

Minutes of an extra meeting of Arretton Parish Council held on **Monday, 28<sup>th</sup> June 2021** at **7.00pm** in **Haseley Manor Barn**

**Present:** Cllrs Kimber, Calloway, Cooper, Orchard, and Roberts.

In attendance: ten members of the public, IWC Cllr Ellis and Sheila Caws (Clerk).

**114/21 Apologies for Absence**

Cllr Healy (family commitment) and Cllr Verey (shielding)

**115/21 Questions from the public**

The Chairman welcomed the residents to the meeting and it was agreed that questions would be taken during the meeting. The Chairman decided to reverse the order of the agenda and took item 118/21 before item 117/21.

**116/21 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011. To give notice of any item to be raised under agenda item 093/21 – nothing was raised.**

**118/21 UKOG application to the Environment Agency**

Cllr Cooper arrived at 7.44pm, during this agenda item.

After some discussion, it was agreed that the Clerk would respond to the Environment Agency with the following points:-

- i) Should the application be granted, one of the major concerns of the members of the Parish Council is the safety of the site following the cessation of activities, whether it be after the exploratory drilling or full extraction. After capping, there will inevitably be degradation over the years and so the members would like to know who, if anybody, is responsible for the monitoring of such sites?
- ii) There is a statement to the effect that the land will be “restored to its former use” at the end of the Non-technical Summary and there are further details in the Waste Management Plan (section 12). However, the costs of returning the site to its original condition are of considerable concern should the Company not be in a financial position to undertake the work. Are there safeguards in place to ensure that the site is not left abandoned in the event of the Company being unable to fulfil their commitments?
- iii) Should the application be approved, who will monitor the various potential environmental impacts, who will pay for the monitoring and who will pay for any remedial work that may prove necessary? Is there a ‘polluter pays’ policy in place, as is the case with incidents in a marine environment?
- iv) There are multiple references to possible problems on the well-site but there is concern that there do not appear to be any plans in place to deal with a potential oil or other contaminant spill on the access road to prevent any run-off into adjacent fields other than the provision of general spill containment and clean up equipment being provided onsite (waste Management Plan section 10.2).
- v) This section of the Plan also refers to the fact that “... in the very unlikely event of an environmental incident occurring beyond the capabilities of the equipment or personnel onsite then a specialist contractor will be called to assist UKOG in dealing with the incident”. It should be borne in mind that, being an island, the ability to bring in specialist equipment is more constrained than on the mainland.
- vi) Consideration should be given to unquantifiable risks such as those concerning the integrity of the protection given to the drill-head. It is understood that complete protection is not always possible when the drill-head changes direction, which could lead to leaks into the substrata. Whilst the risk may be low, any damage would be immense.
- vii) The site is situated in a Zone 3 catchment area for drinking water and concern has been expressed of the possible risk to that and other aquifers in the area (see above), which are

also of great importance to the local farmers as the Arretton Valley is heavily cultivated. Any damage to the water supply would be catastrophic for the agriculture and horticulture industries.

