFF051212 - Pollution Prevention Measures shows the location of the cut off ditch. A 10,000 gallon bowser will be kept onsite to allow the interceptor to be regularly emptied in the event of rain / surface run off. The bowser that the tank is pumped into will be sent off site to a licensed facility when it has been filled.

Point 31: Will the cut off ditch and bowser be able to collect suspended solids? Require full proposals for treatment and disposal of suspended solids from surface water that is run off.

Point 32: Will the cut off ditch and submerged interceptor be constructed under section 23 of Land Drainage Act 1991? This is not mentioned in the application.

Point 33: The field of the proposed site includes a bund on which silage pits are located. Has a risk assessment been done to ensure no effects from the drilling vibration will disturb this land and cause any spillage from these pits onto surrounding areas especially any of the drilling site or areas of surface and groundwater?

8.10 Ground Water Protection

A recent private water supply, a water supply has been drilled at Guston Court farm to supply water for use around the farm.

There are a number of measures in place to protect private water supplies during the drilling of the boreholes. The installation of steel casing at the top of the coal measures below the base of the Mesozoic strata will prevent any ground water entering the borehole of drilling fluids leaving the borehole.

The Environment Agency's report on condition of the groundwater in our area in 2008 states *'The Kentish Stour Aquifer supplies tens of thousands of homes in Ashford, Dover, Deal, Canterbury and Thanet. This equates to over half a million people!! 75% of the water comes from underground aquifers already under stress because of years of over extraction and pollution.'*

Point 5.1 'The South of England is one of the most populated areas of the country and resource protection is therefore paramount'.

5.3 'However, there are potentially some more general pollution issues that are significant. Coal mining took place in Tilmanstone, Bettshanger and Snowdown. Because of this groundwater and surface water contamination in Tilmanstone is well documented. This resulted in the plume 1970 BGS Hydrogeological map still being monitored.'

Point 34: A risk of pollution of our water supply from drilling of the exploratory bore holes. While this may be an acceptable risk in Wales and the North of England where the majority of domestic water supplies come from surface water run-off from rivers and moorland into reservoirs, here in East Kent we are a designated Water Scarce Area and we rely heavily on extraction from boreholes into the aquifer. Any compromise of this resource would have a serious effect on our water supply and may well outweigh any benefit from gas extraction or even the assessment of this.

Point 35: The exploratory drilling for all 4 sites would position the drilling right on top of the aquifer.

Point 36: Local Planning Framework states: *'preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution. The aim should be to minimise pollution and other adverse effects on the local and natural environment.'*

'Encourage capture and use of methane from coal mines in active and abandoned coalfield areas.'

'Contribute to conserving and enhancing the natural environment and reducing pollution.'

Point 37: *Coastal Oil & Gas state there are a number of measures in place to protect the private water but they only care to mention 1. We would request, in writing, methods that will be used to minimise the risk of loss of drilling fluid to ground water resources.*

Point 38: Request a Full account of the construction of the compound and borehole, the type and nature of materials imported and stored on the site. This is not provided in detail in the application.

Point 39: We would like to request that Environmental Management Team visit site.

Point 40: Will any water be used prior to any discharged? Please request they apply for an Abstraction License if necessary.

Point 41: WR 12 Notice to Conserve Water Resources issue this to CO&G.

Point 42: DDC planning application submitted to extend Charlton Cemetery which is in vicinity of Guston was declined by Environment Agency on the grounds of pollution to the water table through contamination dead bodies. If the water table can be polluted by this then surely it can be contaminated significantly more by pollutants used during borehole drilling.

8.11 The Storage of Oils or Chemicals (Including Drilling fluids)

The storage of all oils and Fuels will be within a bunded fuel tank where the volume of the bund is 1.5 times the capacity of the tank. During fuel transfer absorbent matting will be placed below the fuel fill point to catch any drips. Drip trays lined with absorbent matting will be placed under the drilling rig at all times.

The storage of drilling fluids, prior to mixing the drilling fluids are in powder form in bags. These will be stored in the drilling store shown on the site layout plan.

Point 43: We request work is carried out in accordance with the EA Pollution Prevention Guide= Can we see their Emergency Procedures and also a full list of chemicals to be used with other chemical content detailed.

Point 44: We request a Waste Management Plan to include waste relevant to their operations, plans for closure, details of waste leaving site, proposals for flaring and venting.

Full details of how controlled waste will be removed off site. Details of the registered waste carrier and authorised facility taking the waste. They must follow the Duty of Care Regulations.

Point 45: We request a more detailed programme of works, timetable and contact points. Due to the closeness of the site to residential properties and children's amenities and the safe guarding of children from chemical and pollutants...will this site be manned at all times??

Point 46: *Supporting Statement* says that gas control measures *will* be approved by HSE and have been used for drilling similar holes previously. Where? In the UK? Or elsewhere? Where regulatory regimes may be less stringent?

6) Soil resources

The environment Agency groundwater survey 2008 states *'Point 5.2 'The chalk Aquifer is classified as an intermediate vulnerability where it is covered in clay with flints, indicating that the soil covering this chalk has the capacity to transmit a wide range of pollutants'*

'Exposed chalk within dry valleys or where the clay with flints is absent has a high vulnerability as the covering soil will readily transmit liquid discharges'
There is limited info that base of chalk has been impacted by 'gassing, brown, bubbling groundwater' it is considered that rising mine water maybe a potentially sizable problem in the future...A further investigation of the Chalk Aquifer is required !!'

Point 47: Coast Oil & Gas application states they will not 'knowing allow' pollution into the water table. This is not a guarantee to the residents living in Guston or local areas. This pollution risk should be investigated more thoroughly as the EA states that our chalk layer is a major absorber.

7) Land Stability/Subsidence

7.4 Site Infrastructure

The site is relatively flat land with an established safe access from the highway at a sufficient distance from the junction of Pineham Lane. There is around 50m of existing concrete road connected to the highway. Additional hard standing road will be constructed to allow access for the site

7.5 Ground Conditions

There is some made ground that has been used to level the site. The Upper Chalk directly underlies the site. A detailed survey will be conducted during the development process.

Point 48: There are concerns about the bund in this field and the buildings that are located very close to the drilling site. It is not only a storage area as stated by the planning application but barns are located here for a dairy herd. What investigations

have been done to ensure the stability of this bund and materials used to build it? Any movement could be catastrophic, there is heavy farm machinery, cattle, cattle sheds, waste storage and as mentioned silage pits which are known to contain corrosive waste which can contaminate water all on this bund. Has a risk assessment been done?

Point 49: Please contact DEFRA and arrange a welfare assessment of the dairy cattle in close situ to this borehole drilling. Coastal Oil and Gas have stated they will not 'knowingly' cause any pollution from contamination of water. Any contamination occurring on the farm as a result of waste removal from the drilling site, or should the farmers own personal well water that is the source of water for the herd become contaminated then the milk that they produce becomes contaminated too.. What is the potential for this via the dairy herd to enter the milk subsequently entering the food chain? How will this be monitored?

8) Flood Risk

7.4: "The site is relatively flat land with an established safe access from the highway at a sufficient distance from the junction of Pineham Lane. There is around 50m of existing concrete road connected to the highway. Additional hard standing road will be constructed to allow access for the site".

Point 50: There is also no indication in the *Supporting Statement* that this area is prone to surface water flooding - sec. 7.8, *Environment Agency - Flood Risk* only addresses coastal / river flooding, and sec.8.9, *Surface Water Protection* makes no specific mention of problems with surface water flooding at this site and only very general provisions to prevent it, similar to those proposed for the other two sites and not taking into account the lie of the land and the actual surface water flooding risk in this area. The Pineham Road is made up of different heights of road, at some points the road infrastructure drops so significantly that a bowl effect is created. These bowls fill with rain water in just one heavy bout of rain over a few hour period. One of the areas is directly at the proposed entrance to the site. KCC Highways have already moved the drain once due to flooding on this road but this has not resolved the situation.



Pineham Road, site Entrance (3 hrs of rain)

7.6 “Access Statement: The proposed access from the main highway network will be from the Whitfield roundabout on the A2 travelling in a north easterly direction along Archers Court road. Then turn right into Pineham Road travelling through Pineham to the site. The first 50m of the site entrance is currently hard standing and additional 10m of hard road access is required”.

Point 51: The actual site itself is a flat bit of land but it sits on a natural dip which lies between Guston Court Farm house on one side and the S-bend of Pineham Lane on the other side. The surrounding dip (including the road) is prone to surface water flooding in autumn and winter, as is indeed demonstrated by the *Walkover Ecological Assessment*, 6.10: *“Recent rainfall had filled a cutting made two weeks earlier (between the site and the lane) but this was a very temporary body of water that will not exist in the future as it is part of a drainage issue to reduce flooding on the road”*. In fact, Guston generally is subject to problems with surface water flooding and soggy ground conditions - to the extent that there are home-made signs by the Farm, just around the corner from this site, warning of “mud on road”.