- viii) The Island is also an importer of water as demand on the Island is already greater than the ground and rivers can supply, and water has to be piped across from the mainland. The Environment Agency is responsible for managing the demands for water and the needs of the environment by licencing abstraction. Although it is noted that much of the water needed by the site operations will be re-used where possible, has consideration been given to the effect of extra demand on the existing water supply available on the Island?
- ix) Much of the risk in the Environmental Risk Assessment is categorised as 'Insignificant' or 'Low' "if managed correctly". Who is responsible for monitoring the management of these risks?
- x) There is a reference to light in the introductory comments in the Environmental Risk Assessment but there appears to be no further reference to light pollution in the document itself. The Isle of Wight Council is committed to a Dark Skies policy as part of the planning process and therefore some mention should be made of possible light emissions from the site. It is accepted that lights will be necessary in a working environment but, should the application be granted, the lighting used should be of a frequency that will not affect nocturnal wildlife and should also be directed downwards so as to minimise light pollution.
- xi) Whilst the Waste Management Plan contains numerous references to the various tanks and other means of containment for waste products, the site layout plans themselves are very light on detail. There is a containment drain which simply runs round the perimeter of the work area. There are rodding access points indicated at each corner – are these on the containment drain? The two rodding points adjacent to the car parking area are described as also being sumps. The containment drain is described as 'covered/piped' but it is unclear which parts are piped and which are covered. The Waste Management Plan (section 7.4) states during drilling all run-off will be tankered off site; no detail is shown for the facilities needed to do this. Is the drainage to be a pipe or a channel?
- xii) Surface water from the working area will also be collected and disposed of off-site. The plans included indicate there to be two sumps, in the corners of the working area adjacent to the access/carparking area. However, these sumps are not shown on the plan or sections. How big will they be?
- xiii) It is noted with regret that there are no plans at present to capture any natural gas for use on-site or for commercial purposes, especially as the anaerobic digester plant adjacent to the site has the necessary facilities to feed the gas into the mains system (Waste Gas Management Plan section 4.3.1).
- xiv) A combination of the topography of the area and the direction of the prevailing wind will place part of the village and the local Primary School in particular in the direct line of any noise and potential air pollution from the site. Some emissions are accidental, for example because of a faulty seal or leaking valve, while others are deliberate, often carried out for safety reasons or due to the design of the facility or equipment. In this application, the License sought by UKOG for the permission to burn/flare 0.5 tonnes of gas an hour cannot be seen to be meeting current thinking on air pollution (Waste Gas Management Plan section 4.1).
- xv) It is noted that there is no reference to the existing ecology of the site, which may be considered to be more pertinent to the planning application. Should it be a matter for consideration within this application, then it should be noted that the existing ecological reports are now at least three years old and should be reviewed.
- xvi) It should also be noted that the Isle of Wight now has UNESCO World Biosphere status.

## 117/21 Planning and appeals

Reference	21/01059/HOU
Alternative Reference	PP-09853449
Application Received	Wed 19 May 2021
Address	The Hayloft Birchmore Lane Newport Isle of Wight PO30 3BP
Proposal	Proposed front entrance porch
Reference	21/01035/FUL
Alternative Reference	PP-09781198
Application Received	Mon 17 May 2021
Application Validated	Tue 01 Jun 2021
Address	Everland Long Lane Newport Isle of Wight PO30 2NW
Proposal	Proposed change of use from campsite to small scale wedding/entertainment venue, erection of one function room, small stage, bar and car parking

It was agreed that there was no objection to the application for a new porch at The Hayloft.

After some discussion, it was agreed to object to the application for the change of use at Everland on the following grounds:-

i) There is a lack of information in the application and, although the site is already a commercial concern, the members would like to see ecological and archaeological surveys. It is noted that SINC site C127A is just across the road and the application sits just within the AONB area.

ii) The application lacks an existing site plan.

iii) It is noted that the existing toilet block will be retained and that toilets will also be available in the proposed new building. The application form states that the means of sewage disposal from the new building is, as yet, unknown. The members would like to see more detailed information.

iv) The Design and Access Statement highlights the fact that alternative means of transport are available, citing the no.8 bus service and the fact the site ...”is within a one-minute walk from a bus stop.” However, Long Lane is an extremely busy road with fast-moving traffic and no pavements. Even one minute would be dangerous and passengers alighting from the Newport direction would have to cross the road. This supports the comments made by Island Roads and the members feel that emphasis on the use of alternative transport is optimistic.

v) Given that, for safety reasons alone, the majority of attendees would undoubtedly arrive by car, the members also support the comments made by Island Roads regarding increased traffic movements.

vi) Should this application be granted, the members would like to see conditions imposed regarding noise and, in particular, lighting with reference to the IW Council’s Dark Skies policy and the situation of the site within the AONB area.

## 119/21 To note the date of the next meeting, 12<sup>th</sup> July 2021

This will be held in Haseley Manor Barn at 7pm and will be preceded by the annual inspection of the burial grounds, commencing in Gore Cemetery at 6pm.

**120/21 Any other matters raised by councillors for discussion only**

Nothing was raised.

There being no other business, the meeting concluded at 8.55pm.

**Sheila Caws, Clerk to the Council**

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8<sup>th</sup> July 2021

..... Chairman

..... Date