Point 52: Access to the site itself: according to the *Supporting Statement 7.6*, the first 50m of the site entrance is hard standing, but according to the *Walkover Ecological Assessment 1.0* *“the access part of the proposed site is 100% mud”*. Which is correct? Putting in further hard standing / concrete, in any case, won't help reduce the risk of surface water flooding - surely quite the opposite, as it reduces local natural drainage?

9) Internationally, nationally or locally designated wildlife sites, protected habitats and species, and ecological networks

Local Planning Framework states -‘Moving from a net loss of bio-diversity to achieving net gains for nature’

8.16 Ecology

A Walkover Habitat Survey conducted by Wildlife Matters is shown in Appendix VI. The report concludes:-

- The site is part of an existing farmyard.
- The site is a marginal area used for storage.
- The access part of the proposed site is 100% mud.
- No trees, ponds or buildings were on site.
- No protected habitats were found on site.
- Apart from birds (all protected) no other protected species were found on site.
- No badgers, bats or barn owls were present.
- The farm, as a whole, supports a bio diverse avifauna and invertebrate fauna, but none will be affected by the proposed development.
- The proposed development would not have to remove any habitats or destroy any hedgerows to provide access.
- The proposed development will not see any land lost (other than consolidating the existing farm track).
- The main part of the site to be used for the drilling will be returned to its former state.
- It is concluded that the proposal will not have an adverse environmental effect on adjacent habitats.

Point 53: The Walkover Ecological Assessment has several interesting things to say:

- 6.4 Hedgehogs are known to be in the area according to the landowner. They are Biodiversity Action Plan (BAP) species.
- 6.6 The only birds actually on the proposed development site were Dunnock and Pied Wagtail.
- 6.7 Elsewhere, and in the neighbourhood and flying over the site (but not settling), were 11 other bird species. These included two Biodiversity Action Plan (BAP) species: skylark in the field adjacent, and Starling - many around the farmyard buildings 50m to the northeast.
- 6.8 Protected barn owls were not seen, but the landowner stated that they were present and that barn owl boxes are in all the open farm buildings.

Hedgehogs are not only a UK BAP priority terrestrial mammal species (this list remains good for the UK post-2010 Biodiversity Framework) but also on the Kent BAP species list.

Point 54: The Walkover Ecological Survey, at sec.8.4, suggests that “it is expected that on clearing the site for the drilling platform that due consideration will be given

to any wildlife that is encountered, such as hedgehog which should be carefully moved to a safer place underneath the nearest hedgerow, but away from the adjacent road". However under the Kent & Medway Structure Plan 2006, Mapping out the Future: Supplementary Planning Guidance SPG2 Biodiversity Conservation (July 2006), sec.4.13, "Translocation of habitats or species should not normally be considered as a form of mitigation or compensation for the purposes of planning. The general difficulty and unproven efficacy of translocation means that nature conservation agencies do not accept it as a valid nature conservation method." And at 3.4.8: "Biodiversity Action Plans identify priority species and habitats for conservation. Whilst these species do not necessarily enjoy legal protection, they can be material considerations in development control."

Point 55: We have Pipistrelle bats in the vicinity of this development what provisions have been made to protect these? There are mature trees close by (50m) which is likely to provide foraging, feeding and roosting for bats. It is true to say that these trees are isolated from the surrounding geographic area however with bats being present here then this habitat becomes more important than similar trees elsewhere and could accommodate a denser population of bats in the local context. The farm will provide a good supply of food for bats. A badger was recently found dead on Pineham Road beside the access to the churchyard. The ducks and geese use this crossing (site entrance) into the field on the opposite side of the road. They do this at least twice a day and animals have specific routes that are difficult to change (creatures of habit). What is the impact on their habitat?

The Guardian this week has reported that a rare and exotic butterfly 'long tailed blue' has settled on chalk grassland owned by the National Trust and laid eggs, and has been seen flying over the white cliffs of Dover. "A vivacious little creature with distinctive tails on its wings, the long-tailed blue is found across Africa, southern Asia, and Australia." "It has only reached Britain in significant numbers twice- in 1945 and 1990 - but has a talent for popping up in unusual places. In 2003, the butterfly laid eggs on the North Downs." According to Richard Fox of Butterfly Conservation, if there is an Indian summer with gentle winds coming up from southern Europe, the influx of migrant insects may get even more notable with a potential influx of monarch butterflies and spectacular moths including the Death's Head Hawk moth and the Crimson Speckled."

The timing too of the walkover survey, middle of the day, (25th October) is well into the beginning of hibernation for animals and although the temperature was warm for October I would ask what were the temperatures preceding his survey date? Bats, Owls, Badgers etc are nocturnal creatures and do not come out during the middle of the day!

Point 56: The lane is not suitable for wide vehicles so some hedgerows will be damaged or removed. There is no evidence to show this has been surveyed or investigated as to the damage to wildlife or vegetation it may cause.

Point 57: Similarly the saved policy OG8 from the Kent Minerals Local Plan: Oil & Gas states: BEFORE GRANTING PERMISSION FOR AN OIL OR GAS RELATED PROPOSAL THE PLANNING AUTHORITY WILL REQUIRE TO BE SATISFIED THAT THE EARTH SCIENCE AND ECOLOGICAL INTERESTS OF THE SITE AND ITS SURROUNDINGS... HAVE BEEN ESTABLISHED, AND PROVISIONS MADE FOR THE SAFEGUARDING OF... SPECIES OF WILDLIFE IMPORTANCE. Note the mention of and its surroundings.

Coastal Oil & Gas therefore must demonstrate, not assume, no negative impact to those “red” and “amber” RSPB list birds, particularly the two UK BAP, RSPB red list and DEFRA red list species (skylark and starling), as well as the barn owls protected by legislation, not only on site but in the surrounding area. What, for instance, would be the impact of night-time external lighting upon the local barn owl and bat population?

Point 58: We request any work or structure will be built min 3m from hedgerows and line of trees. This ensures soil conservation, wildlife and natural heritage THIS IS NEEDED IN THE PLANNING APPLICATION

10) Nationally protected geological and geomorphological sites and features

The Local Planning Framework states ‘Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty’.

The pilgrims footpath is a National Trail called 'The North Downs Way'. The National Trail supposedly should mean it goes through an area of Outstanding Beauty this side of Dover. The North Downs Way will view the site.

11) Lighting

8.8 Lighting at Night

The lights will be on stands no more than 3m in height, the lights will be hooded and down pointing so that light cannot spill over the site boundary. No lights will be allowed to point directly at an existing dwelling or onto the highway. No lights will be allowed within 15m of the borehole unless certified flameproof. The plan titled, Lighting Layout Plan PEDL251/DRAWINGS/GUSTON/LIGHTLAYOUT051212, shows the position of the lights on site. The lights will be positioned so that they do not cause distraction to drivers on the A2 or other roads. The lighting will be positioned to cause no disturbance to wildlife within the adjoining vegetation.

Point 59: Light pollution can affect bats and barn owls, nether have been considered in their application. Need to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The internal lighting arrangements need to be shown in context with the highway, and to ensure that the lighting does not impact on the safety of highway users, a full lighting design will need to be submitted, which indicates the number of column heads, inclination of heads, luminance levels etc.

12) Site Restoration and aftercare

Point 60: If borehole not successful it needs to be sealed in accordance with Decommissioning Redundant Boreholes and Wells 2012 (EA). Site needs to be restored to original condition within 3 months and plant, machinery, buildings and bund compound removed.

Point 61: Put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.

In Conclusion....

Section 2“This supporting documentation and site design has been prepared giving consideration to the purposes of the current legislation governing planning and environmental matters. The aim being to ensure, as far as is practically possible, that the development will not knowingly permit the introduction into the environment of any substances or energy liable to cause hazards to human health, harm to living resources and ecological systems, loss of any amenity, or interference with the legitimate use of the environment by the general public and especially those that are neighbours to the development”.

Essentially, this is an admission that this is a new technology and so safety is a grey area, having to be hedged around with words like *knowingly*. Messing things up *unknowingly* isn't any better than doing so knowingly, in terms of impact. Should KCC - given its duty of care to the public interest - accept such half-hearted assurances?

As with our objection we have not dwelled on what might happen after this stage of application and we therefore request that KCC planning committee is only to consider the merits of this specific application - the planning committee should NOT bring into its considerations any question of the (questionable) long-term economic benefits of coal-bed methane production in East Kent. In terms of these applications, any local jobs are likely to be short-term and unskilled, with skilled and specialised labour being brought in from elsewhere - for the sake of 52 weeks' drilling, it's not likely the applicant will train anyone local up to do the quality work.